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AMAZON FULFILMENT CENTRE TOWN OF CALEDON

Amazon was seeking a footprint of approximately 1 million square feet within the Greater Toronto Area but were faced with an extremely constrained land supply that would meet their demands for a building completion in summer 2019.

Transaction Type & Details

Date:
August 16, 2018

Type:
Lease

Building Type:
Industrial

Building Size:
1,150,000 SF

Sale Price:
\$132,043,211 CAD

Transaction Profile

- 1.15 million square feet design build
- 1,500 associate parking stalls
- 15 year lease term
- Largest building of its kind in the town of Caledon
- Largest spec project in Canada in 2018

Solution

Colliers International, on behalf of Blackwood Partners and the Alberta Investment Management Corporation, presented a location close to the City of Toronto, as well as a construction strategy to ensure Amazon's desired timeline was met. The Mayor of the Town of Celdon was directly involved in helping to facilitate the project's aggressive timeline.