1100 Caledonia Road Toronto, ON

Flexible configurations up to 465,000 sq ft

OXFORD

01

The Property

Situated on 22.40 acres, 1100 Caledonia Road is an infill development opportunity that offers a truly unique opportunity for companies to occupy best-in-class industrial facilities, within an established industrial node of Toronto.

The property is strategically located and benefits from excellent access to a diverse and skilled labour pool, public transit at the doorstep, proximity to major transportation routes including 400 series highways and many employee amenities food and shopping amenities including Yorkdale Mall.

Building 1

Total Available Space: 241,435 sq ft

Clear Height: 40’

Shipping: 28 Truck level doors, 4 Drive-in doors

Parking: 169 Vehicle Parking Stalls, 55 Trailer Parking Stalls*

Pursuing LEED Certification

Building 2

Total Available Space: 223,411 sq ft

Clear Height: 40’

Shipping: 24 Truck level doors, 4 Drive-in doors

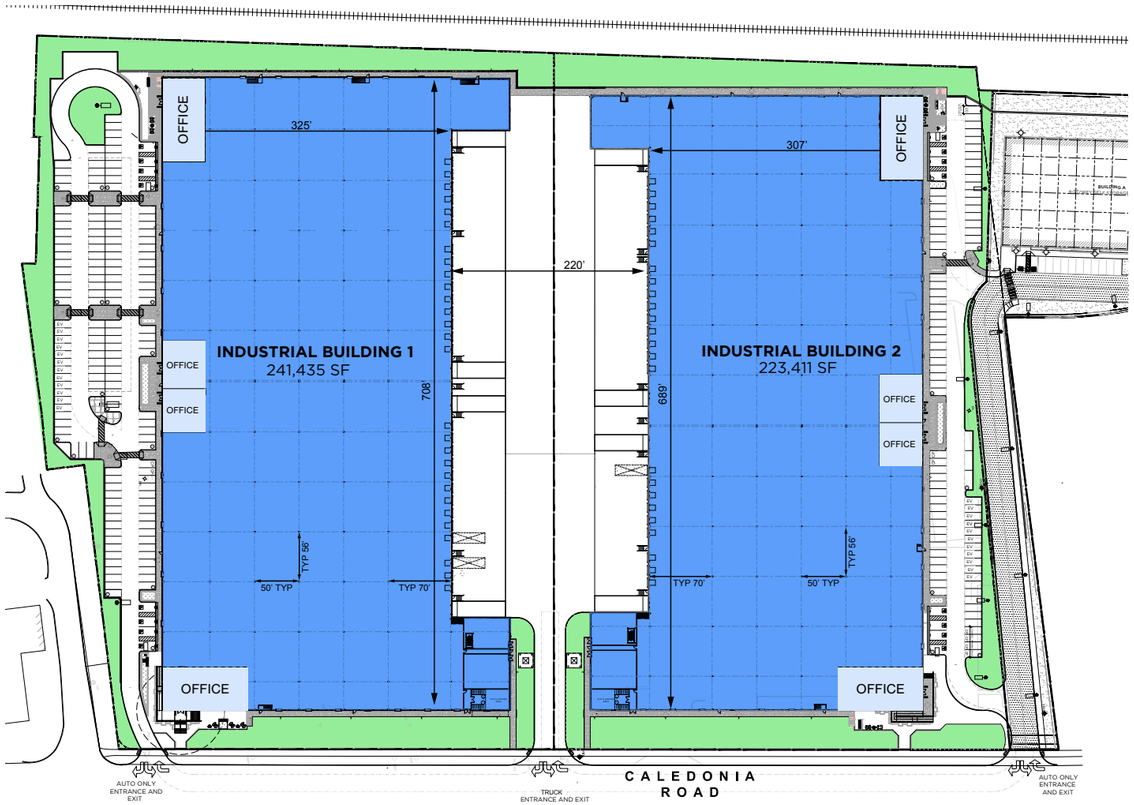
Parking: 162 Vehicle Parking Stalls, 55 Trailer Parking Stalls*

Pursuing LEED Certification

465,000
Total Space (sq ft)

40’
Clear Height

*55 stalls for both buildings



02 Location & Amenities

Retail

1. Yorkdale
2. Staples
3. The Home Depot
4. Rona
5. Olympia Tile
6. Canadian Tire
7. Dollarama
8. Costco
9. Best Buy
10. Walmart
11. Kravet
12. Muskoka Living
13. Calligaris
14. Muti Kitchen & Bath
15. Home Societe

