

12880
COLERAINE DRIVE, UNIT 1
CALEDON, ON



STRATEGICALLY LOCATED IN
BOLTON BUSINESS PARK



EXCELLENT PROXIMITY TO
CP INTERMODAL



MINUTES AWAY FROM
400 SERIES HIGHWAYS

NOW AVAILABLE FOR IMMEDIATE OCCUPANCY!

12880 COLERAINE DRIVE, UNIT 1



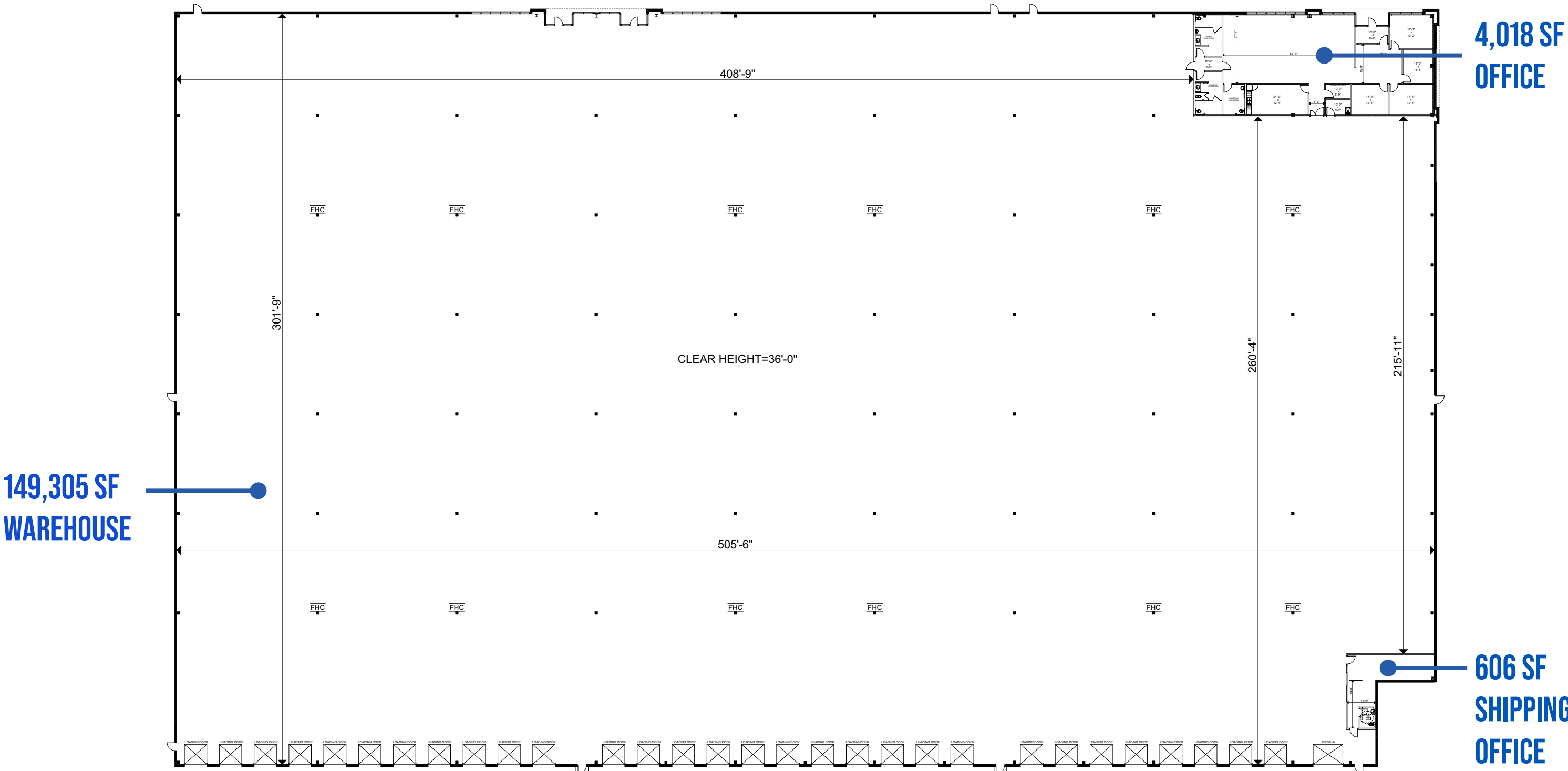
TOTAL SIZE	153,929 sf
OFFICE SIZE	4,018 sf (+ 606 sf shipping office)
SHIPPING	30 TL, 1 DI
CLEAR HEIGHT	36'
POWER	800 amps
BAY SIZE	56' X 40'
T.M.I. (2025)	\$2.76 psf
OCCUPANCY	Immediate
ZONING	MP-580

