



B R O C C O L I N I

MIDWESTERN

PUSLINCH

LEASE • DESIGN BUILD SALE • LAND SALE

**UP TO 650,000 SQ. FT.
Q3 2025 OCCUPANCY**

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CBRE

WE MAKE IT HAPPEN! ACROSS ONTARIO

DESIGN-BUILD OPPORTUNITY

A new industrial design-build opportunity in the Township of Puslinch, Ontario. The site is located on the north side of Highway 401, with direct frontage on McLean Road West and Highway 401, in close proximity to Guelph, Cambridge, Kitchener-Waterloo, and Milton. The proposed development is suitable for both single and multi-tenant uses. Occupancy is expected as early as Q3 2025.

- + Direct highway 401 exposure and access (2 km)
- + True extension of west GTA. Located just 5 km from Guelph and 20 km from Milton
- + Low coverage allows for substantial amount of trailer parking (164 - 280 stalls)
- + Puslinch DC's extremely low \$4.39 Per Sq. Ft.



BROCCOLINI DESIGNS



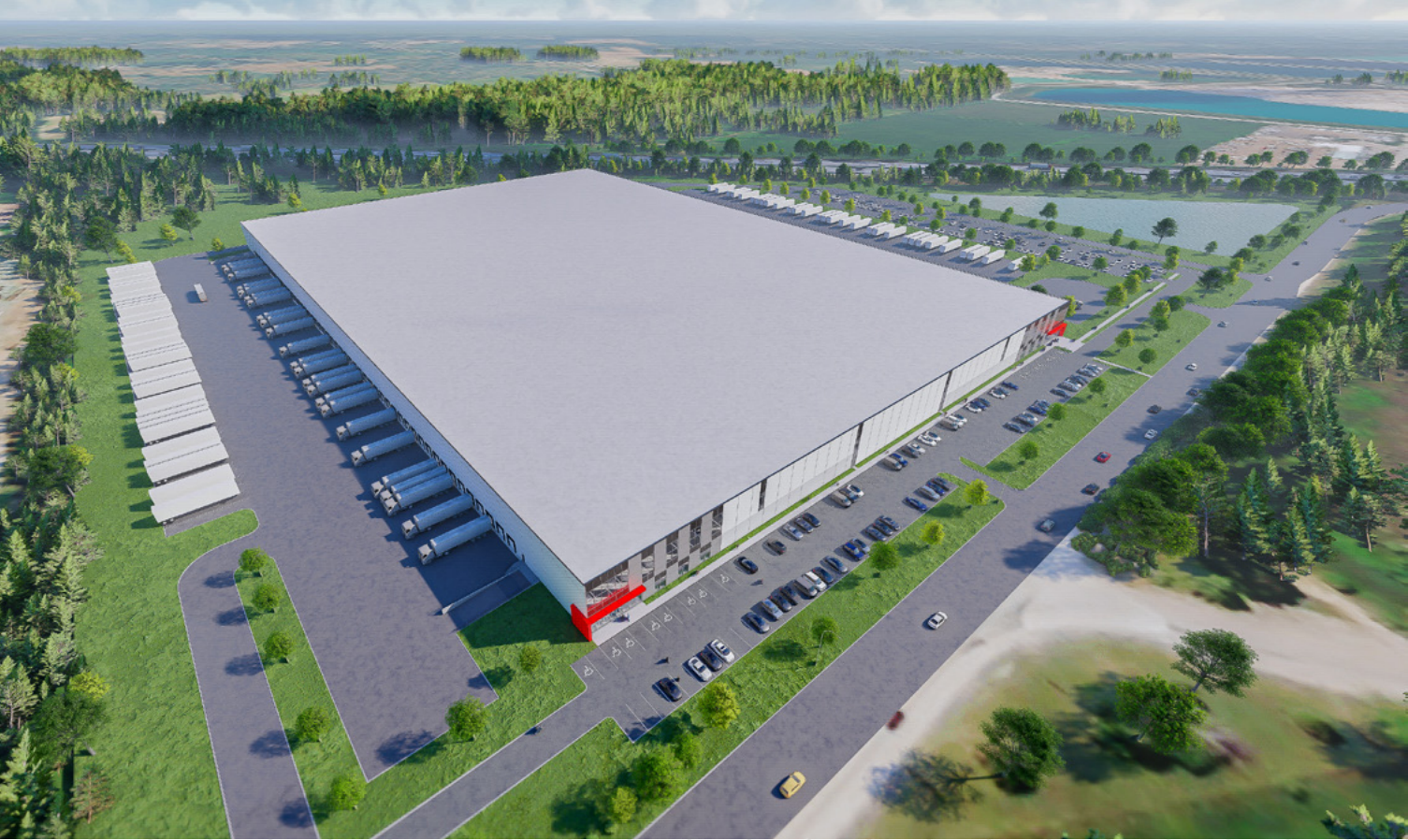
CONCEPT 1

BUILDING SIZE	±642,850 Sq. Ft.
SHIPPING	112 Truck Level Doors, 4 Drive-in Doors
TRAILER PARKING	164 Stalls
CAR PARKING	384 Stalls



CONCEPT 2

BUILDING SIZE	±467,528 Sq. Ft.
SHIPPING	112 Truck Level Doors, 4 Drive-in Doors
TRAILER PARKING	280 Stalls
CAR PARKING	267 Stalls





PUSLINCH, A TRUE EXTENSION OF WEST GTA

The ideal place to do business

PRIME LOCATION BETWEEN THE CITIES OF GUELPH, MILTON, HAMILTON AND CAMBRIDGE

PUSLINCH TOWNSHIP

A true extension of West GTA: Situated in the heart of Southern Ontario's innovation hub, the Township of Puslinch offers convenient location, increasingly diverse economic base, and educated workforce.

Puslinch has great potential for developing new industries and offers businesses the perfect community to grow and strengthen their operations.

With the assistance of the County of Wellington, Puslinch Township vision is to provide assistance to local companies for developing their businesses. In recent years, Puslinch has welcomed Maple Leaf Foods warehouse, Mammoet, the expansion of GO Transit and many other commercial and industrial organizations.