Grocery & Drug

1. Sobeys
2. Metro
3. Walmart

Restaurants

1. Joey Restuarant
2. The Cheesecake Factory
3. Speducci Mercatto

Fitness

1. Wynn Fitness

Coffee & Convenience

1. Tim Hortons
2. Wendys
3. Swiss Chalet
4. Starbucks
5. Shell
6. TD Bank
7. CIBC
8. RBC
9. McDonalds

Truck Routes

Gardiner Expressway
27 kms (22 minutes)

Highway 427
14 kms (14 minutes)

Highway 401
4.3 kms (9 minutes)

Highway 407
34 kms (23 minutes)

Travel Distances

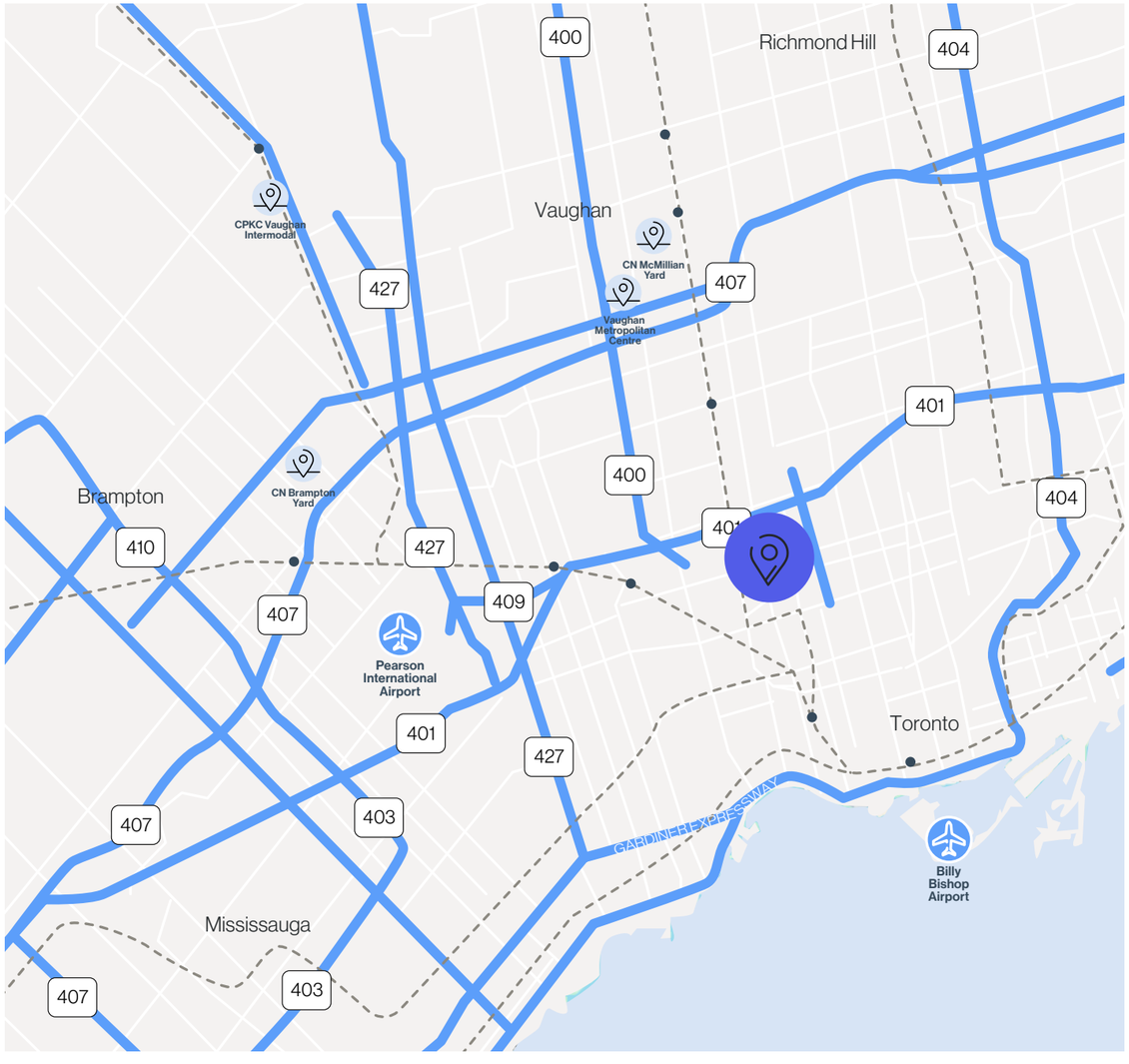
Toronto Pearson International Airport
23 kms (26 minutes)

