



Colliers



77 Pillsworth Road, Caledon

# Beautiful Pre-Cast Industrial Complex In Bolton **For Lease**

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# Property Overview



## Legal Address

77 Pillsworth Road, Unit 5 - 7 Caledon



## Location

The Property is conveniently located at the cross streets of Highway 50 & Parr Boulevard.



## Available Area

14,184 SF  
2,922 SF Office Space  
11,262 SF Warehouse Space

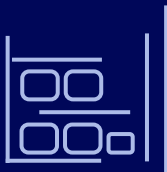
## Key Features



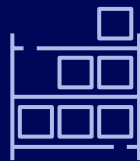
Pre-cast industrial/  
commercial  
complex



Prime location



24' clear height



Space is fully  
racked with 646  
pallet positions



Plenty of  
natural light



High end modern  
office finishes



Shipping includes  
6 truck-level doors



Ample surface  
parking available



Excellent turning  
radius to easily  
accommodate 53'  
trailers



Clean warehouse  
space



Close to many  
amenities



CHB zoning



# Office Photos



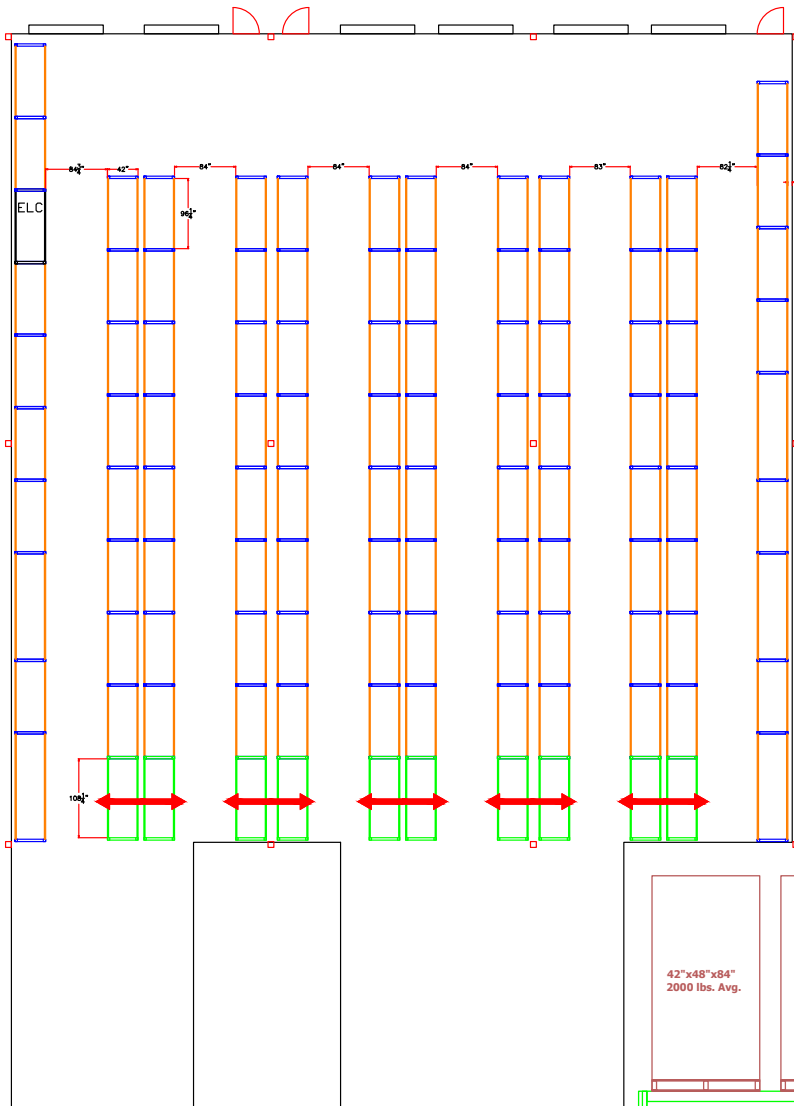


# Warehouse Photos





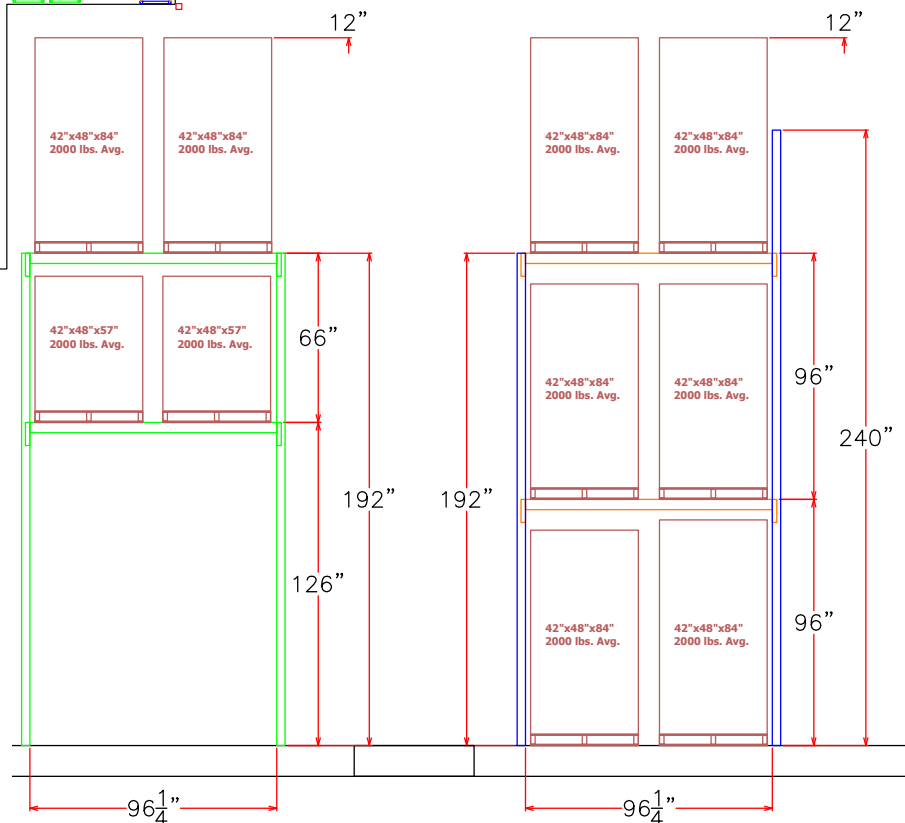
# Warehouse Racking Layout



The space is fully racked and can be made available.

**646** Pallet Positions

Reach out to Listing Agents for further details on purchasing racking.





# CHB Zoning

CHB (Bolton Highway Commercial) zoning is designed to support commercial activities that benefit from high visibility and access along major roads and highways. This zone typically accommodates retail stores, restaurants, service businesses, automotive services, and hotels.

*CHB permits the following uses:*

- Animal Hospital
- Business Office
- Drive-Through Service Facility (13)
- **Factory Outlet**
- Farmers' Market
- Financial Institution
- Fitness Centre
- Hotel
- **Industrial Use**
- Merchandise Service Shop
- Motel
- Motor Vehicle Gas Bar
- Motor Vehicle Rental Establishment
- **Motor Vehicle Repair Facility**
- Motor Vehicle Sales Establishment
- Motor Vehicle Service Centre
- Motor Vehicle Used Sales Establishment
- **Open Storage Area, Accessory (14)**
- Outside Display, or Sales Area, Accessory
- **Parking Lot, Commercial**
- Place of Assembly
- Place of Entertainment
- Private Club
- Research Establishment
- Restaurant
- Retail Store, Accessory (2)
- Training Facility
- **Warehouse**
- Warehouse, Public Self-Storage
- Warehouse, Wholesale

