

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



[▶ EXPERIENCE THE VIRTUAL TOUR](#)

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

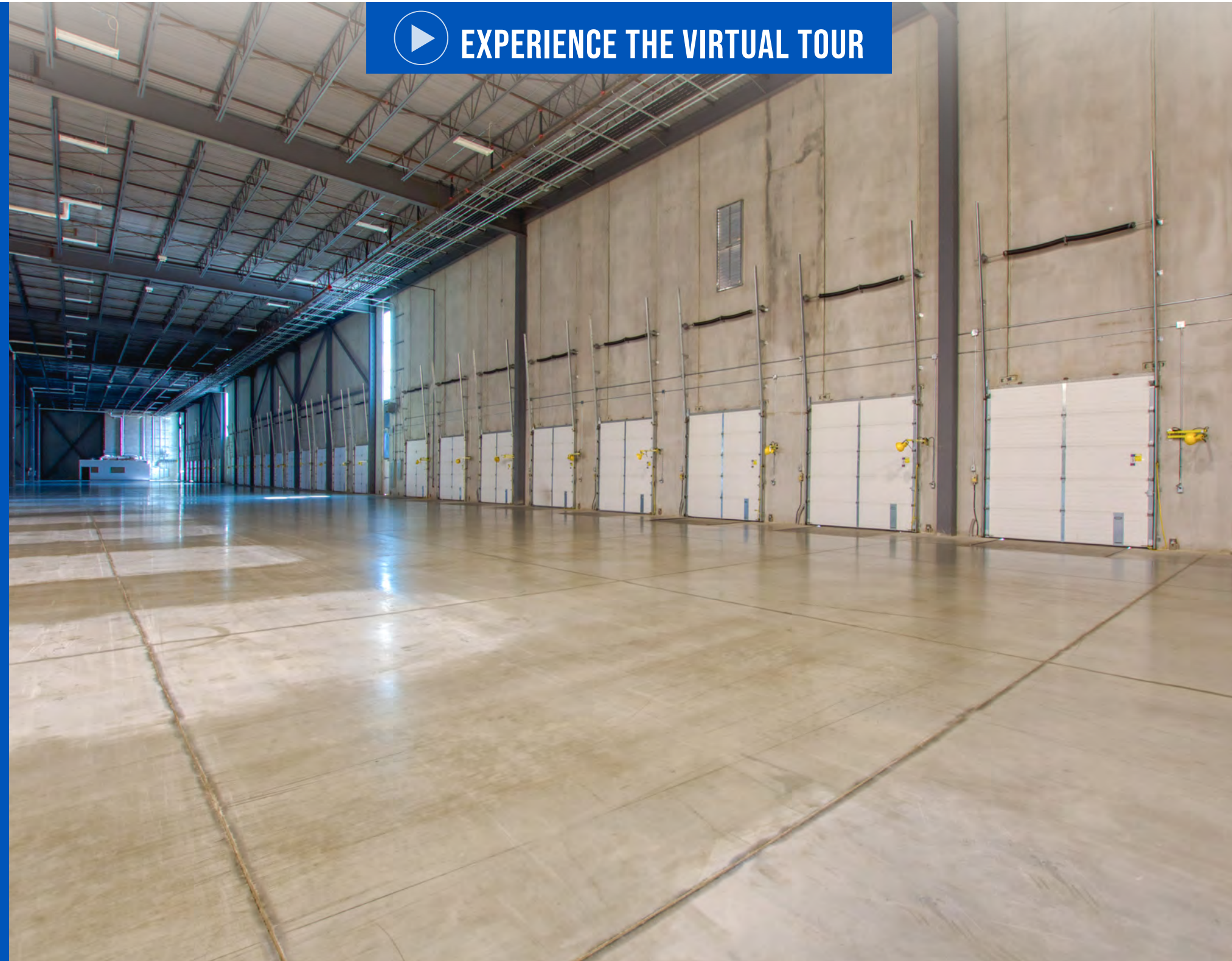
BAY SIZE 56' X 40'

T.M.I. (2026) \$2.83 psf (excluding management fee)