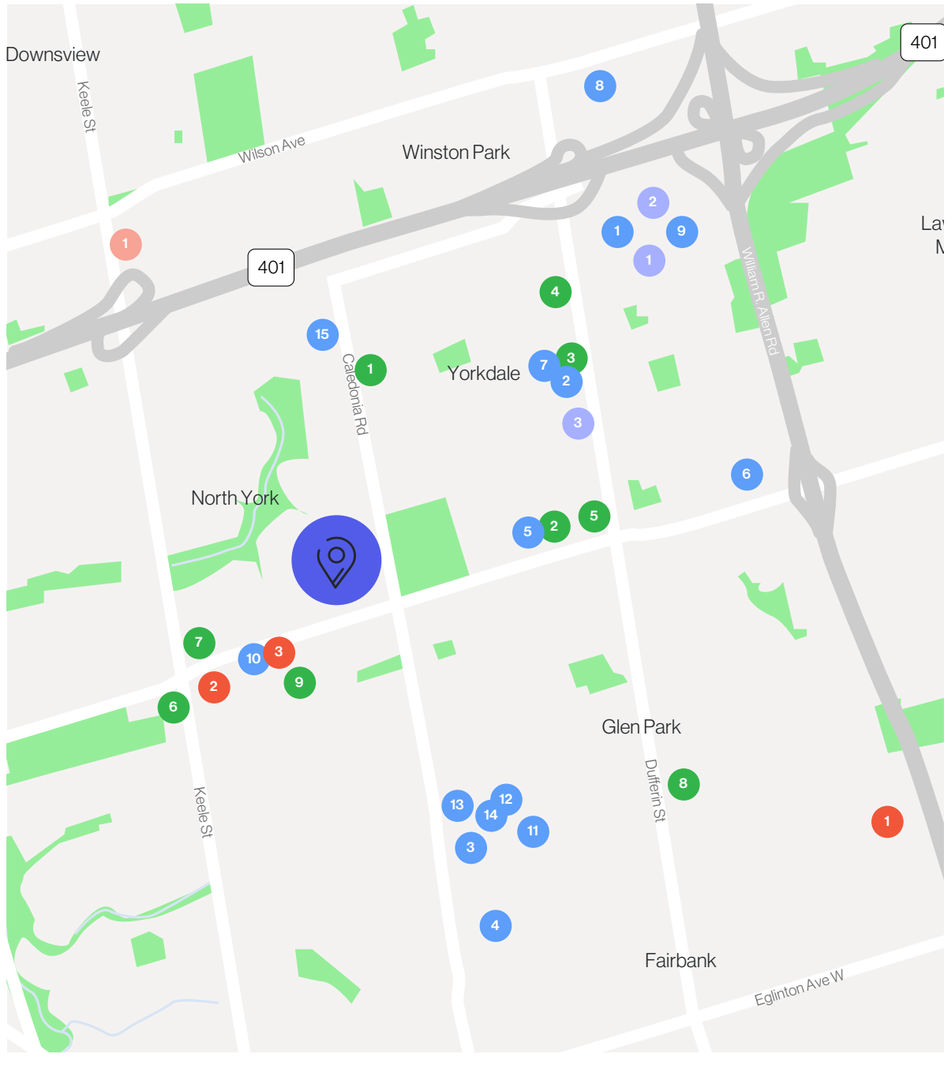
Downtown Toronto
13 kms (33 minutes)

Go Transit
7.4 kms (13 minutes)

TTC
3.3 kms (5 minutes)

Weston Go UP
5 kms (8 minutes)