- 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



VIEW PROPERTY VIDEO

PROPERTY FLOOR PLAN



INTERIOR PHOTOGRAPHY



EXTERIOR PHOTOGRAPHY



AERIAL PHOTOGRAPHY



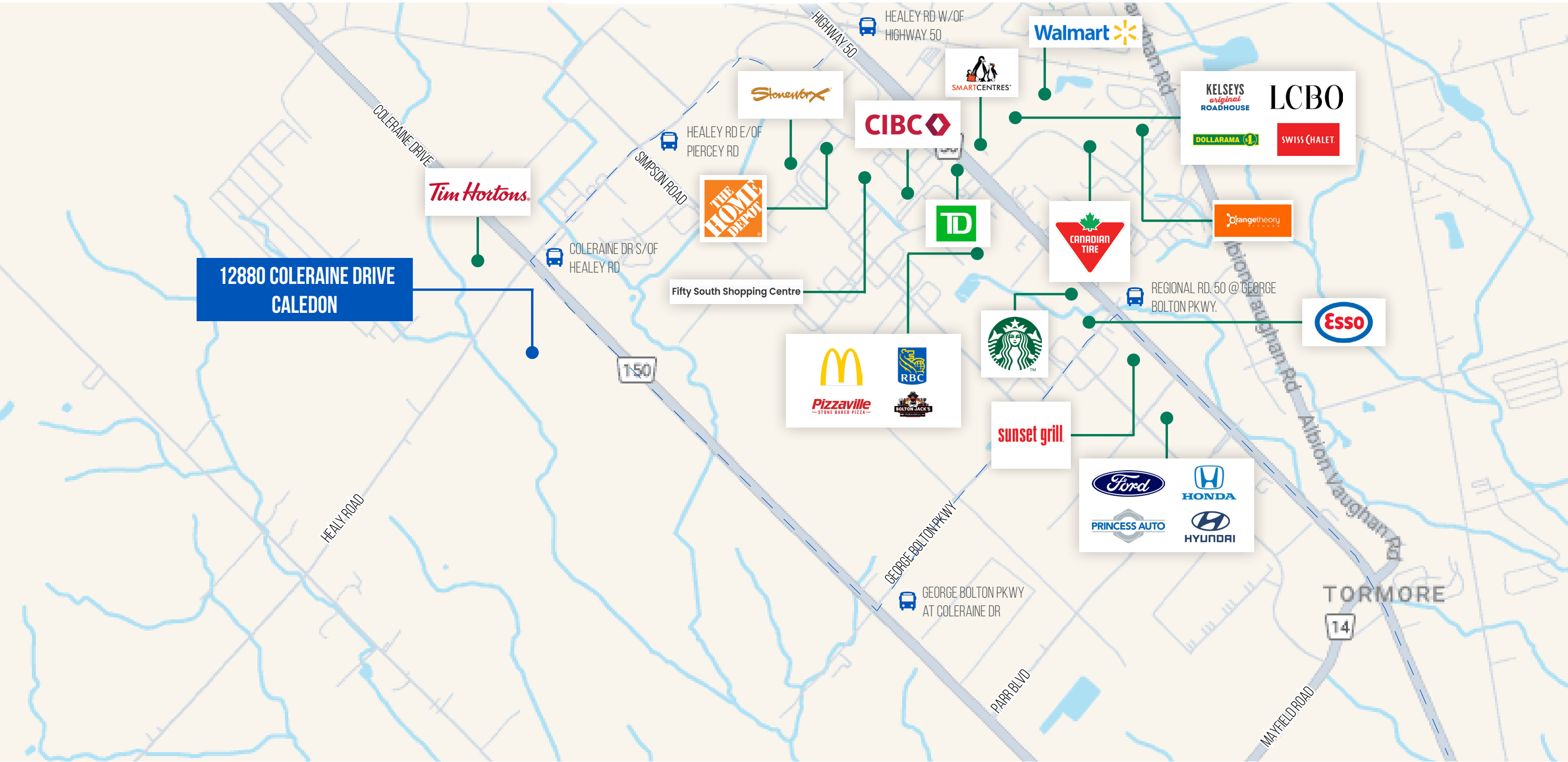
CORPORATE NEIGHBOURS



