

12880
COLERAINE DRIVE, UNIT 1
CALEDON, ON



VIEW PROPERTY VIDEO



STRATEGICALLY LOCATED IN
BOLTON BUSINESS PARK



EXCELLENT PROXIMITY TO
CP INTERMODAL



MINUTES AWAY FROM
400 SERIES HIGHWAYS

51,180 SF - 153,929 SF AVAILABLE IMMEDIATELY

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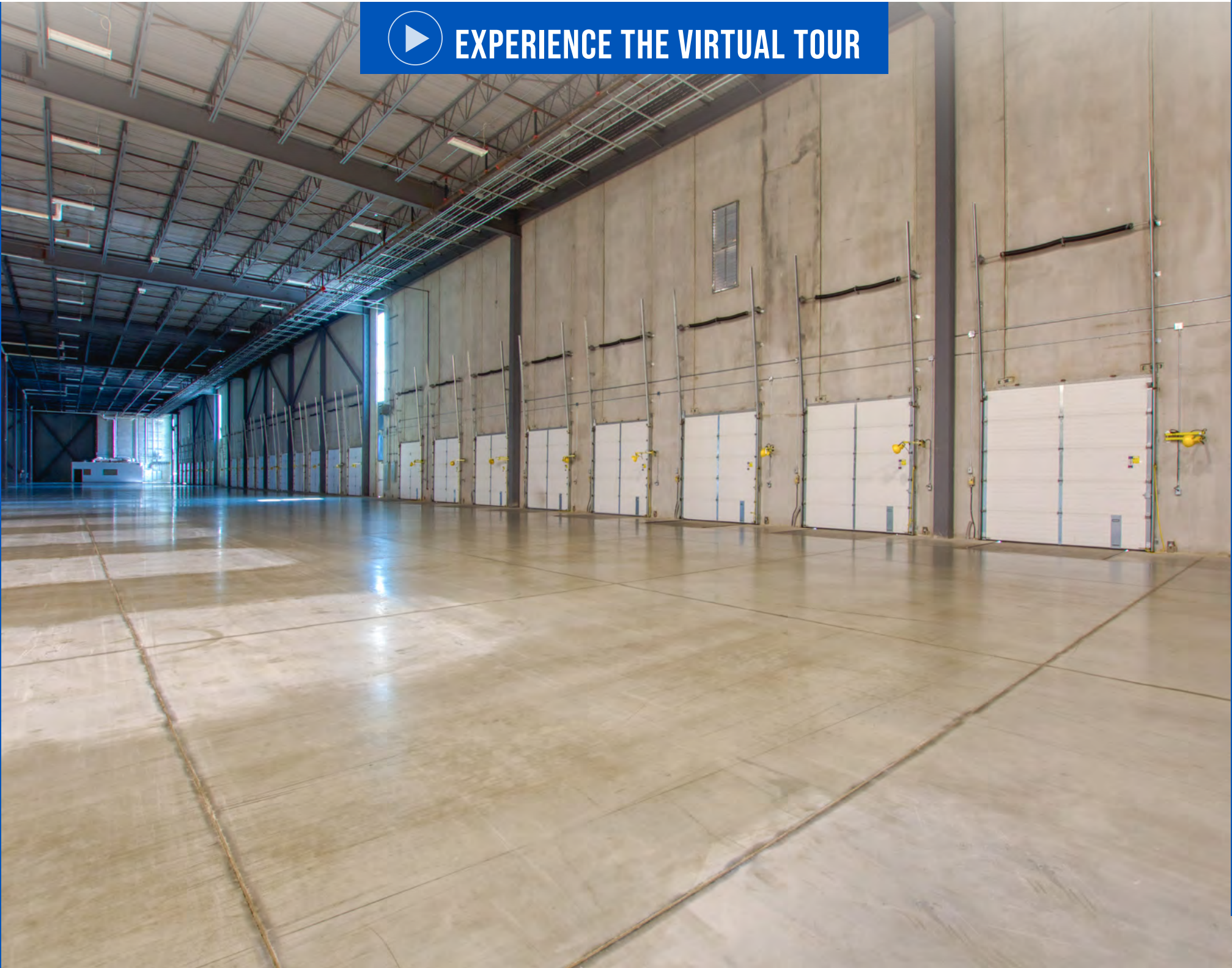


