



For Lease

Business Employment Land in Bolton

41 Hopcroft Road

Bolton, ON

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FOR LEASE

(All specs TBC, contact listing agent)



BUILDING SIZE	30,000 - 45,000 SF
CLEAR HEIGHT	28'
SHIPPING	TBD - Per Tenant Requirement
USE	Commercial / Retail or Warehouse / Manufacturing
RENTAL RATE	Please contact listing agent
POSSESSION DATE	Q1 2026

LOT SIZE	2 acres
RENTAL RATE	\$12,000 per acre per month gross (taxes included)
POSSESSION DATE	Immediate



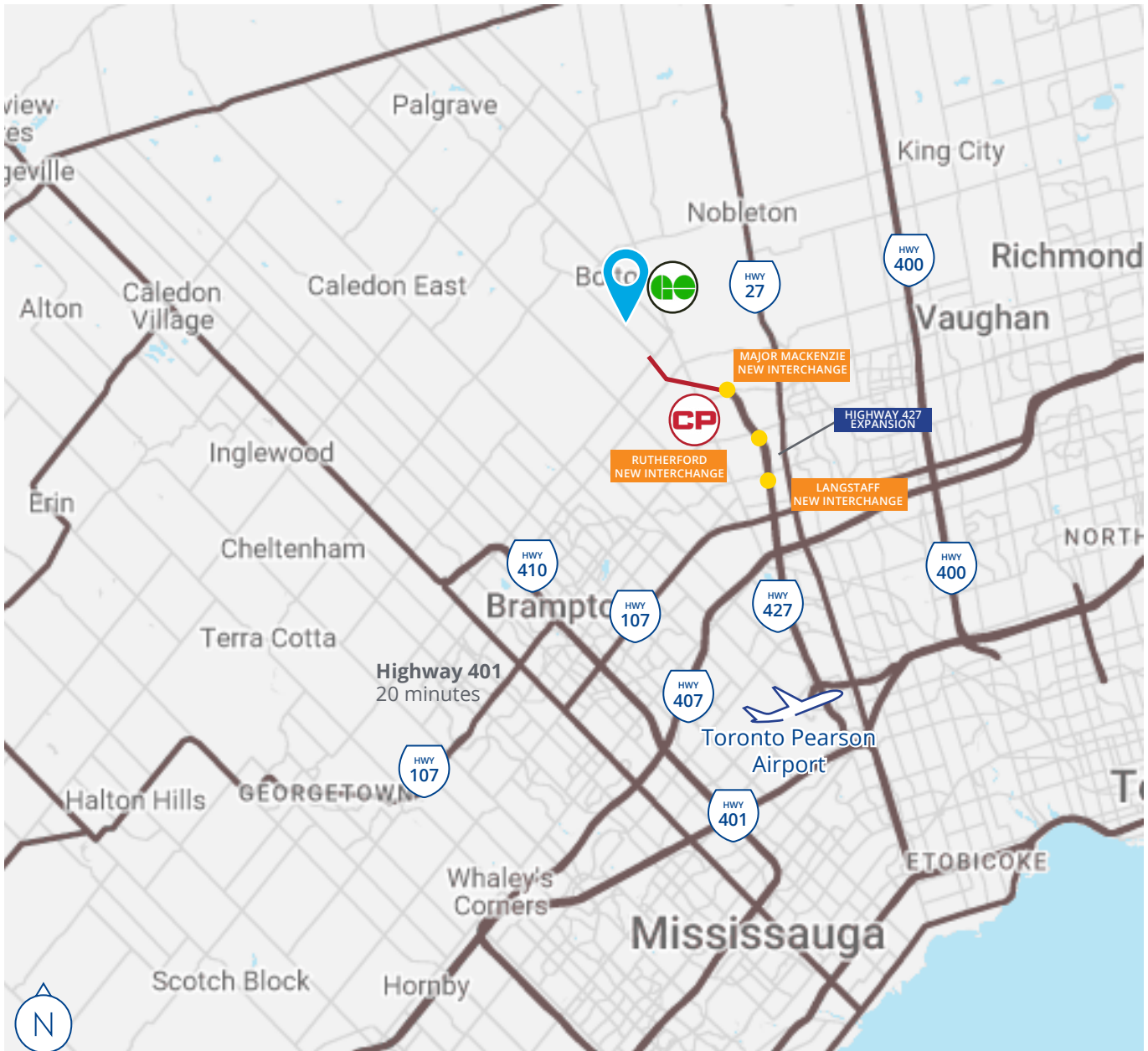
COMMENTS

- Site is graded with crushed asphalt
- Ideal rectangular configuration
- Immediate access & exposure to Highway 50
- Flexible zoning permitting wide array of industrial uses including: warehousing, outside storage, motor vehicle service/repair and sales/rental as well as several commercial uses
- Close proximity to Highway 427 extension, CN Intermodal Vaughan



