



# 1080 SOUTHGATE DRIVE

GUELPH, ONTARIO

**Up to 444,186 sf of State-of-the-Art  
Industrial Space For Lease**

**THE FUTURE OF LOGISTICS, DELIVERED TODAY.**



[▶ WATCH VIDEO](#)

 PANATTONI

AVISON  
YOUNG

# INTRODUCING 1080 SOUTHGATE DRIVE IN GUELPH, ONTARIO

## Class A Development Targeting LEED Certification

Avison Young is pleased to introduce the leasing opportunity for a state-of-the-art distribution facility at 1080 Southgate Drive in Guelph, Ontario.

The Property offers flexible configurations ranging from 115,717 to 444,186 square feet.

Strategically situated in South Guelph, the facility is less than a 10-minute drive from Highway 401, ensuring seamless access to the GTA's extensive transportation network. 1080 Southgate Drive features a spacious rear lot zoned for outside storage, with capacity to accommodate up to 100 additional trailer parking positions.



CONTACT LISTING AGENTS FOR ELIGIBILITY AND DETAILS

INDUSTRIAL SPACE FOR LEASE | 1080 SOUTHGATE DRIVE, GUELPH

PANATTONI

AVISON  
YOUNG

# SITE PLAN

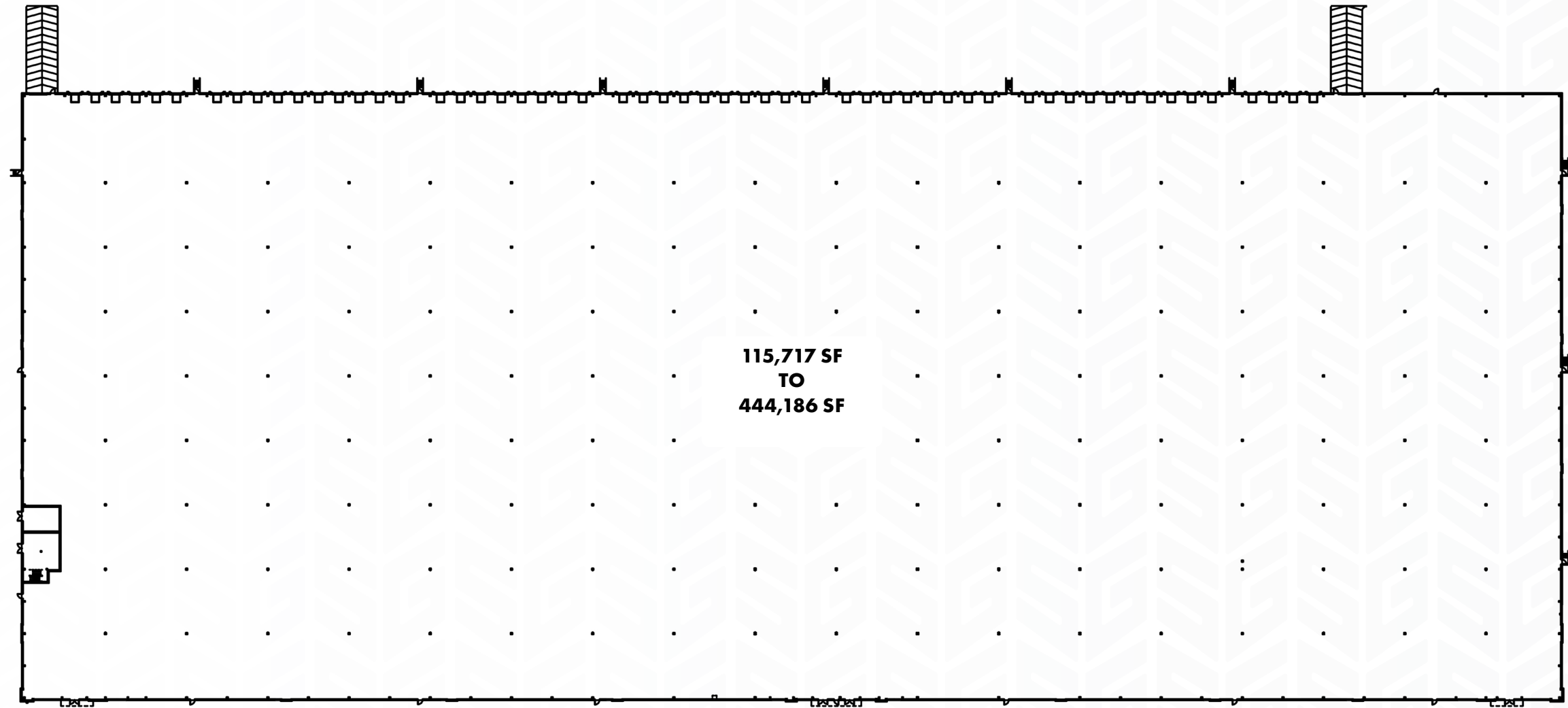


<b>Available Space</b>	115,717 to 444,186 sf
<b>Office</b>	2,950 sf (Turnkey Office Space)
<b>Clear Height</b>	40'
<b>Shipping</b>	61 Truck Level, 2 Drive-In Doors
<b>Bay Size</b>	56' (wide) x 45' (deep) with 60' marshalling bay
<b>Shipping Court</b>	131' depth
<b>Trailer Parking</b>	100 stalls
<b>Car Parking</b>	232 stalls
<b>Power</b>	600 Volts, 2500 Amps
<b>Lighting</b>	LED
<b>Sprinkler</b>	ESFR
<b>ESG</b>	Targeting LEED Certification
<b>Zoning</b>	B-14 (permits outside storage)
<b>Availability</b>	Immediate
<b>Asking Rent</b>	\$15.50 psf Net \$14.95 psf Net
<b>T.M.I</b>	\$3.30 psf

# FLOOR PLAN

## Demising Options

Can accommodate configurations from 115,717 sf to 444,186 sf. Configurations available by 23,430 sf increments.





# ENGINEERED FOR EXCELLENCE



**CLASS 'A'  
BUILDING SPECS**



**HIGHWAY ACCESS**



**PUBLIC  
TRANSIT**



