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**Caledon  
Industrial  
Park**

**Second & Final Stage  
Complete**  
**287,538 SF**  
**Available Immediately**



# Building Specifications

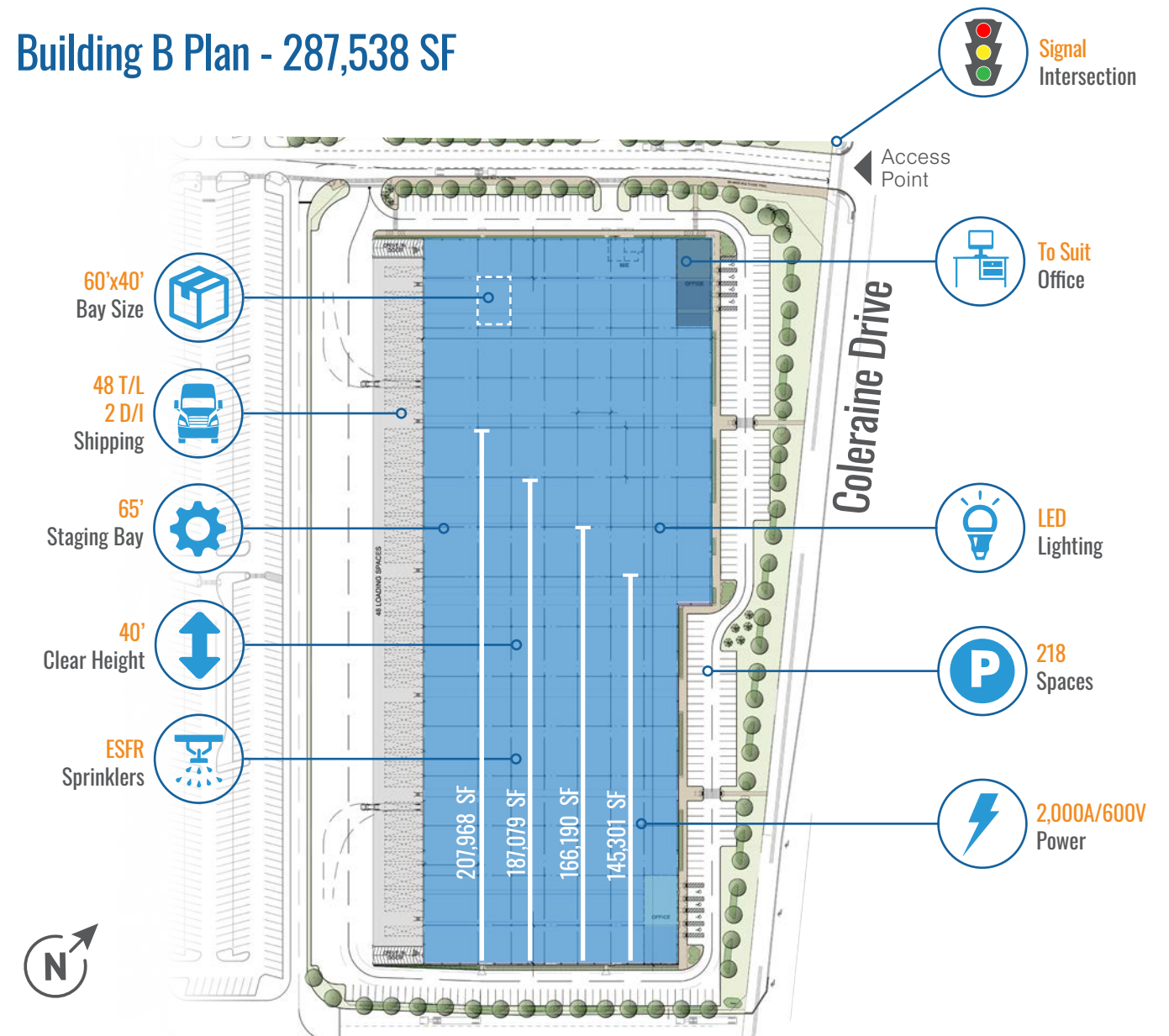
## Anticipating Your Business Needs

Caledon Industrial Park is a best-in-class 1.6M SF logistics campus, with phase two offering 573,083 SF of two state-of-the-art, 40 foot clear warehouse buildings. Phase one (Building A) is fully leased to Amazon and Building C is fully leased. Building B (287,538 sq.ft.) is available immediately. Caledon Industrial Park provides tenants with superior multimodal access, excellent labour demographics and speed to market efficiency.

