

13153 COLERAINE
DRIVE, BOLTON

FOR LEASE



iPort Caledon





POSITION YOUR
BUSINESS **FOR**
THE FUTURE

13153
COLERAINE DRIVE
BOLTON

A landmark industrial park

Heavy Power

iPort Caledon is a leading tier-1 logistics campus, strategically located near Canada’s two largest intermodal yards. The park has already been selected by Mars for their additional distribution facility. With phased speculative buildings and build-to-suit opportunities, iPort Caledon features approximately 4M SF of state-of-the-art, logistics space of various building sizes. iPort Caledon’s easterly positioning in the GTA West, provides tenants with superior multimodal access, strong labour demographics and speed to market opportunity.

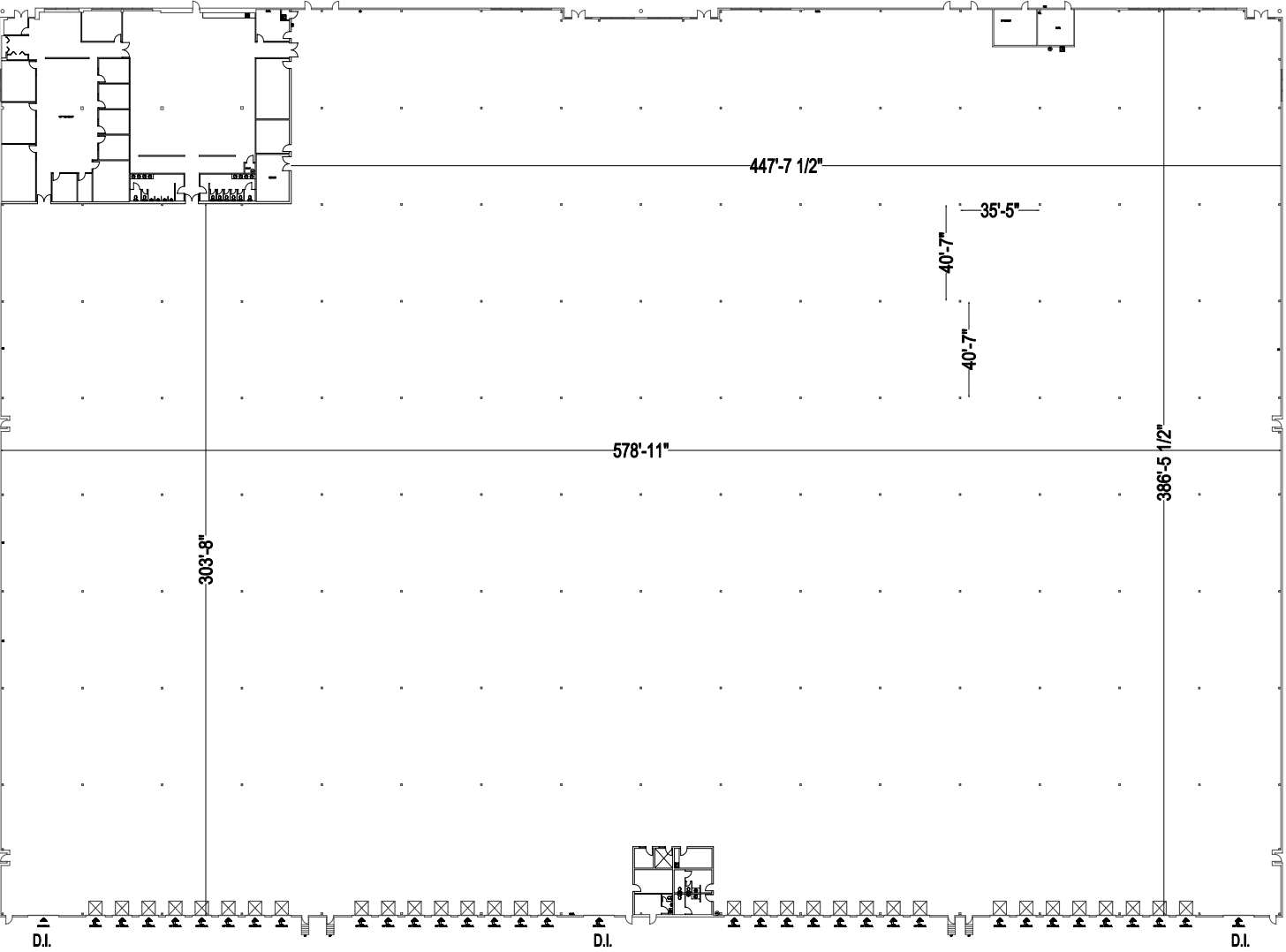
13153 Coleraine Drive is a high quality precast industrial building built in 2009. Located within the iPort Caledon campus.