Transportation

41 Hopcroft Road, Bolton, ON



Highway 401
20 minutes

Highway 407
15 minutes

Highway 410
18 minutes

Toronto Pearson Airport
20 minutes

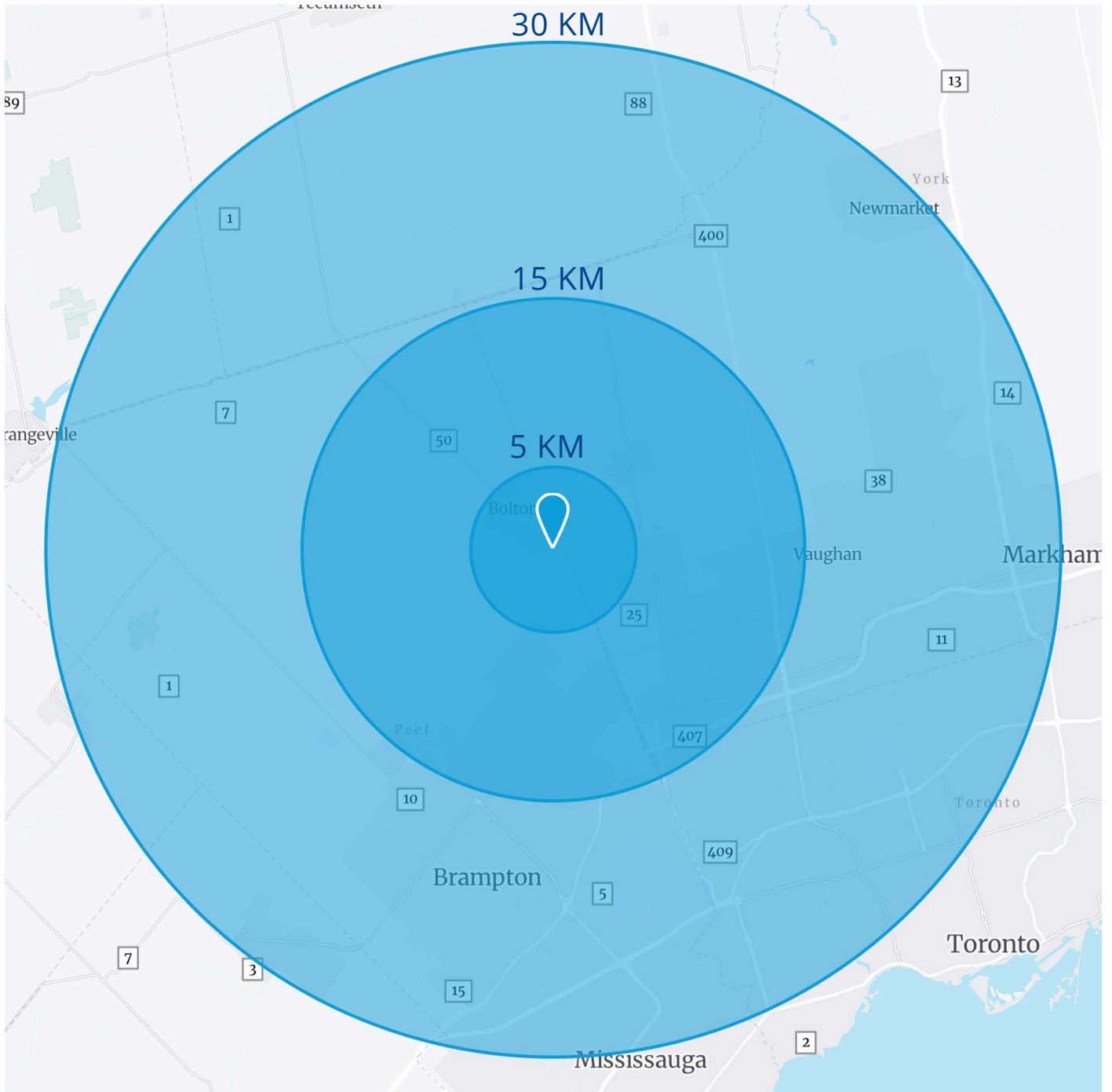
CP Brampton
17 minutes

CN Vaughan
17 minutes



Population

41 Hopcroft Road, Bolton, ON



DISTANCE (RADIUS)	5 KM	15 KM	30 KM
POPULATION (APPROX.)	32,000	524,000	3,150,000

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Amenities

41 Hopcroft Road, Bolton, ON





Zoning Information - CHB & MP

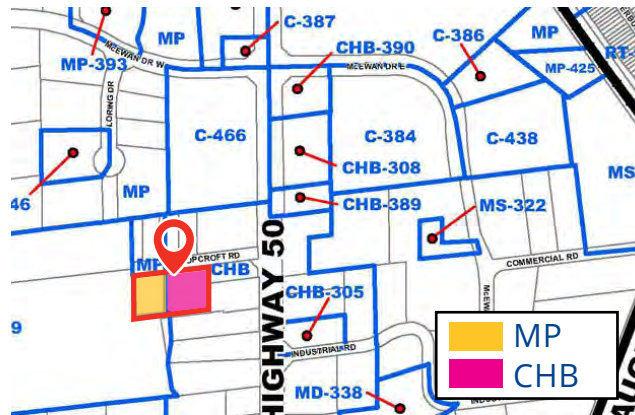
41 Hopcroft Road, Bolton, ON

Permitted Uses – CHB

- Animal Hospital
- Clinic
- Drive-Through Service Facility
- Factory Outlet
- Farmers' Market
- Financial Institution
- Fitness Centre
- Hotel
- Industrial Use
- Merchandise Service Shop
- Motel
- Motor Vehicle Gas Bar
- Motor Vehicle Rental Establishment
- Motor Vehicle Repair Facility
- Motor Vehicle Sales Establishment
- Motor Vehicle Service Centre
- Motor Vehicle Used Sales Establishment
- Open Storage Area, Accessory
- Outside Display or Sales Area, Accessory
- Parking Lot, Commercial
- Place of Assembly
- Place of Entertainment
- Private Club
- Research Establishment
- Restaurant
- Retail Store, Accessory
- Training Facility
- Warehouse
- Warehouse, Public Self-Storage
- Warehouse, Wholesale

Permitted Uses – MP

- Business Office
- Cannabis-Related Use-Indoor
- Dry Cleaning or Laundry Plant
- Equipment Storage Building
- Factory Outlet
- Financial Institution
- Gasoline Pump Island, Accessory
- Industrial Hemp-Related Use-Indoor
- Industrial Use
- Light Equipment Rental Establishment
- Maintenance Garage, Accessory
- Merchandise Service Shop
- Place of Assembly
- Place of Worship
- Research Establishment
- Restaurant
- Retail Store, Accessory
- Training Facility
- Warehouse
- Warehouse, Public Self-Storage
- Warehouse, Wholesale



For more zoning information:

<https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/zoning-by-law/Aug-29-2022/Section-8-ACCESSIBLE.pdf>

<https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/zoning-by-law/March-24-2022/Section-7-ACCESSIBLE.pdf>

For more information about this property, please contact,

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