

# OPPORTUNITY TO LEASE HIGHLY FUNCTIONAL INDUSTRIAL SPACE



**150,897 SF UNIT**

**6 Manchester Court**  
Unit 3 | Bolton, Ontario

**CAP**  
PROUDLY CANADIAN 

For more information, please contact:

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# Property Details

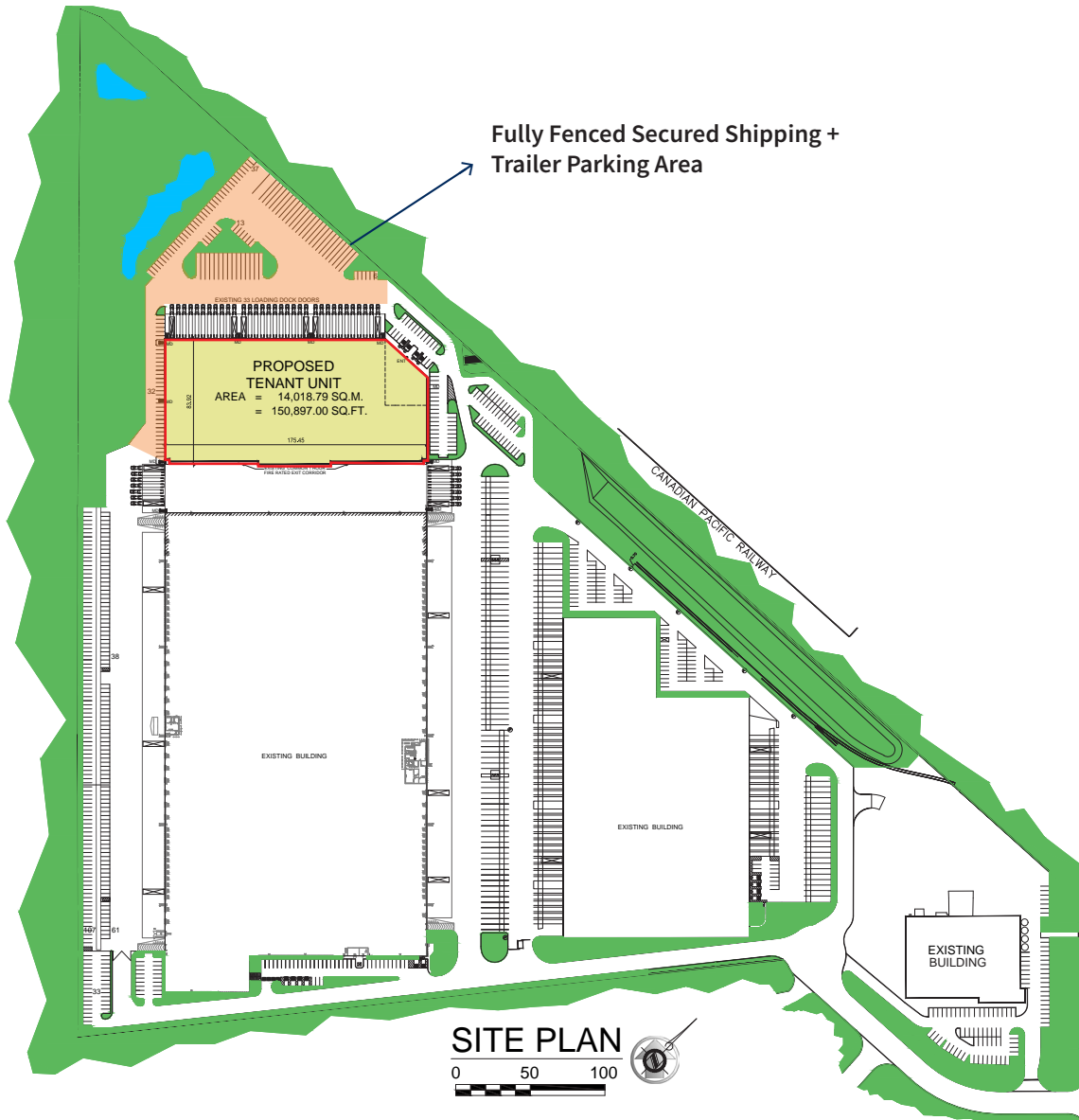
Address	6 Manchester Court, Unit 3, Bolton, ON	Shipping	29 Truck Level Doors
Available Area:	150,897 SF	Secured Shipping	Fully Fenced with Eletronic Gate
Office Area:	10,245 SF	Parking	39 Trailer Stalls
Power:	400 Amp Service	Zoning	MS-125 (Permits Outside Storage)
Clear Height:	32 Ft Clear	Available	July 1, 2026