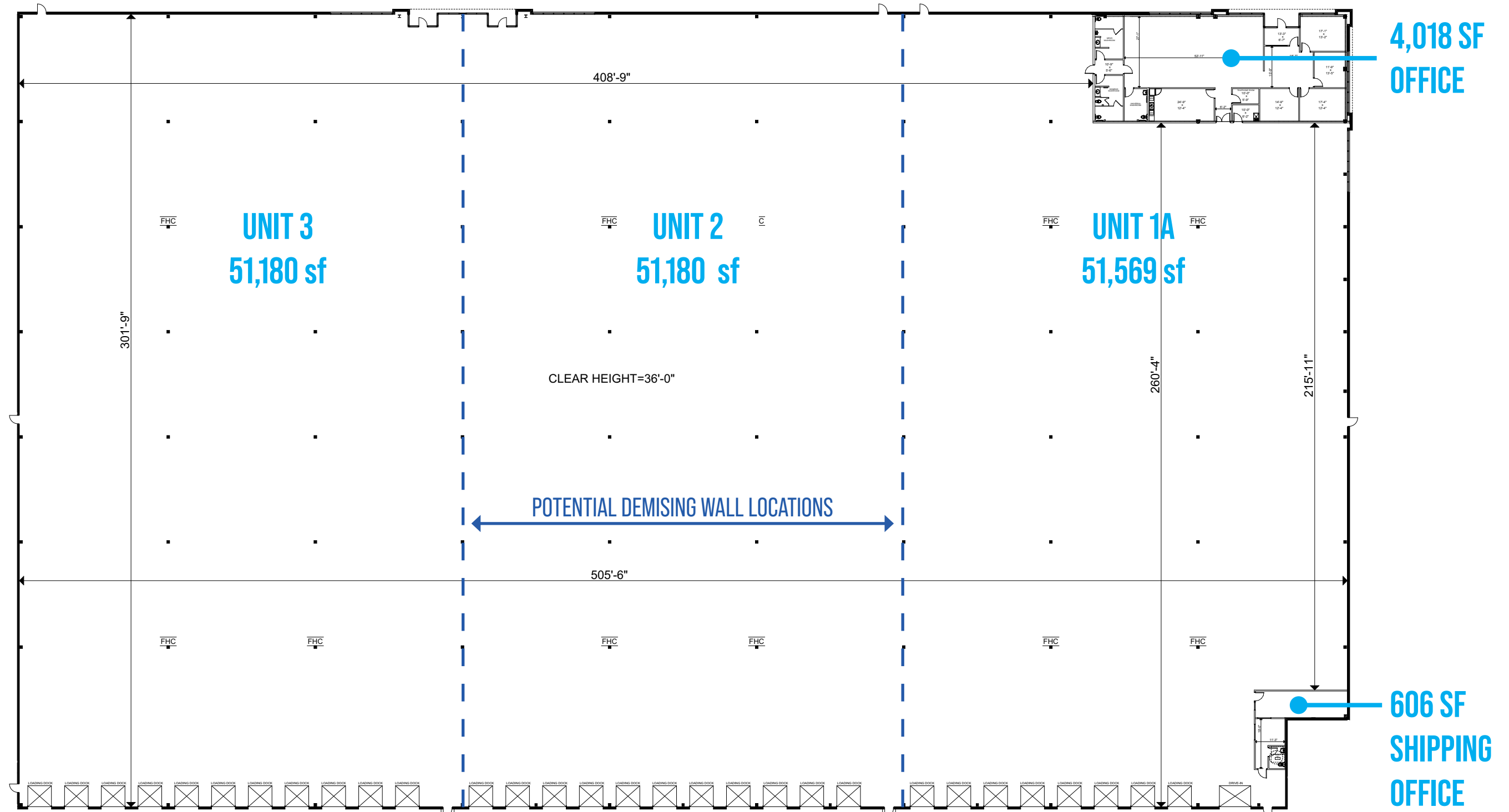
OCCUPANCY Immediate

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



FLEXIBLE DEMISING OPTIONS



