

NEW STATE-OF-THE-ART DISTRIBUTION FACILITY
AVAILABLE FOR IMMEDIATE OCCUPANCY

123,239 sf
LEASED

12850 COLERAINE DRIVE
CALEDON, ON

81,908 SF REMAINING FOR LEASE



For more
information,
please contact:

Ryan G. Cunningham*
Principal
905.283.2384
ryan.cunningham@avisonyoung.com

*Sales Representative

Avison Young Commercial Real Estate (Ontario) Inc., Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937

avisonyoung.ca

The information contained herein was obtained from sources deemed reliable and is believed to be true;
it has not been verified and as such, cannot be warranted nor form any part of any future contract. E.&O.E.



Partnership. Performance.

12850 COLERAINE DRIVE CALEDON, ON

PROPERTY OVERVIEW



BUILDING AREA

~~205,147 sf~~

81,908 sf



OFFICE AREA

3%



SHIPPING

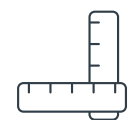
~~47~~ **20** Truck Level

~~2~~ **1** Drive-In



CONCRETE APRON

60'



CLEAR HEIGHT

36'



POWER

400 amps



LIGHTING

LED



CAR PARKING

180 stalls
at the building



BAY SIZE

56' x 40'

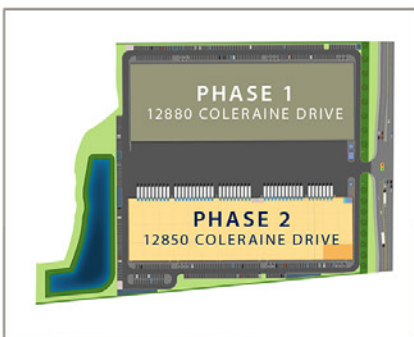
STAGING BAY

60'



FLOOR SLAB

8"



COMMENTS

- ▶ Available: Immediate Possession
- ▶ 1:4,100 SF Shipping Door Ratio
- ▶ ESFR Sprinklers
- ▶ Professional Developer, Owner and Manager

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E.&O.E.

