



FOR SALE

6086 MAYFIELD ROAD, CALEDON

12.27-ACRES | INDUSTRIAL DEVELOPMENT LAND

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee & Associates Commercial Real Estate Inc. is pleased to present 6086 Mayfield Road, a 12.27-acre industrial development parcel in Caledon’s Tullamore Secondary Plan Area.

Ideally situated at the corner of Mayfield Road and Airport Road, the site offers premium exposure, excellent access, and flexible industrial zoning (MP-482-H13 / MS-483-H13).

Part of an active subdivision with supporting engineering, servicing, and environmental reports submitted, the site is well-positioned for immediate development. Ideal for industrial users, developers, or investors targeting GTA West growth and proximity to Highway 410.

PROPERTY DETAILS:

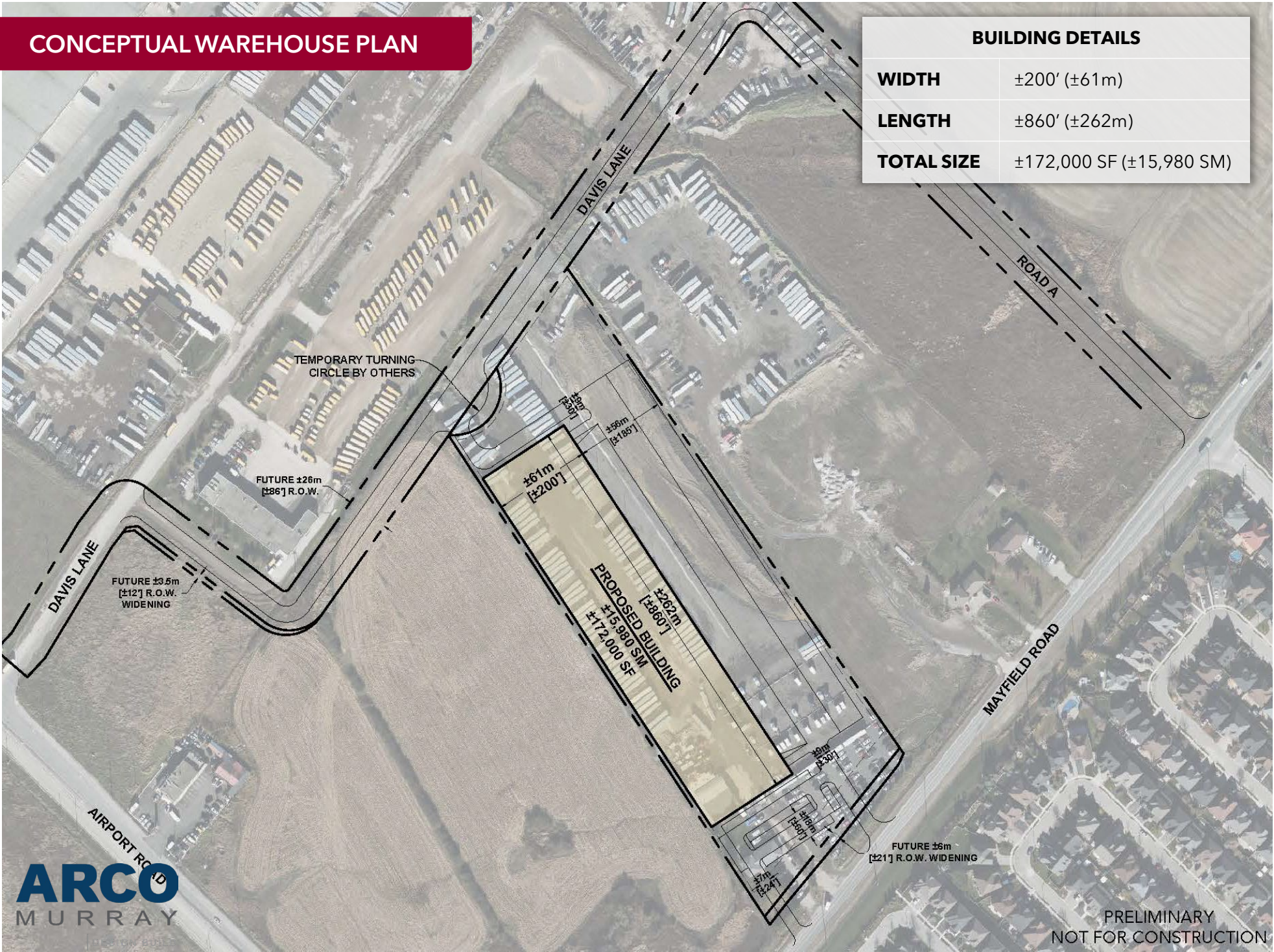
PIN	14348-0627
TOTAL SIZE	12.27 Acres Entirely Developable
ASKING PRICE	Contact Listing Agents
AVAILABILITY	Immediate
SERVICING	Municipal Water & Sanitary Planned (Region of Peel)
ENVIRONMENTAL	Phase 1 & 2 Completed
FRONTAGE	± 448.07' along Mayfield Road



