

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 1,000 amps

BAY SIZE 56' X 40'

T.M.I. (2025) \$2.76 psf

OCCUPANCY July 1, 2025

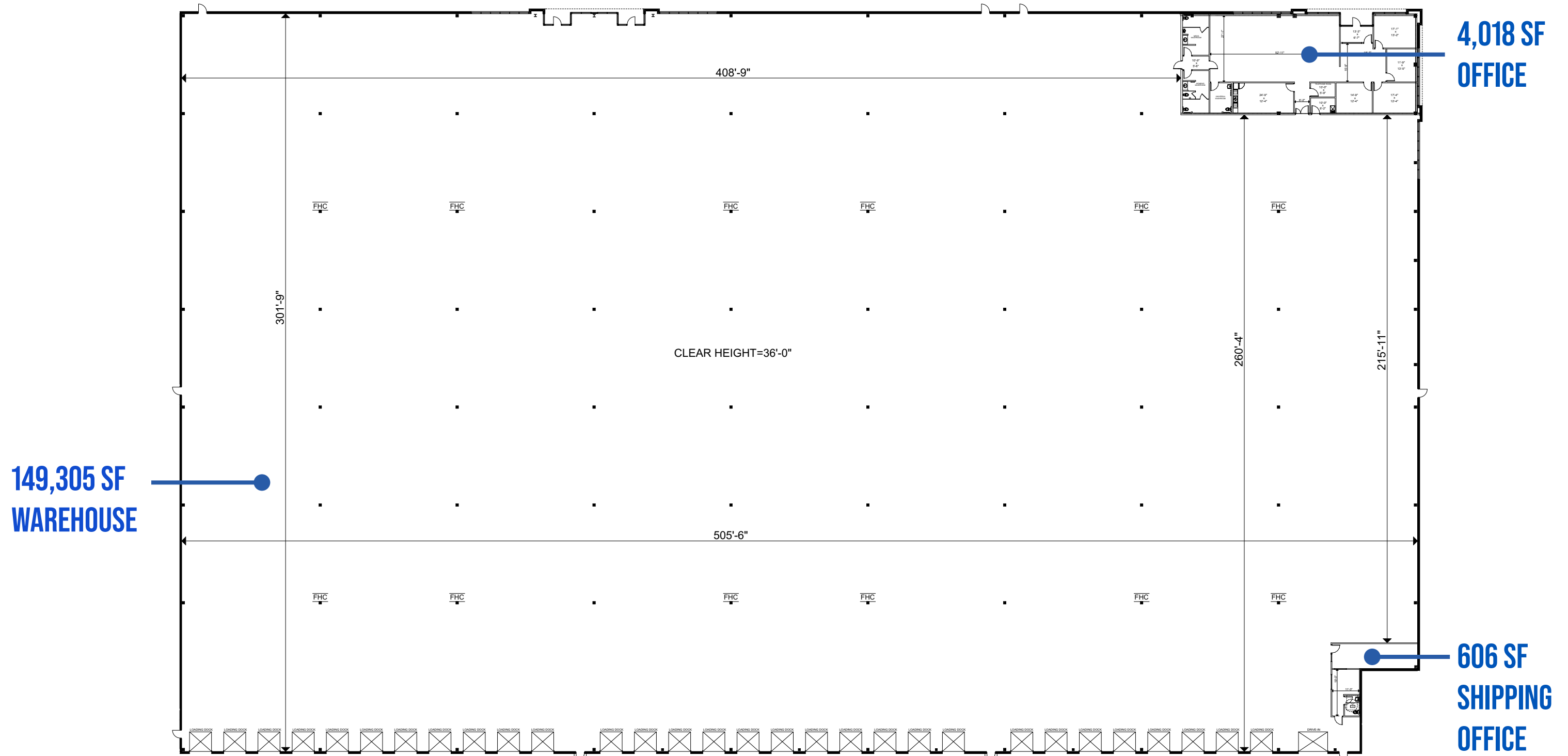
ZONING MP-580

- 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](#)

