

12366 COLERAINE DRIVE

CALEDON, ON

230,151 SF AVAILABLE FOR SUBLEASE



EXCELLENT PROXIMITY TO
CP INTERMODAL



MINUTES AWAY FROM
400 SERIES HIGHWAYS



**CUSHMAN &
WAKEFIELD**



12366 COLERAINE DRIVE

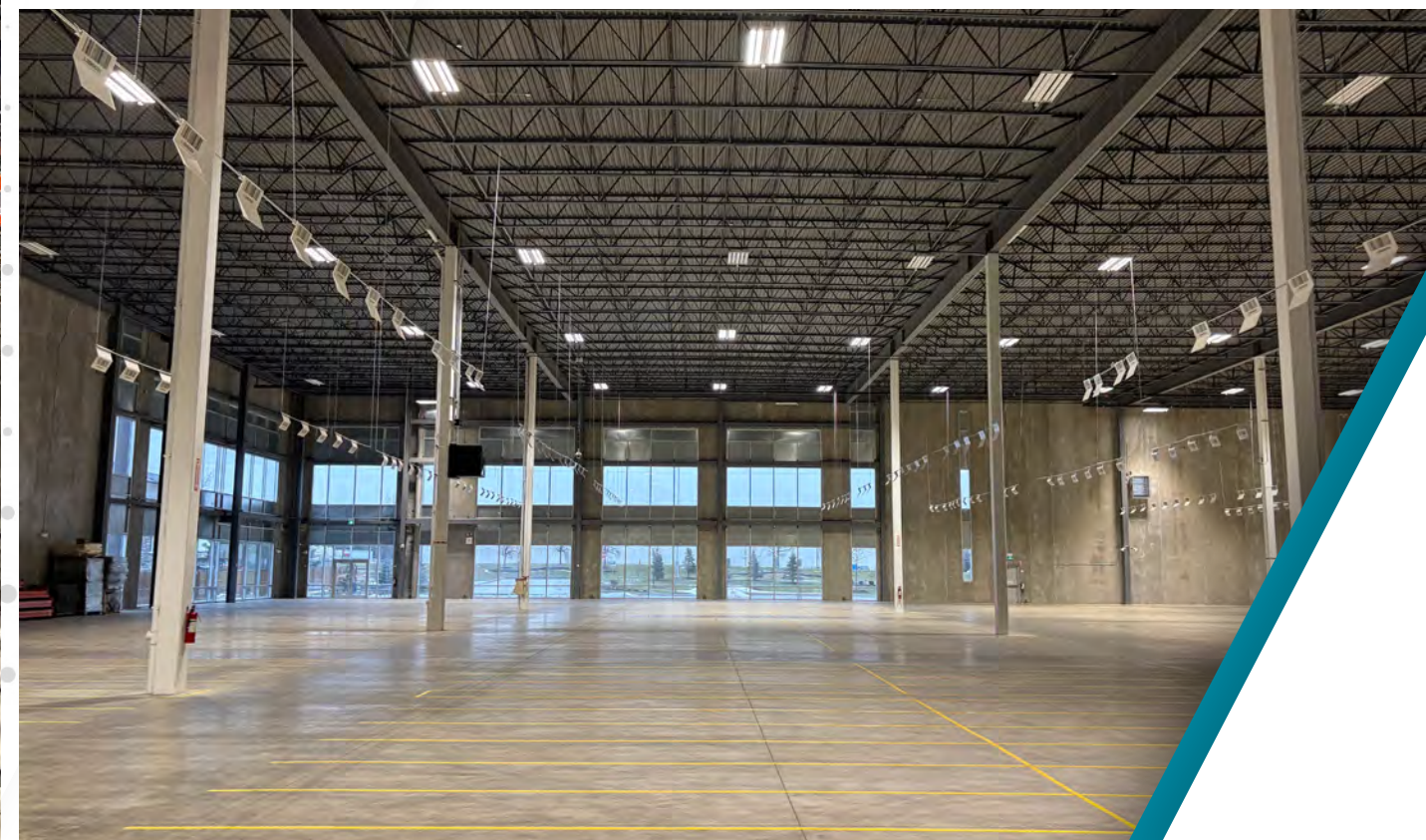
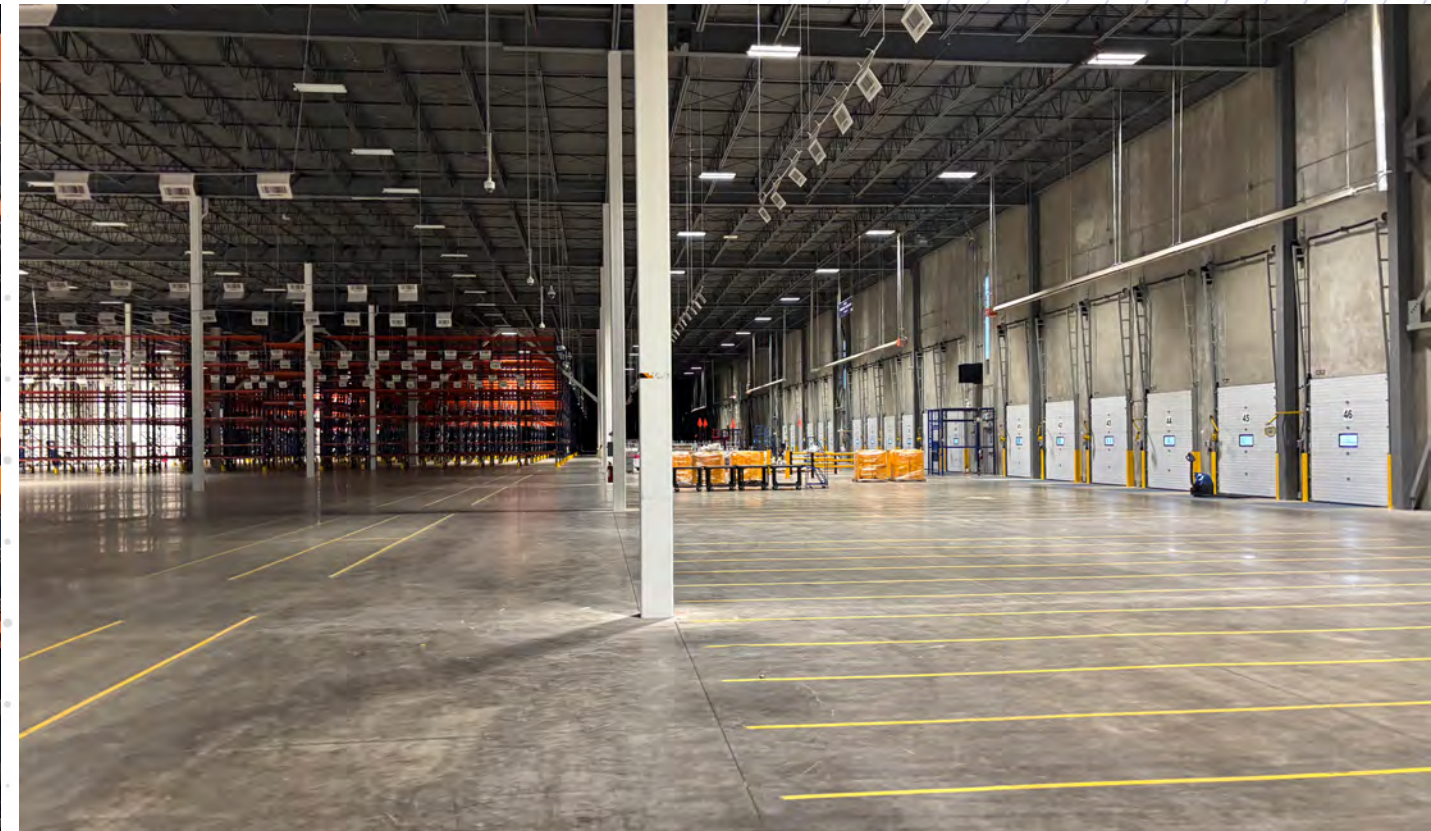
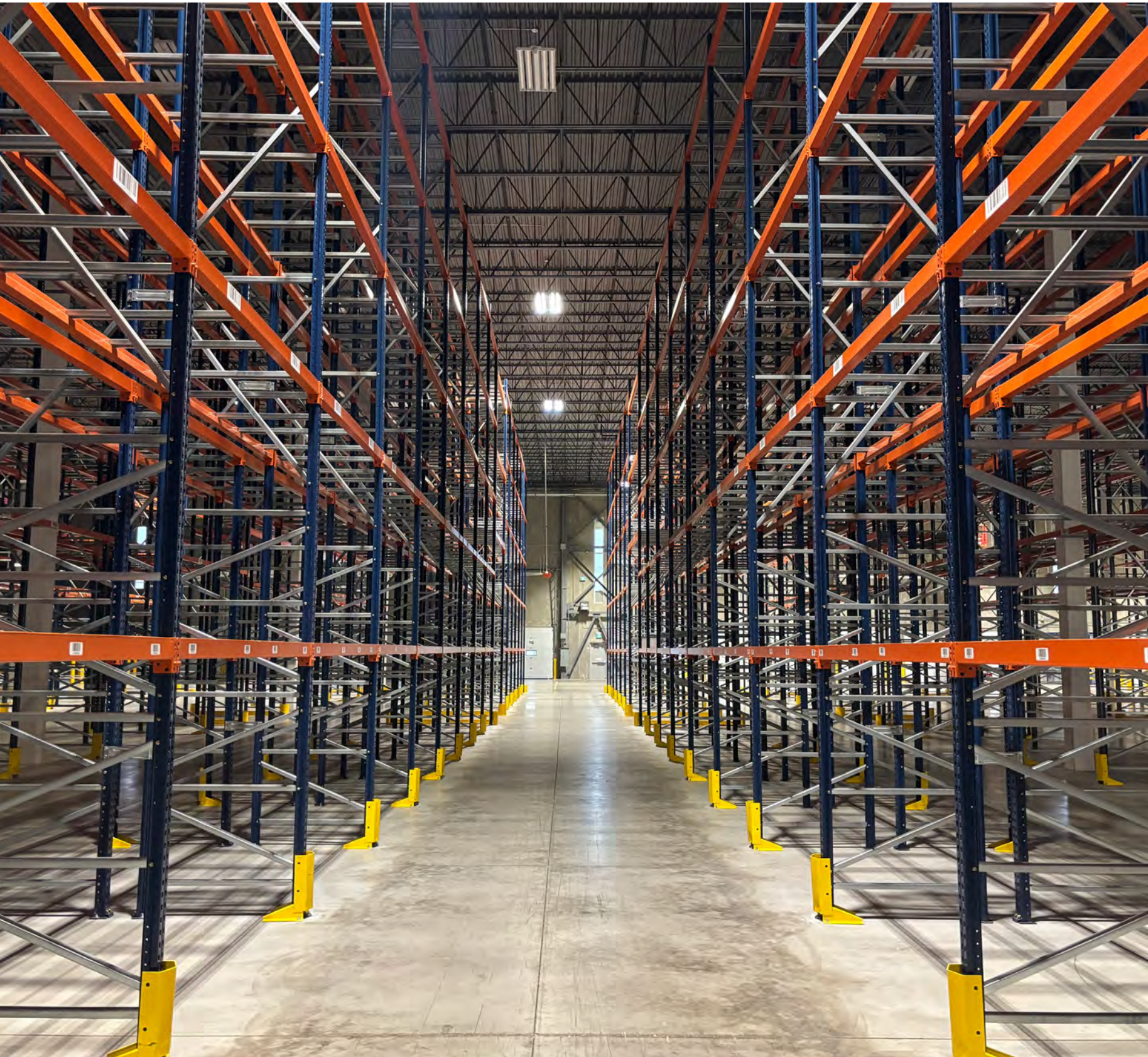
TOTAL SIZE	230,151 sf
OFFICE SIZE	4,882 sf
SHIPPING	43 TL, 2 DI
CLEAR HEIGHT	36'
POWER	TBD
BAY SIZE	54' x 50'
ASKING RATE	\$12.95 psf
T.M.I. (2024)	\$2.88 psf
OCCUPANCY	Immediate
ZONING	MS-570
SUBLEASE EXPIRY	February 28, 2027