TOTAL SIZE	153,929 sf [divisible down to 51,180 sf]
OFFICE SIZE	4,018 sf (+ 606 sf shipping office)
SHIPPING	30 TL, 1 DI
CLEAR HEIGHT	36'
POWER	800 amps
BAY SIZE	56' X 40'
T.M.I. (2026)	\$2.83 psf (excluding management fee)
OCCUPANCY	Immediate
ZONING	MP-580

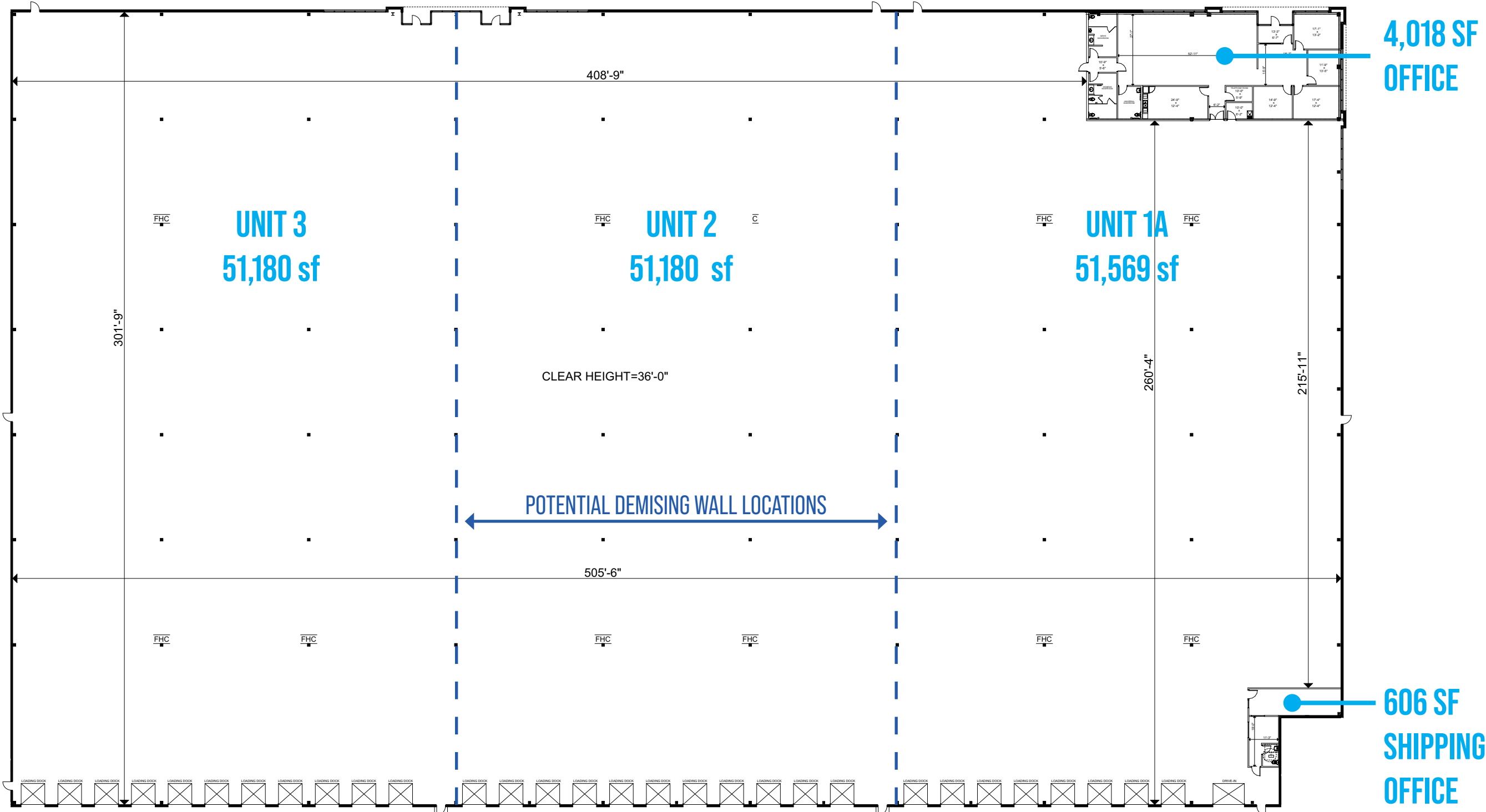
- 60' concrete shipping apron
- Excellent access to GTA core/GTA West markets
- Conveniently located near the new Highway 427 extension and various intermodal facilities
- Excellent dock door ratio [1/5,130 sf]
- Signalized traffic light at entrance



