



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.

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**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.

The Property



CONTACT LISTING AGENTS FOR ELIGIBILITY AND DETAILS

INDUSTRIAL SPACE FOR LEASE | 1080 SOUTHGATE DRIVE, GUELPH

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SITE PLAN

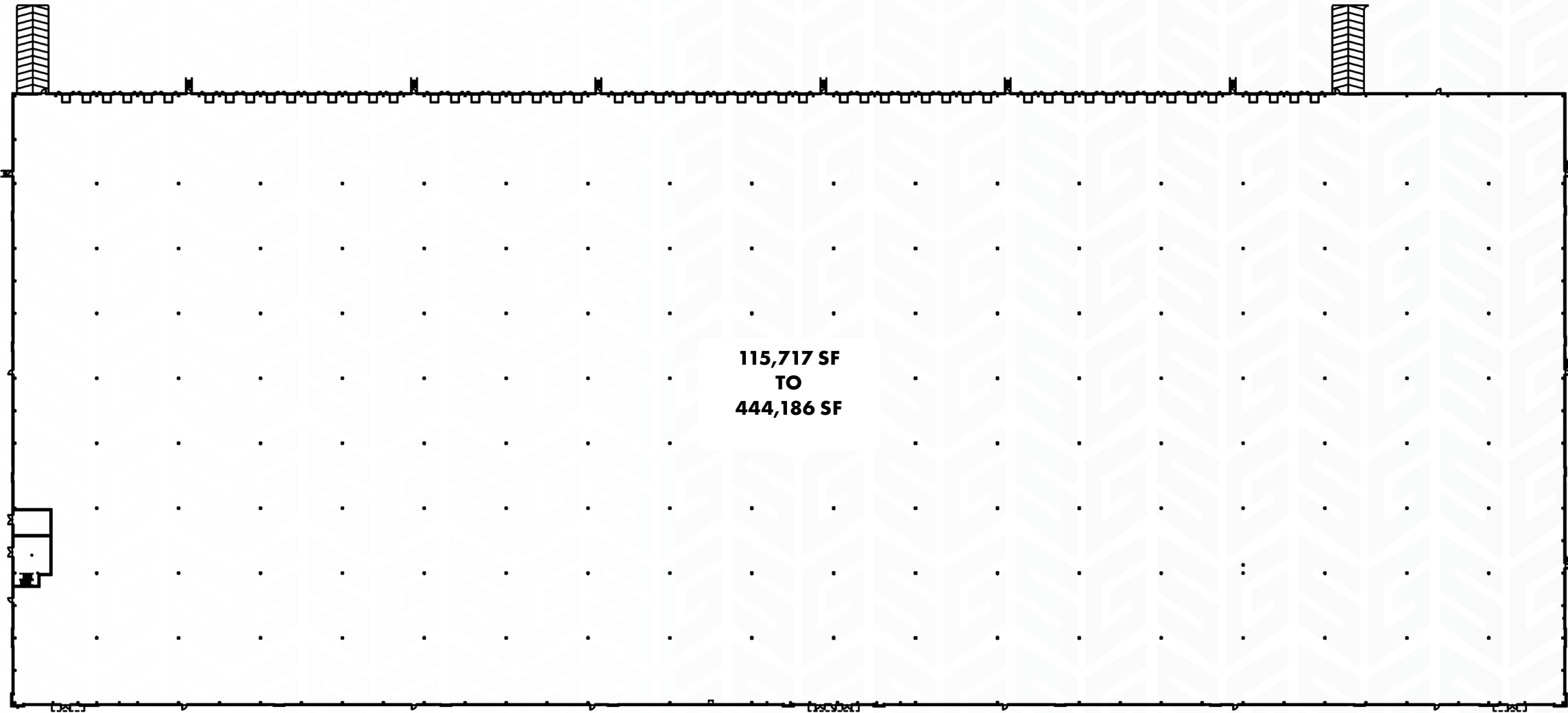


Available Space	115,717 to 444,186 sf
Office	2,950 sf (Turnkey Office Space)
Clear Height	40'
Shipping	61 Truck Level, 2 Drive-In Doors
Bay Size	56' (wide) x 45' (deep) with 60' marshalling bay
Shipping Court	131' depth
Trailer Parking	100 stalls
Car Parking	232 stalls
Power	600 Volts, 2500 Amps
Lighting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



2ND BEST CITY

To buy real estate in Canada

Source: MoneySense Magazine, 2019



FASTEST GROWING

Economy among mid-sized cities in Canada (2018)