PROPERTY IMAGES



CONCEPTUAL WAREHOUSE PLAN

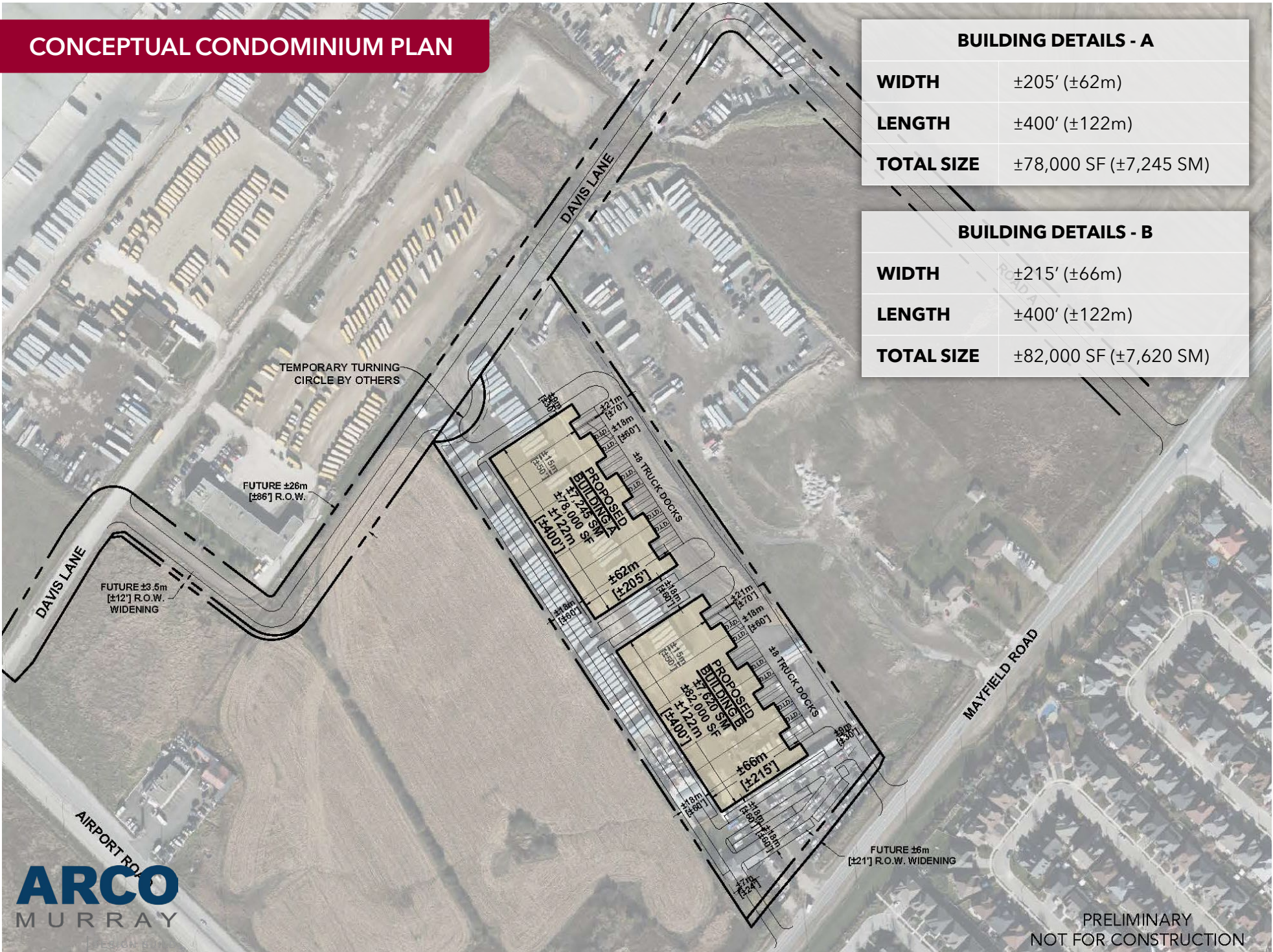


BUILDING DETAILS	
WIDTH	±200' (±61m)
LENGTH	±860' (±262m)
TOTAL SIZE	±172,000 SF (±15,980 SM)

ARCO
MURRAY

PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPTUAL CONDOMINIUM PLAN



BUILDING DETAILS - A

WIDTH	±205' (±62m)
LENGTH	±400' (±122m)
TOTAL SIZE	±78,000 SF (±7,245 SM)

BUILDING DETAILS - B

WIDTH	±215' (±66m)
LENGTH	±400' (±122m)
TOTAL SIZE	±82,000 SF (±7,620 SM)

ZONING

The property is zoned **MP-482-H13 (Prestige Industrial - Holding)** along Mayfield Road and **MS-483-H13 (Serviced Industrial - Holding)** to the north, within the Tullamore Secondary Plan Area.

These designations permit a wide range of employment uses including warehousing, manufacturing, logistics, and related office functions.

Prestige Industrial zoning prohibits outdoor storage and requires high-quality design standards along major road frontages.