### Building B - 12714 Coleraine Drive

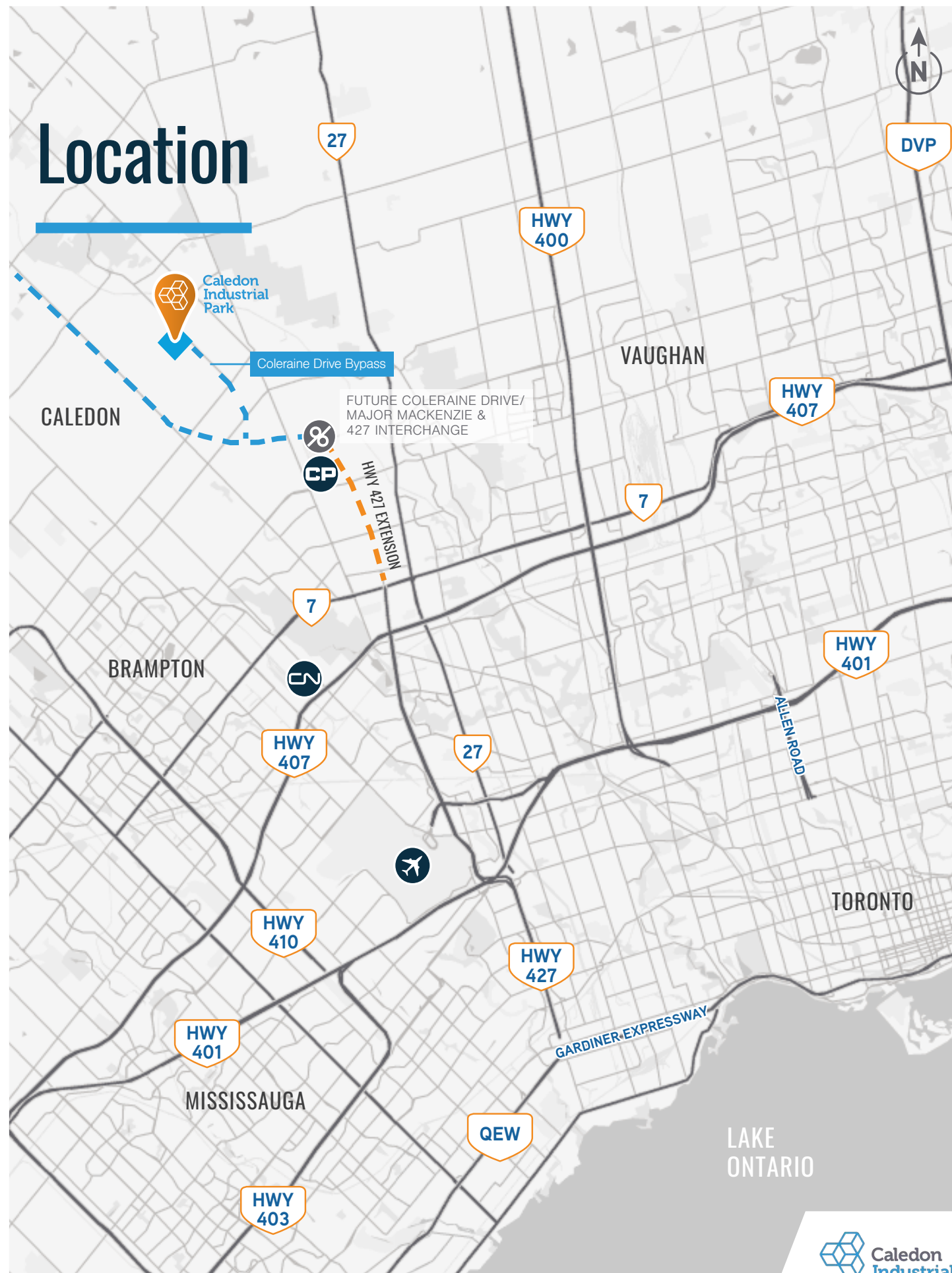
<b>Total Area</b>	287,538 SF
Divisible Option 1	145,301 SF (26 TL / 1 DI)
Divisible Option 2	166,190 SF (29 TL / 1 DI)
Divisible Option 3	187,079 SF (33 TL / 1 DI)
Divisible Option 4	207,968 SF (37 TL / 1 DI)
<b>Office Area</b>	2% (to suit)
<b>Shipping</b>	48 TL / 2 DI
<b>Clear Height</b>	40'
<b>Lighting</b>	LED
<b>Bay Sizes</b>	60' x 40'
<b>Power</b>	2,000A/600V
<b>Sprinklers</b>	ESFR
<b>Occupancy</b>	Immediate

