

12880

COLERAINE DRIVE, UNIT 1

CALEDON, ON



STRATEGICALLY LOCATED IN
BOLTON BUSINESS PARK



EXCELLENT PROXIMITY TO
CP INTERMODAL



MINUTES AWAY FROM
400 SERIES HIGHWAYS

AVAILABLE FOR LEASE - Q2 2025 POSSESSION

For more information, please contact:

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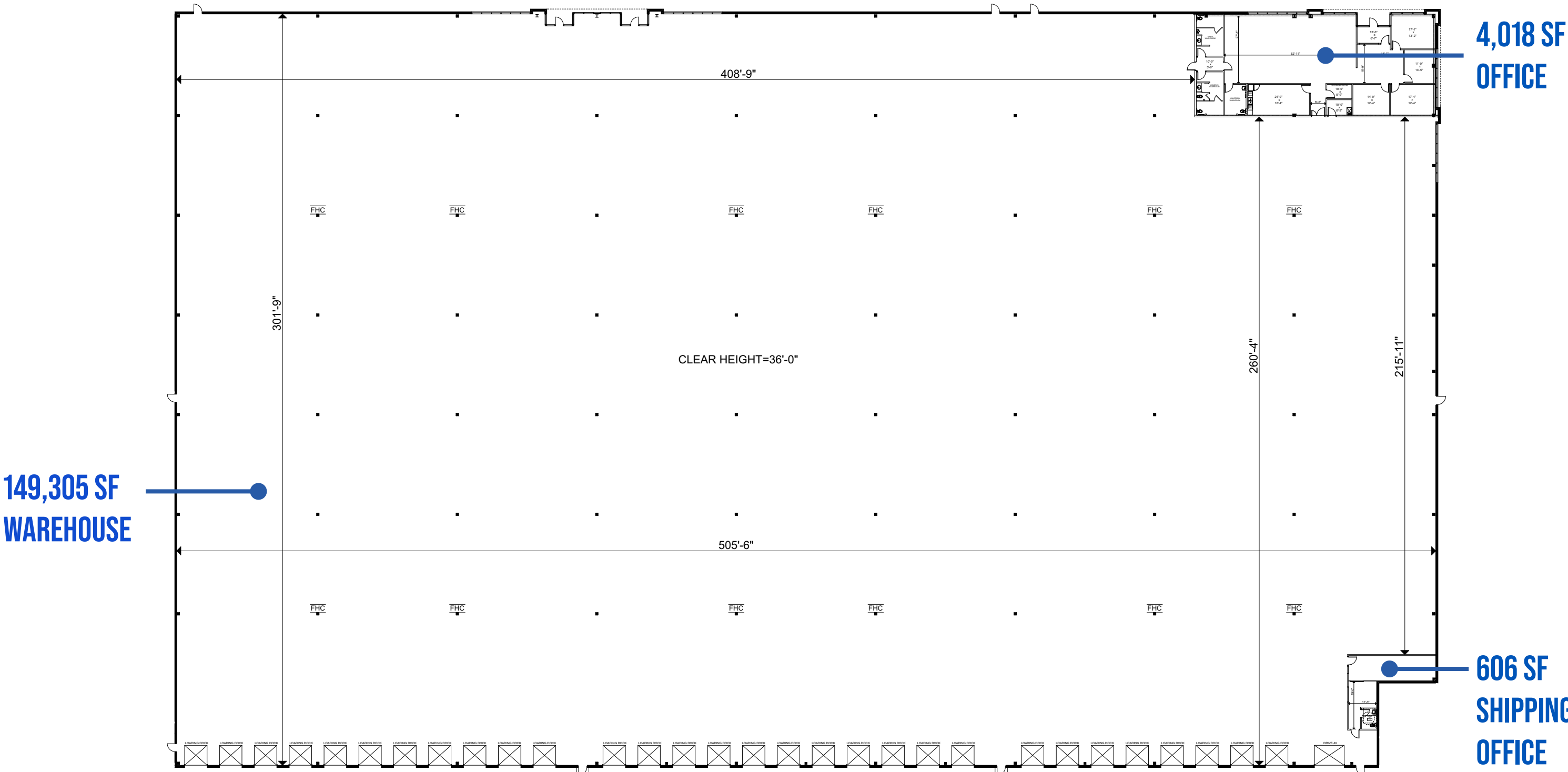
TOTAL SIZE	153,929 sf
OFFICE SIZE	4,018 sf (+ 606 sf shipping office)
SHIPPING	30 TL, 1 DI
CLEAR HEIGHT	36'
POWER	1,000 amps
BAY SIZE	56' X 40'
T.M.I. (2025)	\$2.76 psf
OCCUPANCY	Q2 2025
ZONING	MP-580

