

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 - JULY 1, 2025 OCCUPANCY

12880 COLERAINE DRIVE, UNIT 1



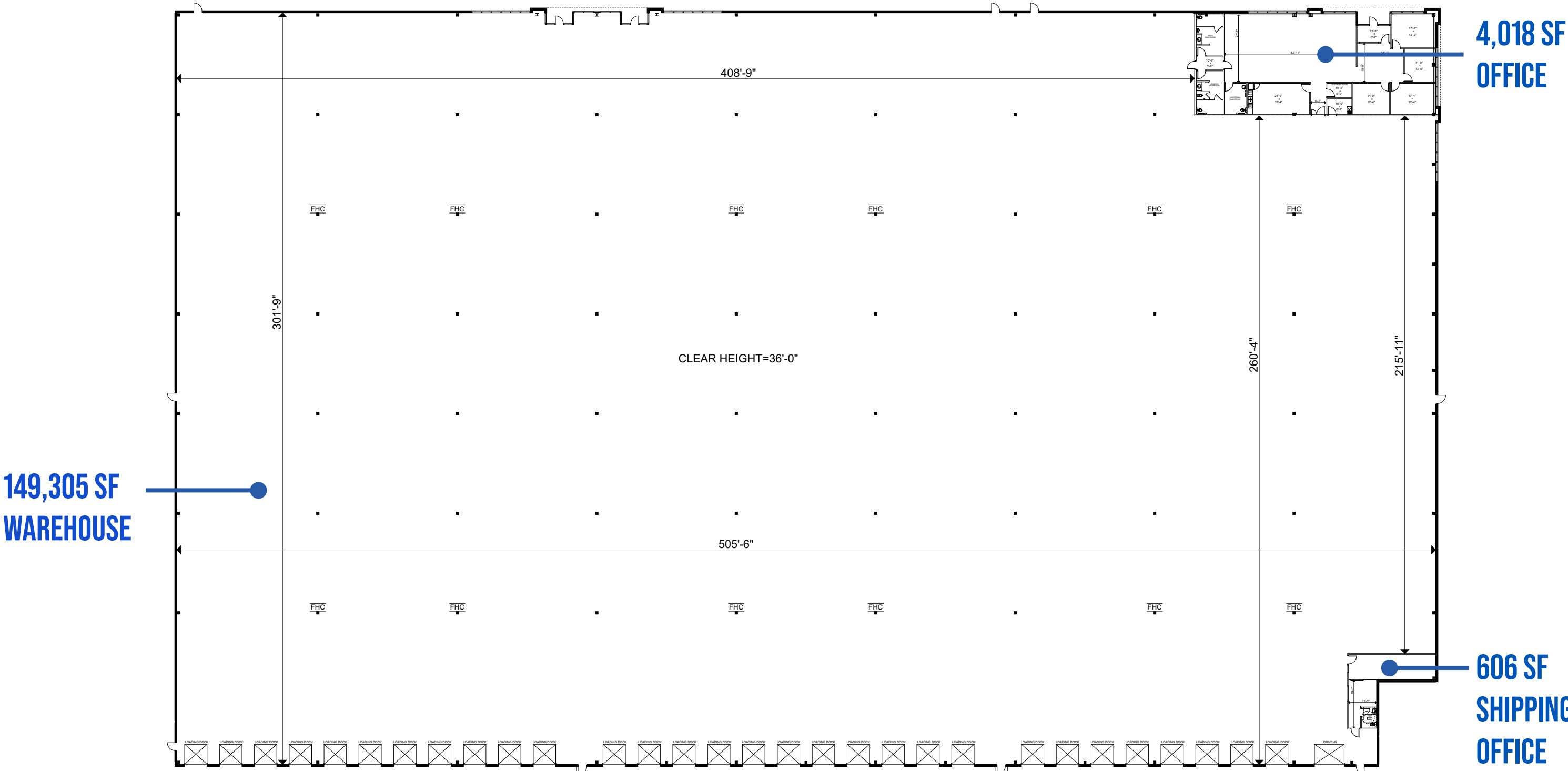
TOTAL SIZE	153,929 sf
OFFICE SIZE	4,018 sf (+ 606 sf shipping office)
SHIPPING	30 TL, 1 DI
CLEAR HEIGHT	36'
POWER	800 amps
BAY SIZE	56' X 40'
T.M.I. (2025)	\$2.76 psf
OCCUPANCY	July 1, 2025
ZONING	MP-580

