

# 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 - Q2 2025 POSSESSION**

For more information, please contact:

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**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** Q2 2025

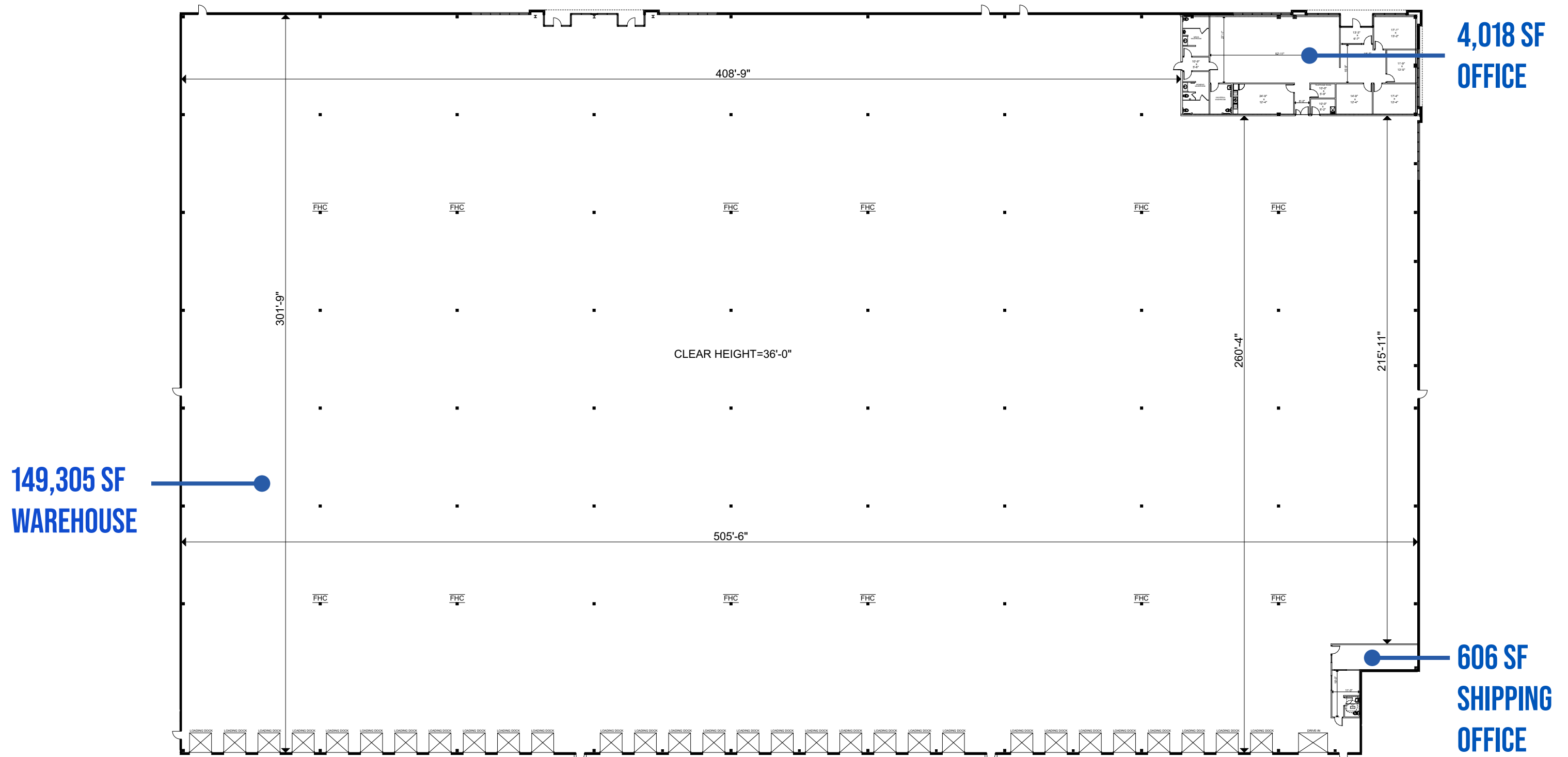
**ZONING** MP-580

- 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](#)