**NEARBY  
AMENITIES**



**TRAILER PARKING**



**SPEC OFFICE  
2,950 SF**



**EXCELLENT  
LABOUR POOL**



**30% COST  
SAVINGS VS GTA  
WEST**



**OUTSIDE STORAGE**



**TARGETING LEED  
CERTIFICATION**



# WHY GUELPH?

## Strategic Location

As part of the Highway 401 Corridor, Guelph benefits from easy access to both the GTA (6.712 million pop) and Southwestern Ontario (575,847 pop) consumer markets. Within 90 minutes of the following:

- Five International airports (Toronto, Billy Bishop, Hamilton, London) Two Shipping ports (Toronto and Hamilton)
- Guelph Junction Railway offers access to CN and CPR at competitive rates

## Affordability

- ±30% savings in Guelph vs GTA West
- Lower operating costs including utilities and labour
- Reduced transportation costs thanks to close proximity to the 401 corridor

## Educated Labour Pool

- Proximity to University of Guelph, Wilfrid Laurier, University of Waterloo and Conestoga College provides Guelph with a highly educated and skilled workforce
- Accessibility provided by the 401 Corridor allows employees to be drawn from the GTA, Kitchener-Waterloo, Cambridge and Woodstock



## 2<sup>ND</sup> BEST CITY

To buy real estate in Canada

Source: MoneySense Magazine, 2019



## 4<sup>TH</sup> BEST CITY

To start a business in Canada

Source: Canadian Federation of Independent Business, 2016



## FASTEST GROWING

Economy among mid-sized cities in Canada (2018)

Source: Conference Board of Canada, 2019



## TOP GROWING INDUSTRIES

Transportation and warehousing

**+61.3%, +2,080 Jobs**

Source: Statistics Canada, Labour Force Survey by industry annual average, Guelph CMA, 2022 to 2023



# STRATEGICALLY POSITIONED FOR SUCCESS

## Drive Times to Highways

Highway 401	7 KM	8 MIN
Highway 407	42 KM	30 MIN

## Drive Times to Cities

Downtown Guelph	10 KM	14 MIN
Milton	35 KM	28 MIN
Hamilton	42 KM	40 MIN
Downtown Toronto	81 KM	1 HR

## Drive Times to CN Rail

Milton CN Logistics Hub	35 KM	30 MIN
CN Brampton Yard	63 KM	40 MIN

## Within 90 Minute Drive



### 5 INTERNATIONAL AIRPORTS

Toronto Pearson, Billy Bishop, Waterloo, Hamilton & London



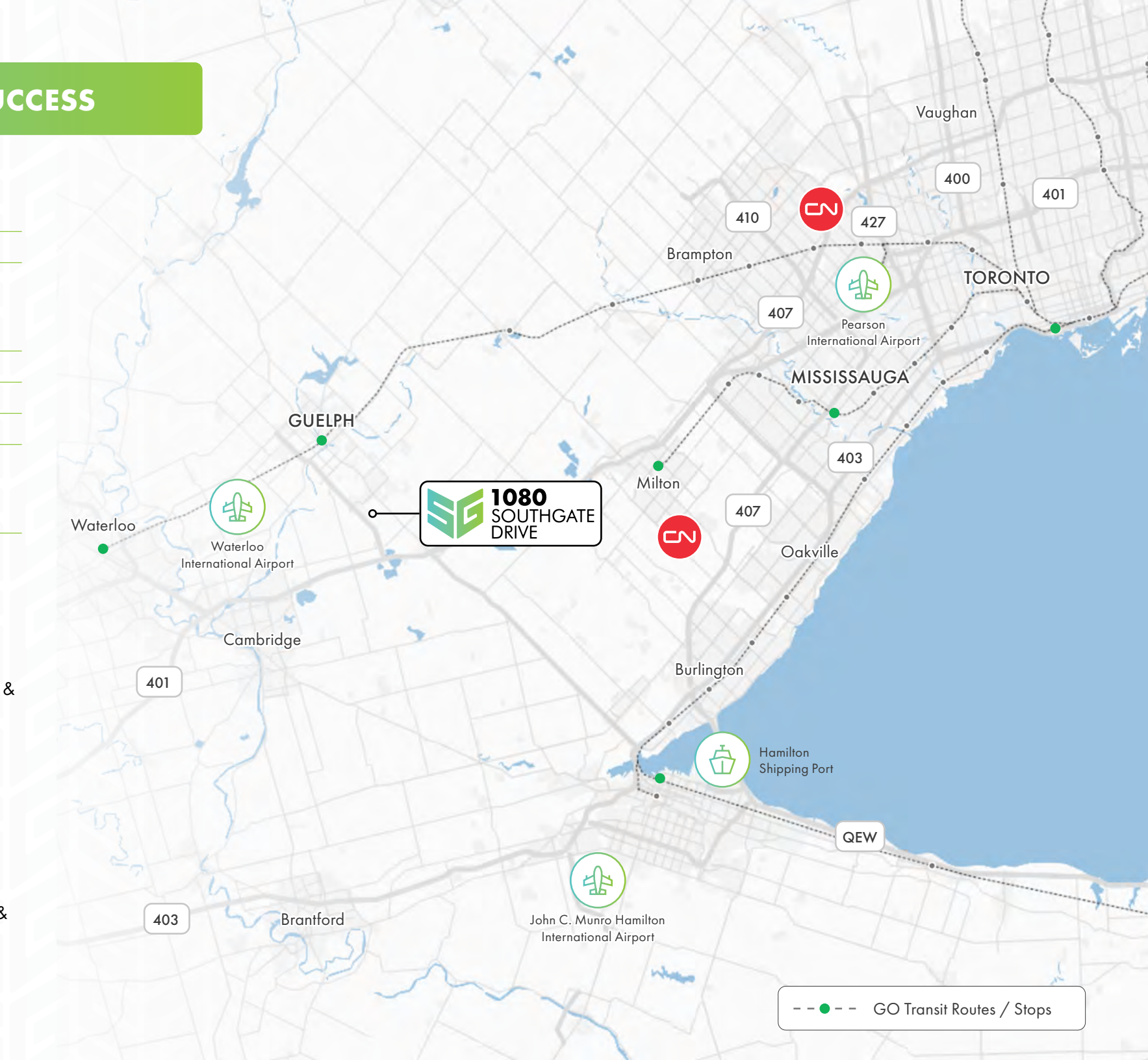
### 3 SHIPPING PORTS

Toronto, Hamilton & Welland Canal



### GUELPH JUNCTION RAILWAY

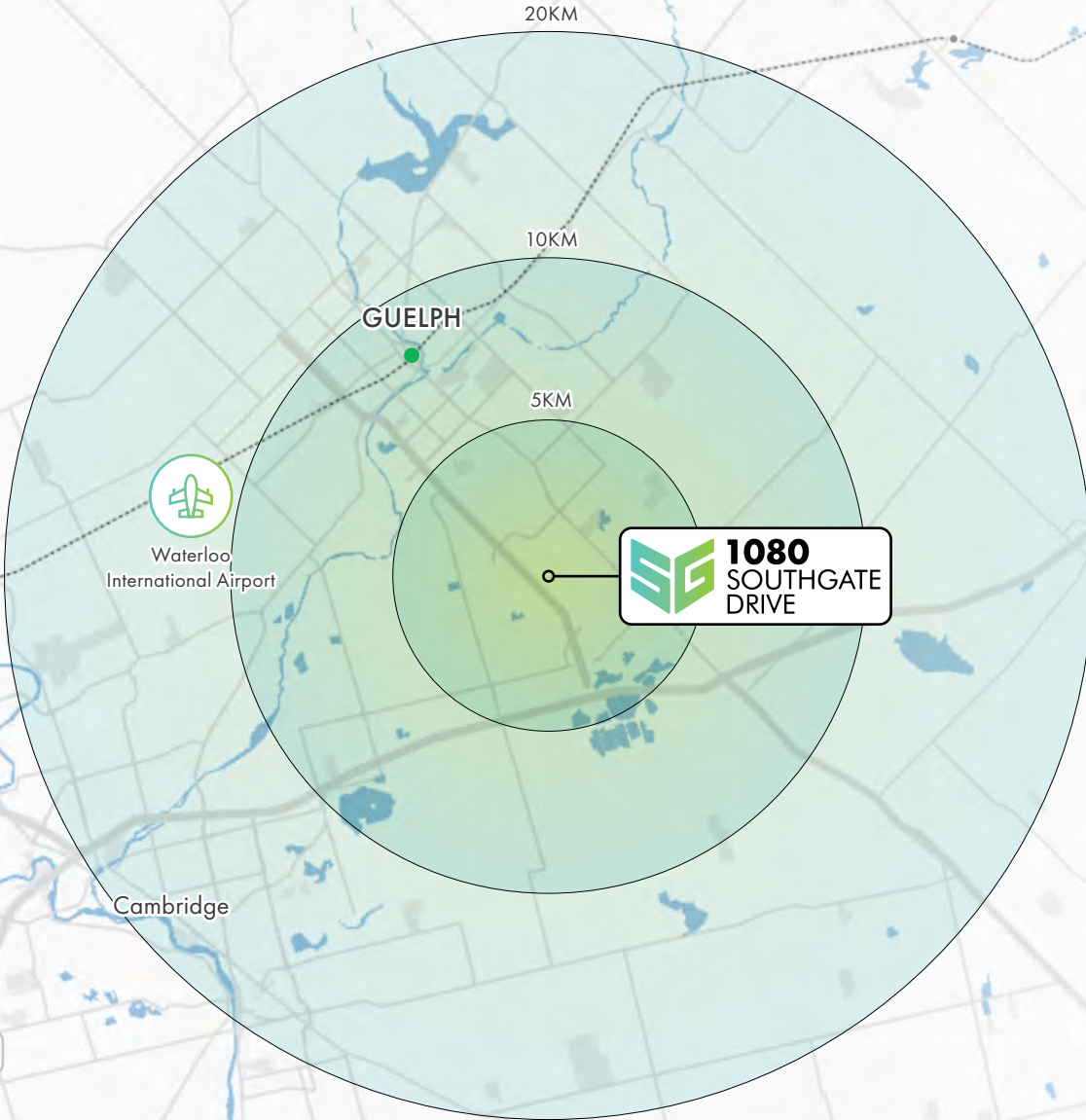
Offers access to CN & CP rails, competitive rates & reliable daily service