13153 COLERAINE	
Total Building Size	224,618 SF
Office Area	5% approximately
Clear Height	28’
Truck Level Doors	32
Drive-In Doors	3
Sprinklers	ESFR
Auto/Trailer Parking	212/46
Lighting	T5 lighting
Power	2,000 Amps

Additional Rent: \$2.30 PSF/Annum (Note: Additional Rent covers Property Tax, Admin Fee, Capital Funds and Partial Operating Costs - property is self-managed by Tenant). Speak to listing agents for further details and availability.

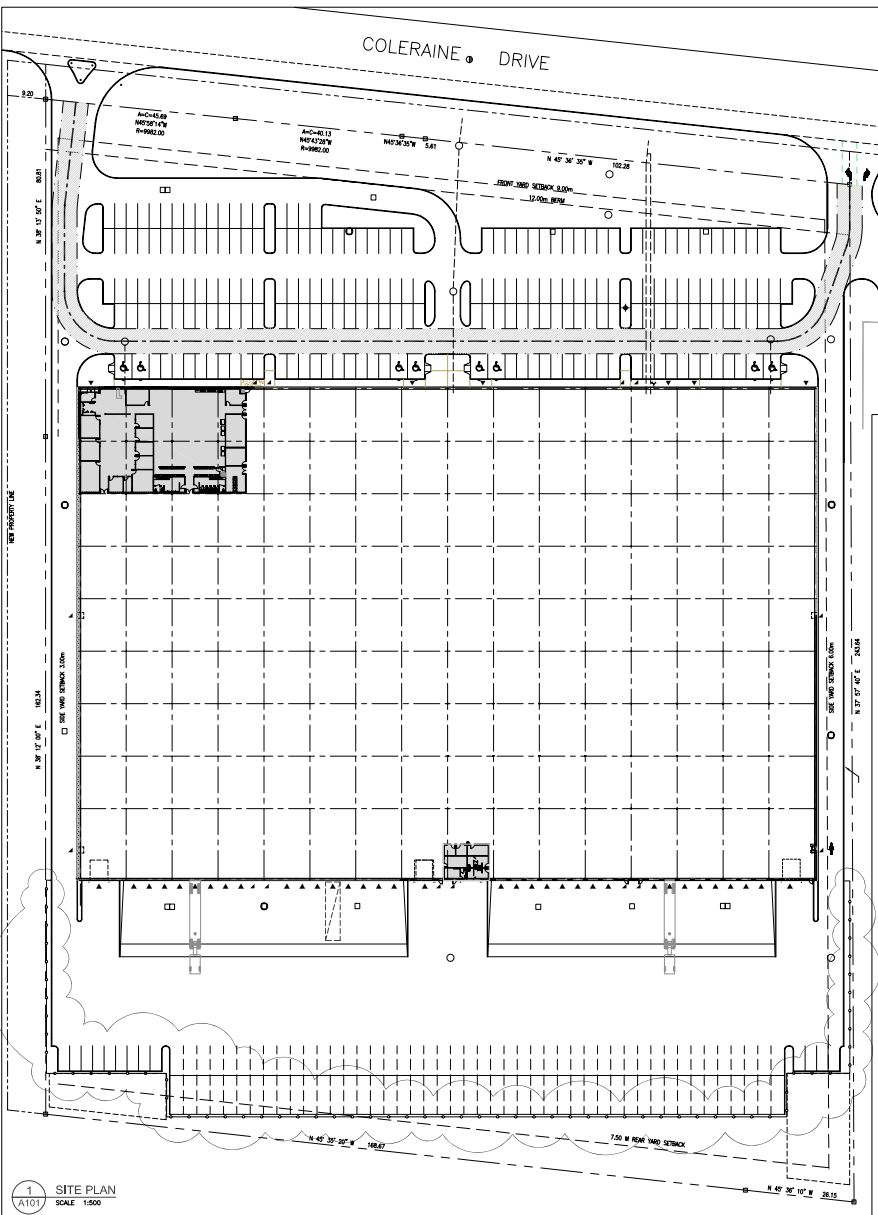
FLOOR PLAN

High shipping ratio



SITE PLAN

Trailer Parking



SUPERIOR SHIPPING DOOR RATIO

HEAVY POWER & ESFR SPRINKLERS


Property Highlights



Shipping Doors
32 TL/3 DI



Power
2,000 Amps



Site Size
12.17 Acres



Total Area
224,618 SF

ZONING

- Property zoned MP-421
- Wide variety of industrial uses, including but not limited to: logistics, warehousing, public self storage and training facility.