## Building B Plan - 287,538 SF



Building B Interior June 2021  
Ready for Tenant Fit-Out

# Location



# Anticipating Your Business Needs

## Logistically Well-Positioned

- Direct access to 400 series highways and the future Highway 427 extension
- Excellent proximity and connectivity to the GTA logistics workforce
- State-of-the-art modern building design and site configuration targeting LEED® Silver Certification

## Drive Times

Highway 427	14 mins	13 km
CP Rail Intermodal Yard	15 mins	9 km
Bolton Retail Amenities	5 mins	3 km
Highway 407	15 mins	14 km
Highway 400	20 mins	16 km
CN Rail Intermodal Yard	20 mins	19 km
Highway 401	22 mins	25 km
Pearson International Airport	23 mins	23 km
Downtown Toronto	35 mins	40 km



# Site Plan



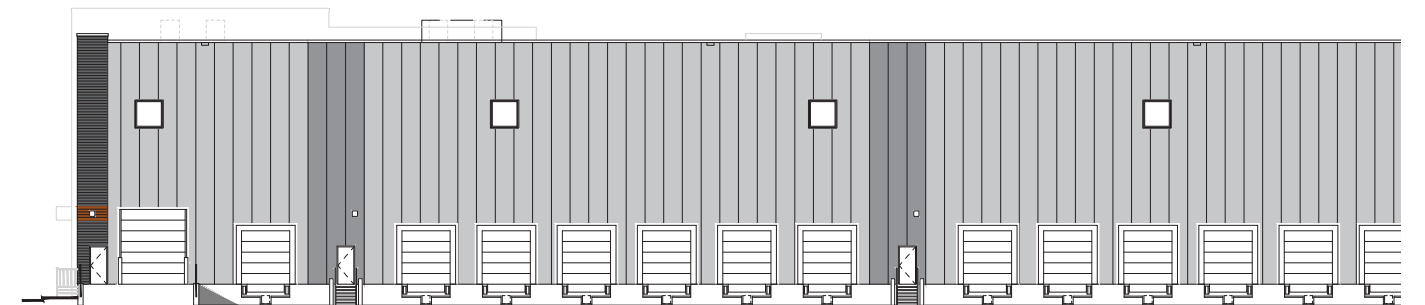
# Targeting LEED® Silver

## Sustainability Features



- Reduced utilities through:
  - Water efficient landscaping
  - High efficiency Cambridge unit heaters
  - Upgraded roof insulation (R-30)
- In excess of 75% construction waste diversion to registered recycling facilities

## Finish & Glazing



- Charcoal Grey Longboard Siding
- Copper Aluminum Composite
- Grey/Charcoal Accent Insulated Metal Panel
- Opaque Window Glazing
- Vision Window Glazing