401 2 km • 4 minutes to Highway 401

407 33 km • 25 minutes to Highway 407

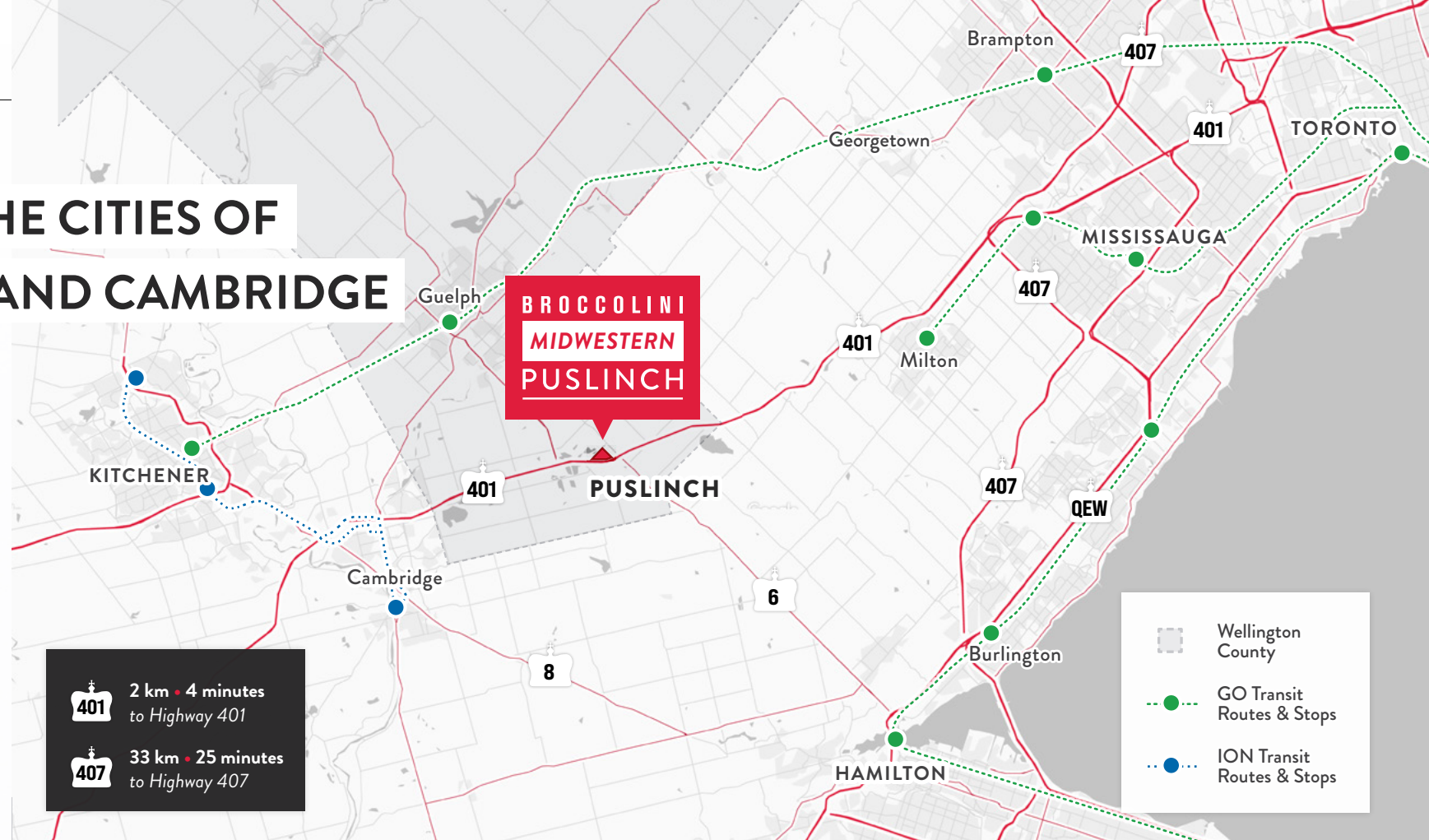
WELLINGTON COUNTY

The County of Wellington serves as the main commercial and government services centre for the Township of Puslinch.

The Wellington County Advantage

- + Proximity to major markets
- + Access to a qualified, diverse labour pool
- + Excellent transportation routes
- + Competitive tax rates
- + Strong infrastructure and services