WAREHOUSE HIGHLIGHTS

- 28 foot clear height
- Efficient bay size to optimize space utilization 40'7" x 35'5"
- T5 lighting in warehouse with some shatterproof over production area down to some dock doors
- Wash station, eye wash station with drain
- Shipping office with kitchenette, 3 offices and washroom along with drivers lounge and washroom

OFFICE

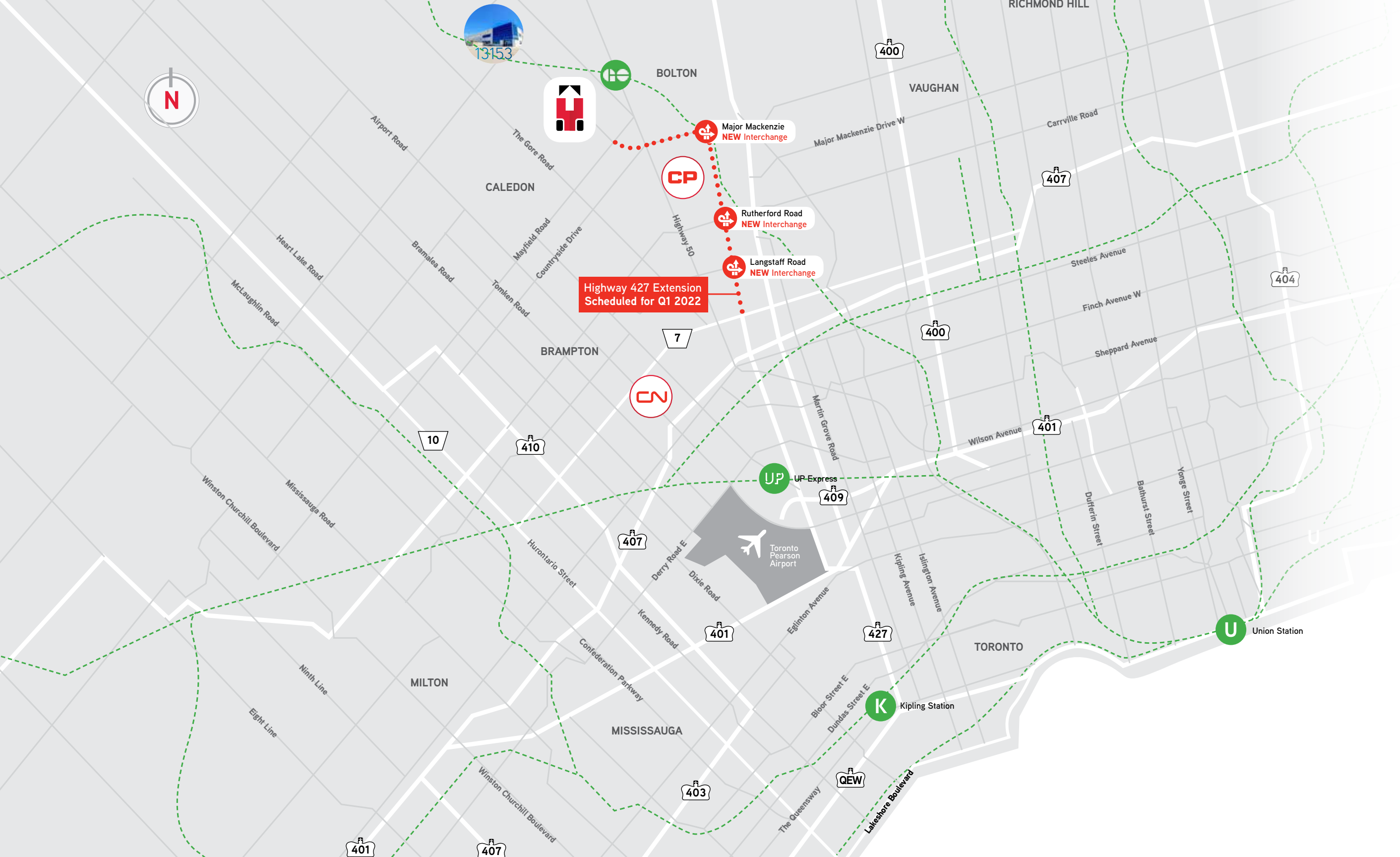
- Private offices, open area, large lunchroom, outdoor patio area and washrooms in the office area of the building