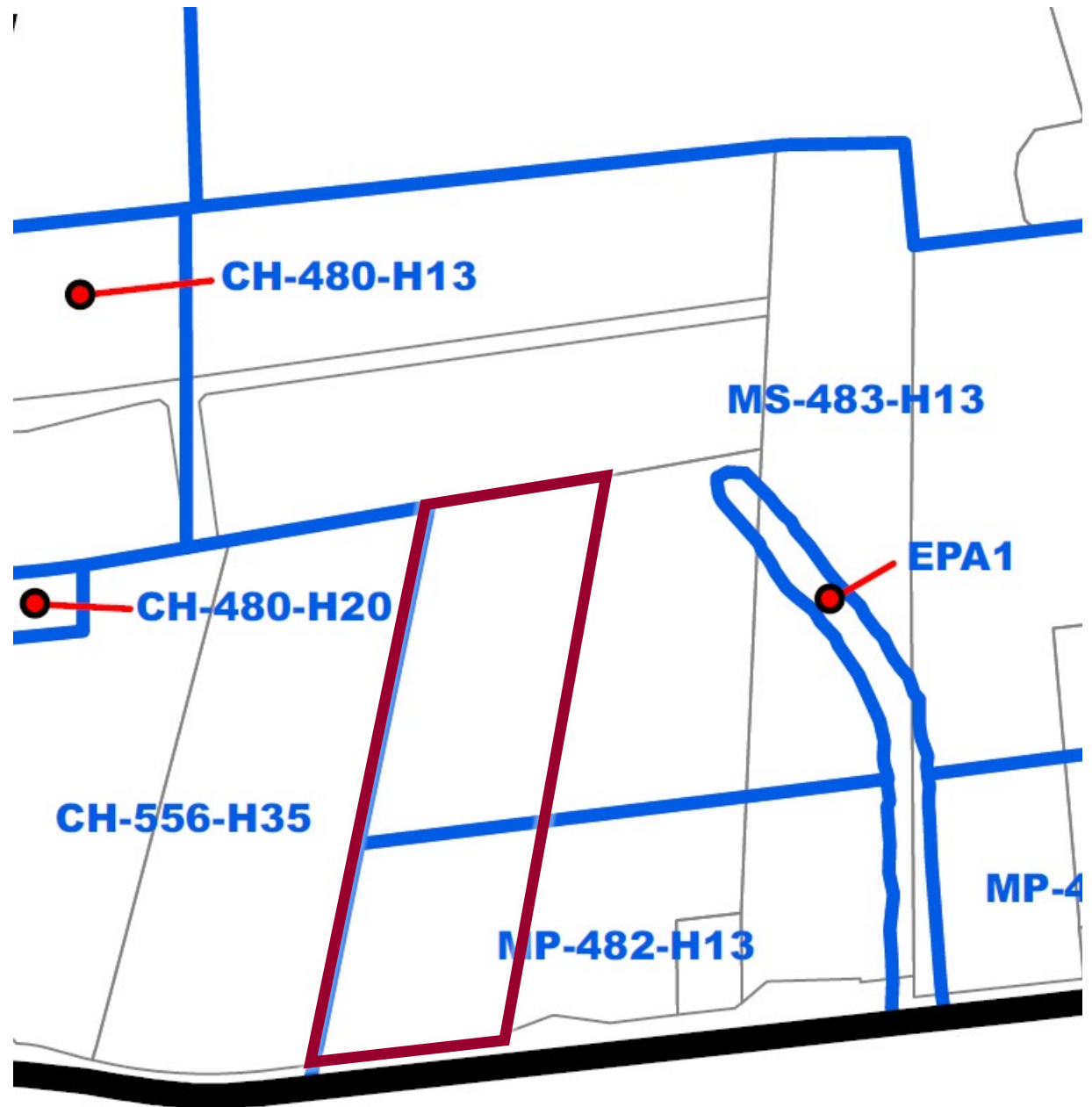
Development is subject to full municipal servicing and subdivision approval, with the holding symbol (H13) anticipated to be lifted upon fulfillment of servicing and infrastructure conditions.

Prestige Industrial: 5.03 Acres

Serviced Industrial: 7.41 Acres

Click [here](#) for more information about the [industrial zoning](#).

Click [here](#) for more information about the [Tullamore Secondary Plan Area](#).



LABOUR & DEMOGRAPHICS

Located in the border of two of Ontario’s fastest-growing economic centres, this site offers a premier location for businesses seeking scalability, connectivity, and access to a world-class talent pool.

Caledon presents a robust platform for sustainable industrial growth, benefiting from streamlined zoning, investment-ready land, and a strong commitment to economic development. The town actively supports new industrial ventures with programs that prioritize innovation, environmental stewardship, and workforce development.

Brampton, recognized as one of Canada's leading logistics and advanced manufacturing hubs, is home to over 1,500 manufacturing firms and a logistics ecosystem comprising more than 11,000 employers and 24,000 workers. The city's proximity to major transportation corridors—including Highways 401, 407, and 410—provides unparalleled distribution capabilities across the Greater Toronto Area and beyond.



