

TENANT INCENTIVE
1 MONTH OF
FREE RENT
FOR EVERY
YEAR OF TERM

401 WEST BUSINESS PARK

7475 MCLEAN ROAD, PUSLINCH, ON

INDUSTRIAL HUB BUILT FOR SPEED, SCALE & SUSTAINABILITY

IMMEDIATE OCCUPANCY

78,000 – 838,500 SF

dream | COOPER | CUSHMAN & WAKEFIELD

401 WEST BUSINESS PARK

FUTURE-PROOFING LOGISTICS

838,500 SF
ACROSS TWO BUILDINGS

Anchored along one of North America's busiest corridors, 401 West Business Park offers modern occupiers a future-proof industrial space built for speed and scale. The net zero carbon ready design enhances long-term efficiency, while direct access to key highways, 10 minutes west of Milton and 10 minutes east of Cambridge, positions tenants at the center of the region's largest distribution markets.



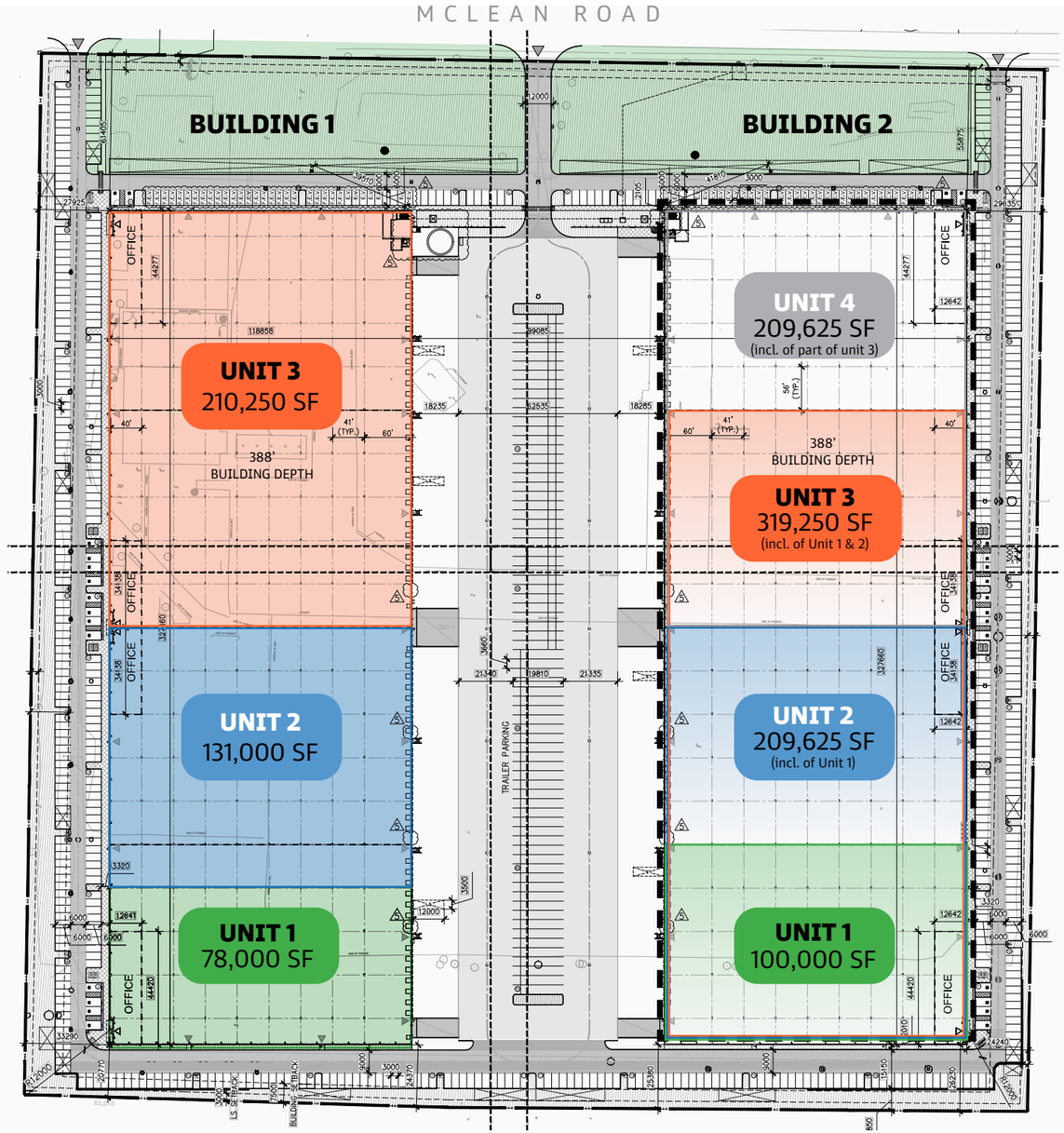
TRAILER STORAGE AVAILABLE

36 trailer parking positions at each building

- 388' DEPTH IDEAL FOR SINGLE-LOAD CONFIGURATIONS
- ABILITY TO SECURE TRUCK COURT
- IMMEDIATE ACCESS TO HWY 401
- MULTIPLE ACCESS POINTS