PARKING

- 46 trailer parking spots and 212 car parking spots

SHIPPING

- Superior high door ratio 32 TL (some with dock locks) and 3 DI doors
- Concrete pad
- 2 entrances for truck to access the shipping area
- Secured yard with automatic gate



DRAWING A STRAIGHT LINE FROM YOUR SUPPLIERS TO YOUR CUSTOMERS

With exceptional connectivity and convenience

TRAVEL DISTANCES

427	HIGHWAY 427 16 km 20 Mins	400	HIGHWAY 400 17.5 km 25 Mins	410	HIGHWAY 410 17 km 18 Mins	407	HIGHWAY 407 16.5 km 22 Mins
404	HIGHWAY 404 42 km 40 Mins	409	HIGHWAY 409 25 km 26 Mins	401	HIGHWAY 410 25 km 28 Mins	QEW	QEW 40 km 40 Mins
CN	CN INTERMODAL 22 km 28 Mins	CP	CP INTERMODAL 10 km 15 Mins		PEARSON AIRPORT 24 km 30 Mins		

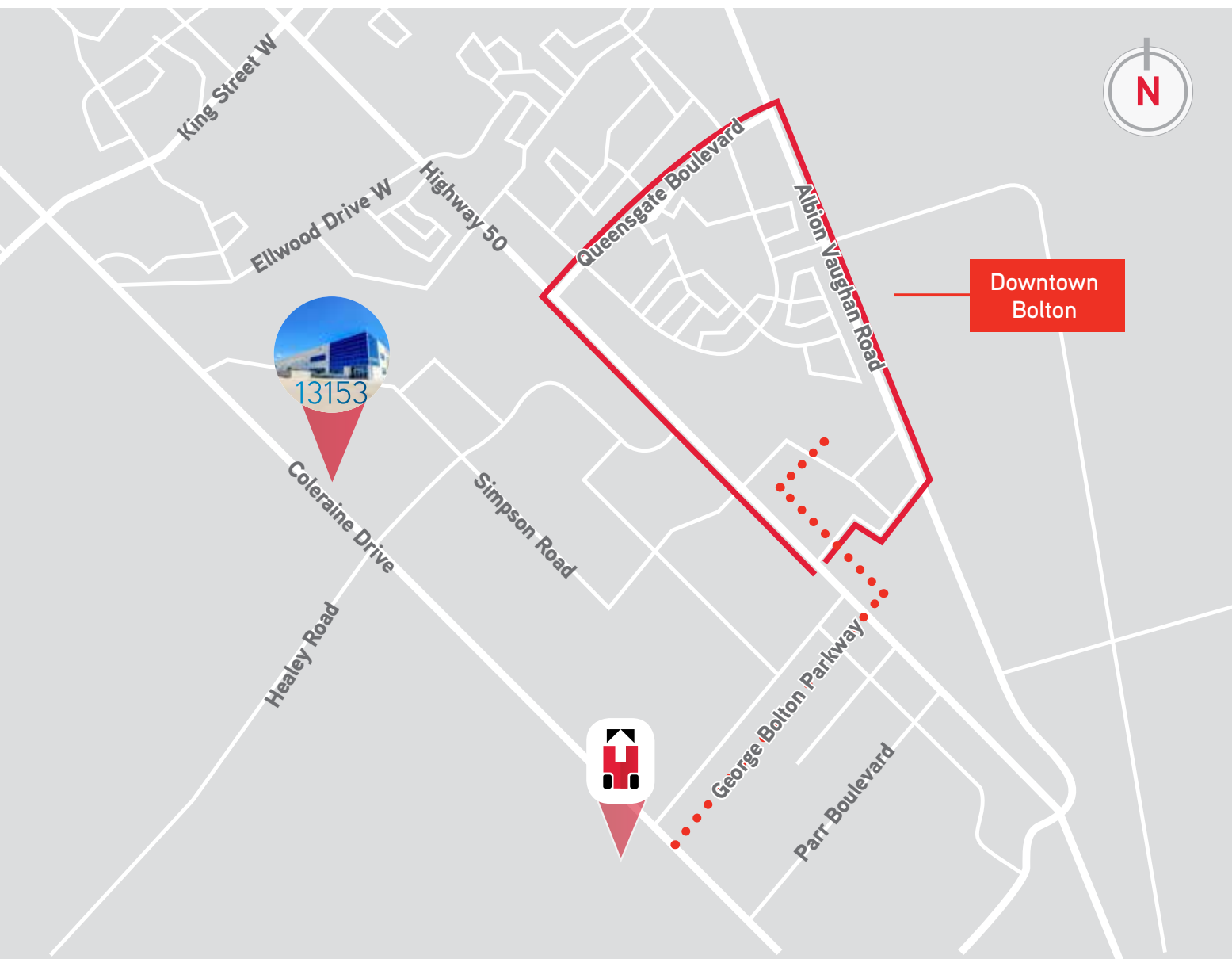
DID YOU KNOW?