With access to major markets, an educated workforce, an established economic base and an outstanding quality of life, Wellington is an ideal destination for companies.



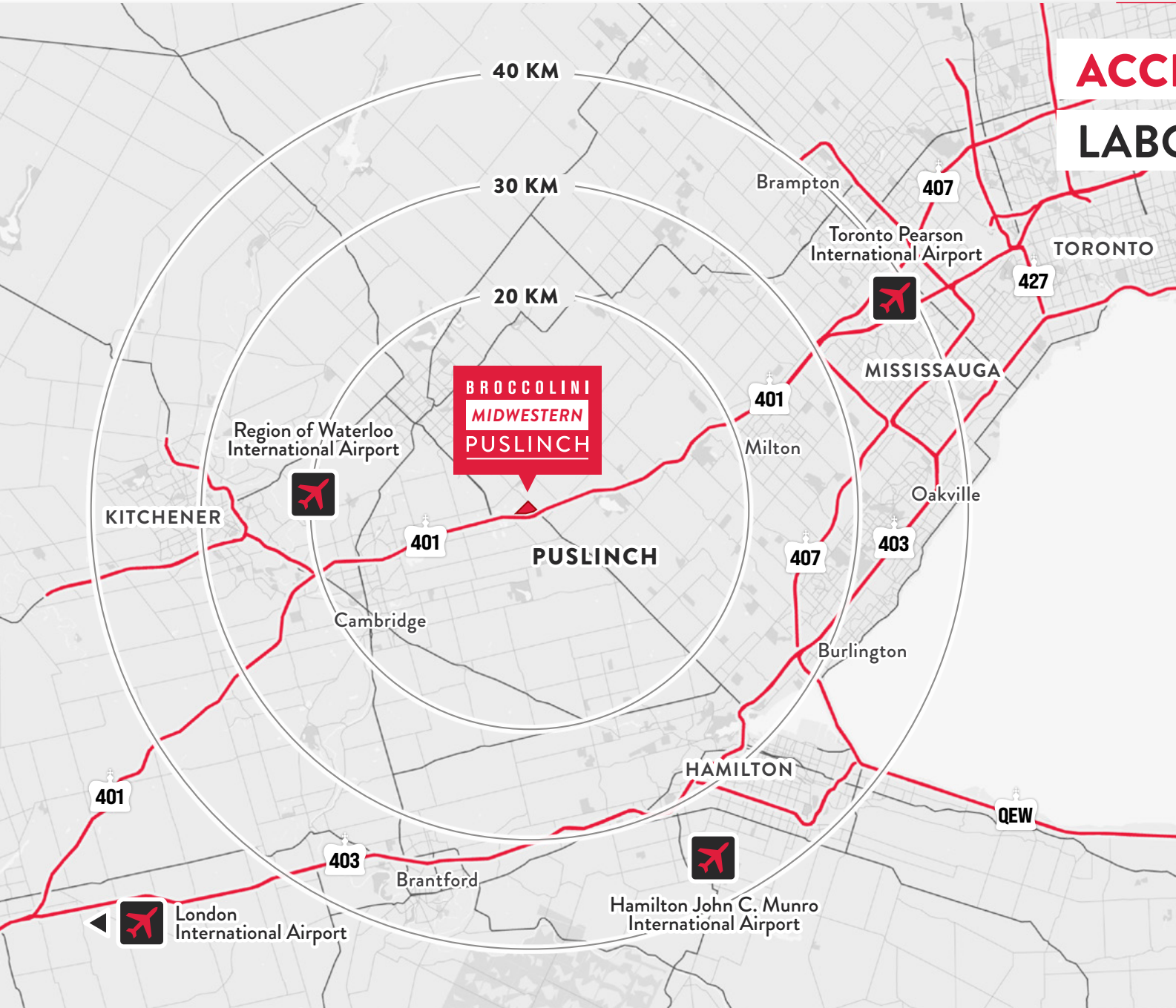
Southwestern Ontario has a population of more than 1.5 million people and access to three major U.S. border points. The area features a diversified business base and a world renowned post-secondary education system.