- Excellent access to GTA core/GTA West markets
- Conveniently located near the new Highway 427 extension
- Strategically located near Canada's two largest intermodal yards
- Secured shipping court
- High dock door ratio
- Racking available

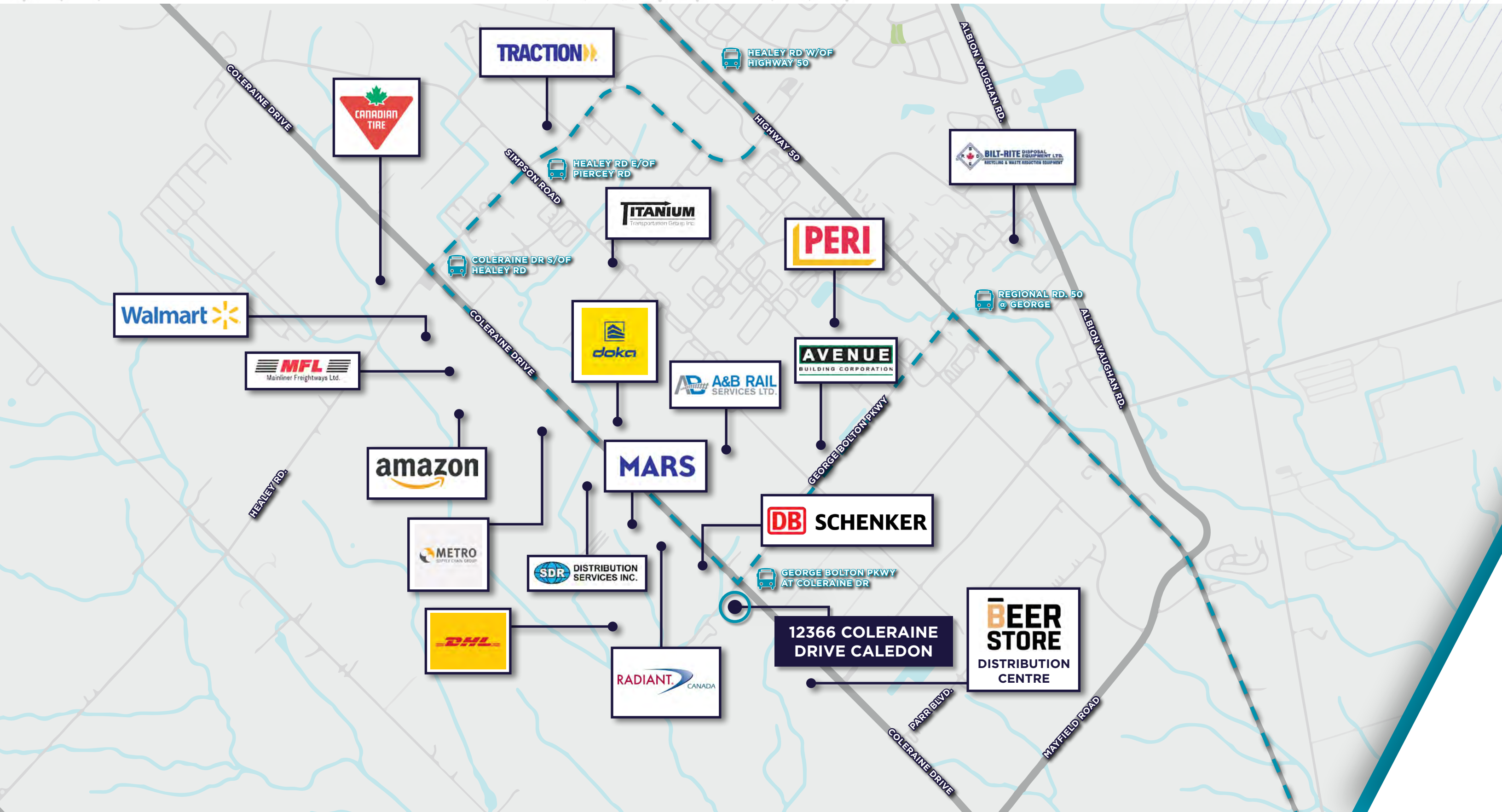
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INTERIOR PHOTOGRAPHY