iPort Caledon is close to the major 400 series highways, intermodal terminals, and many other major transportation hubs. The expansion of Coleraine Road to a 4 lane truck arterial will continue south from Mayfield Road directly into the Highway 427 & Major Mackenzie Drive interchange.

MORE THAN JUST BIG BOXES

Nearby downtown Bolton provides a host of lifestyle amenities

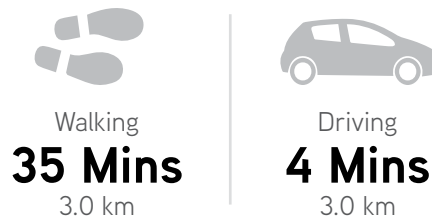
Minutes from downtown Bolton, iPort Caledon employees can access a variety of amenities. Whether it is grabbing a coffee in the morning, a quick bite during lunch, or running errands on their way home, your team can benefit from the conveniences from the local community.



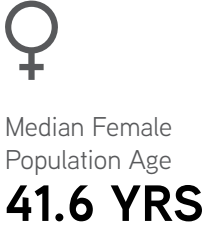
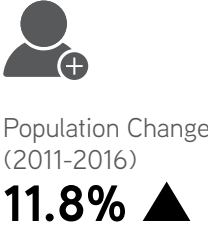
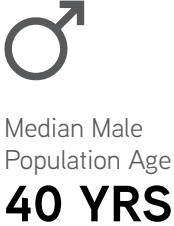
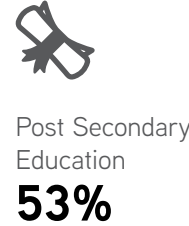
NEARBY AMENITIES INCLUDE



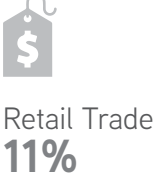
PATH TO DOWNTOWN BOLTON



Caledon | market at a glance



MAJOR EMPLOYMENT SECTORS (as of 2016)



WHY CALEDON

INFRASTRUCTURE

- Extensive reliable network of regional and municipal roads connect to major provincial highways
- Nearby CP and CN railway intermodal terminals provide domestic and overseas containerized services
- Toronto Pearson International Airport