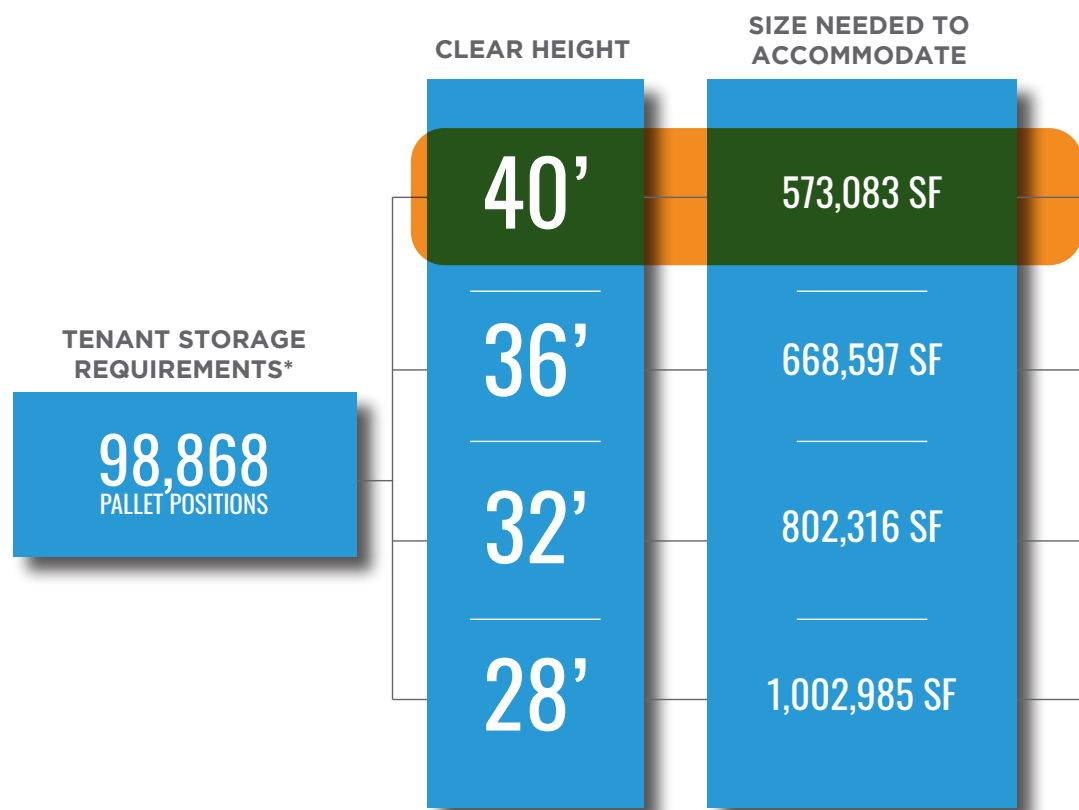
# 40 Foot Clear Height = Savings

## Clear Height Racking Comparison

The Caledon Industrial park, with its industry leading 40' clear height has been designed to meet the demands of today's and tomorrow's industrial occupiers.

### Benefit for Tenants

When compared to the 40' clear height of the Caledon Industrial Park to other common building clear heights, the development offers 75% increase in the overall cubic storage capacity.



