

**12880**  
**COLERAINE DRIVE, UNIT 1**  
CALEDON, ON



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



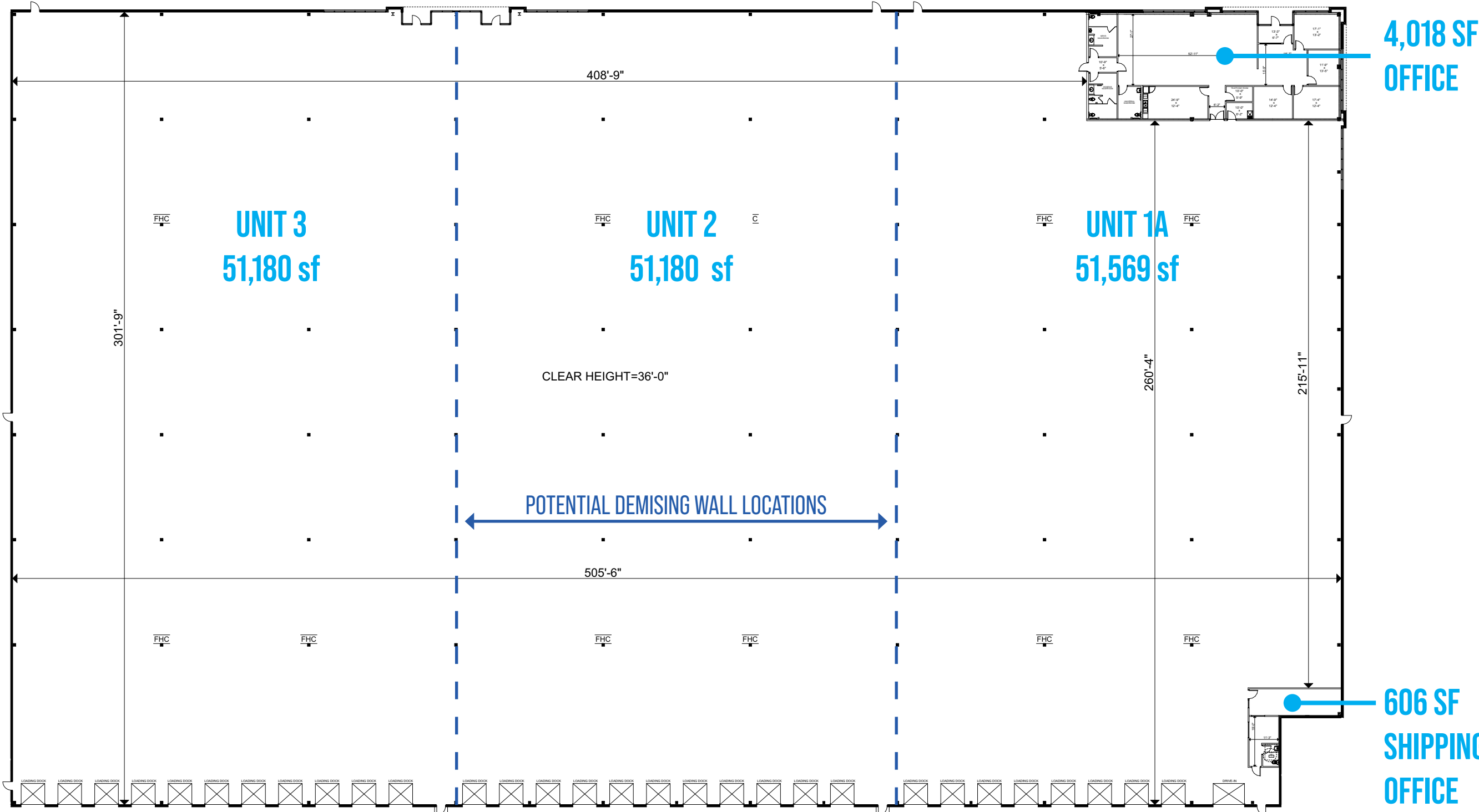
TOTAL SIZE	153,929 sf [divisible down to 51,180 sf]
OFFICE SIZE	4,018 sf (+ 606 sf shipping office)
SHIPPING	30 TL, 1 DI
CLEAR HEIGHT	36'
POWER	800 amps
BAY SIZE	56' X 40'
T.M.I. (2025)	\$2.76 psf
OCCUPANCY	Immediate
ZONING	MP-580

