



East Gwillimbury (EG)'s warehousing and logistics sector is a fast-growing hub for goods movement and distribution.

With **135 million** consumers within an **800 km** radius, EG sits at the heart of one of North America's most connected trade corridors.

EG's strategic location along **Highway 404** and nearby **Highway 400** provides seamless access to **Toronto Pearson Airport, CN Rail intermodals, and multiple U.S. border crossings**, making it a natural gateway for domestic and international logistics.



WHY EG?

- **Direct access** to Ontario's 400-series highways and Greater Toronto logistics network
- **Proximity** to Pearson International Airport, rail terminals, and ports for multi-modal transportation
- **Large, zoned employment lands** ideal for distribution, cold storage, and logistics facilities
- **Cost-efficient** alternative to southern Greater Toronto Area's (GTA) industrial locations
- **Established** major employers, including Loblaw Distribution Centre, bringing over 600 new jobs to EG

FAST FACTS (2024)



111 LOCAL BUSINESSES



331 JOBS
(+20% growth over 10 years)

\$15M in local wages paid



\$95.7M
in annual sales



\$58M
in exports



75% of freight and logistics purchases sourced locally

2014-2024 WAREHOUSING AND LOGISTICS JOB COUNTS AND SHIFT SHARE ANALYSIS

ECONOMIC REGION	2014 JOBS	2024 JOBS	2014 - 2024 CHANGE
East Gwillimbury	275	331	56
Greater York Region	10,263	11,938	1,675

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Lightcast Analyst 2024.3.

2024 BUILDING AND CONSTRUCTION BUSINESS COUNTS

ECONOMIC REGION	1-9 EMPLOYEES	10-49 EMPLOYEES	50+ EMPLOYEES	INDETERMINATE	TOTAL
East Gwillimbury	38	3	4	68	111
Greater York Region	1,699	136	52	3,339	5,226

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Canadian Business Counts, June 2024.

INVESTMENT OPPORTUNITIES



- **Distribution centres** and fulfillment hubs supporting e-commerce growth
- **Cold chain logistics** for food, pharmaceutical, and agriculture sectors
- **Green logistics innovations** - electric fleets, smart warehousing, and sustainable design
- **Opportunities** for cross-docking and last-mile delivery operations servicing the GTA North

WHAT'S NEXT?



- **Continued sector expansion** driven by e-commerce, automation, and regional demand
- Increasing adoption of **AI, robotics, and data-driven logistics systems** to optimize performance
- Projected **long-term employment and investment stability** as businesses seek GTA-adjacent industrial space
- EG will continue to serve as a **strategic northern logistics node** in Ontario's growing distribution network