



**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**





# 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.





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

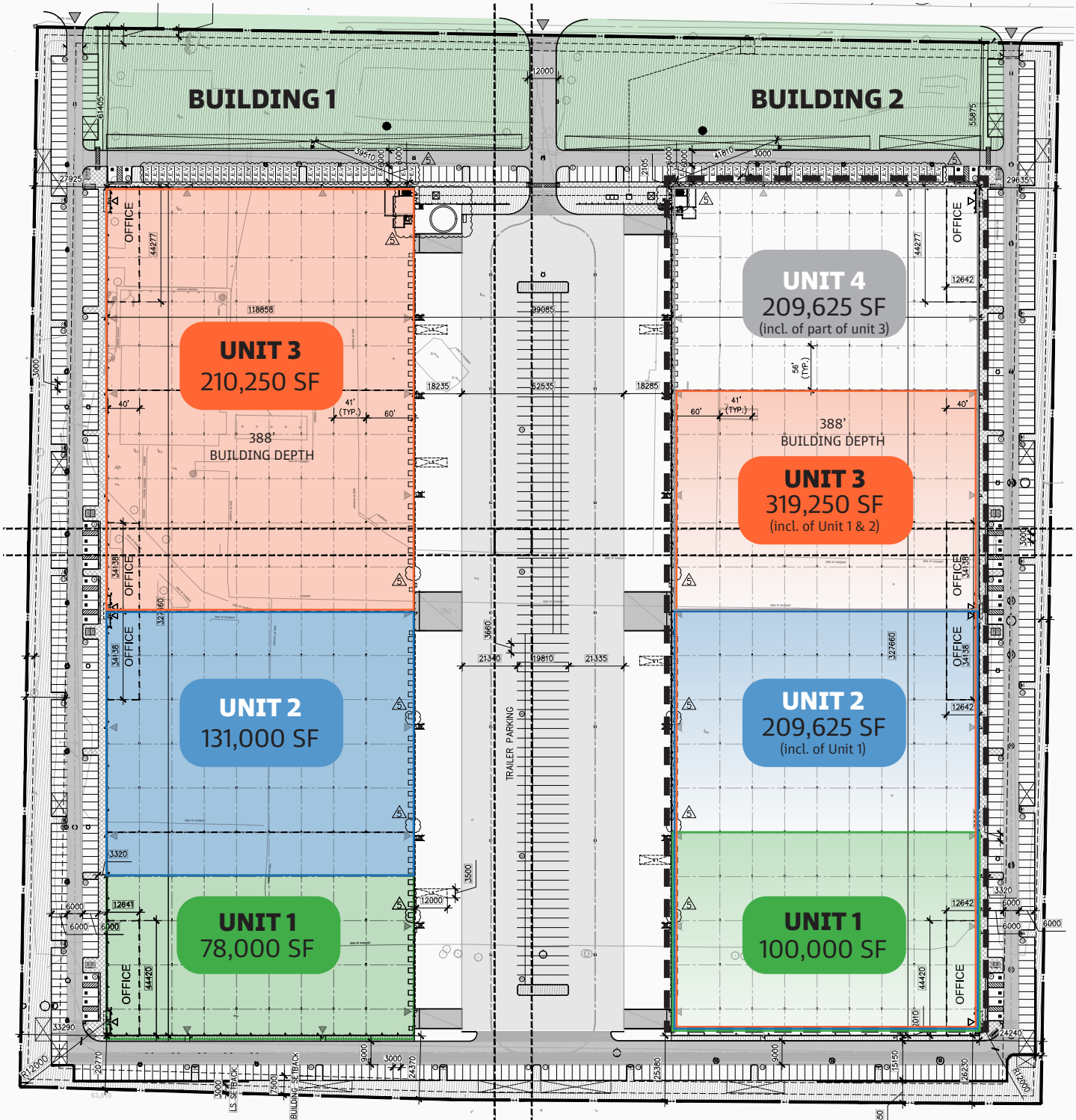


### TRAILER STORAGE AVAILABLE

36 trailer parking positions at each building

# SITE PLAN & SPECS

MCLEAN ROAD



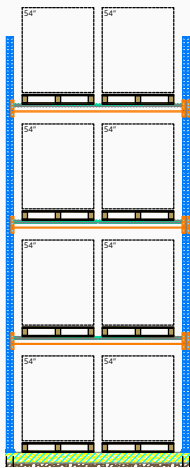


ASKING RATE	<b>Entire Building:</b> \$14.95 psf	
	<b>Demised Units:</b> \$15.50 psf	
T.M.I. (2026)	\$4.15 psf	
SIZE	<b>Entire Building:</b> 419,250 SF	<b>Entire Building:</b> 419,250 SF
	<b>Unit 1:</b> 78,000 SF	<b>Unit 1:</b> 100,000 SF
	<b>Unit 2:</b> 131,000 SF	<b>Unit 2:</b> 209,625 SF
