

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

12880 COLERAINE DRIVE, UNIT 1

 CUSHMAN & WAKEFIELD

 menkes

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)

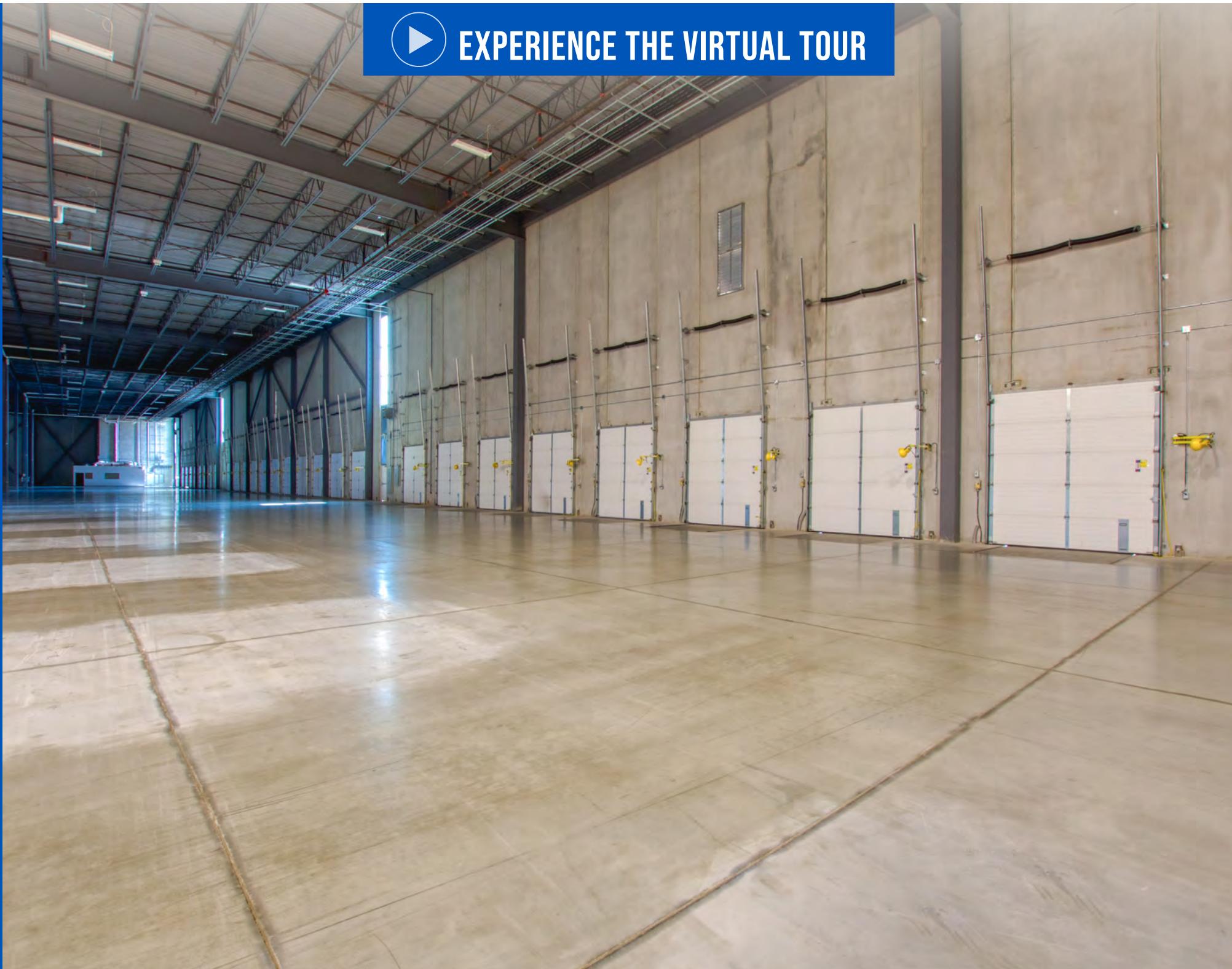
OCCUPANCY Immediate

ZONING MP-580

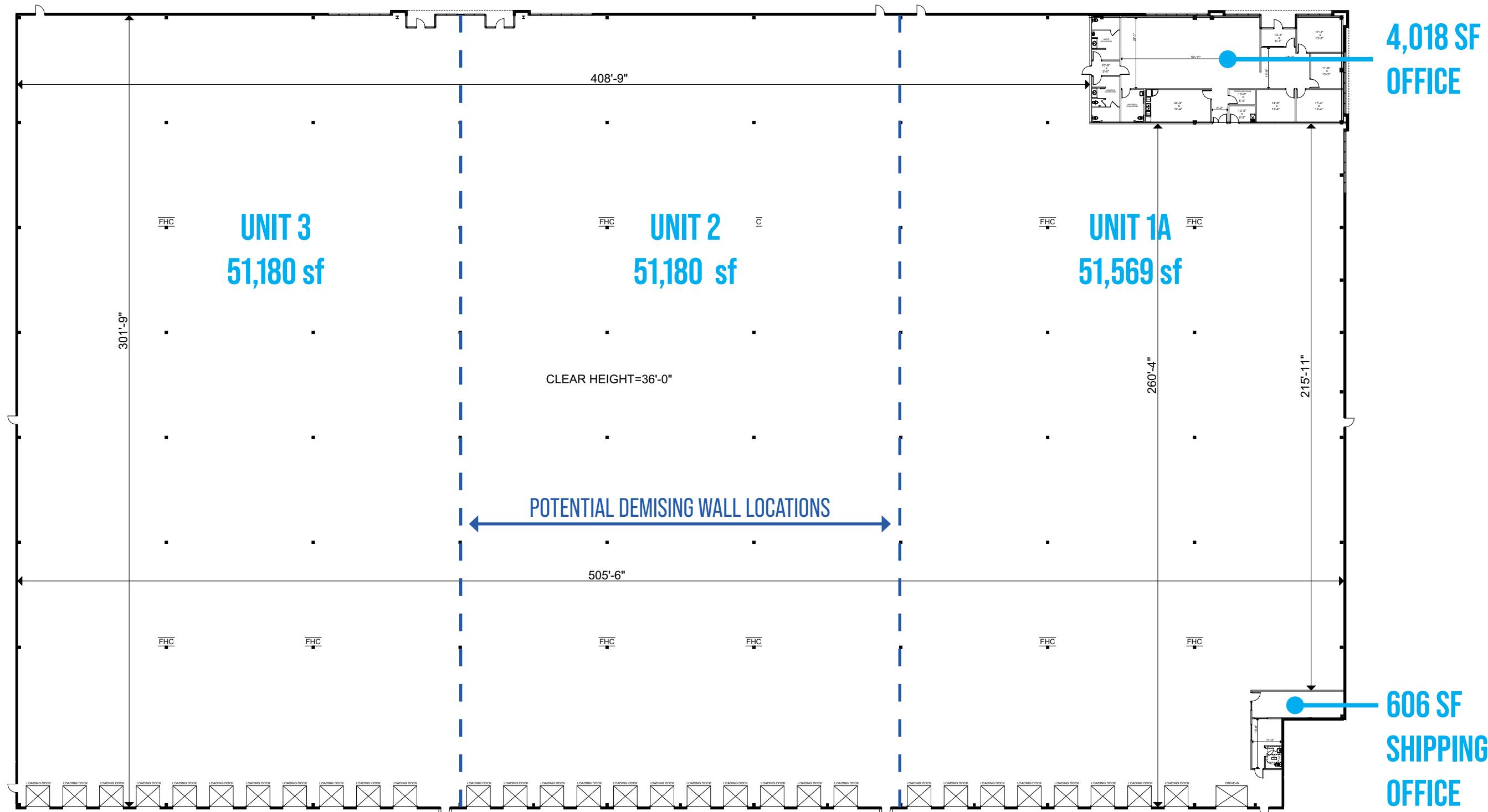
- 60' concrete shipping apron
- Excellent access to GTA core/GTA West markets
- Conveniently located near the new Highway 427 extension and various intermodal facilities
- Excellent dock door ratio (1/5,130 sf)
- Signalized traffic light at entrance