**150,897 SF UNIT**

**Electronic Gate Area**

# Property Site Plan



## KEY INSIGHTS



### Size

Up to 150,897 SF



### Zoning

MS-125, permits outside storage



### Shipping

29 Truck Level Doors



### Clear Height

32 FT



### Parking

39 Trailer Parking



### TMI

\$3.56

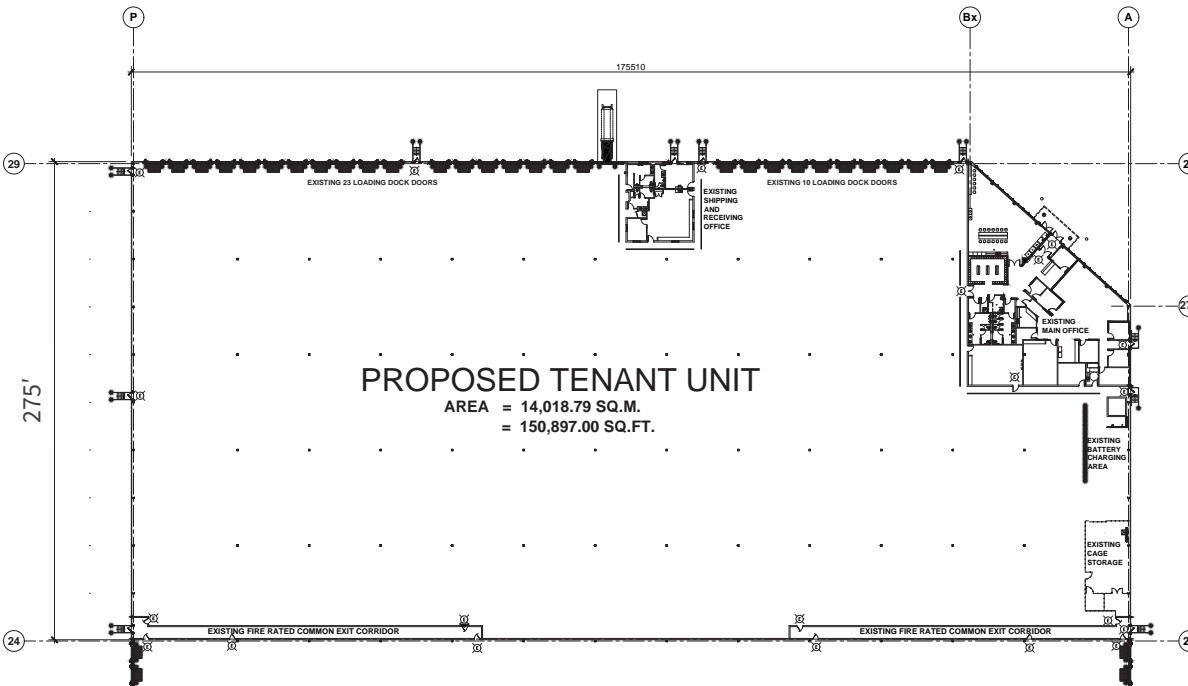


### Timing

Available July 1, 2026

# Property Site Plan

## ABOUT THE UNIT



6 Manchester Court, Unit 3, is a highly functional industrial space offering advantages across multiple aspects.

The property features a modern logistics unit with a superior shipping door ratio (1 per 5,200 SF) and truck restraints at each door position.