Wellington provides your business with access to over 275,000 skilled and productive workers at competitive wage rates.

In the last five years, local job growth in the County (13%) surpassed the provincial growth rate (6%), despite the economic downturn. The county has a strong base in machinery, food and fabricated metals manufacturing employing 7,200 jobs in rural Wellington alone (22,400 with the City of Guelph).

PROXIMITY TO MAJOR CITIES

Guelph	.....	5 km • 4 minutes
Milton	.....	20 km • 13 minutes
Hamilton	.....	36 km • 34 minutes
Kitchener-Waterloo	.....	31 km • 25 minutes
Toronto	.....	82 km • 1 hour
London	.....	119 km • 1 hour 15 minutes
Buffalo	.....	141 km • 1 hour 25 minutes



ACCESS TO A DIVERSE AND QUALIFIED LABOUR POOL

POPULATION	
Puslinch	7,805
Wellington	247,378
20 km	345,225
30 km	1,225,126
40 km	2,808,148

LABOUR FORCE	
Puslinch	7,805
Wellington	247,378
20 km	345,225
30 km	1,225,126
40 km	2,808,148

MEDIAN AGE	
Puslinch	51.1
Wellington	39.8
20 km	38.3
30 km	39.3
40 km	38.9

AVG. HOUSEHOLD INCOME	
Puslinch	\$190,212
Wellington	\$116,835
20 km	\$124,520
30 km	\$125,283
40 km	\$123,859

FOUR (4) INTERNATIONAL AIRPORTS NEARBY:

- Region of Waterloo International Airport 30 km • 24 minutes
- Hamilton John C. Munro International Airport 49 km • 39 minutes
- Toronto Pearson International Airport 59 km • 41 minutes
- London International Airport 117 km • 1 hour 11 minutes

An aerial photograph of an urban area, including a large stadium with a distinctive white, ribbed dome, is overlaid with a semi-transparent red filter. A grid of small white plus signs is scattered across the entire image. Centered in the middle of the image is the text "REVITALIZATION OF PUSLINCH" in a large, bold, white sans-serif font, with "KEY URBAN CORRIDOR IS UNDERWAY!" in a slightly smaller, white sans-serif font directly below it.

REVITALIZATION OF PUSLINCH
KEY URBAN CORRIDOR IS UNDERWAY!

'OUR CORRIDOR' COMMUNITY IMPROVEMENT PLAN (CIP)