- 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

# FLEXIBLE DEMISING OPTIONS





# INTERIOR PHOTOGRAPHY





# EXTERIOR PHOTOGRAPHY





# AERIAL PHOTOGRAPHY





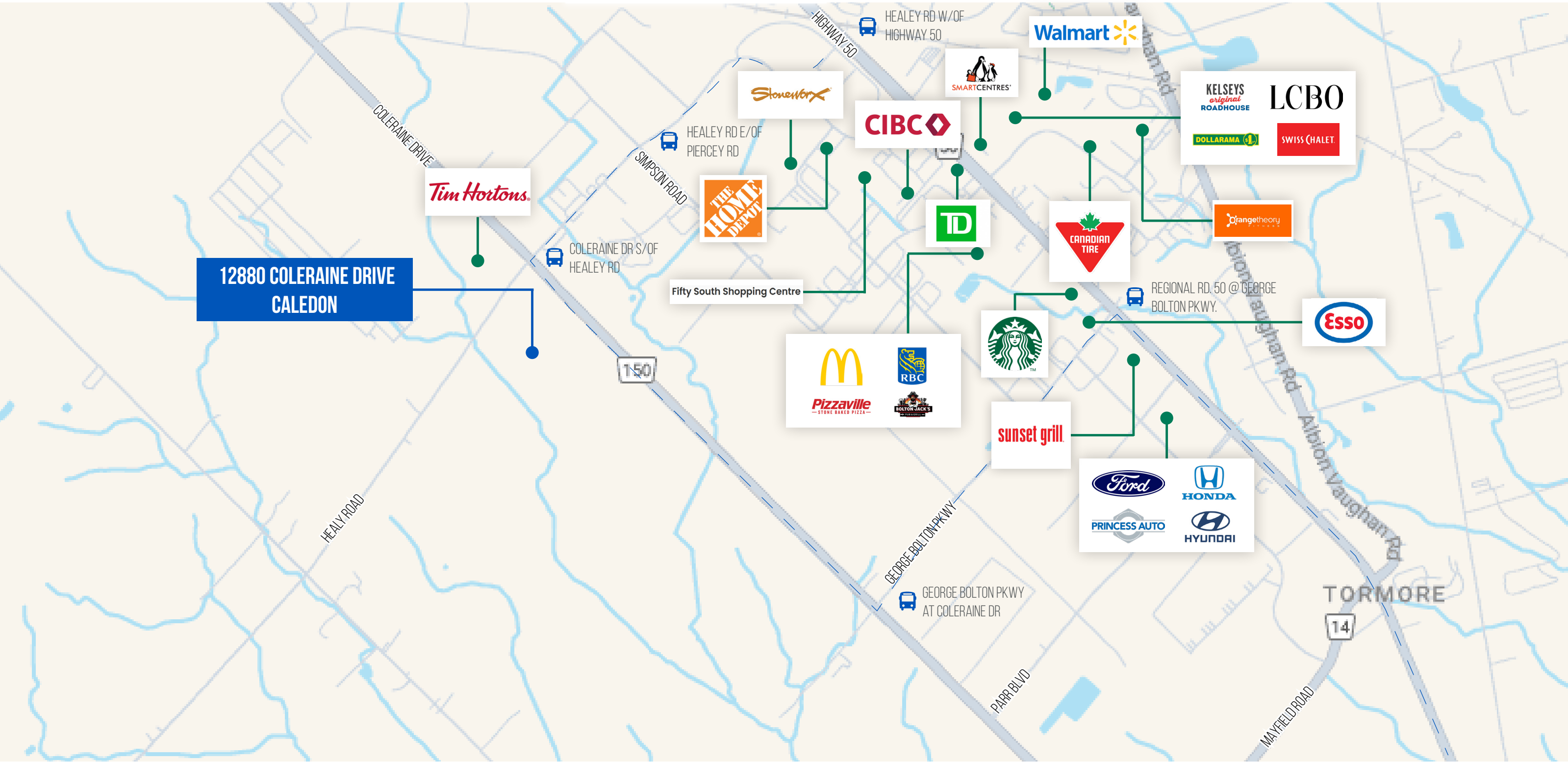
# CORPORATE NEIGHBOURS



● Corporate Tenants — Bolton Transit

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# AMENITIES MAP

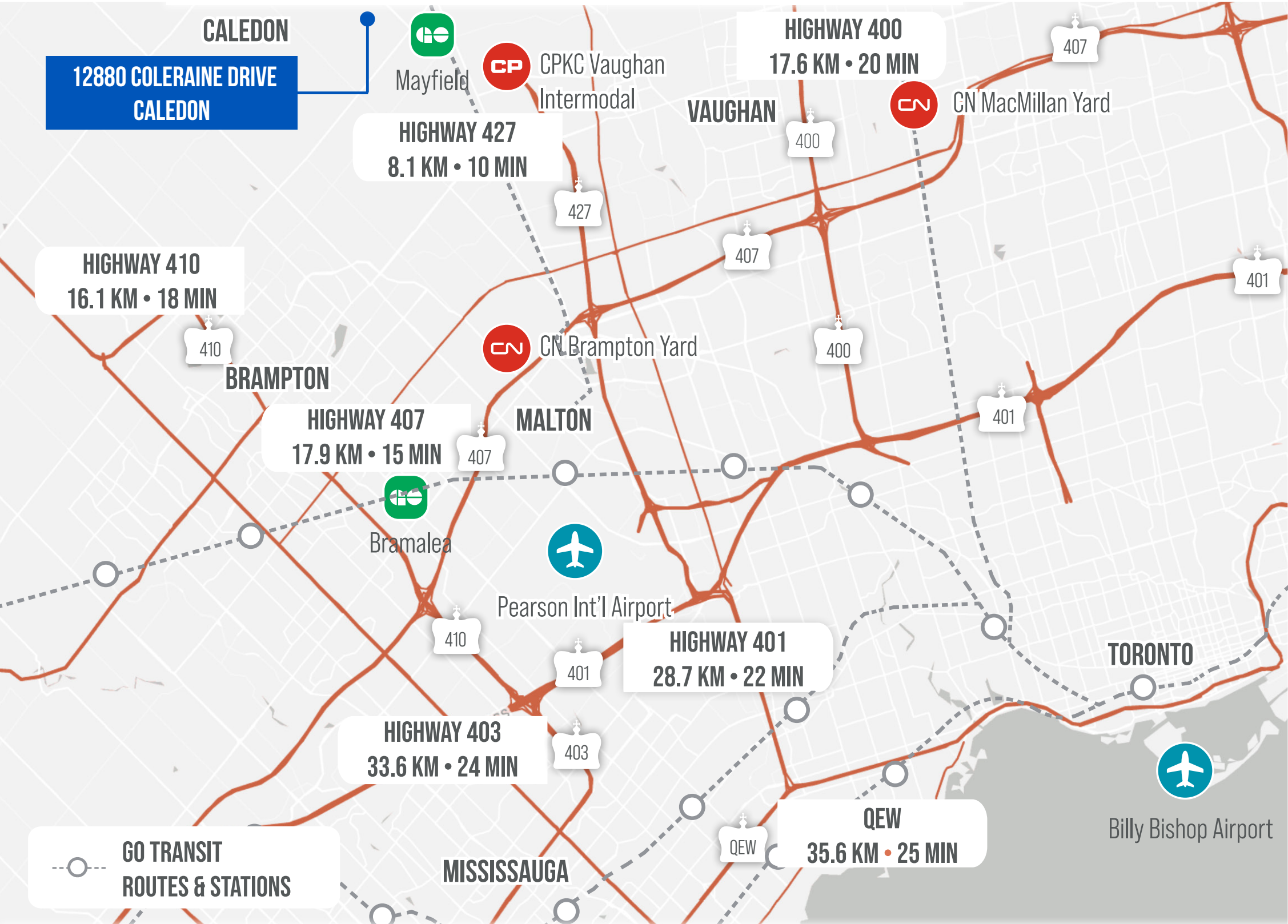


● Amenities    — Bolton Transit

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# LOCATION & CONNECTIVITY



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#### **FRASER PLANT\***

Executive Vice President  
+1 416 505 1194  
fraser.plant@cushwake.com

#### **MICHAEL YULL\*, SIOR**

Executive Vice President  
+1 647 272 3075  
michael.yull@cushwake.com

#### **MITCHELL PLANT\***

Senior Associate  
+1 416 837 2311  
mitchell.plant@cushwake.com

#### **RORY MACNEIL\***

Senior Associate  
+1 289 221 0356  
rory.macneil@cushwake.com

#### **CUSHMAN & WAKEFIELD ULC.**

1 Prologis Blvd, Suite 300  
Mississauga, ON  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