EXPERIENCE THE VIRTUAL TOUR



FLEXIBLE DEMISING OPTIONS

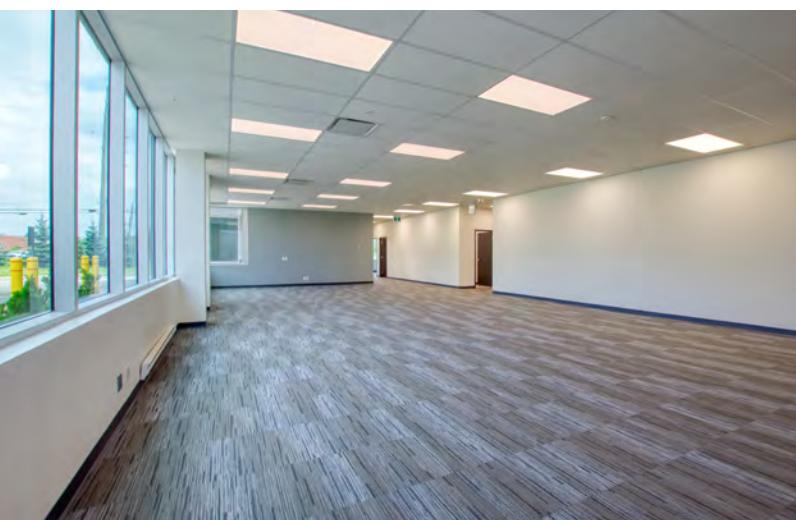
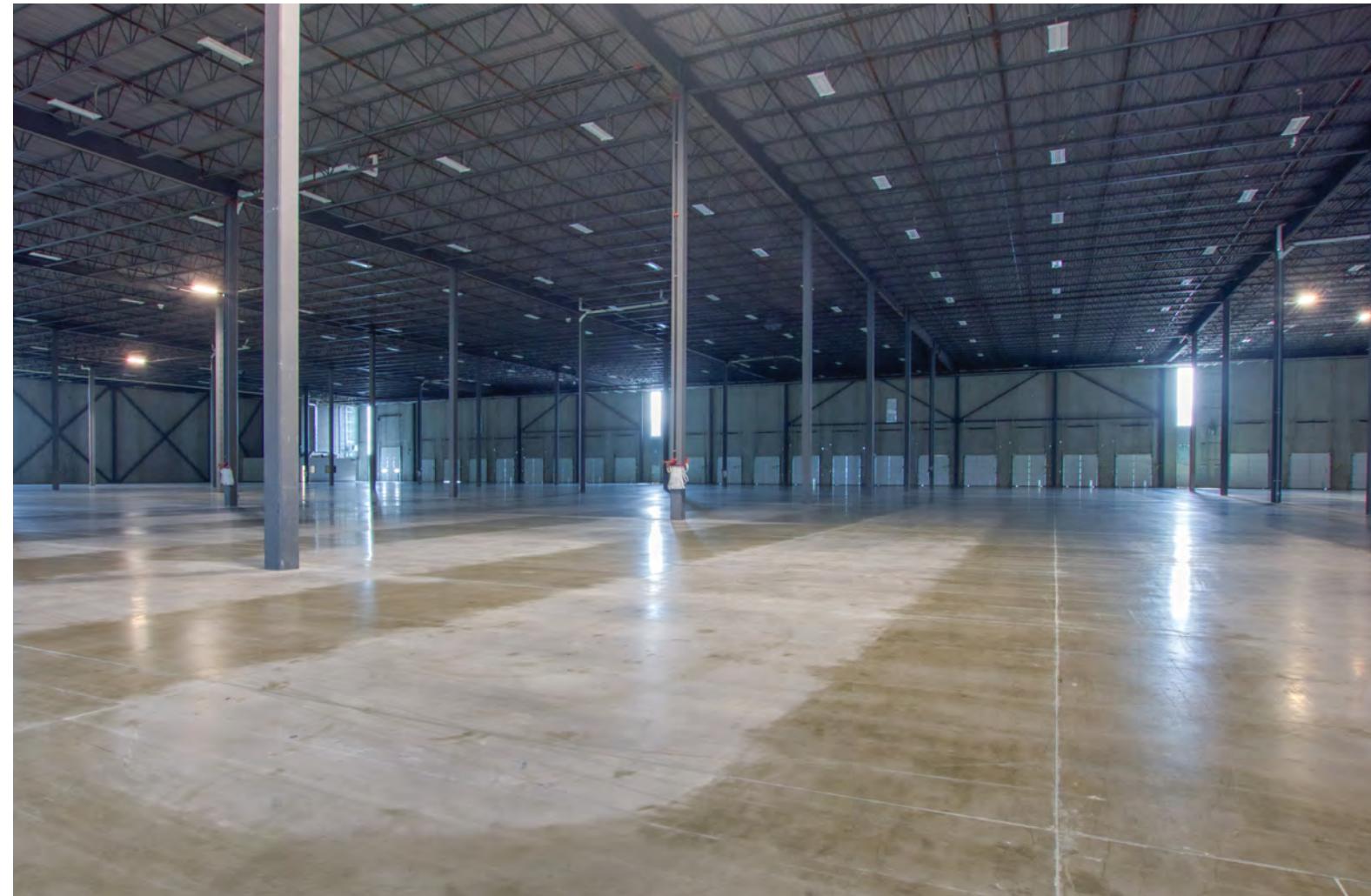


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INTERIOR PHOTOGRAPHY

 CUSHMAN &
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EXTERIOR PHOTOGRAPHY