INTERIOR PHOTOGRAPHY



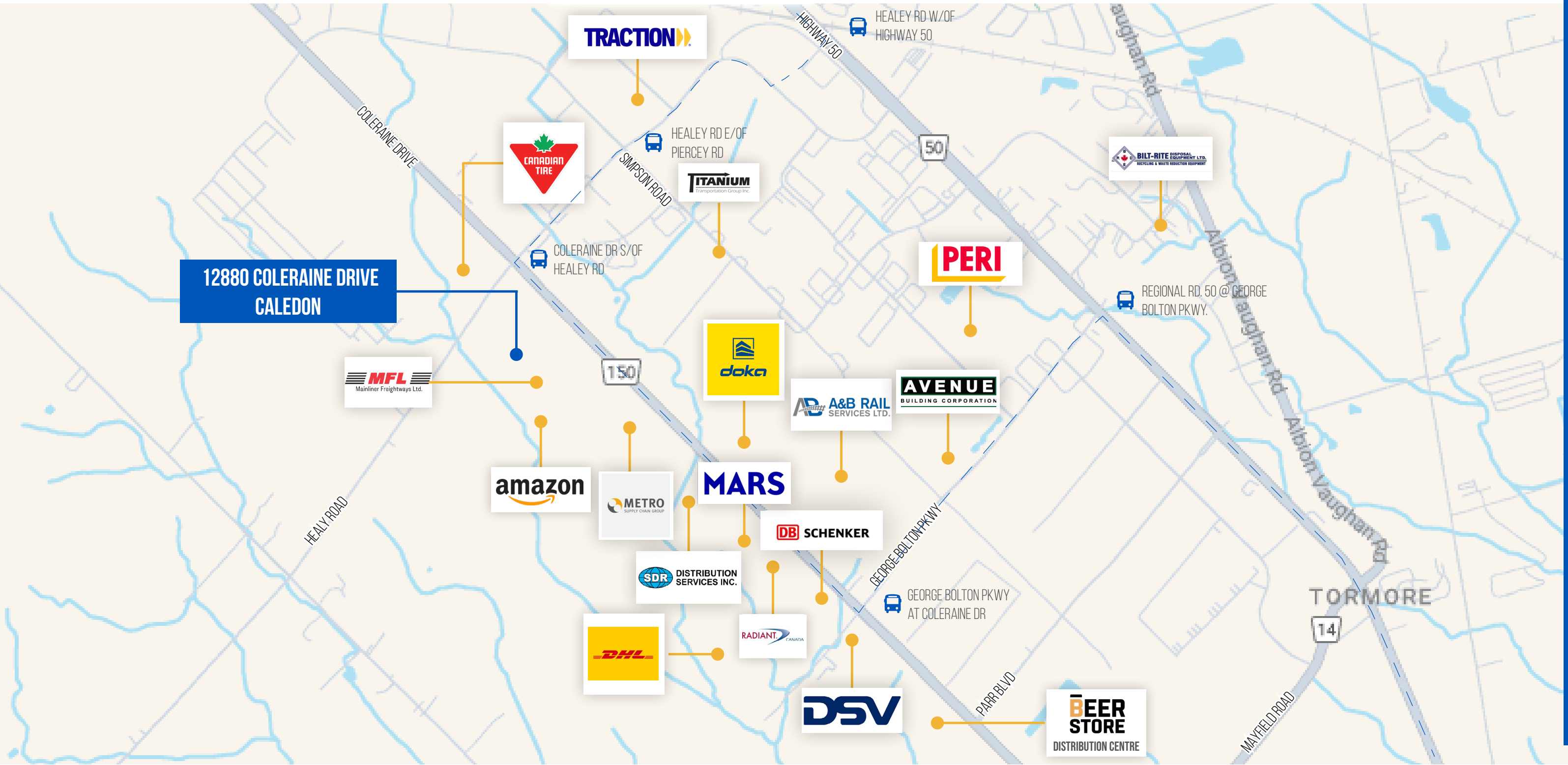
EXTERIOR PHOTOGRAPHY



AERIAL PHOTOGRAPHY



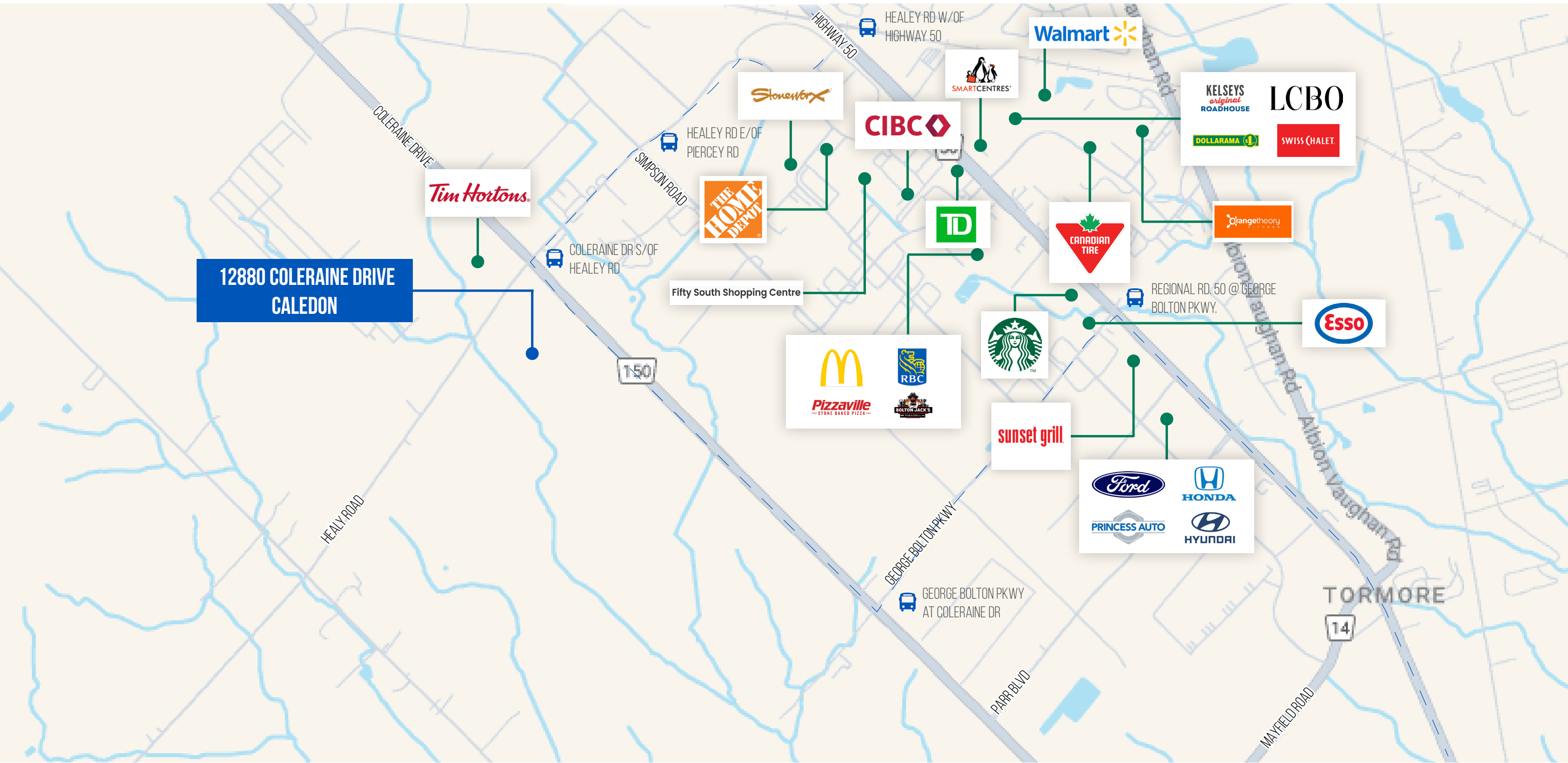
CORPORATE NEIGHBOURS