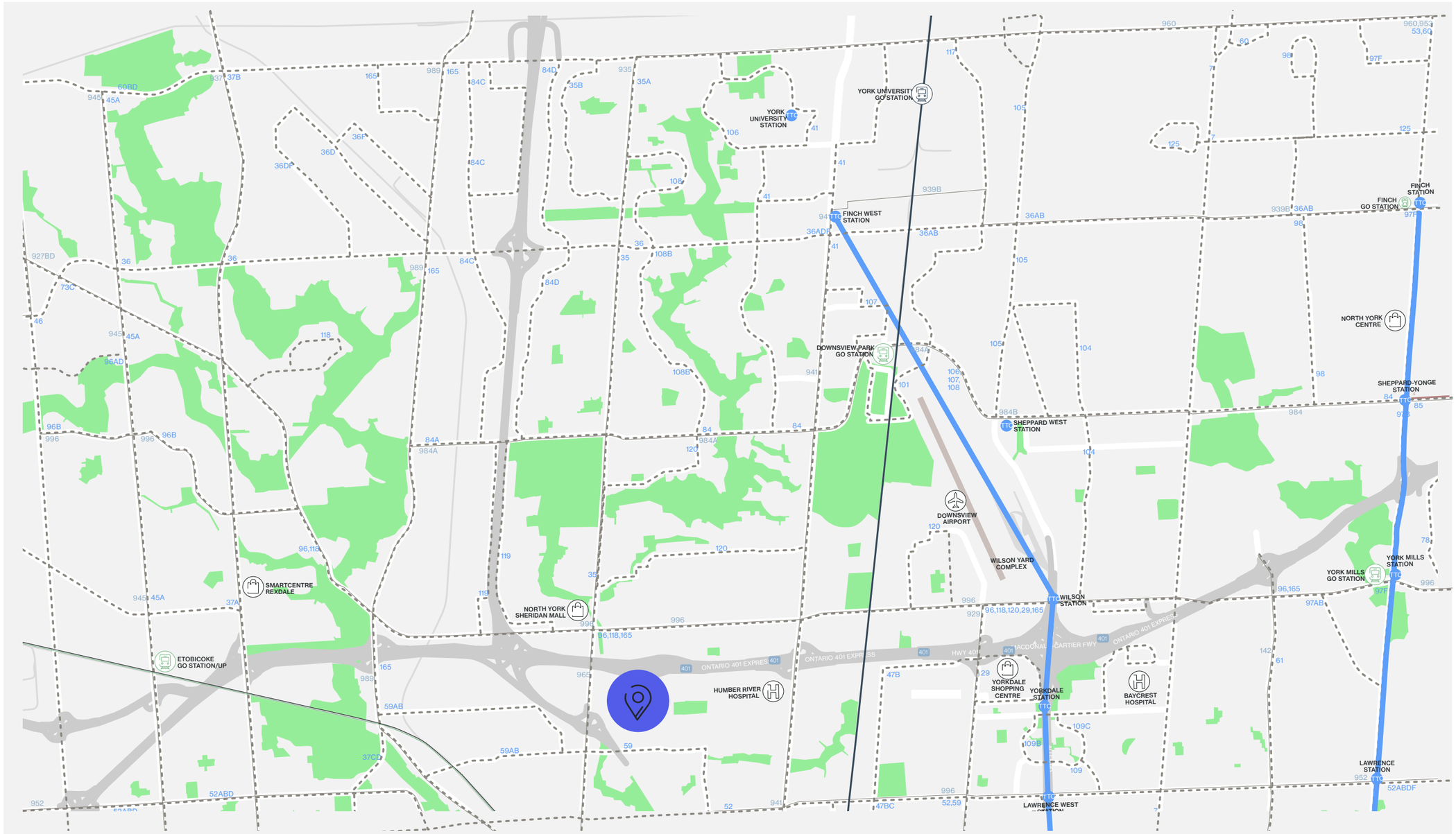


03

Transit Highlights

Transit Routes

TTC Line 1
Yonge-University



04 About Oxford Properties

1960	4	146.7M+*	$1.7B	$86.2B*
Founded	Continents	Sq. Ft. Portfolio	Expected equity committed to developments	AUM

Oxford Properties Group is a leading global real estate investor, developer and manager.