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AERIAL PHOTOGRAPHY

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CORPORATE NEIGHBOURS



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AMENITIES MAP



● Amenities

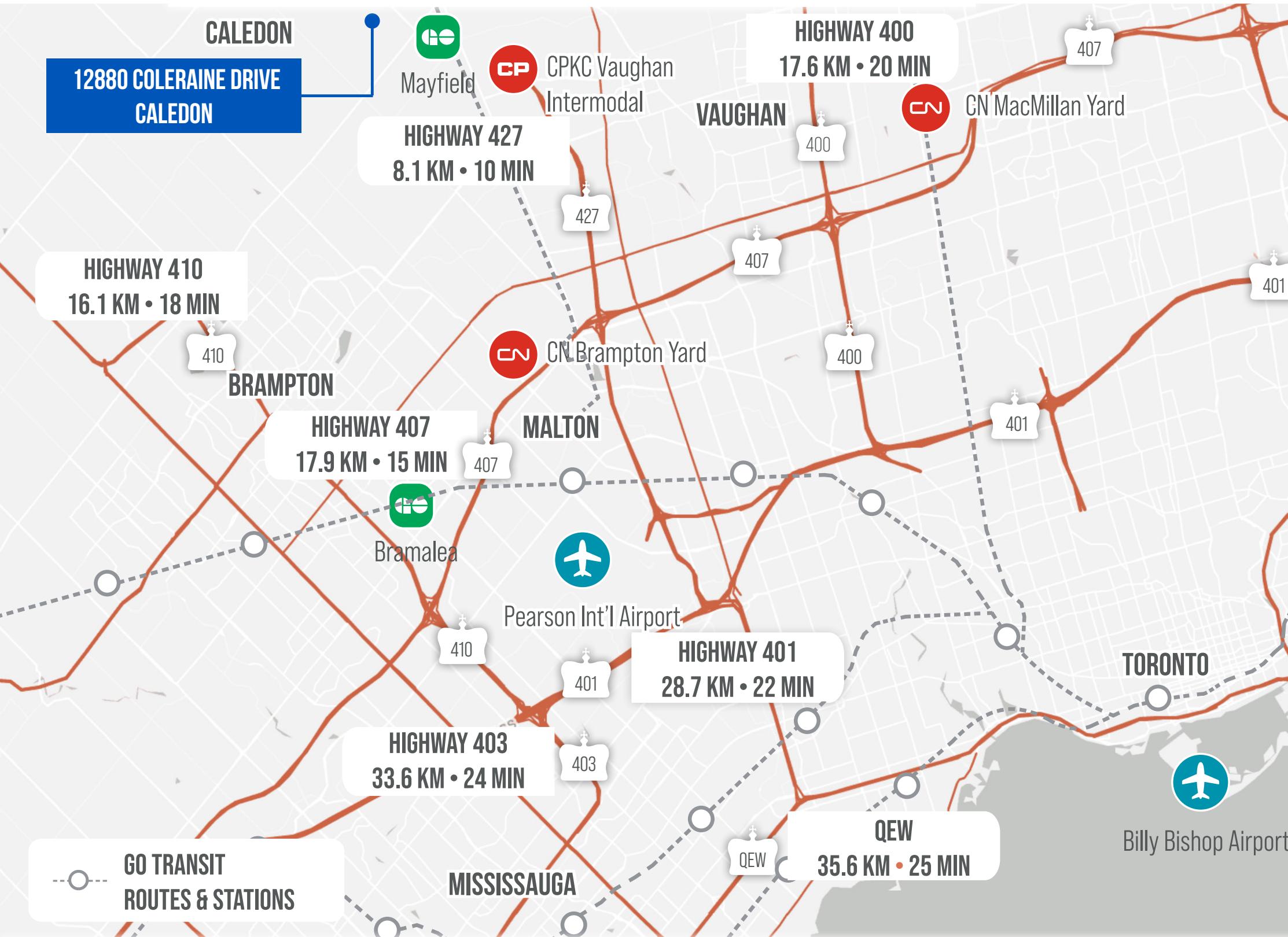
— Bolton Transit

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LOCATION & CONNECTIVITY

CUSHMAN & WAKEFIELD

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12880 COLERAINE DRIVE, UNIT 1 CALEDON, ON

FRASER PLANT*

Executive Vice President

+1 416 505 1194

fraser.plant@cushwake.com

MICHAEL YULL*, SIOR

Vice Chair

+1 647 272 3075

michael.yull@cushwake.com

MITCHELL PLANT*

Senior Associate

+1 416 837 2311

mitchell.plant@cushwake.com

RORY MACNEIL*

Associate Vice President

+1 289 221 0356

rory.macneil@cushwake.com

CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300

Mississauga, ON

www.cushmanwakefield.com