● Corporate Tenants — Bolton Transit

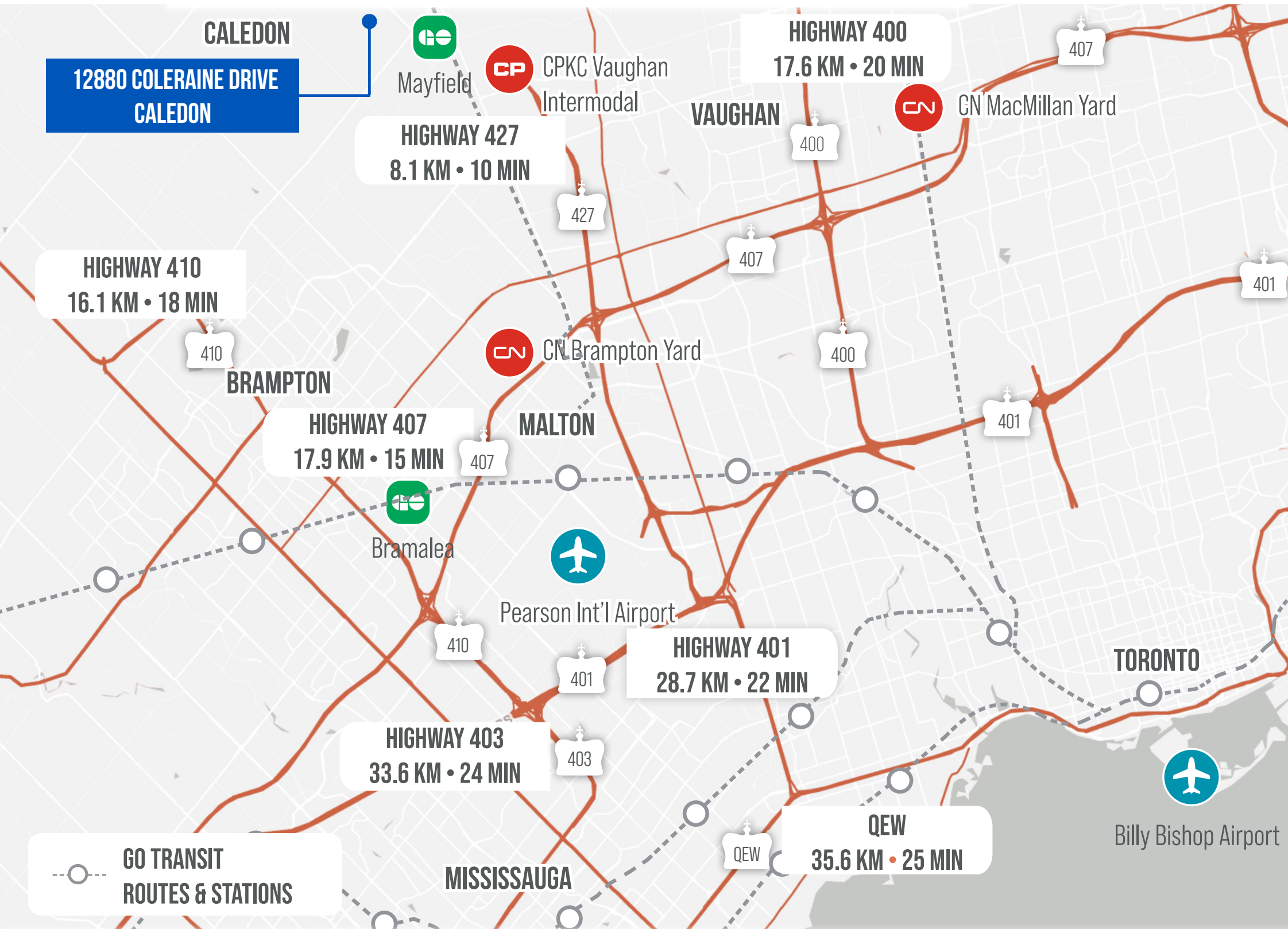
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AMENITIES MAP



● Amenities — Bolton Transit

LOCATION & CONNECTIVITY



12880

COLERAINE DRIVE, UNIT 1

CALEDON, ON

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