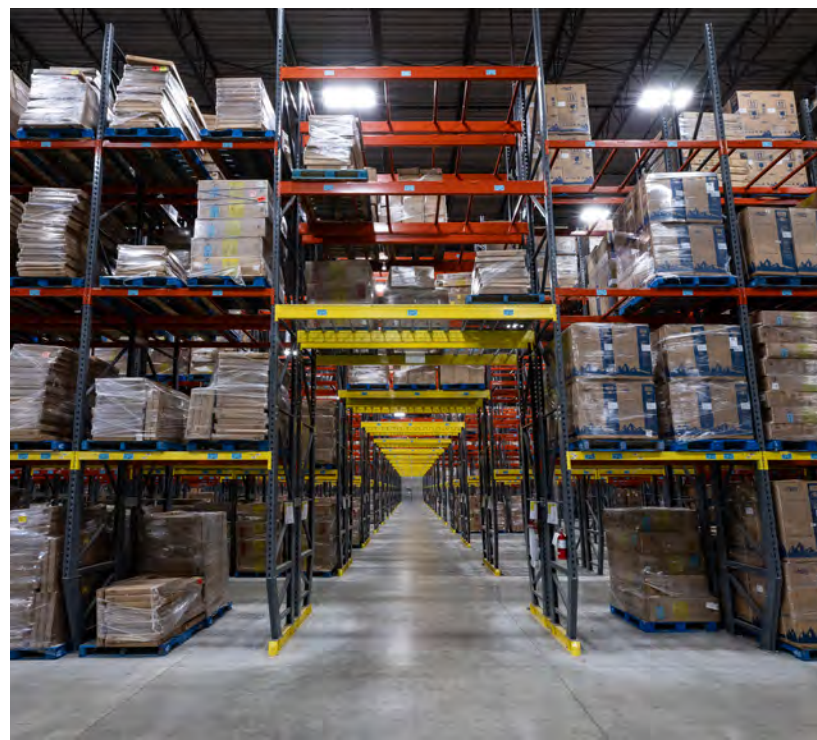
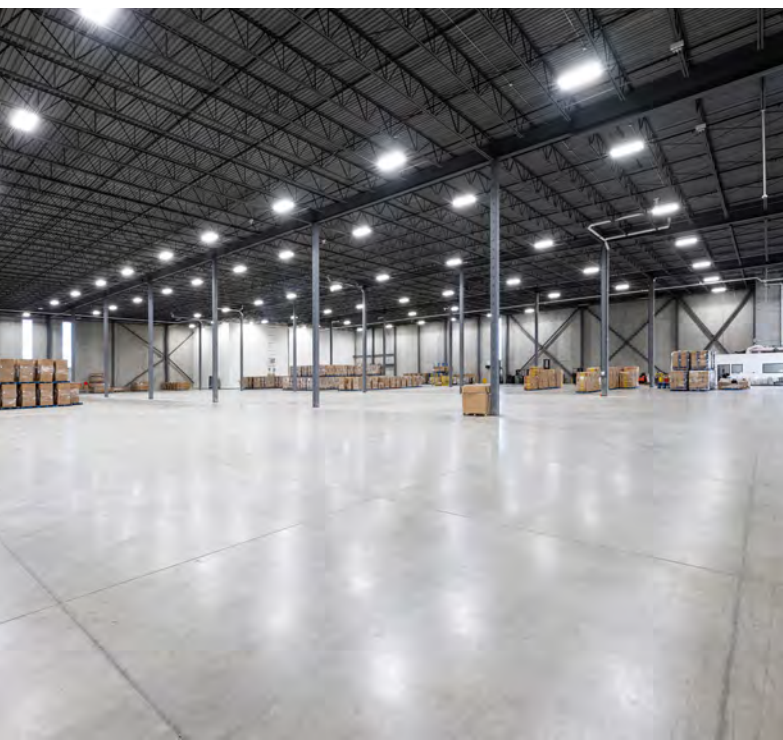
# PROPERTY FLOOR PLAN