- EXCELLENT PROXIMITY TO MAJOR URBAN CENTRES
- NET ZERO CARBON READY
- LEED GOLD CERTIFIED
- OPERATIONAL SAVINGS
- ENERGY EFFICIENT
- SUSTAINABLE MATERIALS
- FULL CONCRETE POURED TRUCK COURT & TRAILER PARKING AREA

SITE PLAN & SPECS



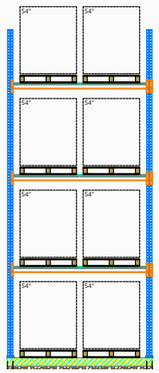


ASKING RATE	**Entire Building:** $14.95 psf	
	Demised Units: $15.50 psf	
T.M.I. (2026)	$4.15 psf	
SIZE	**Entire Building:** 419,250 SF	**Entire Building:** 419,250 SF
	Unit 1: 78,000 SF	**Unit 1:** 100,000 SF
	Unit 2: 131,000 SF	**Unit 2:** 209,625 SF
	Unit 3: 210,250 SF	**Unit 3:** 319,250 SF
		Unit 4: 209,625 SF
LOADING	**Full:** 55 Truck-Level, 4 Drive-In	**Full:** 56 Truck-Level, 4 Drive-In
	Unit 1: 11 Truck-Level, 1 Drive-In	**Unit 1:** 13 Truck-Level, 1 Drive-In
	Unit 2: 19 Truck-Level, 1 Drive-In	**Unit 2:** 29 Truck-Level, 2 Drive-In
	Unit 3: 25 Truck-Level, 2 Drive-In	**Unit 3:** 43 Truck-Level, 3 Drive-In
		Unit 4: 27 Truck-Level, 2 Drive-In
PARKING	314 spots	312 spots
OFFICE	Up to 3% of floor area, built to suit	
CEILING HEIGHT	40’ clear height	
POWER	1,600 A, 347 / 600 V transformer (Per Building)	
BAY SIZE	41’ × 56’	
STAGING BAY	60’	
TRAILER STORAGE	36 (Per Building)	

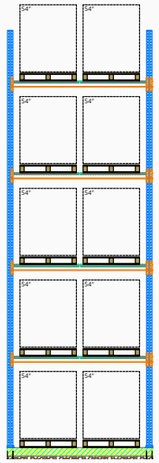
EXPERIENCE THE ADVANTAGE OF 40’ CLEAR.

Providing double the storage compared to 24’ clear, 401 West Business Park is designed to meet the demands of today’s and tomorrow’s industrial occupiers.