	<b>Unit 3:</b> 210,250 SF	<b>Unit 3:</b> 319,250 SF
		<b>Unit 4:</b> 209,625 SF
LOADING	<b>Full:</b> 55 Truck-Level, 4 Drive-In	<b>Full:</b> 56 Truck-Level, 4 Drive-In
	<b>Unit 1:</b> 11 Truck-Level, 1 Drive-In	<b>Unit 1:</b> 13 Truck-Level, 1 Drive-In
	<b>Unit 2:</b> 19 Truck-Level, 1 Drive-In	<b>Unit 2:</b> 29 Truck-Level, 2 Drive-In
	<b>Unit 3:</b> 25 Truck-Level, 2 Drive-In	<b>Unit 3:</b> 43 Truck-Level, 3 Drive-In
		<b>Unit 4:</b> 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)	

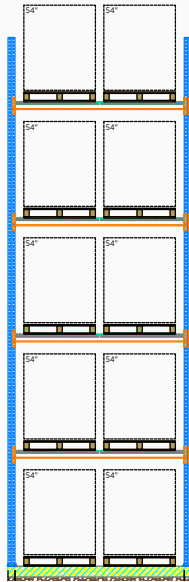
# EXPERIENCE THE ADVANTAGE OF 40' CLEAR.

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.