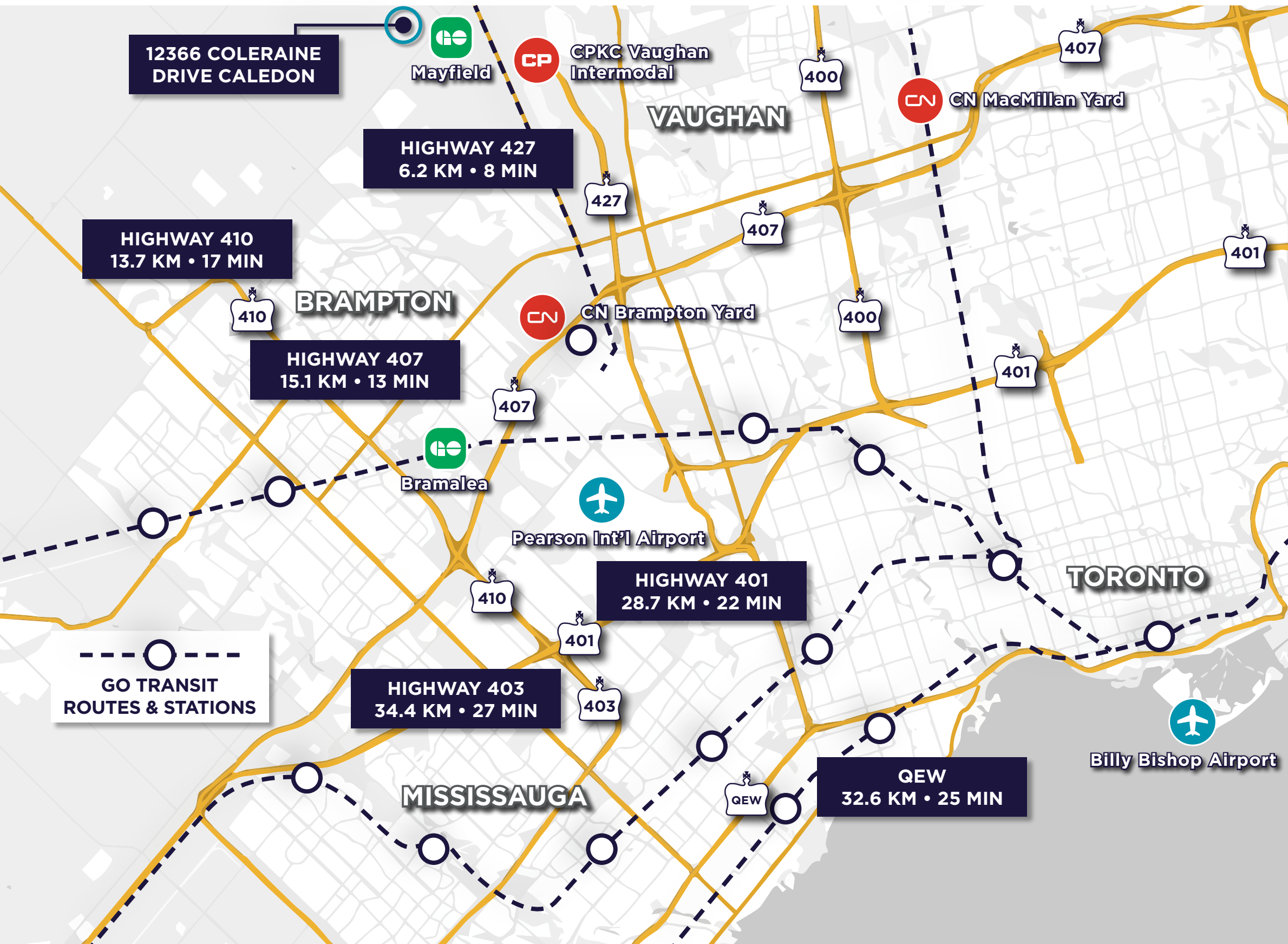
IN GOOD COMPANY



AMENITIES NEARBY



LOCATION & CONNECTIVITY





For more information, please contact:

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