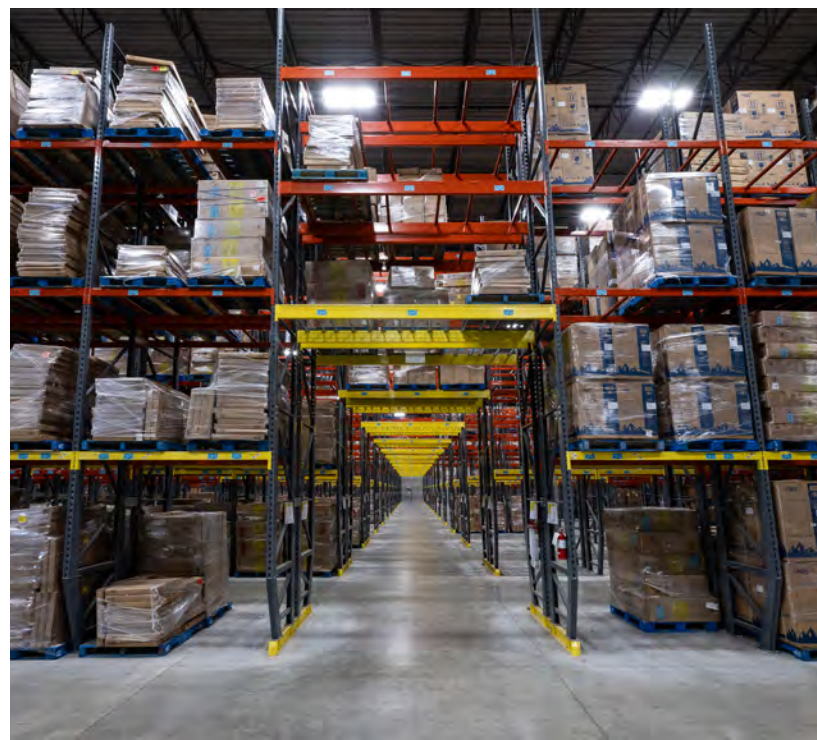
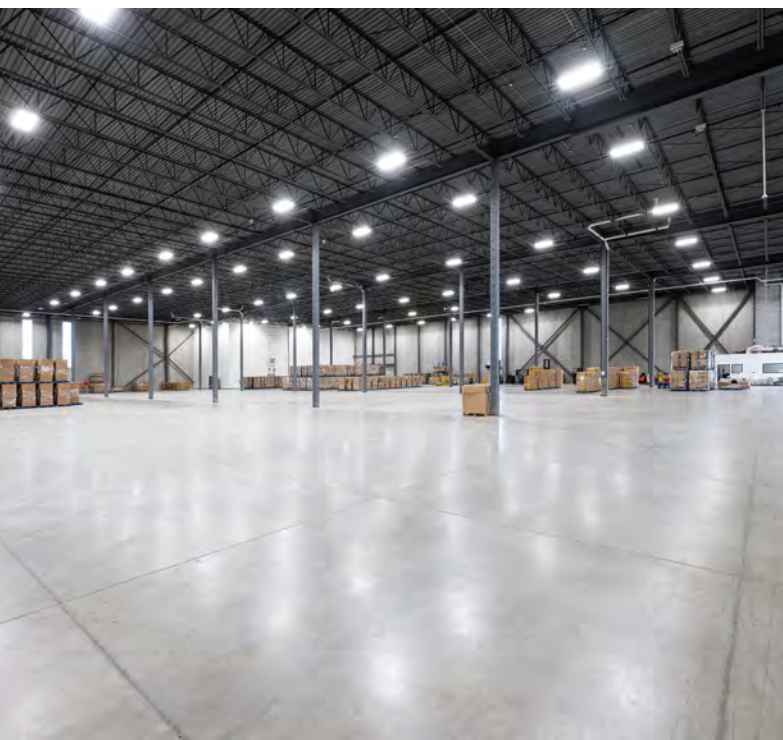
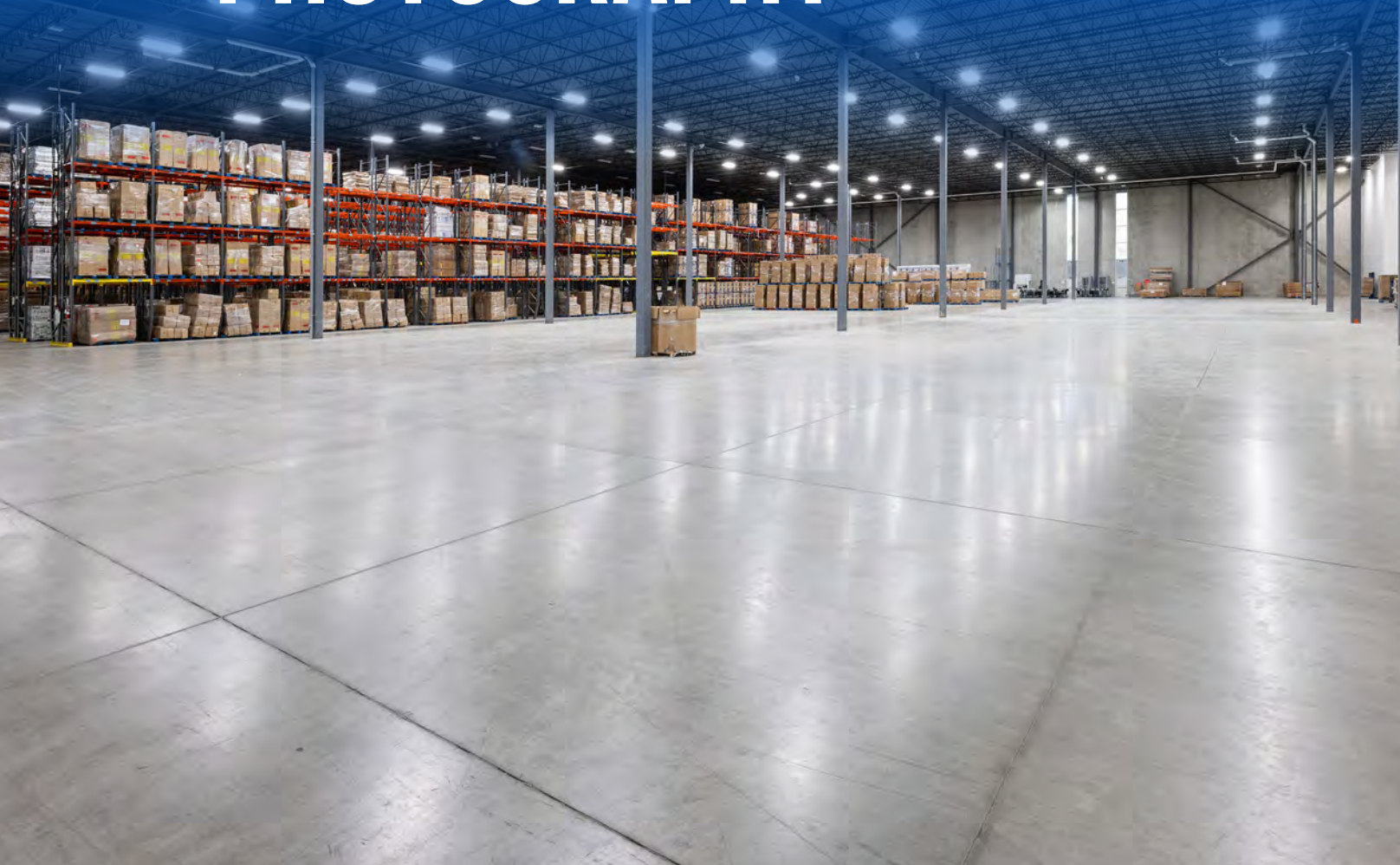
PROPERTY FLOOR PLAN



INTERIOR PHOTOGRAPHY

CUSHMAN &
WAKEFIELD

menkes



EXTERIOR PHOTOGRAPHY



CUSHMAN & WAKEFIELD

menkes



CP

12880 COLERAINE DRIVE

CORPORATE NEIGHBOURS

**12880 COLERAINE DRIVE
CALEDON**



● Corporate Tenants — Bolton Transit

THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNERS(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

AMENITIES MAP

**12880 COLERAINE DRIVE
CALEDON**



● Amenities — Bolton Transit

LOCATION & CONNECTIVITY

**12880 COLERAINE DRIVE
CALEDON**



GO TRANSIT
ROUTES & STATIONS



12880 COLERAINE DRIVE

THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNERS. ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

12880

COLERAINE DRIVE, UNIT 1

CALEDON, ON

FRASER PLANT*

Executive Vice President
+1 905 501 6408
fraser.plant@cushwake.com

MICHAEL YULL*, SIOR

Executive Vice President
+1 905 501 6480
michael.yull@cushwake.com

CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300
Mississauga, ON
www.cushmanwakefield.com