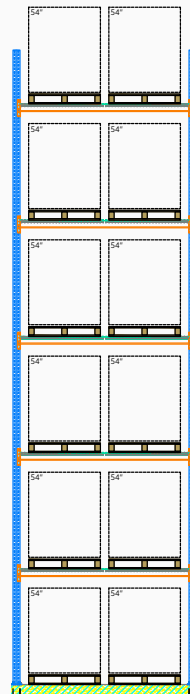
CLEAR HEIGHT	24'
# OF PALLETS	56,000



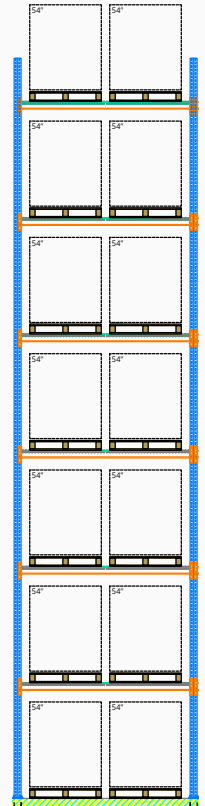
CLEAR HEIGHT	32'
# OF PALLETS	82,000



CLEAR HEIGHT	36'
# OF PALLETS	96,000



CLEAR HEIGHT	40'
# OF PALLETS	112,000



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



Building 1



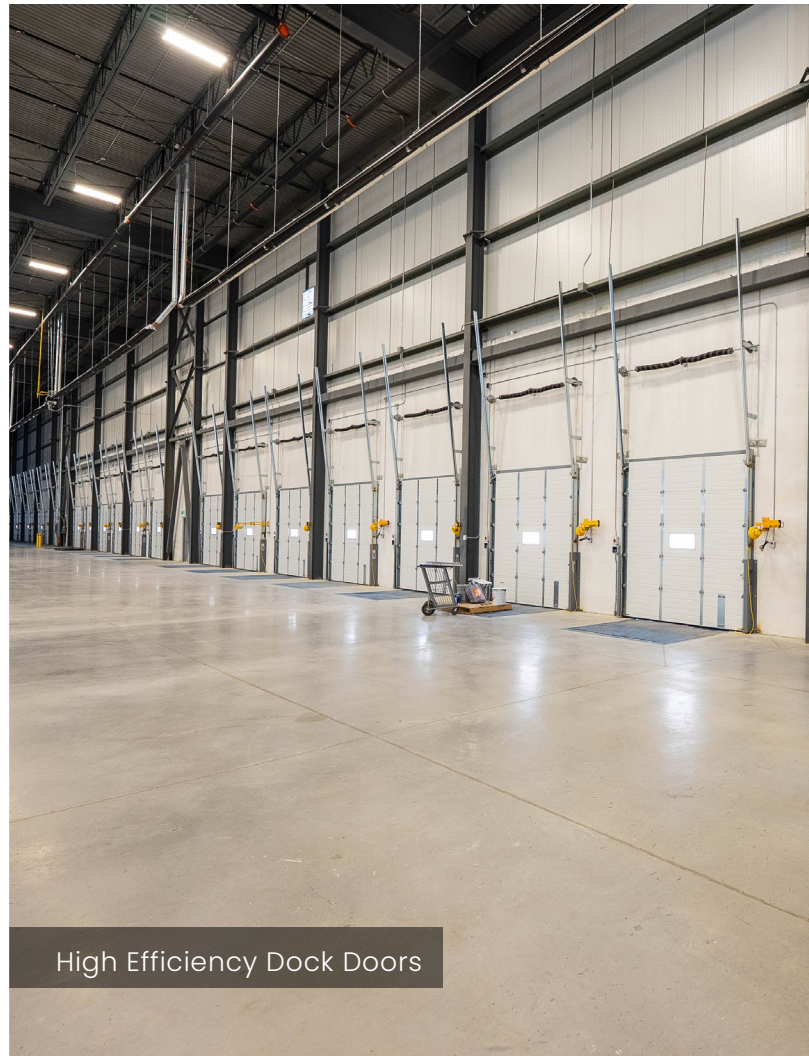
Building 2

# INTERIOR PHOTOGRAPHY

388' Depth



Bay Size: 41' x 56'



High Efficiency Dock Doors



Clear Height: 40'



Facing West



Facing Northeast



Facing Southeast

# EXTERIOR PHOTOGRAPHY



Facing Southwest

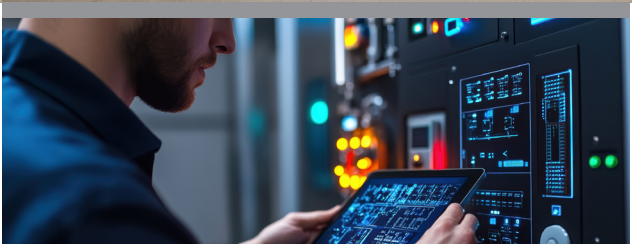
# NET ZERO CARBON READY LEED GOLD CERTIFIED



- ▶ 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 metropolises, 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