- 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



VIEW PROPERTY VIDEO

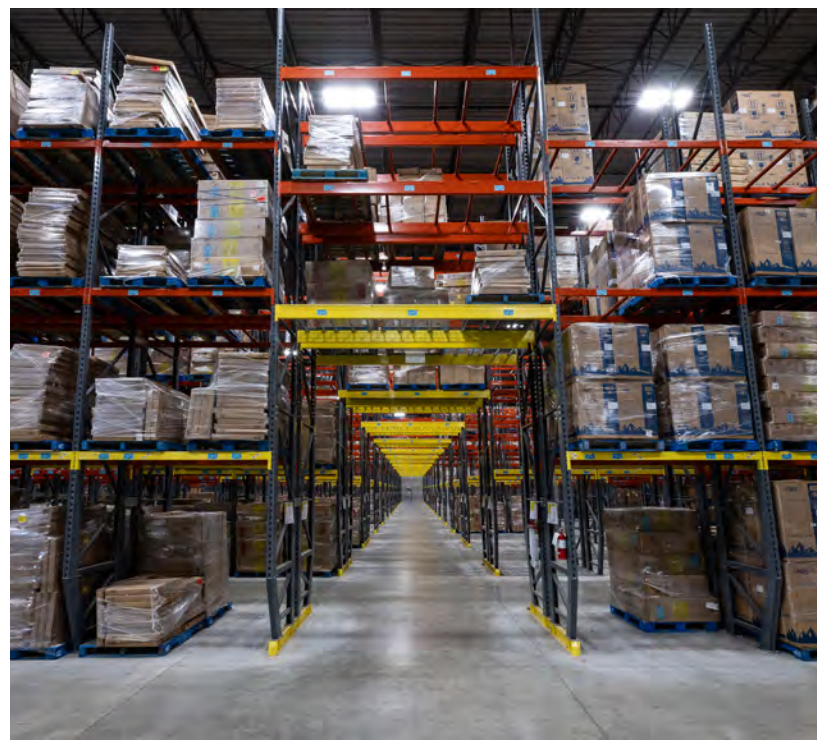
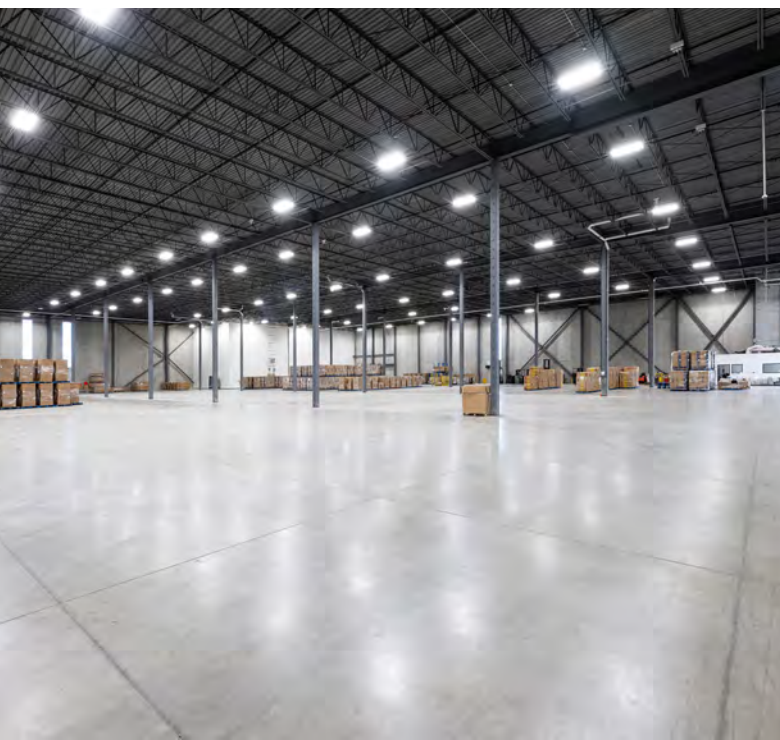
PROPERTY FLOOR PLAN



INTERIOR PHOTOGRAPHY

CUSHMAN &
WAKEFIELD

menkes



12880 COLERAINE DRIVE

EXTERIOR PHOTOGRAPHY



CUSHMAN &
WAKEFIELD

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CP

12880 COLERAIN DRIVE

CORPORATE NEIGHBOURS

12880 COLERAINE DRIVE
CALEDON

TRACTION



TITANIUM
Transportation Group Inc.

PERI



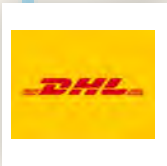
AVENUE
BUILDING CORPORATION



MARS

DB SCHENKER

SDR DISTRIBUTION
SERVICES INC.



DSV

BEER
STORE
DISTRIBUTION CENTRE

Corporate Tenants Bolton Transit

AMENITIES MAP

12880 COLERAINE DRIVE
CALEDON

Tim Hortons

THE HOME
DEPOT

Stoneybrix

CIBC

SMARTCENTRES

Walmart

KELSEYS
original
ROADHOUSE LCBO
DOLLARAMA SWISS CHALET

Orangetheory

CANADIAN
TIRE

Esso

Starbucks

sunset grill

Ford HONDA
PRINCESS AUTO HYUNDAI

Pizzaville RBC
BOLTON JACK'S

Fifty South Shopping Centre

HEALEY RD W/OF
HIGHWAY 50

HEALEY RD E/OF
PIERCEY RD

COLERAINE DR S/OF
HEALEY RD

REGIONAL RD. 50 @ GEORGE
BOLTON PKWY.