FINANCIALS

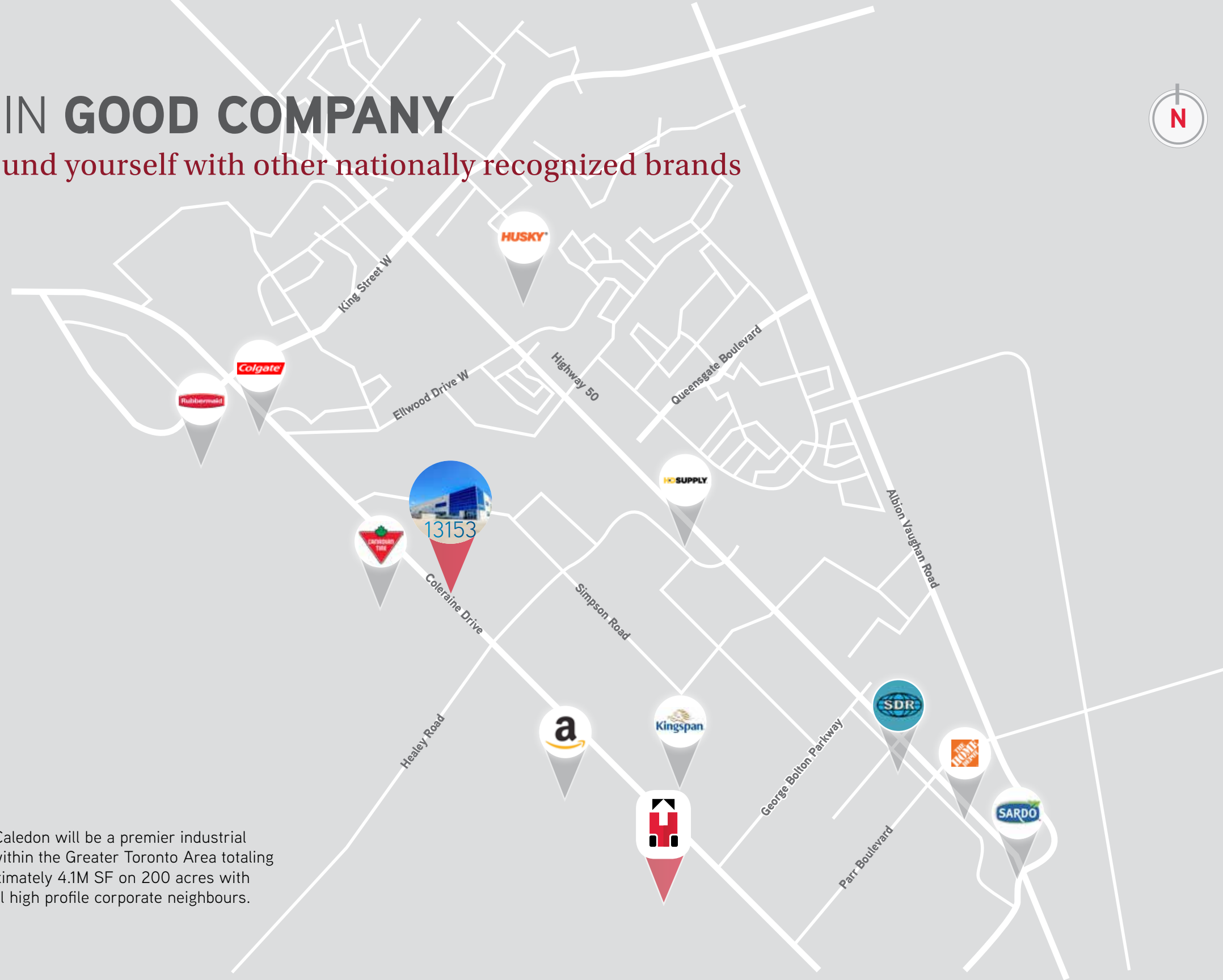
Low tax rates, coupled with corporate income and employer tax rates that are the lowest in the G-7, provide a highly competitive operating cost environment

BE IN GOOD COMPANY

Surround yourself with other nationally recognized brands



iPort Caledon will be a premier industrial park within the Greater Toronto Area totaling approximately 4.1M SF on 200 acres with several high profile corporate neighbours.



ABOUT THE PROJECT TEAM

Developed and managed by a team of industry experts



DEVELOPER

HOOPP is one of Canada's largest property owners and developers with over 14B dollars in global real estate assets. In total, HOOPP owns more than 35 million square feet of office, industrial, retail and apartment buildings. This includes assets located throughout Canada, as well as Western Europe, the United Kingdom, and the United States.

iPort is **HOOPP's** national portfolio of sixty-three industrial assets located across key Canadian markets including the Greater Toronto Area, Calgary, Edmonton, and Vancouver. Totaling over 11 million square feet of gross leasable space on 590 acres of land, with close to 2.5 million square feet under construction, iPort properties have been owned, managed and developed for over 20 years through industry-leading third-party managers.

LEASING

Many of the world's most innovative and successful companies choose us when they need trusted, expert advice. The foundation of our service is the strength and depth of our specialists. As industrial market leaders, our project team understands the distribution and logistics industry inside and out. You can depend on our ability to draw on years of direct experience in the local market, long-term relationships and comprehensive market insight. Whether you are a local firm or a global organization, we provide creative solutions for all your real estate needs.

PROPERTY MANAGEMENT

CBRE's Property Management division offers the expertise of local market specialists in all aspects of building operations, financial and accounting management, lease administration, comprehensive reporting, lease coordination services, and leasehold/construction management services. The obligation of CBRE Property Management is to enhance the value of our clients' properties, while enhancing the tenant's experience. We are dedicated to provide the most professional management services available to investors in Canadian commercial real estate."



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