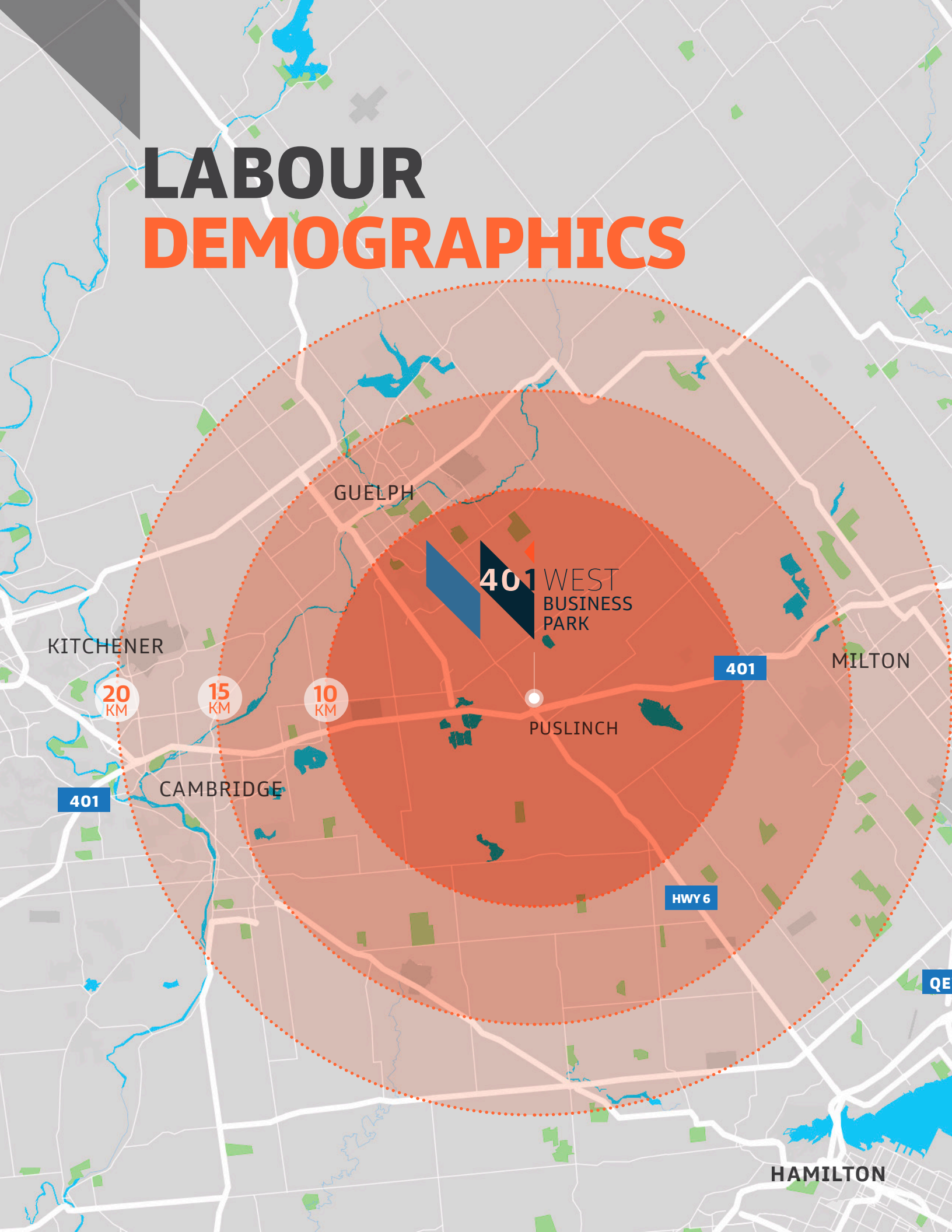
1 HOUR	5,967,298
2 HOURS	12,356,000
5 HOURS	30,208,130