733,000

TOTAL
POPULATION



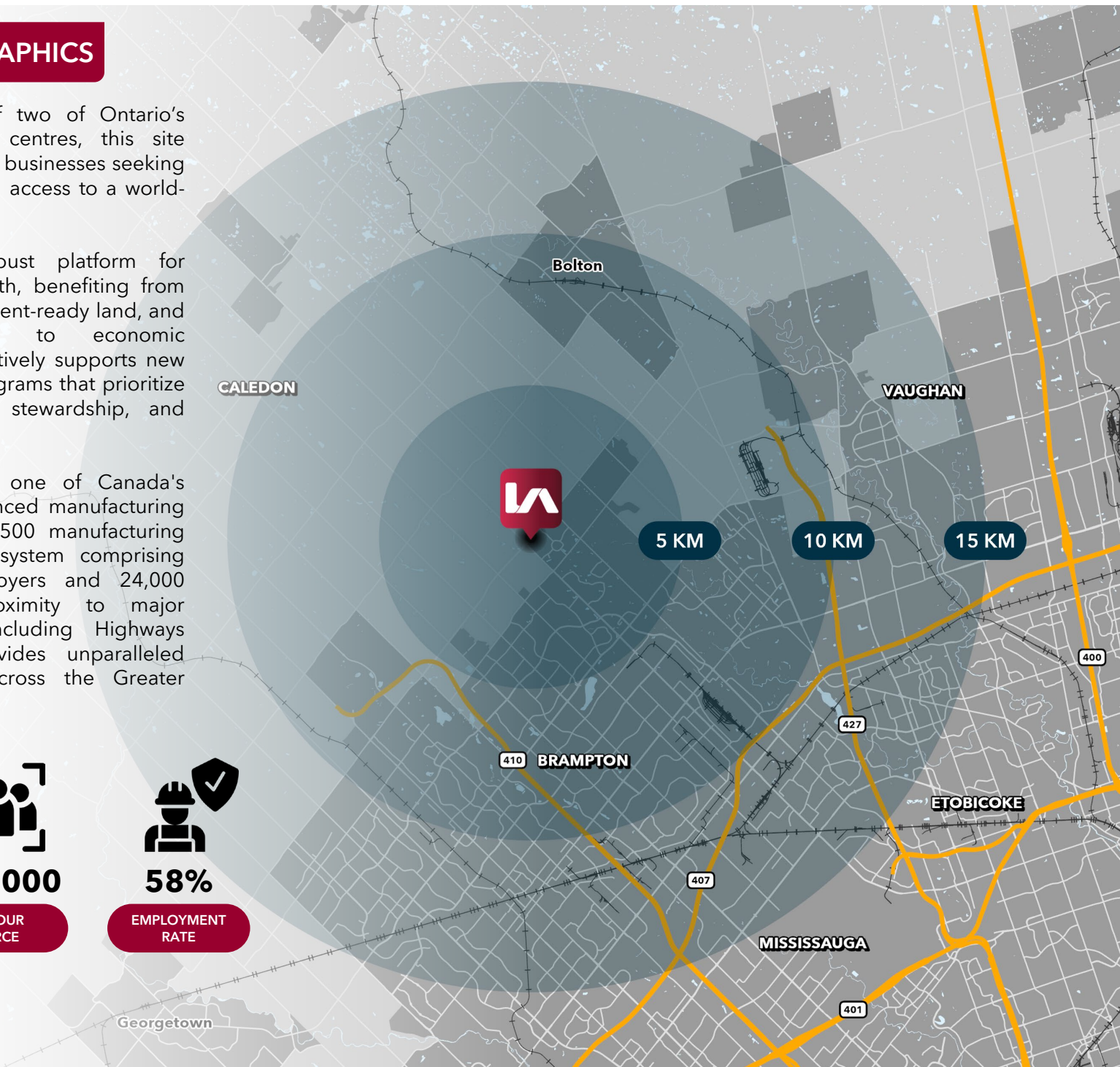
398,000

LABOUR
FORCE

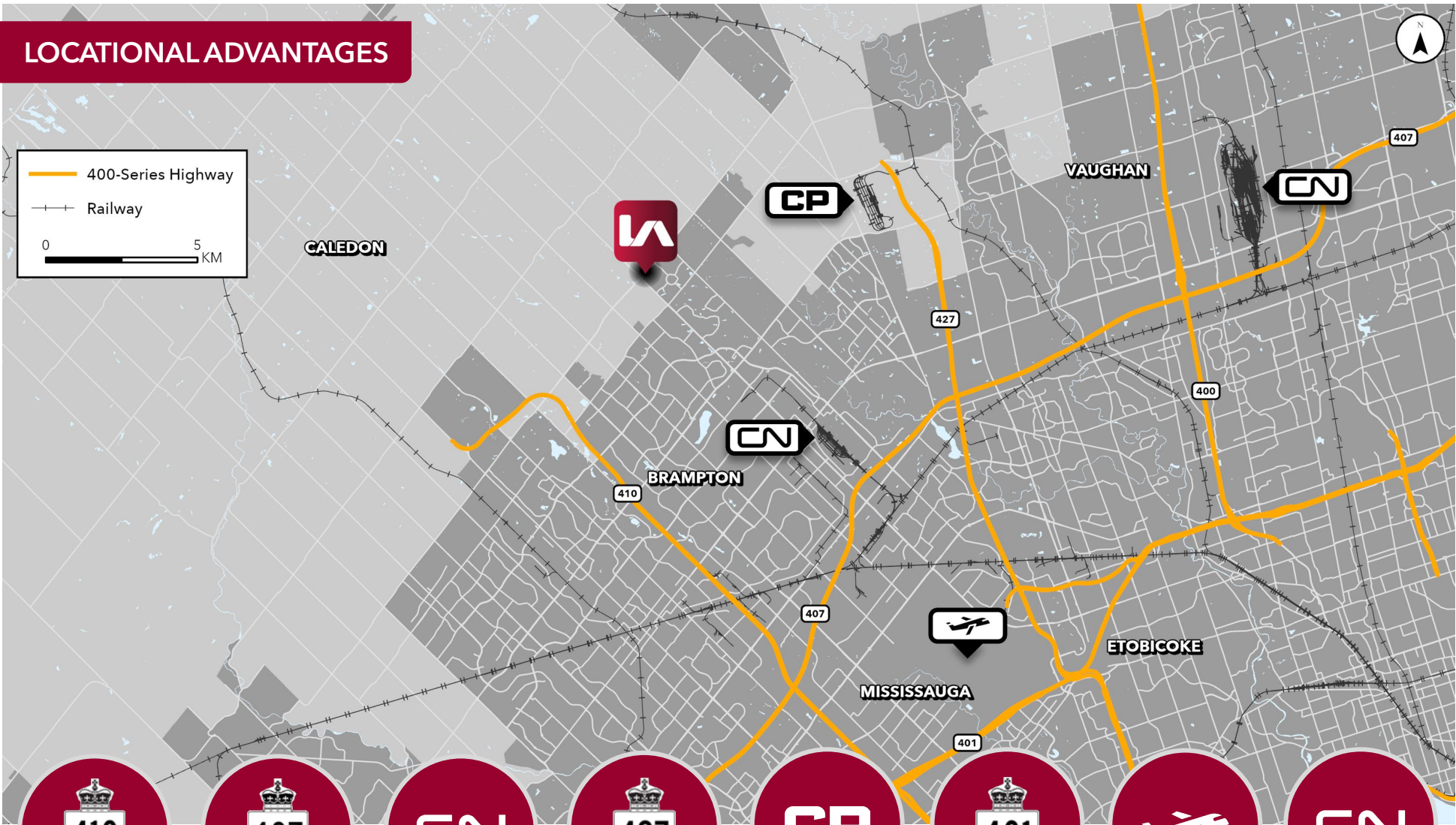


58%

EMPLOYMENT
RATE



LOCATIONAL ADVANTAGES



HIGHWAY
410

10 KM
16 Mins



HIGHWAY
407

12 KM
18 Mins



CN RAIL
BRAMPTON YARD

5 KM
8 Mins



HIGHWAY
427

21 KM
26 Mins



CP INTERMODAL
VAUGHAN YARD

10 KM
16 Mins



HIGHWAY
401

24 KM
28 Mins



TORONTO
PEARSON AIRPORT

12 KM
18 Mins



CN RAIL
VAUGHAN YARD

28 KM
40 Mins



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