GEORGE BOLTON PKWY
AT COLERAINE DR

TORMORE

Amenities Bolton Transit

LOCATION & CONNECTIVITY

12880 COLERAINE DRIVE
CALEDON



Mayfield



CPKC Vaughan
Intermodal

VAUGHAN

HIGHWAY 400
17.6 KM • 20 MIN



CN MacMillan Yard

HIGHWAY 427
8.1 KM • 10 MIN

HIGHWAY 410
16.1 KM • 18 MIN

BRAMPTON

HIGHWAY 407
17.9 KM • 15 MIN

MALTON



CN Brampton Yard

Bramalea



Pearson Int'l Airport

HIGHWAY 401
28.7 KM • 22 MIN

TORONTO

HIGHWAY 403
33.6 KM • 24 MIN

MISSISSAUGA

QEW

35.6 KM • 25 MIN

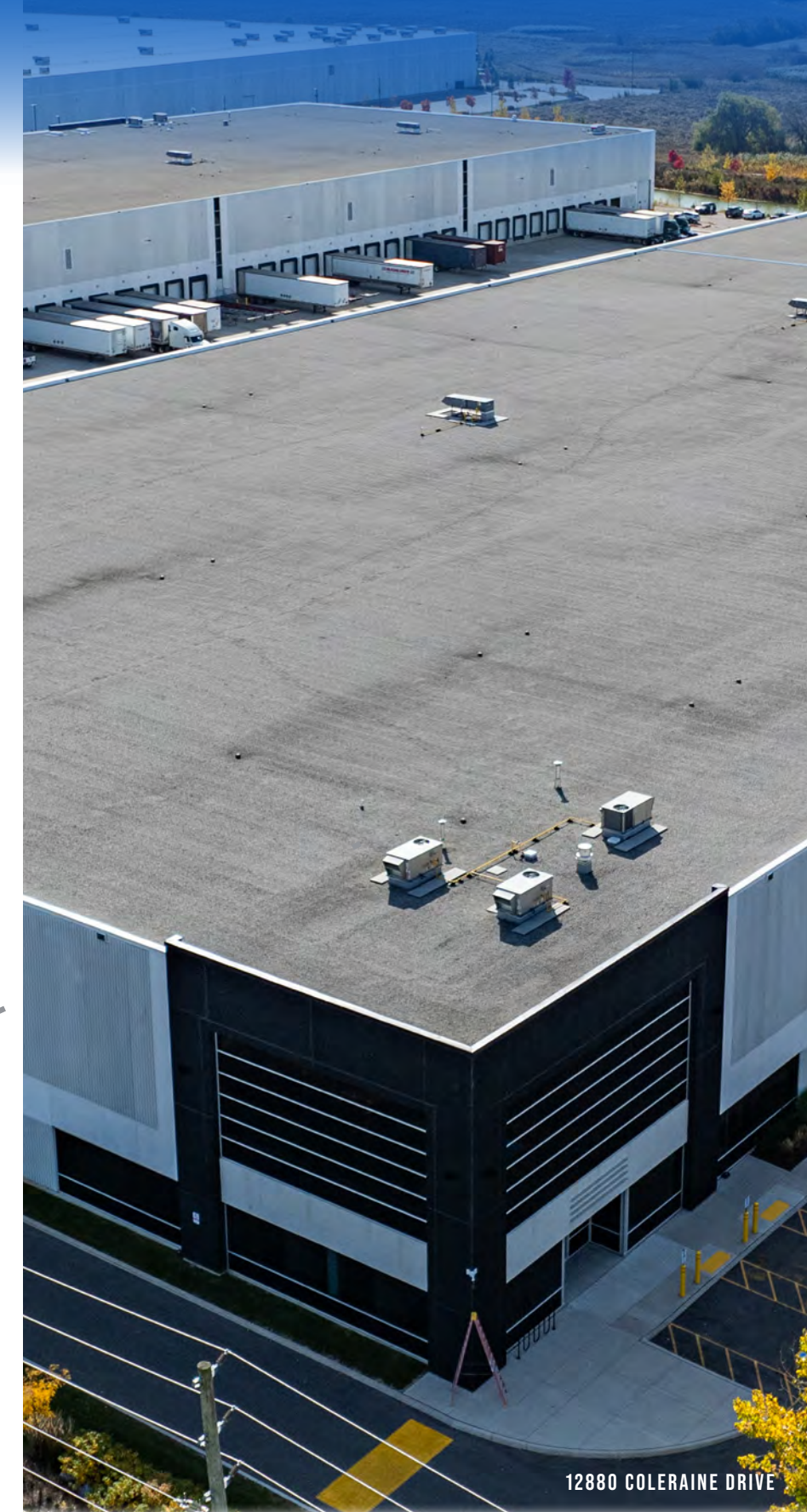


Billy Bishop Airport

GO TRANSIT
ROUTES & STATIONS

CUSHMAN &
WAKEFIELD

menkes



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