## 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 Piiipoint

	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

6

GUELPH



CAMBRIDGE

AMENITIES WITHIN A  
10+ KM RADIUS

**80+** SHOPPING OPTIONS

**44** RESTAURANTS

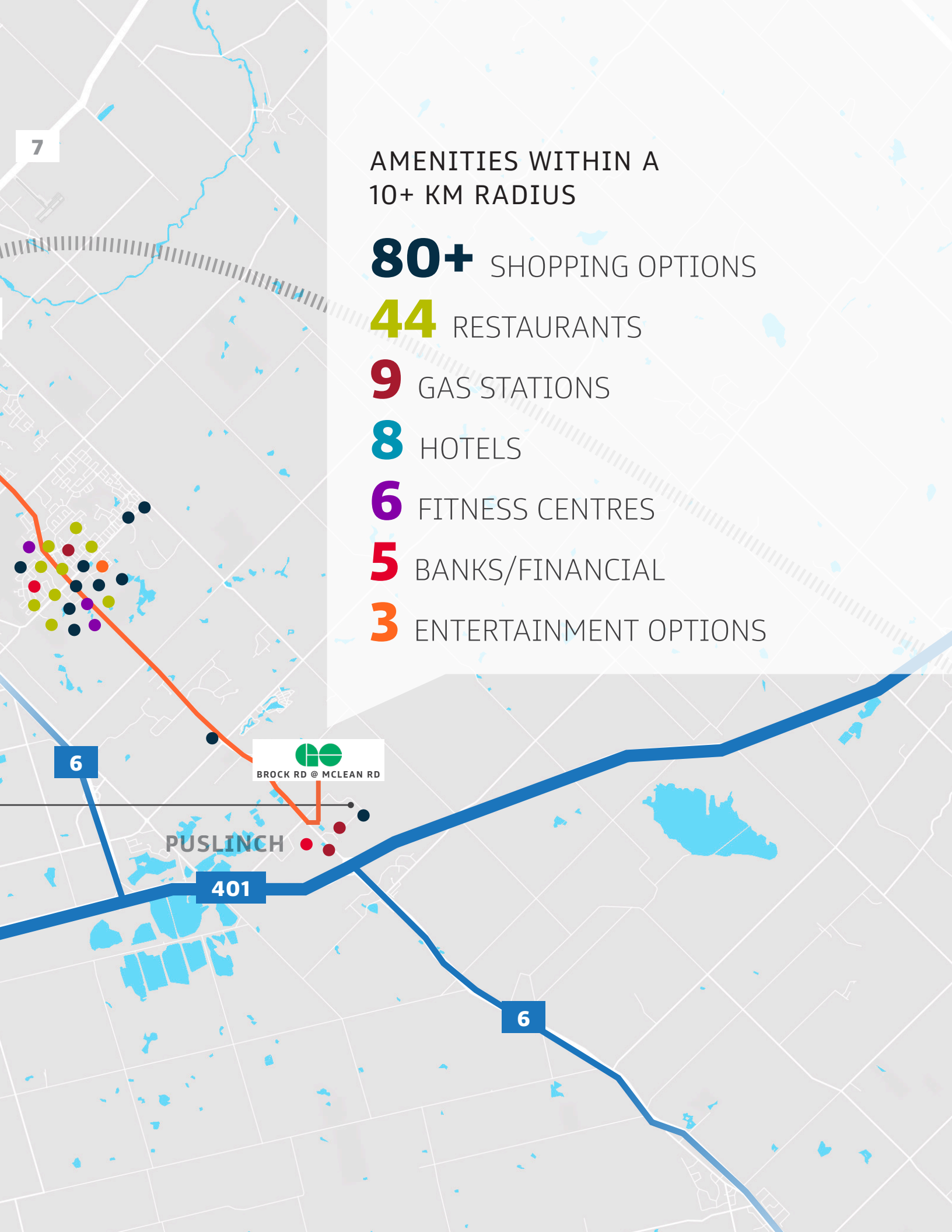
**9** GAS STATIONS

**8** HOTELS

**6** FITNESS CENTRES

**5** BANKS/FINANCIAL

**3** ENTERTAINMENT OPTIONS





## WEST BUSINESS PARK

FOR MORE INFORMATION, PLEASE CONTACT:

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\*Sales Representative \*\*Broker