EXPERIENCE THE VIRTUAL TOUR



FLEXIBLE DEMISING OPTIONS



INTERIOR PHOTOGRAPHY



EXTERIOR PHOTOGRAPHY



AERIAL PHOTOGRAPHY



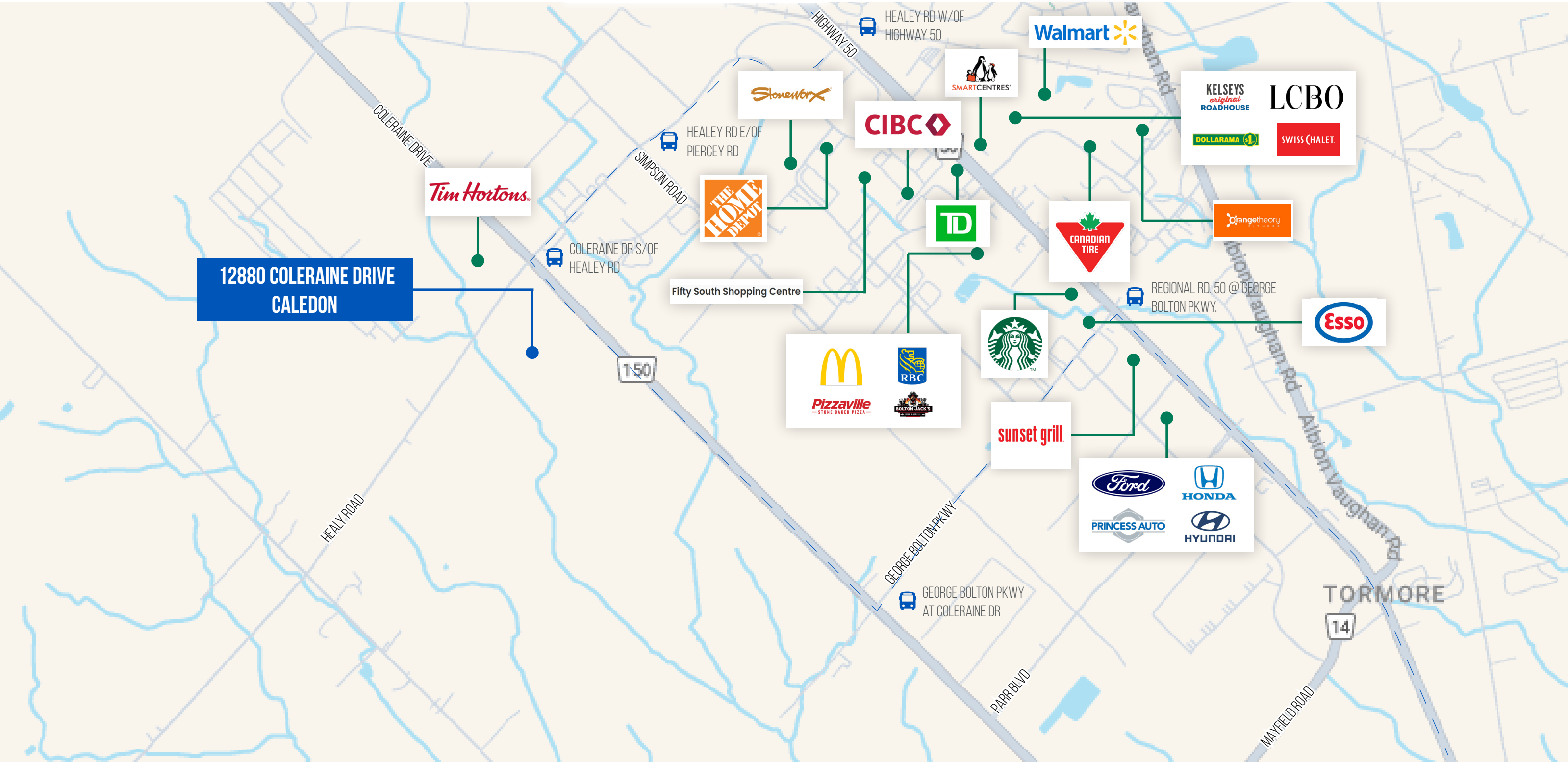
CORPORATE NEIGHBOURS