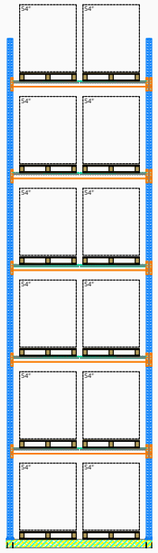
CLEAR HEIGHT	24’
# OF PALLETS	56,000



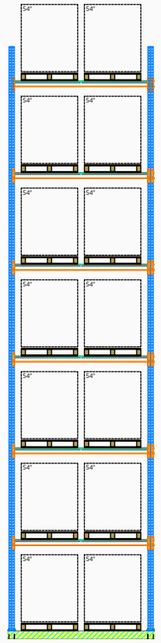
CLEAR HEIGHT	32’
# OF PALLETS	82,000



CLEAR HEIGHT	36’
# OF PALLETS	96,000



CLEAR HEIGHT	40’
# OF PALLETS	112,000



PROVIDING **DOUBLE THE STORAGE** COMPARED TO 24’ CLEAR



Building 1



Building 2

388’ Depth

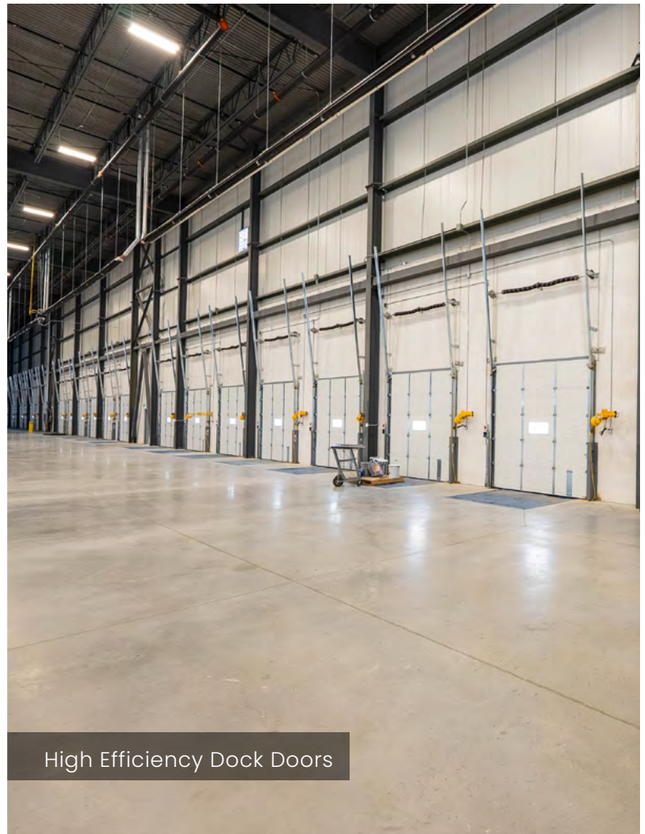
COMFORT BUILT RIGHT IN.

DID YOU KNOW?

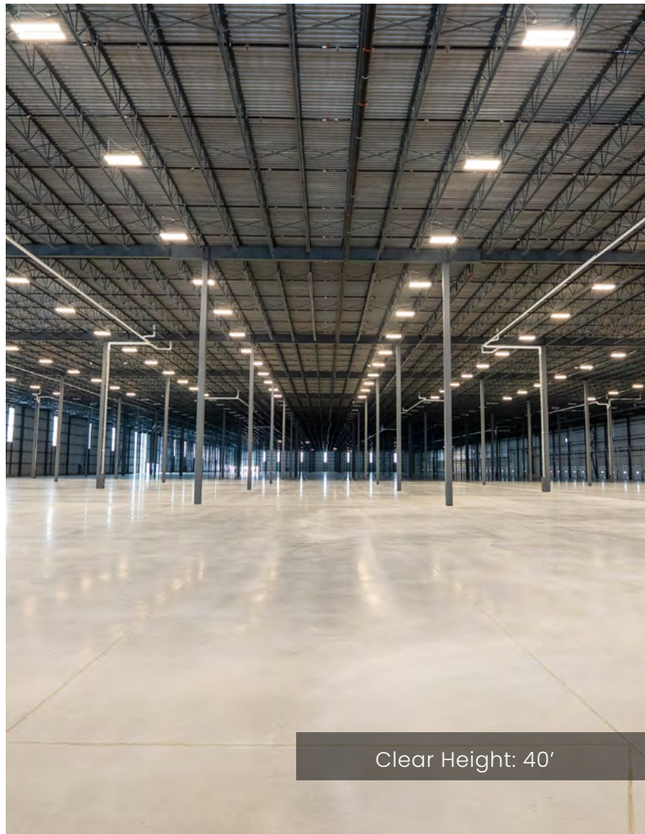
The staging bay features a radiant tube heating system designed to provide consistent warmth and a more comfortable working environment for employees.

CLICK TO DISCOVER MORE BEHIND-THE-SCENES FEATURES

Bay Size: 41’ x 56’



High Efficiency Dock Doors



Clear Height: 40’

EXTERIOR PHOTOGRAPHY



Facing West



Facing Northeast



Facing Southeast



Facing Southwest

NET ZERO CARBON READY
LEED GOLD CERTIFIED



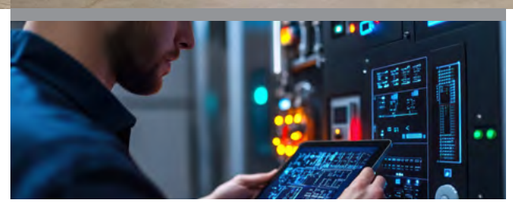
- EV (ELECTRIC VEHICLE) CHARGING
- EROSION AND SEDIMENTATION CONTROL
- REFLECTIVE AND SOLAR READY ROOF