- 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

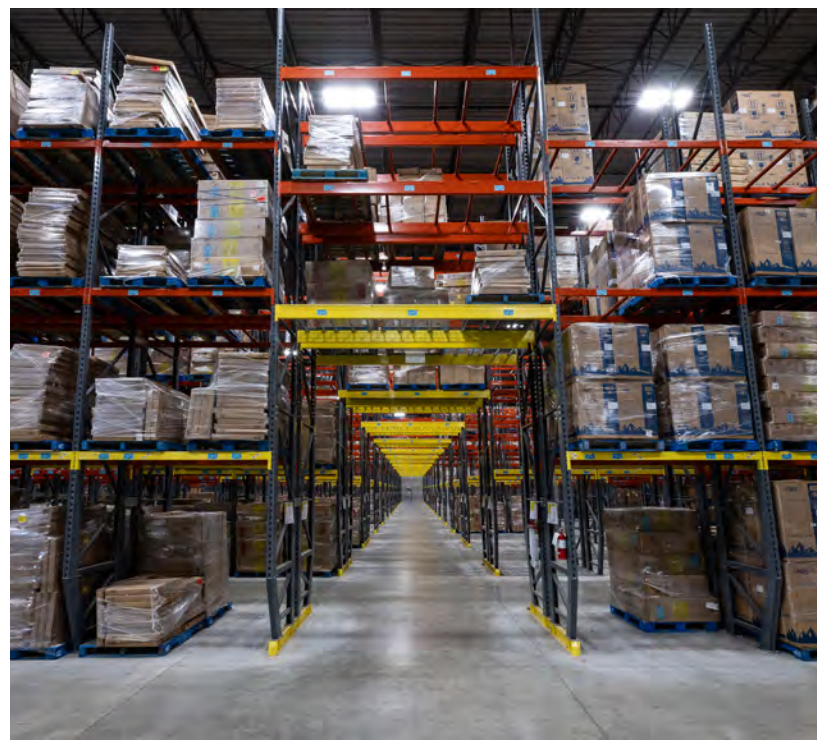
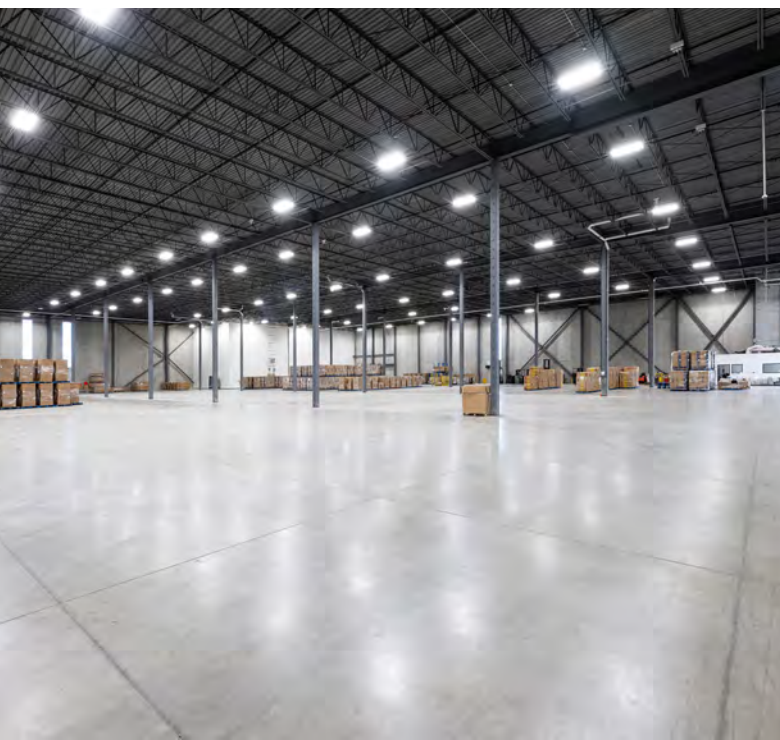
PROPERTY FLOOR PLAN



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

CANADIAN
TIRE

TITANIUM
Transportation Group Inc.

BILT-RITE DISPOSAL
EQUIPMENT LTD.
RECYCLING & WASTE REDUCTION EQUIPMENT

PERI

MFL
Mainliner Freightways Ltd.

doka

A&B RAIL
SERVICES LTD.