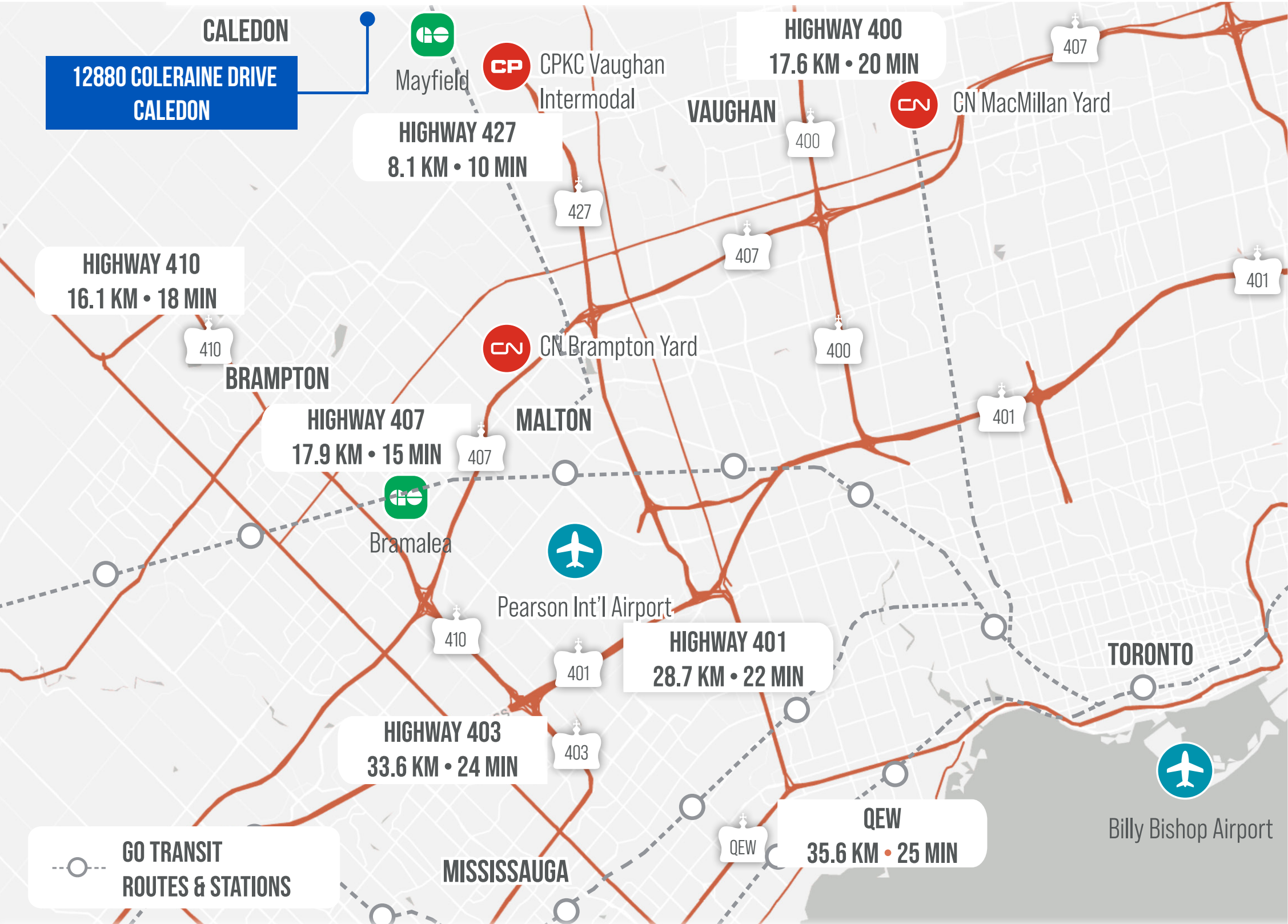
● Corporate Tenants — Bolton Transit

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AMENITIES MAP



LOCATION & CONNECTIVITY



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