# INTERIOR PHOTOGRAPHY

CUSHMAN &  
WAKEFIELD

menkes



# EXTERIOR PHOTOGRAPHY



CUSHMAN & WAKEFIELD

menkes



CP

12880 COLERAINE DRIVE

# CORPORATE NEIGHBOURS

**12880 COLERAINE DRIVE  
CALEDON**



● Corporate Tenants — Bolton Transit

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# AMENITIES MAP

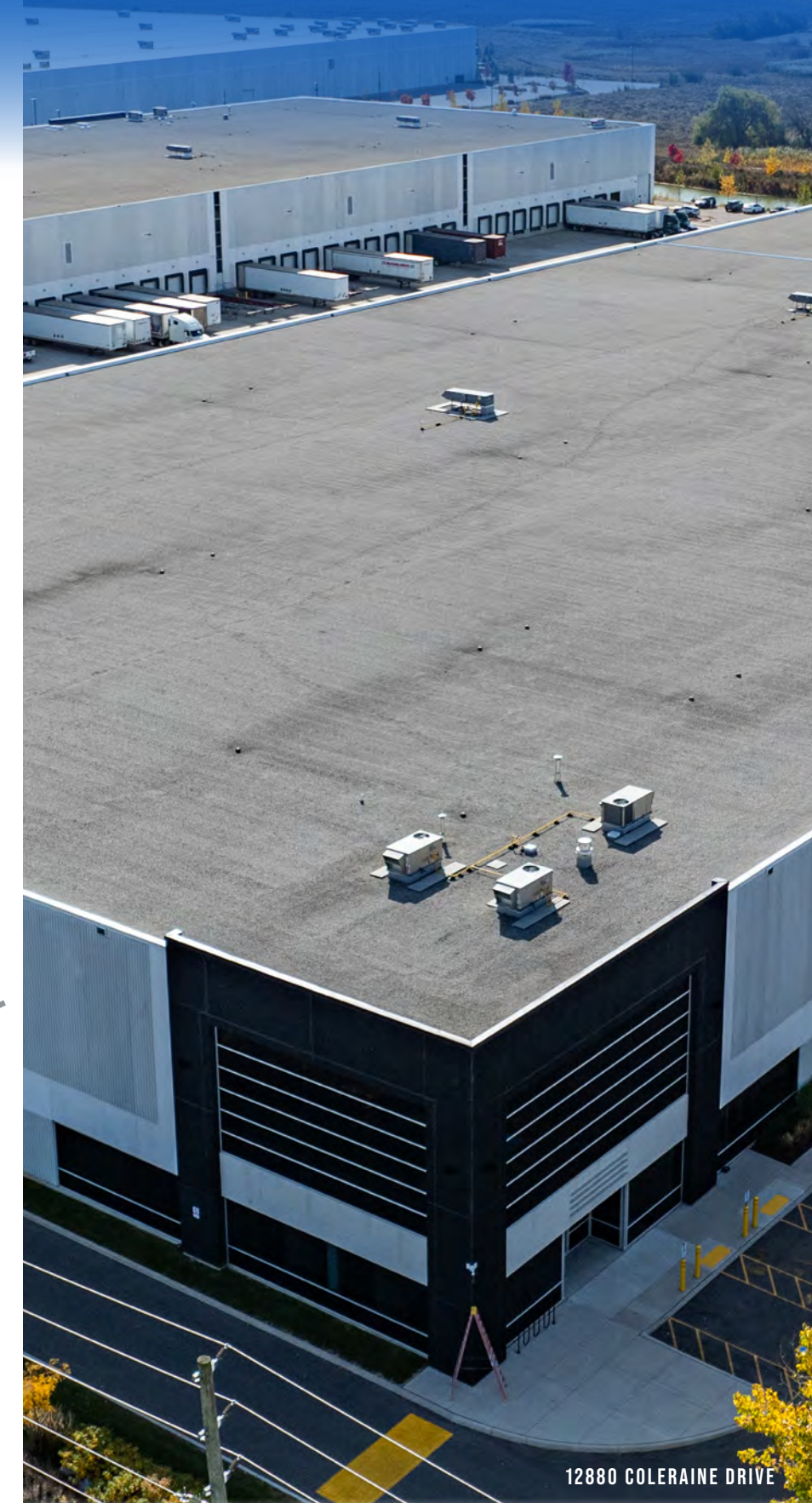
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● Amenities    — Bolton Transit

# LOCATION & CONNECTIVITY

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