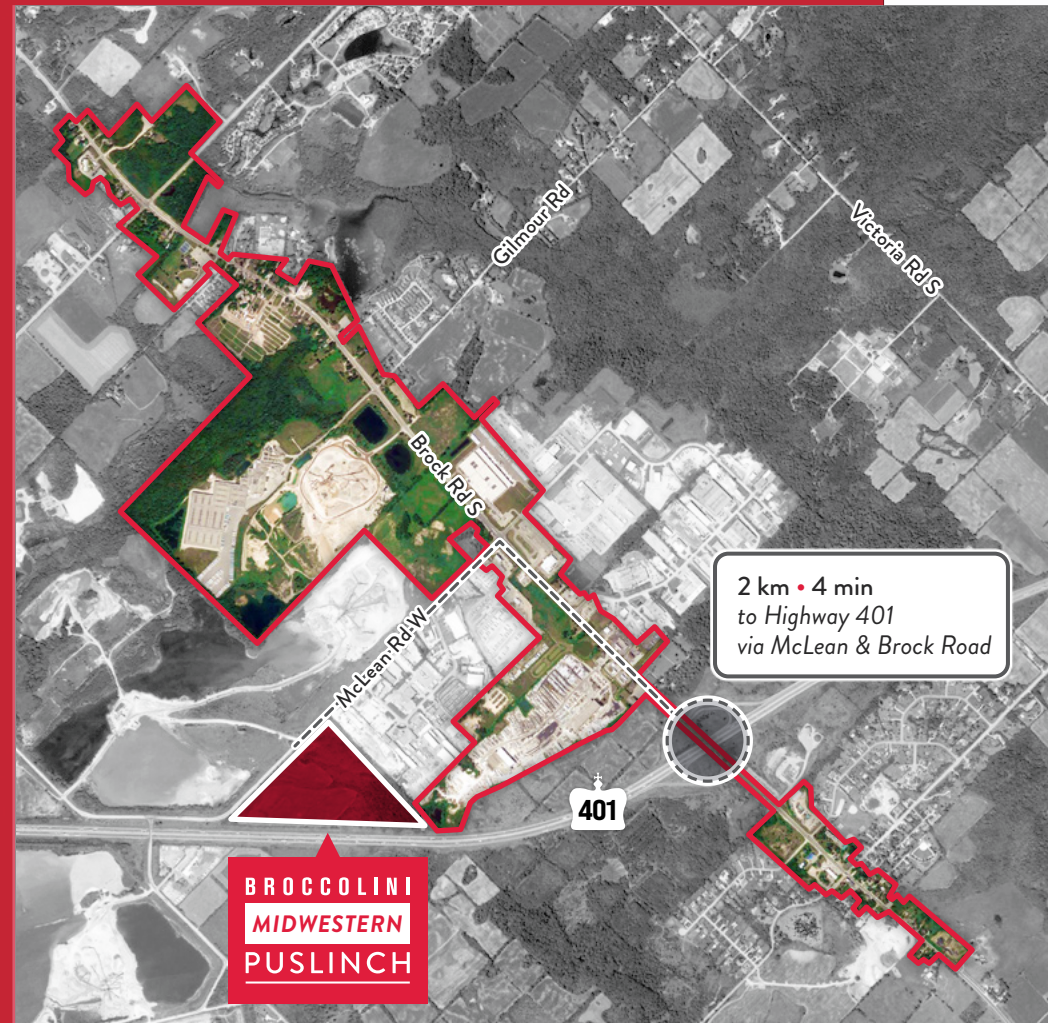
What is a CIP?

'Our Corridor' Community Improvement Plan (CIP) has been prepared by the Township of Puslinch to support revitalization, beautification, renewal, and economic activity in the Township's key urban corridor.

This key urban corridor is made up of the Urban Centres of Aberfoyle and Morriston, as well as the Brock Road mixed-use industrial area.

The 'Our Corridor' CIP is intended to serve as a long-term framework that will be implemented over the next ten (10) years and has two key goals:

- A. Stimulate investment in privately owned land and buildings by providing financial assistance to property owners and tenants
- B. Focus municipal resources on programs, studies, and other initiatives that will contribute to the overall improvement of 'Our Corridor'



Tenants Migrating to Puslinch from GTA West/Milton/Guelph

	Maple Leaf Foods
	Mammoet
	Cascade
	Empire Bakery
	Contract Express Limited
	Blue Oak transport
	Shell Vac Equipment Ltd.
	Desi Trucking

Surrounding Amenities Within 5 Minutes Drive





ABOUT PROJECT TEAM

Developed and managed by a team of industry experts.

BROCCOLINI

DEVELOPER

Broccolini is a family-owned, single-source provider of construction, development and real-estate services. The company caters to the industrial, commercial and residential markets in Canada. Recognized for the quality workmanship, innovative technology, open collaboration, and exceptional standards, Broccolini offer a one-stop approach to the planning, development and construction of remarkable buildings.

In recent years, Broccolini has diversified its activities, making a strong move into real estate development. As a developer and property owner with an impressive and diversified portfolio of land and properties, Broccolini designs, builds, and manages state-of-the-art office, industrial and mixed-use buildings and complexes. Whether brought on board at the design stage or as general contractor, construction manager or developer, Broccolini offers partnership, professionalism and peace of mind.

CBRE

LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



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