Source: Conference Board of Canada, 2019



4TH BEST CITY

To start a business in Canada

Source: Canadian Federation of Independent Business, 2016



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

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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



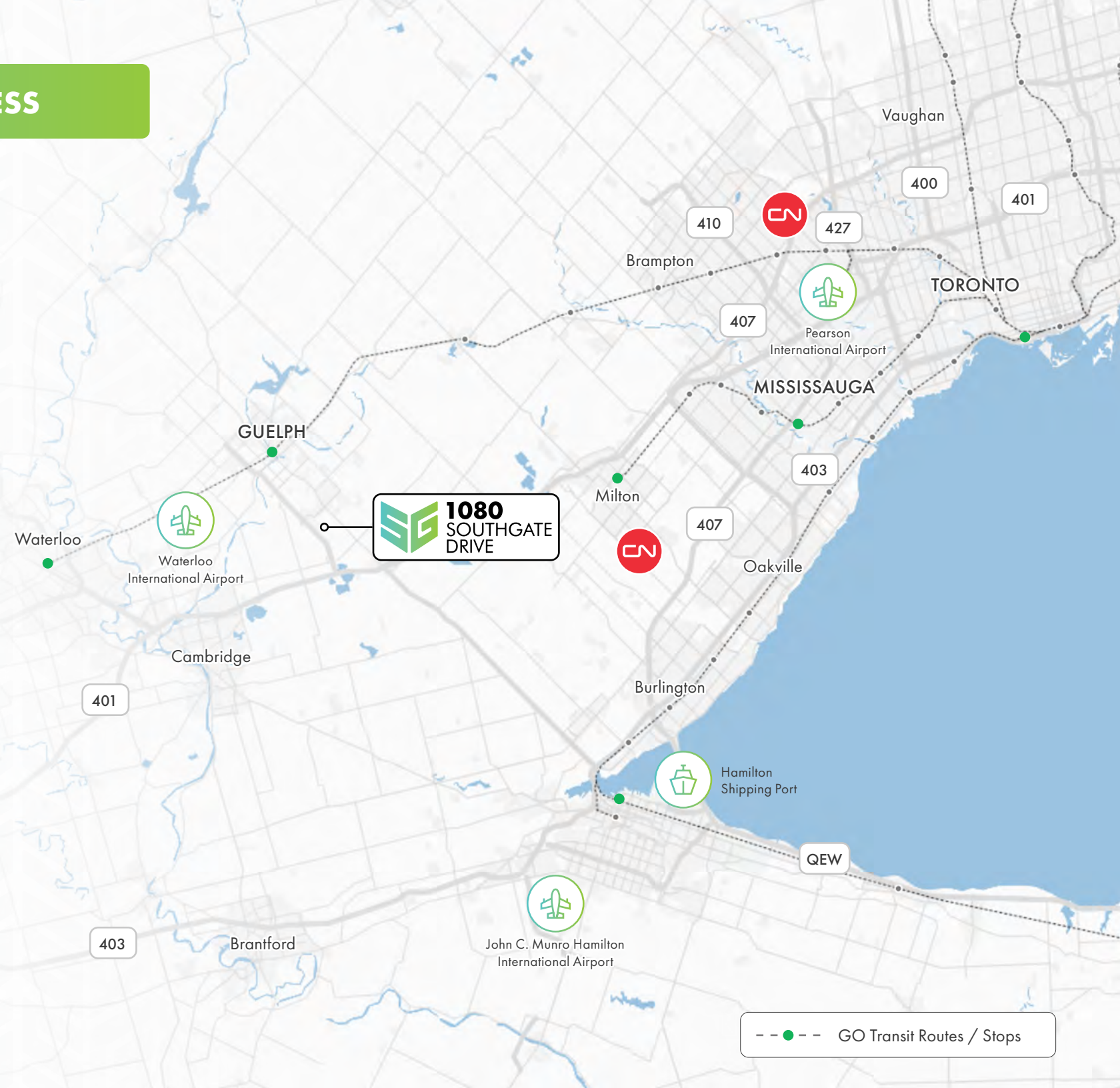
3 SHIPPING PORTS

Toronto, Hamilton & Welland Canal

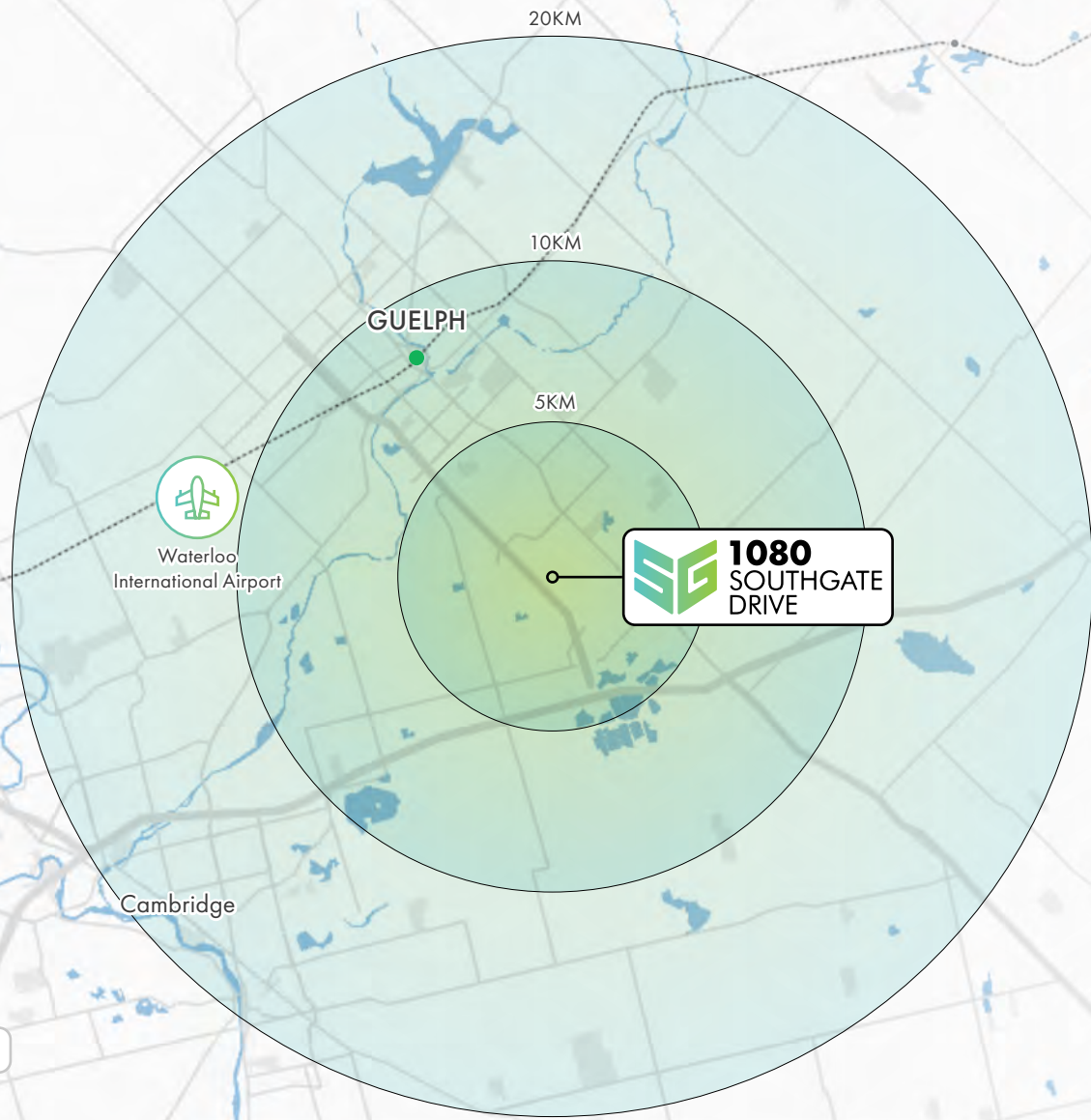


GUELPH JUNCTION RAILWAY

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



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
39,587 Population (2024)	136,559 Population (2024)	400,218 Population (2024)
2.09% Annual increase (2024-2029 Population)	1.57% Annual increase (2024-2029 Population)	1.81% Annual increase (2024-2029 Population)
23,106 Labour force (2024 industrial sector)	78,444 Labour force (2024 industrial sector)	222,770 Labour force (2024 industrial sector)

CORPORATE NEIGHBOURS

FUTURE
Danby



SPECIALTY
FURNITURE

Tim Hortons
Distribution

Ontario
DATA CENTRE

DENSO

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OUR TEAM, YOUR ADVANTAGE



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.

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