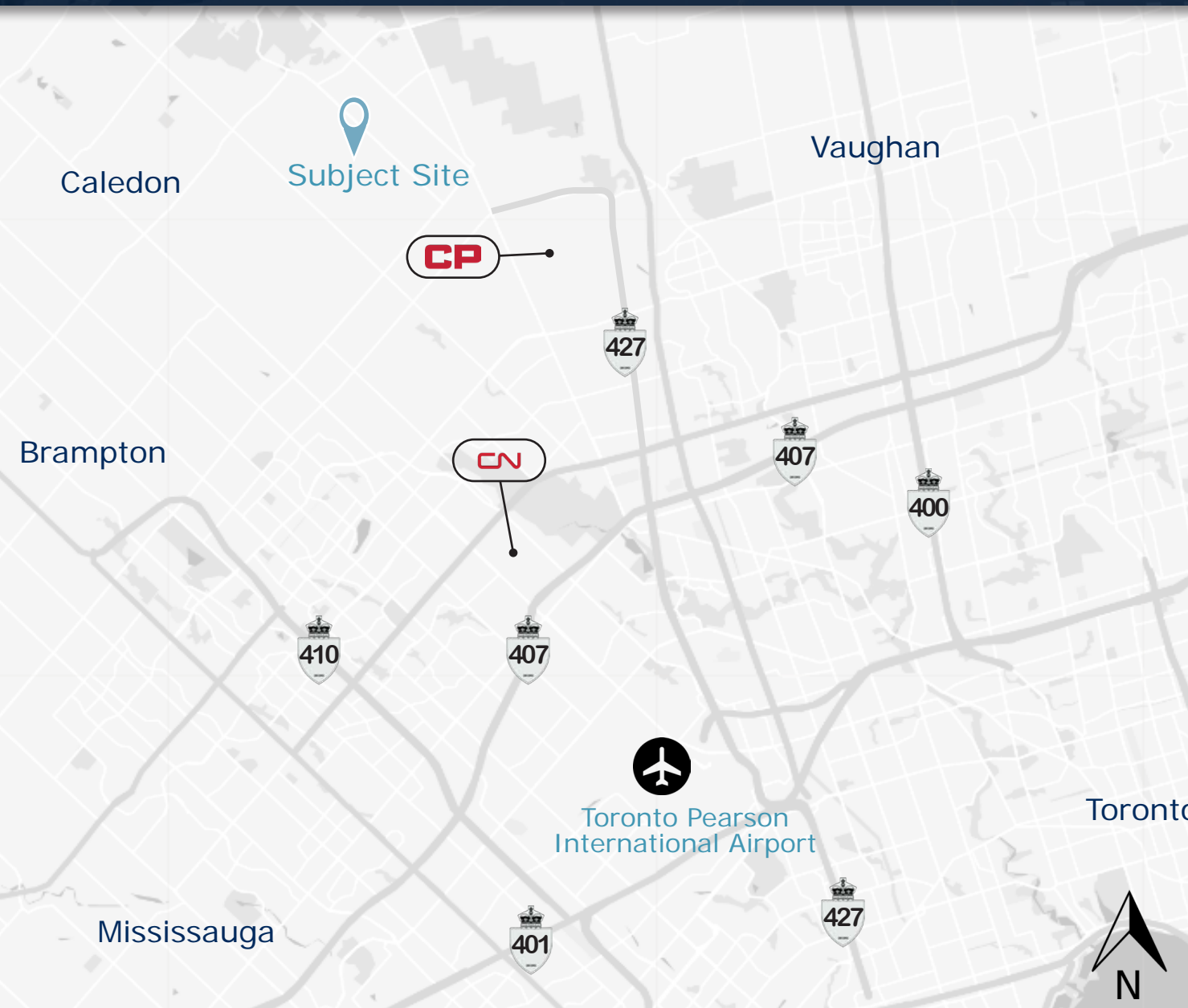
There is a fully secured-fenced, electronic gate, lit, powered-shipping area with trailer parking. There are 39 trailer parking spaces provided within the secured yard.

Outdoor storage is also permitted within the fully fenced and secured yard area.

Located in Bolton West, within Caledon, Ontario, the site sits in a well-established logistics and industrial neighborhood. It is situated near Peel Regional Road 50 (formerly Highway 50), which connects to major regional highways.

The property provides convenient access to Highways 427 & 407, both of which connect to the 400-series highways. In addition, the site offers strong proximity to the CN and CP Intermodal Yards, making it ideal for logistics and distribution users.

# Interconnected Highways



## DRIVE TIMES

**Highway 427**  
8.3 km/12 min

**Downtown Toronto**  
51.9 km/1h 28 min

**Rainbow Peace Bridge**  
150 km/53 min

**Highway 400**  
22.6 km/31min

**Pearson International Airport**  
27.4 km/30 min

**CN Intermodel**  
29.7 km/29 min

**CP Intermodel**  
11 km/15 min

# 6 Manchester Court

## Unit 3 | Bolton, Ontario

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**150,897 SF UNIT**

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