AVENUE
BUILDING CORPORATION

amazon

METRO
SUPPLY CHAIN GROUP

MARS

DB SCHENKER

SDR DISTRIBUTION
SERVICES INC.

DHL

RADIANT
CANADA

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

McDonald's RBC
Pizzaville 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

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

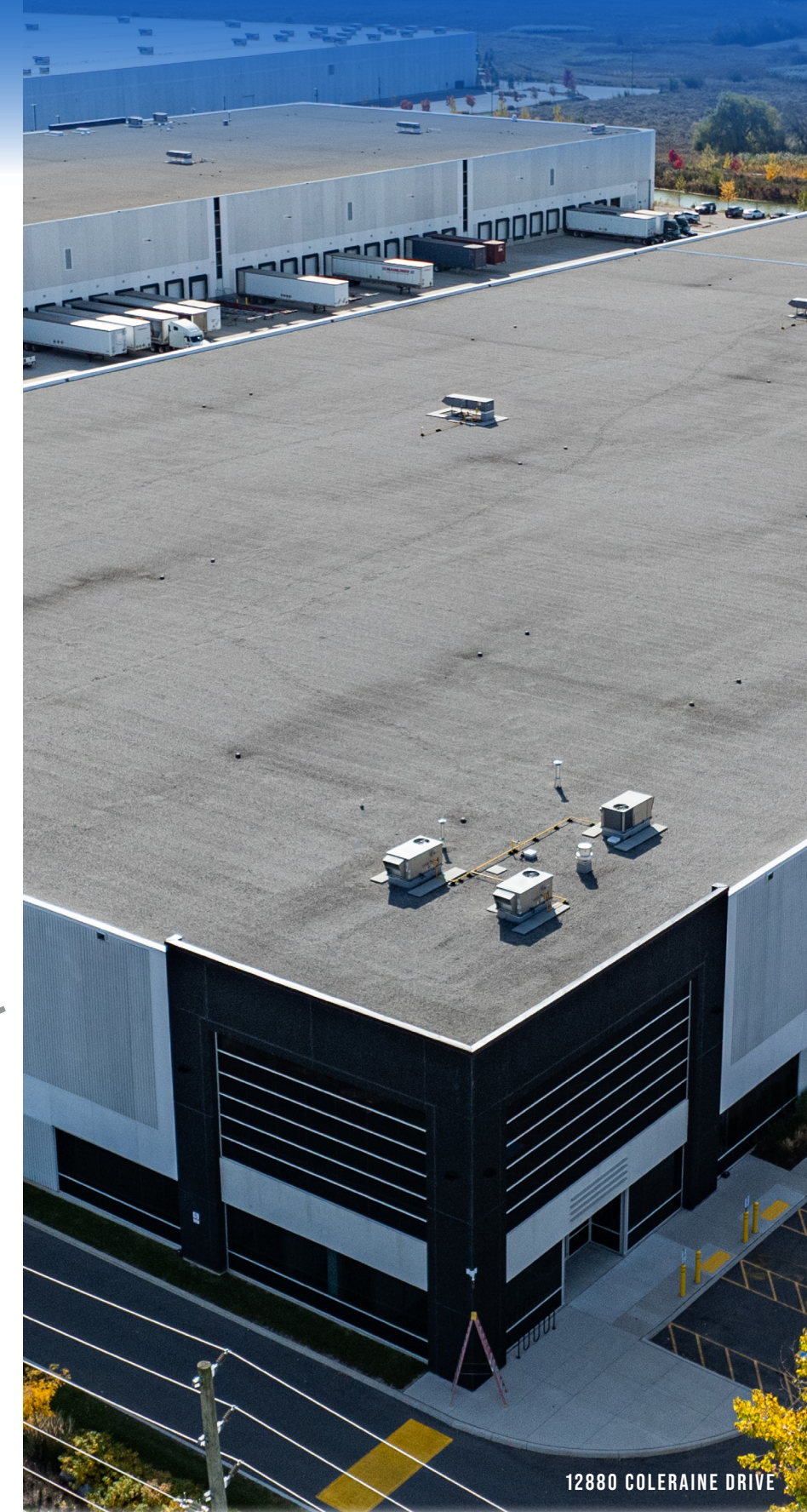


Billy Bishop Airport

GO TRANSIT
ROUTES & STATIONS

CUSHMAN &
WAKEFIELD

menkes



12880 COLERAINE DRIVE

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