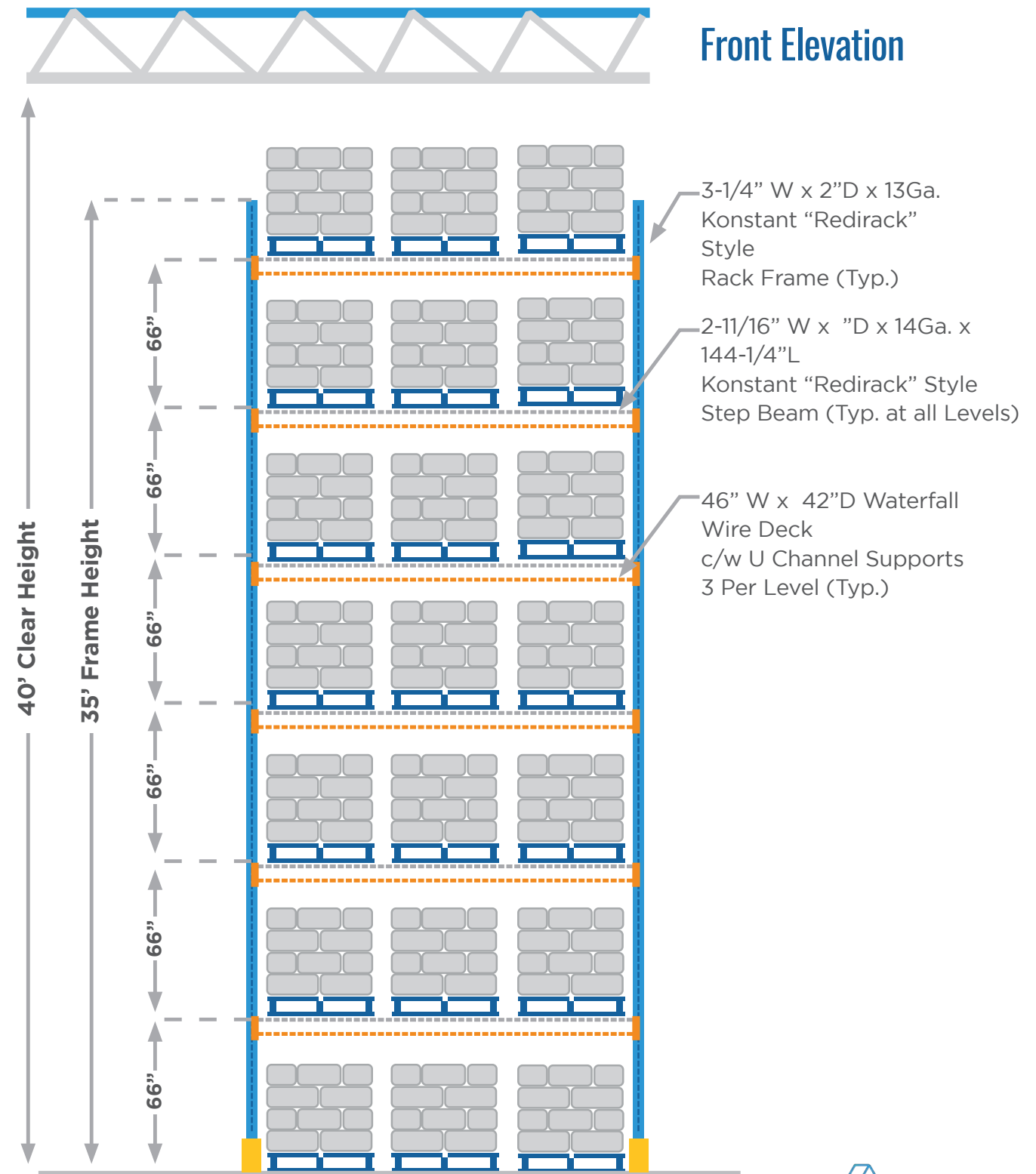
When comparing 40' to 36'

17% increase in storage capacity

When comparing 40' to 32'