- SUSTAINABLE CONSTRUCTION MATERIALS
- HIGHLY EFFICIENT BASE BUILDING MECHANICAL SYSTEMS AND FOCUSES ON ENERGY PERFORMANCE FOR HVAC, LIGHTING AND HOT WATER



- REDUCED WATER CONSUMPTION
- INCREASED ROOF INSULATION TO R40
- INCREASED ABOVE GRADE PRECAST WALL INSULATION TO R24



- ELECTRIFICATION PROVISIONS
- INCREASED INSULATED OVERHEAD DOCK DOORS TO R18
- INCREASED SLAB-ON-GRADE FOUNDATION INSULATION TO R15

REACH FURTHER. MOVE FASTER.

401 West Business Park is a location built to accelerate growth. With direct access to a full interchange, tenants connect immediately to a major commuter and economic corridor, offering seamless reach to key metropolitans, robust labour pools and multiple U.S. border crossings, unlocking powerful opportunities for expansion and long-term scalability.

5.9 MILLION PEOPLE
LOCATED WITHIN 1 HOUR AND EXPECTED TO GROW TO 6.2 MILLION BY 2026

POPULATION	
1 HOUR	**5,967,298**
2 HOURS	**12,356,000**
5 HOURS	**30,208,130**
DRIVE TIMES	
GUELPH	**5 MIN**
MILTON	**10 MIN**
CAMBRIDGE	**10 MIN**
HAMILTON	**36 MIN**
MISSISSAUGA	**30 MIN**
TORONTO	**1 HOUR**
LONDON	**1 HOUR, 15 MIN**
BUFFALO / U.S. BORDER	**1 HOUR, 32 MIN**
DETROIT / U.S. BORDER	**3 HOURS**
TORONTO PEARSON INTL AIRPORT	**50 MIN**
JOHN C. MUNRO HAMILTON INTL AIRPORT	**45 MIN**
REGION OF WATERLOO INTL AIRPORT	**25 MIN**



LABOUR
DEMOGRAPHICS



Puslinch offers industrial tenants unmatched access to Southern Ontario's key markets via Highways 401 and 6, strategically positioned between Guelph and Cambridge to draw from a skilled workforce and strong commercial networks. The Township, in partnership with Wellington County, is actively preparing new employment lands and advancing infrastructure to accommodate continued industrial and logistics growth. Combined with provincial investments in roads, utilities, and community development, Puslinch delivers a rare blend of connectivity, government support, and future-ready growth—making it an ideal location to scale.