**1080 SOUTHGATE DRIVE**

---●--- GO Transit Routes / Stops

# HOME TO A THRIVING WORKFORCE



## HIGH LABOUR PARTICIPATION

**67%** labour force participation

Source: Labour Force Snapshot 2023, Guelph Economic Development



## UNEMPLOYMENT RATE

**4.7%** in Guelph stabilizing at pre-pandemic levels

Source: Labour Force Snapshot 2023, Guelph Economic Development



## LABOUR FORCE

**107,900** in labour force

**7%** YoY growth

Source: Statistics Canada, Labour Force characteristics, Guelph CMA, December 2023



## TOP GROWING OCCUPATIONS

Trades, transport, and equipment operators

**+13.1%, +1,630 Jobs**

Source: Statistics Canada, Labour Force Survey by occupation annual average, Guelph CMA, 2022 to 2023

5 KM	10 KM	20 KM
<b>39,587</b> Population (2024)	<b>136,559</b> Population (2024)	<b>400,218</b> Population (2024)
<b>2.09%</b> Annual increase (2024-2029 Population)	<b>1.57%</b> Annual increase (2024-2029 Population)	<b>1.81%</b> Annual increase (2024-2029 Population)
<b>23,106</b> Labour force (2024 industrial sector)	<b>78,444</b> Labour force (2024 industrial sector)	<b>222,770</b> Labour force (2024 industrial sector)

---●--- GO Transit Routes / Stops

# CORPORATE NEIGHBOURS

FUTURE  
**Danby**



**SPECIALTY FURNITURE**

**COST WAY**

**co-operators**



**SureWerx**



**PIVAL**  
PARTNERS IN VALUE ADDED LOGISTICS

**LANE LOGISTICS**

**HEAD**

**Well.ca**

**IFCO**



Eden Energy Equipment

**hammond**  
POWER SOLUTIONS

**UNISYNC**

**CPK INTERIOR PRODUCTS**

**SLEEMAN BREWERIES**

**Guelph Hydro**

**DENSO**

*Tim Hortons*  
Distribution

**Ontario DATA CENTRE**

## OUR TEAM, YOUR ADVANTAGE

### PANATTONI

Panattoni Development Company Canada is an award winning developer specializing in industrial and office developments completed both through speculative construction and build-to-suit projects. With local offices in Toronto, Ontario and Edmonton, Alberta our depth of experience spans throughout the central and western areas of Canada, with projects completed throughout the GTA, Montreal, Calgary and Edmonton. Our expertise in the local Canadian markets in which we operate is unsurpassed.

Panattoni Canada offers a full service experience to our clients and partners by handling all aspects of a transaction, which includes consultations, design, development, construction, financing, leasing and sales. We work cooperatively with all parties to deliver high quality product that meets end user requirements and results in high satisfaction to users, tenants, and our investment partners. Our product meets exceptional quality standards, is innovative and reflects our focus on excellence.

### **AVISON YOUNG**

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 80 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.

THE FUTURE OF LOGISTICS, DELIVERED TODAY.

▶ WATCH VIDEO



CONTACT LISTING AGENTS FOR ELIGIBILITY AND DETAILS

**Ben Sykes** <sup>SIOR</sup>  
Sales Representative, Principal  
+1 416 903 5340  
ben.sykes@avisonyoung.com

**Janse Rain**  
Broker, Principal  
+1 647 638 4230  
janse.rain@avisonyoung.com

**Chris Valeriote**  
Sales Representative, Principal  
+1 519 820 9343  
chris.valeriote@avisonyoung.com

**Mason Sinkeldam**  
Sales Representative  
+1 226 366 9070  
mason.sinkeldam@avisonyoung.com

**Avison Young Commercial Real Estate Services, LP, Brokerage | avisonyoung.ca**

77 City Centre Drive, Suite 301  
Mississauga, Ontario, Canada L5B 1M5  
T 905.712.2100 F 905.712.2937

231 Shearson Crescent, Suite 102  
Cambridge, Ontario, Canada N1T 1J5  
T 226.366.9040 F 866.541.9755

© 2024. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