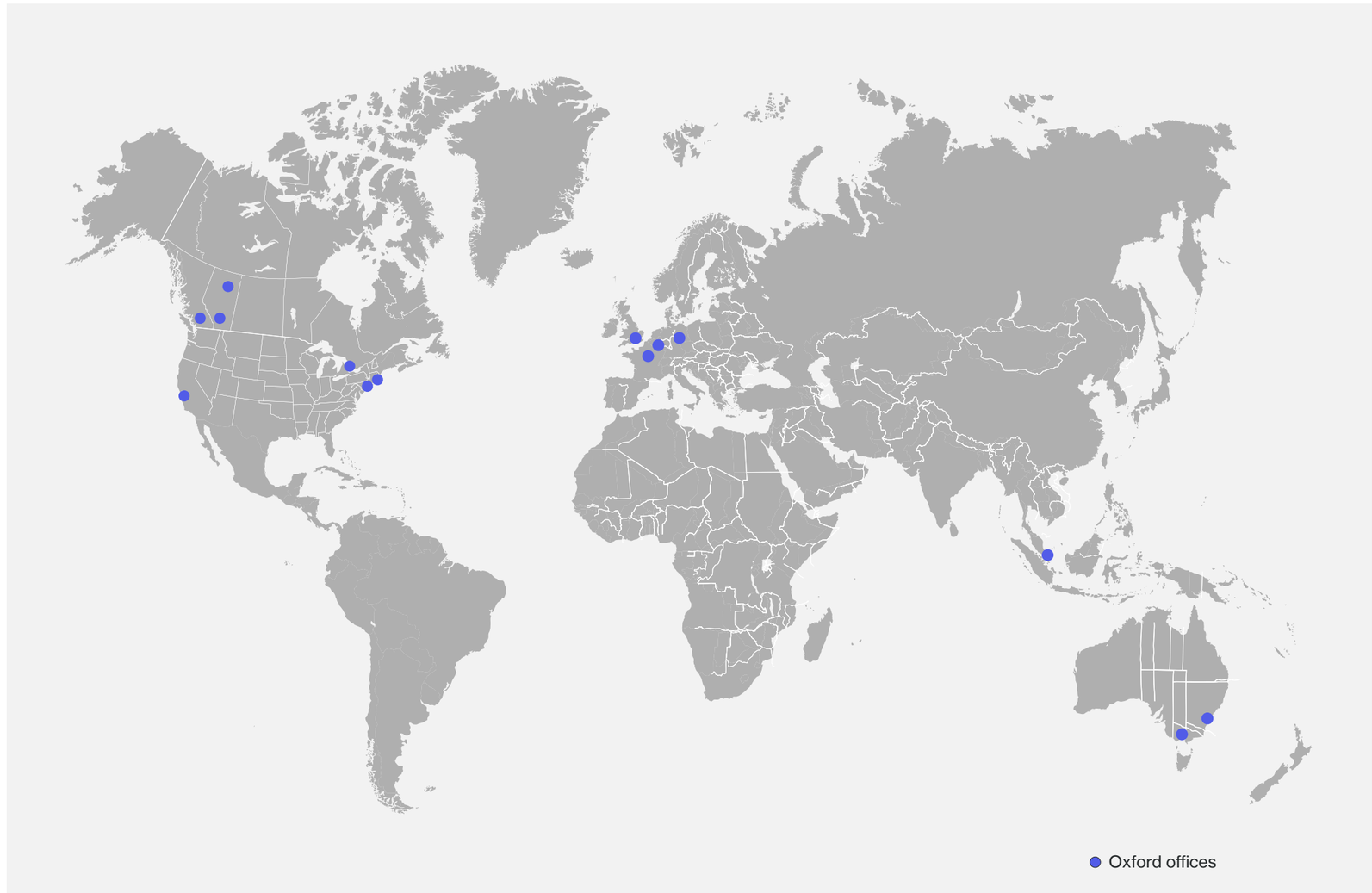
Established in 1960, Oxford and its portfolio companies manage approximately C$86 billion of assets across four continents on behalf of their investment partners.

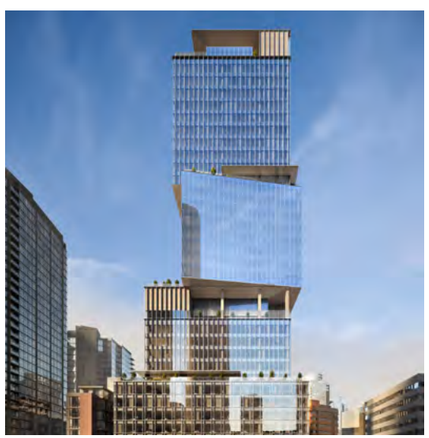
Oxford's owned portfolio encompasses logistics, office, retail, multifamily residential, life sciences, credit and hotels in global gateway cities and high-growth hubs. A thematic investor with a committed source of capital, Oxford invests in properties, portfolios, development sites, debt, securities and real estate businesses across the risk-reward spectrum.

Together with its portfolio companies, Oxford is one of the world's most active developers with 30 projects currently underway globally across all major asset classes. Oxford is owned by OMERS, the Canadian defined benefit pension plan for Ontario's municipal employees.

For more information on Oxford, visit www.oxfordproperties.com

*Oxford + platform companies references companies where Oxford has a majority investment and management stake. **Hotels & Alternatives classification includes hotels and indirect investments. Transaction volumes, opportunities underwritten, 20-yr average total return and development activity are as of December 31, 2025.





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