*CHB Zoning footnotes of relation to the above:*

**(2)** An accessory retail store shall not exceed 93m<sup>2</sup> net floor area.

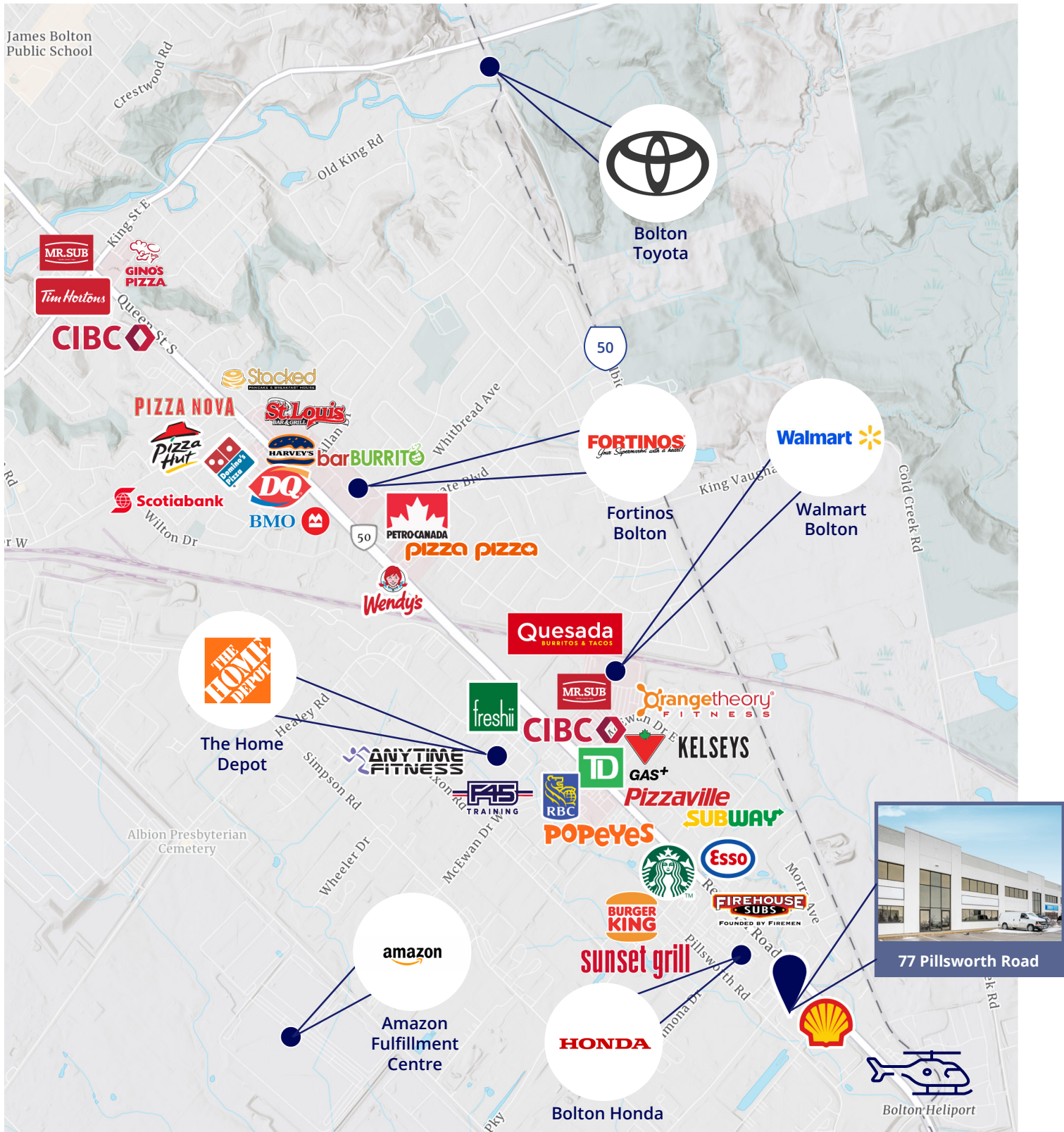
**(13)** Subject to compliance with Section 4.7, drive-through service facilities shall only be permitted in the Settlement Areas of Bolton and Mayfield West, and in Tullamore, Victoria, Sandhill, and Caledon Village only in existing commercial zones along Hurontario Street (Highway 10) and Charleston Sideroad (Regional Road 24).

**(14)** Open Storage Area, Accessory shall not be permitted with an Industrial Use

For further information on the CHB zoning permitted & restricted uses,  
please refer to **CALEDON ZONING BY-LAW**



# Surrounding Amenities







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