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ACCESSIBILITY

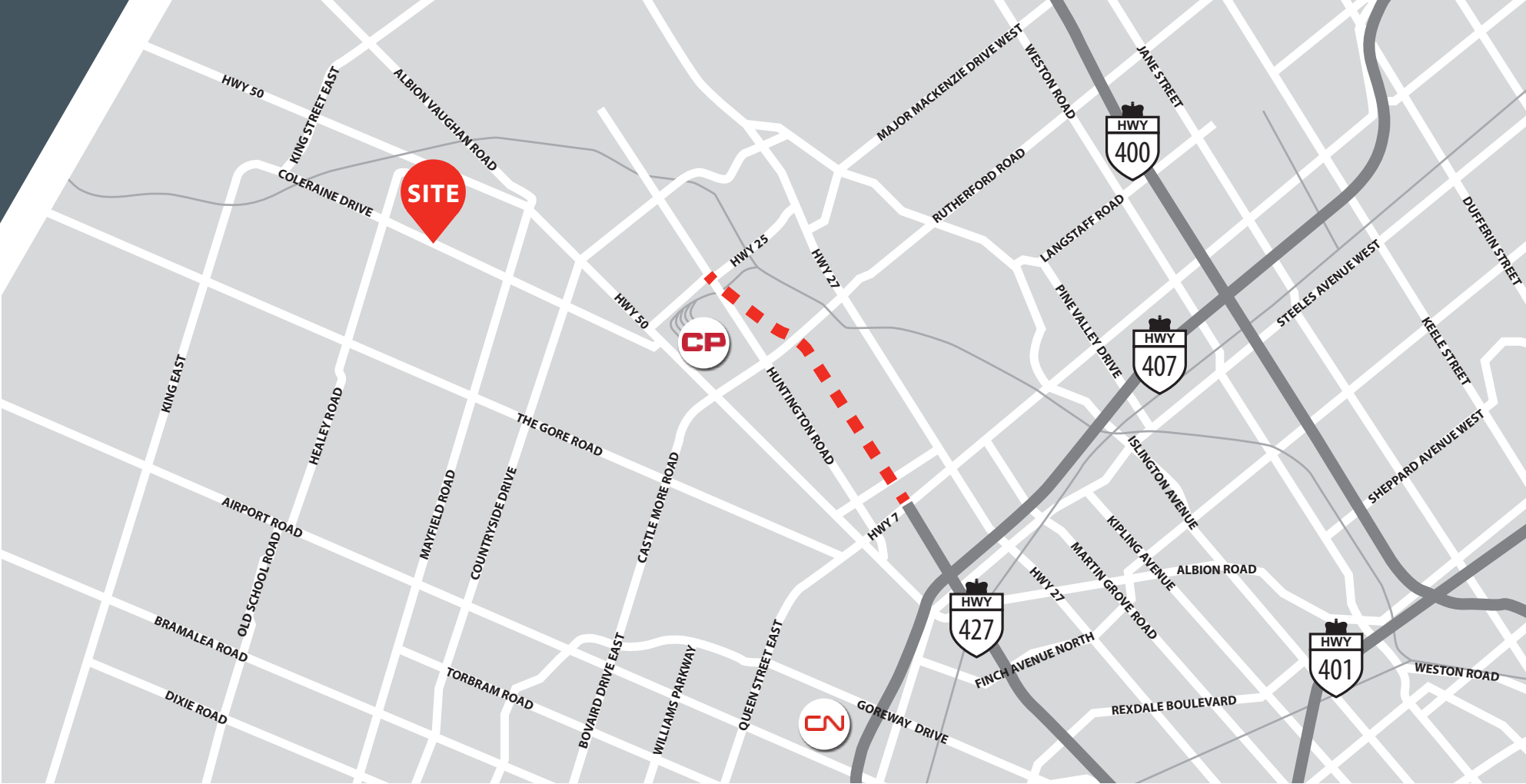
GTA / INTERNATIONAL

Every day, approximately 13.8 percent of Torontonians travel 25 kilometers or more to work.

- Almost 18 percent travel between 15 to 25 kilometers to work each day.
- For a business to have access to the labor pool advantage of the Greater Toronto Area, their location and its accessibility is essential.
- 12885 Coleraine Drive is accessible from all areas of the GTA by several routes.

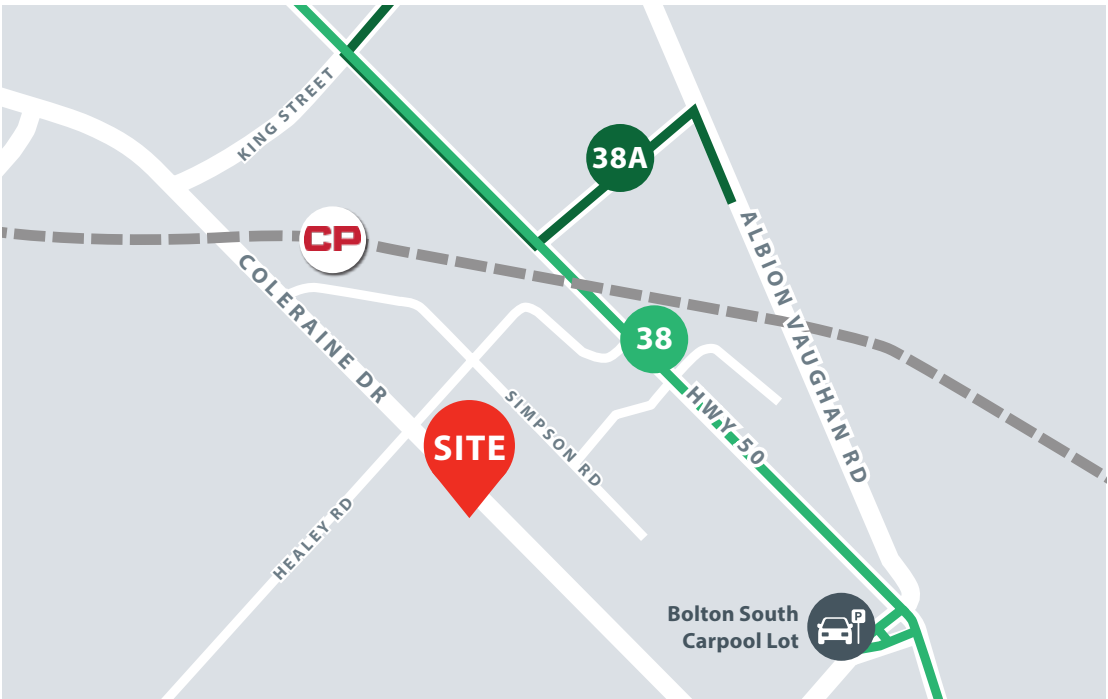
Distances

CP INTERMODAL TERMINAL	9.4 KM (17 minutes)
CN INTERMODAL TERMINAL	18.3 KM (22 minutes)
PEARSON INTERNATIONAL AIRPORT	23.7 KM (24 minutes)
DOWNTOWN TORONTO	49.0 KM (40 minutes)
U.S. BORDER CROSSING	148.0 KM (1 hour, 38 minutes)






Highway 427 Extension ■ ■ ■ ■ ■

- Highway 427 expansion includes a 6.6 kilometers extension from Highway 7 to Major Mackenzie Drive.
- Three (3) interchanges at Langstaff Road, Rutherford Road & Major Mackenzie Drive.



Transportation

-  **GO Transit Routes**
-  **Bolton/Malton**
Columbia Way to Malton GO
-  **Bolton/North York**
Caledon to York Mills Terminal



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CORPORATE NEIGHBOURS



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