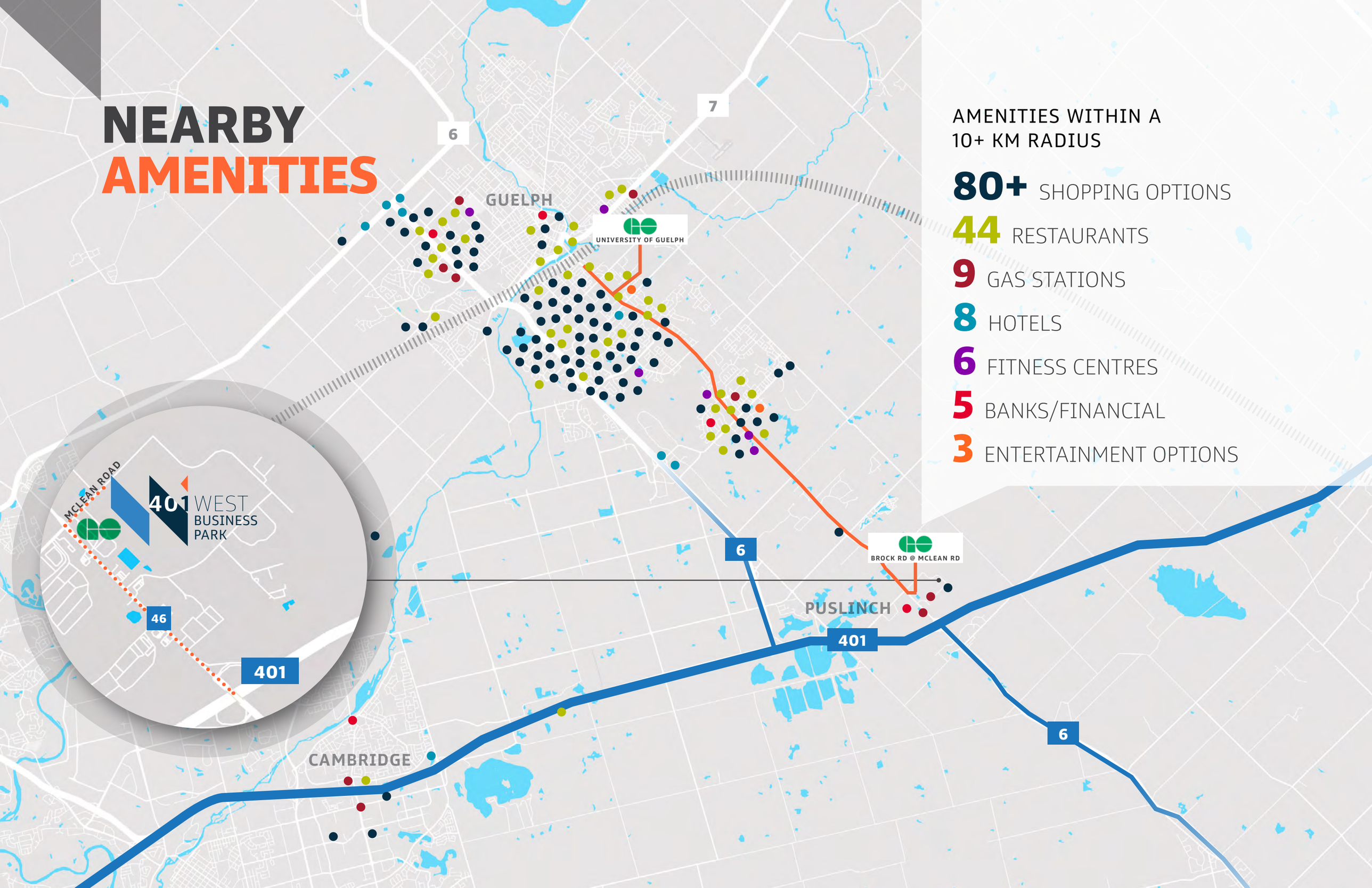
DEMOGRAPHICS

*Report powered by Piinpoint

	10 KM	15 KM	20 KM
TOTAL POPULATION	44,089	163,051	311,028
LABOUR FORCE	61.1%	61.1%	59.7%
AVERAGE HOUSEHOLD INCOME	$151,045	$126,552	$119,422
MEDIAN AGE	40	40	41



NEARBY AMENITIES



AMENITIES WITHIN A
10+ KM RADIUS

80+ SHOPPING OPTIONS

44 RESTAURANTS

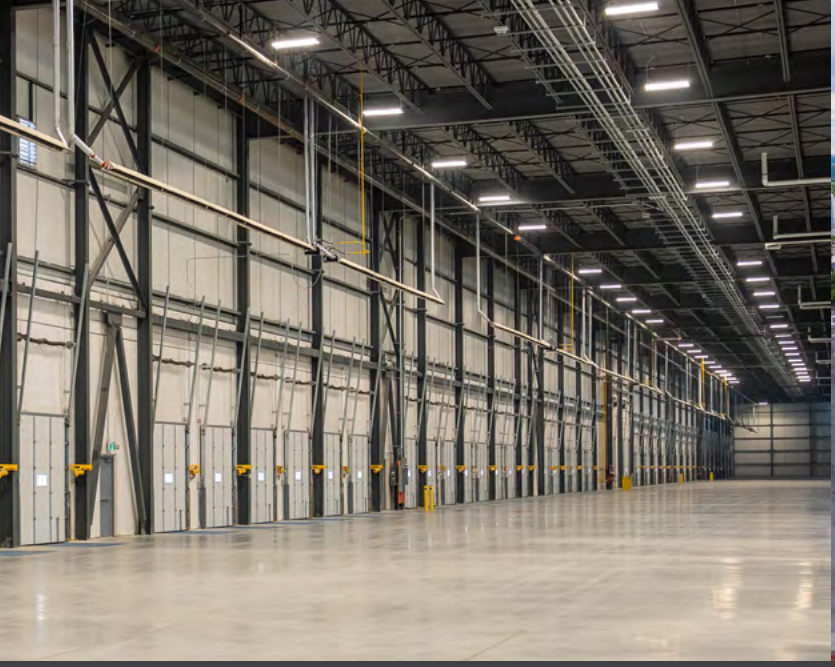
9 GAS STATIONS

8 HOTELS

6 FITNESS CENTRES

5 BANKS/FINANCIAL

3 ENTERTAINMENT OPTIONS





401 WEST BUSINESS PARK

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