



404 LOGISTICS PARK

1 Logistics Court, Keswick ON

45,000 SF AVAILABLE FOR LEASE



**45,000 SF REMAINING
AVAILABLE IMMEDIATELY**

- ◆ Brand new, state-of-the-art construction
- ◆ Zoning permits outside storage/trailer parking
- ◆ 40 Ft. Clear Height
- ◆ Efficient high-volume Storage

Ryan Dobbin
Partner
416-258-5045
rdobbin@capproperties.ca

PROUDLY CANADIAN

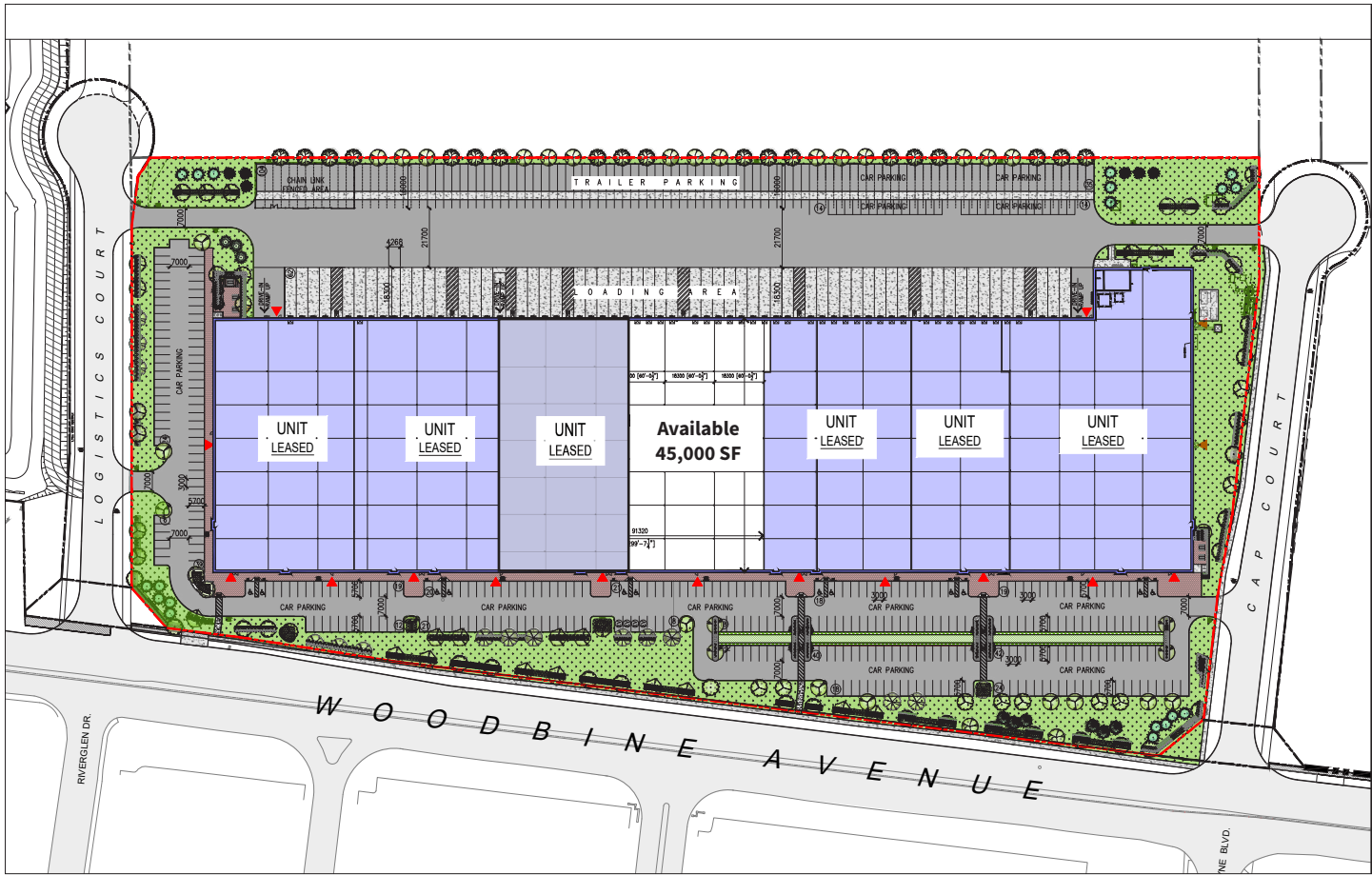


CAP

SITE PLAN

1 Logistics Court, Keswick ON

SIZE:	45,000 SF	SPRINKLERS:	ESFR
CLEAR HEIGHT:	40'	LIGHTING:	LED
SHIPPING:	UP TO 10 TRUCK LEVEL	OUTSIDE STORAGE:	PERMITTED
POWER:	UP TO 400 AMPS	PARKING:	UP TO 15 TRAILER STALLS



LABOUR & DEMOGRAPHICS OVERVIEW

1 Logistics Court, Keswick ON

DID YOU KNOW?

- ◆ York Region has been identified through provincial legislature and planning as a “population growth area” through 2031.
- ◆ The site will benefit from the exponential projected growth of neighbouring municipalities, particularly East Gwillimbury, which is expected to grow by +/- 189% by 2031 (26,900 to 77,800).
- ◆ The site’s close proximity to the major residential centers of Markham and Vaughan (<30 mins) will provide great access to labour and customers.
- ◆ A total population of over 4.5 million people within a 60 km radius positions the site to serve the GTA.
- ◆ The average age of York Region residents is 39.9 years, lower than the national average.
- ◆ 70% of York Region residents have a post-secondary degree, with 25% of residents having obtained a college degree or trade specialization and 45% being university graduates.



404 LOGISTICS PARK

1 Logistics Court, Keswick ON



**UP TO 45,000 SF
AVAILABLE IMMEDIATELY**

For more information, please contact:

Ryan Dobbin
Partner
416-258-5045
rdobbin@capproperties.ca

PROUDLY CANADIAN



CAP