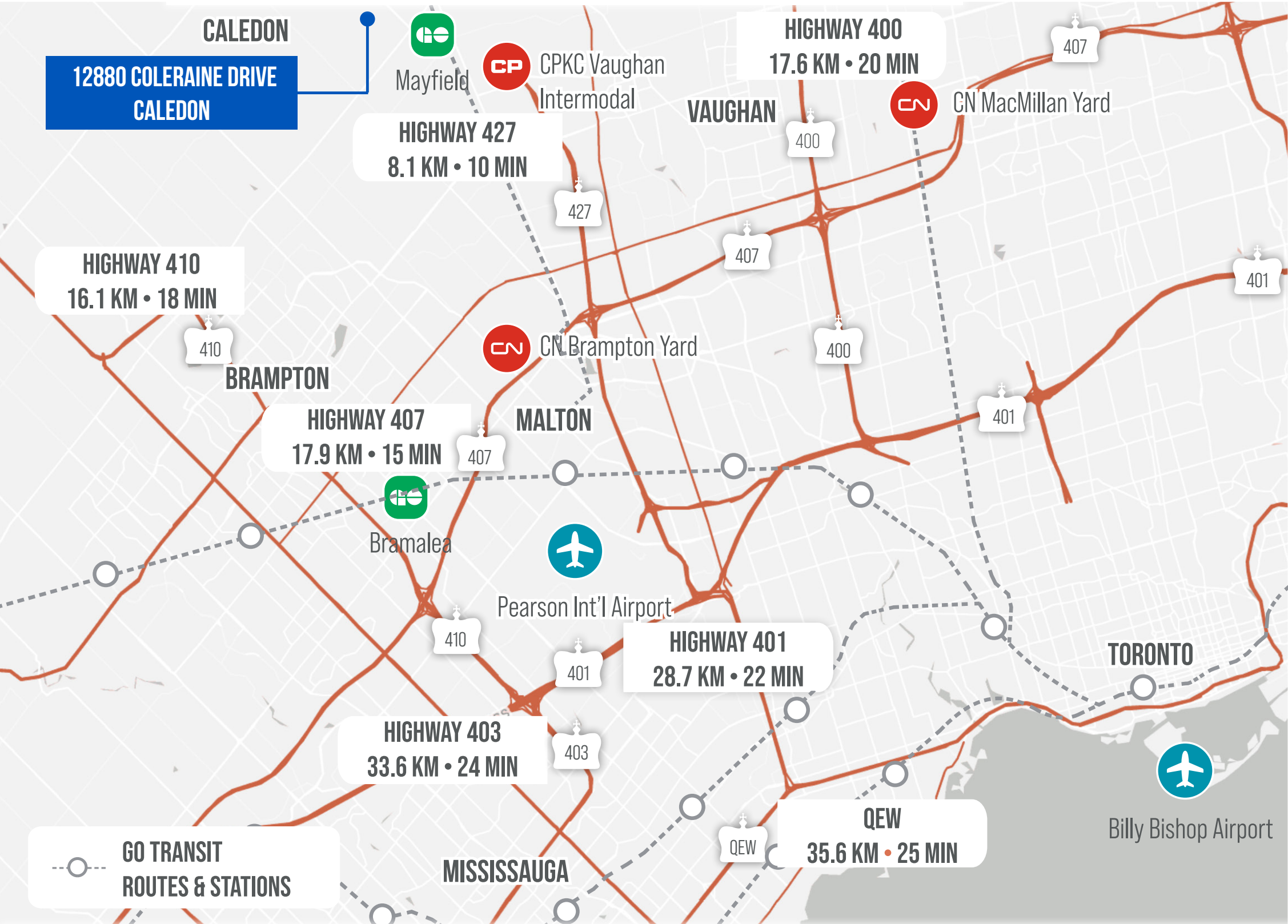
Corporate Tenants Bolton Transit

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AMENITIES MAP



LOCATION & CONNECTIVITY



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