40% increase in storage capacity

# 40' Clear Height Racking Diagram





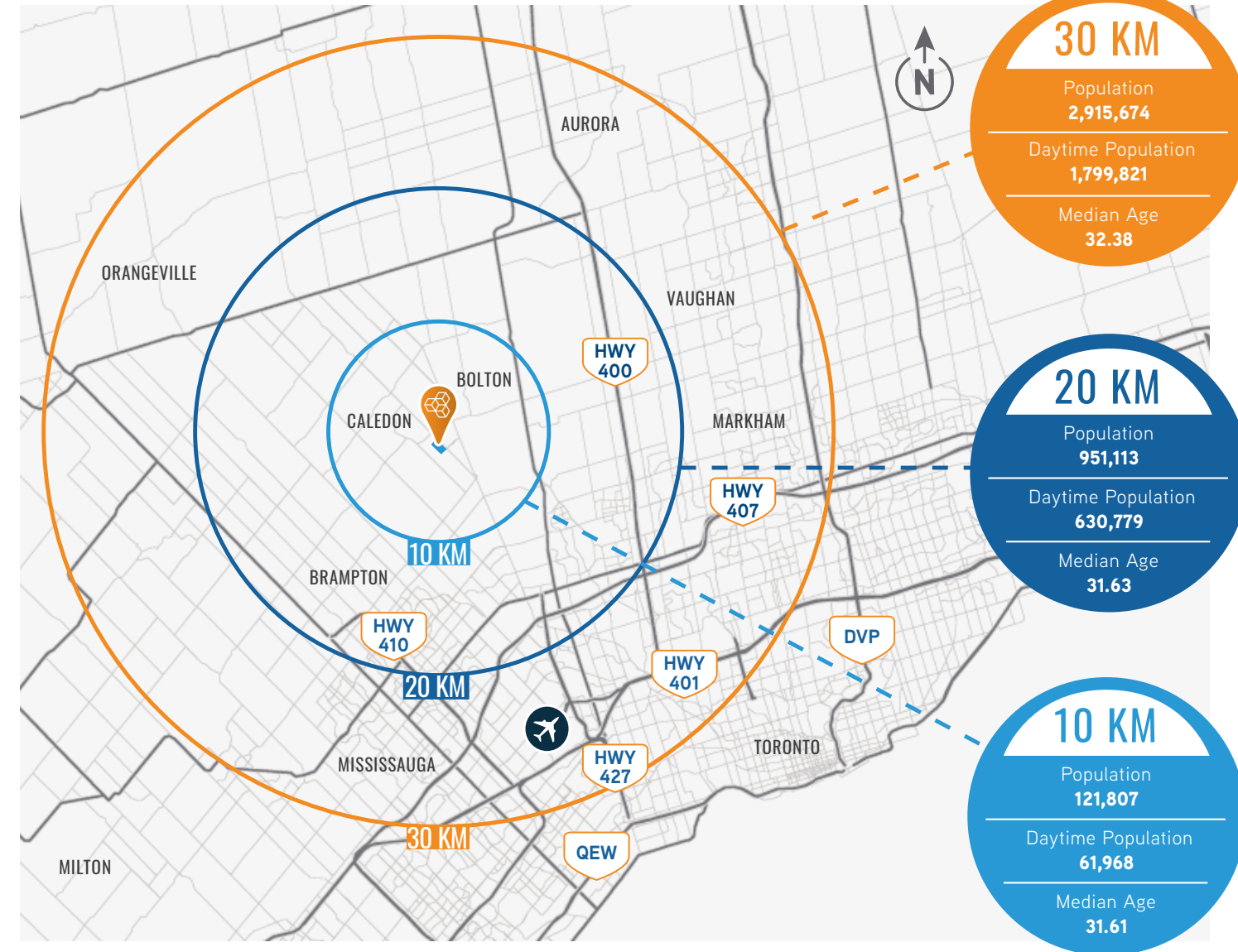
# Infrastructure Improvements

## The 427 Expansion

Accessibility to Caledon and Vaughan will be enhanced by the Highway 427 expansion with full interchanges at Langstaff Road, Rutherford Road and Major Mackenzie Drive. Construction is ahead of schedule with completion expected by 2022.

## Coleraine Drive Bypass

The expansion of Coleraine Drive to a 4-lane truck arterial will continue south from Mayfield Road directly into the Highway 427 and Major Mackenzie Drive interchange. This allows for direct access from Caledon Industrial Park to the CP intermodal and Highway 427.



# Attract a Robust Labour Pool

## Quick Stats

- Caledon has had **11.8%** population growth since the last census, one of the highest in the GTA (compared to City of Toronto at 4.5%)
- Caledon has a healthy balance of the total workforce in the transportation and warehousing sector at **6.6%**
- Caledon has direct public transit and connectivity to Brampton, Mississauga and Vaughan's labour markets





# Nearby Amenities

## Shopping and Entertainment

- 1 Landmark Cinemas
- 2 The Home Depot
- 3 Mark's Work Wearhouse
- 4 Walmart
- 5 The Source
- 6 LCBO
- 7 Canadian Tire
- 8 Bolton Inn
- 9 Shoppers Drug Mart

## Restaurants

- 1 Wild Wing
- 2 Kelsey's
- 3 Swiss Chalet
- 4 McDonalds
- 5 Tim Hortons
- 6 A&W
- 7 Starbucks
- 8 Symposium Cafe

## Services

- 1 RBC Royal Bank
- 2 TD Canada Trust
- 3 CIBC
- 4 Dayspring Medical Centre
- 5 Anytime Fitness
- 6 Jiffy Lube
- 7 Husky/Esso Gas Station
- 8 Shell Gas Station



# Be in Good Company

Surround yourself with recognized global and national brands





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