



Rendering is artist's impression

COLERAINE BUSINESS PARK

**FEATURING THE GTA'S PREMIUM INDUSTRIAL UNITS
FOR SALE WITH OUTDOOR SPACE**

12555 COLERAINE DRIVE, CALEDON, ONTARIO



**BRUNO BIFOLCHI
BROKER OF RECORD**

UNIT FEATURES



Each unit is provided a fenced and gated rear yard included in the purchase price.



Quality construction.



Oversized drive-in doors.



Units ranging from approximately 2,328-4,374 square feet.



Occupancy slated for September 1st, 2024.

SITE PLAN

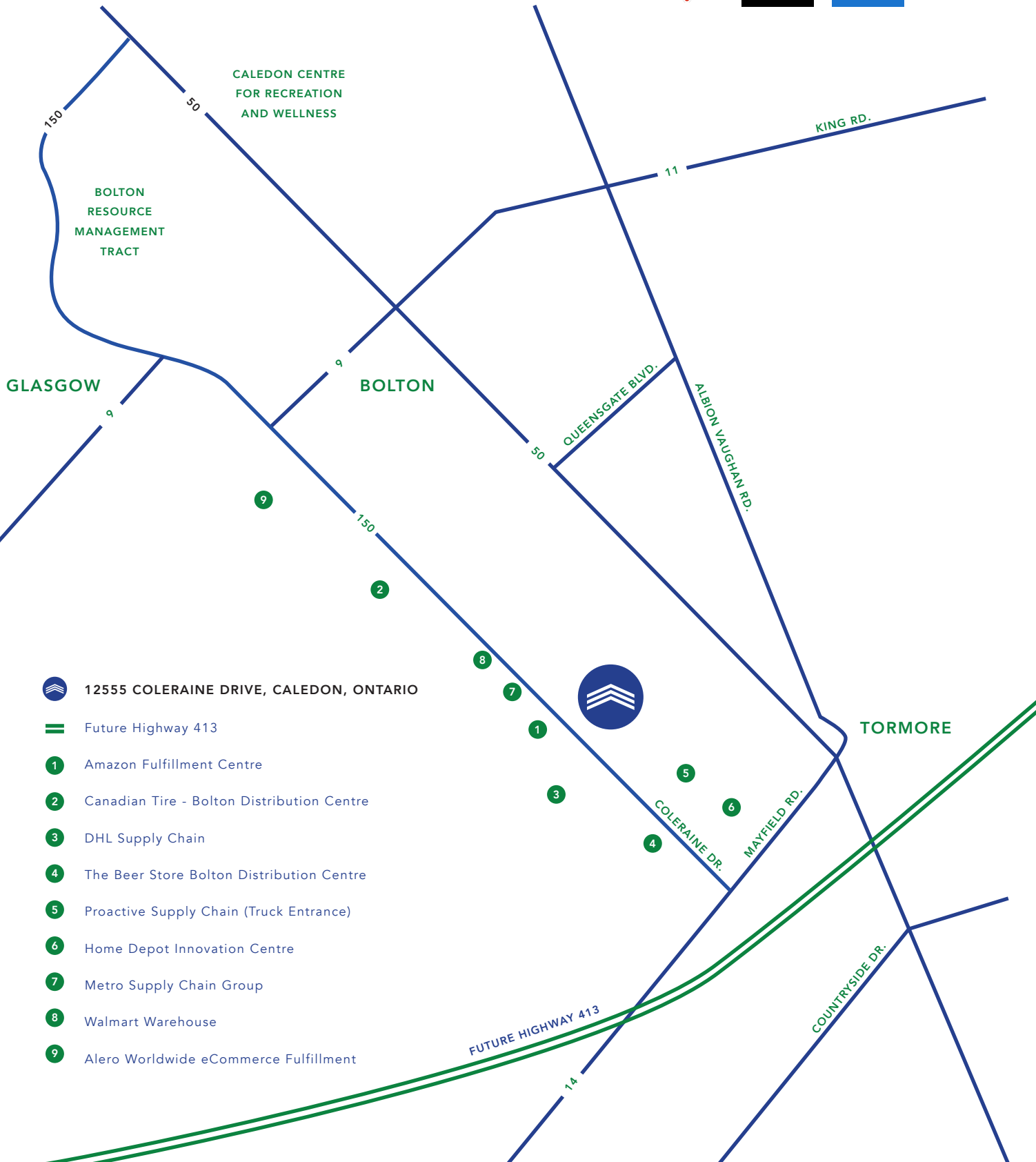
UP TO 65%
ADDITIONAL
FENCED-IN
SPACE OUTSIDE



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Information correct at sent time and subject to change. April 2024. E. & O. E.

JOIN A NUMBER OF PRESTIGIOUS BUSINESSES IN THE CENTRE OF THE INDUSTRIAL SECTOR



 12555 COLERAINE DRIVE, CALEDON, ONTARIO

 Future Highway 413

 Amazon Fulfillment Centre

 Canadian Tire - Bolton Distribution Centre

 DHL Supply Chain

 The Beer Store Bolton Distribution Centre

 Proactive Supply Chain (Truck Entrance)

 Home Depot Innovation Centre

 Metro Supply Chain Group

 Walmart Warehouse

 Alero Worldwide eCommerce Fulfillment

BUSINESS PARK



Construction

- Insulated pre-cast panels with block demising walls.



Drive-In Shipping

- 12' x 16' garage door.



Parking

- Ample parking.



Sprinklers

- A standard class 4 commodities, non-encapsulated on pallets as defined by NFPA No. 13 sprinkler system.



Outdoor Space

- Up to 2,255 sq. ft. of outdoor space for storage, machinery, vehicles and more.



Electrical Service

- 100 Amps, 600 Volts per unit
- 15 KVA transformer.



Ceiling Height

- Warehouse: 24'



Heating Type

- Gas-fired radiant heater at rear of unit.

TRINIHILLREALTY.COM

416-798-7545

ANOTHER PROJECT BY:

