

12714

COLERAINE DRIVE

BOLTON, ON

FOR SUBLEASE



CBRE

12714 COLERAINE
DRIVE BOLTON, ON

PROPERTY DETAILS

BUILDING SIZE	287,573 Sq. Ft.
WAREHOUSE AREA	285,073 Sq. Ft.
OFFICE AREA	2,500 Sq. Ft.
CLEAR HEIGHT	40'
SHIPPING DOORS	48 Truck level 2 Drive-in
BAY SIZE	40' x 60'
POWER	2,000 Amps / 600 Volts
POSSESSION	April 1, 2026
ASKING RATE	\$14.95 Per Sq. Ft. Net
TMI	\$4.45 psf (2026)

All information to be verified



EXISTING
RACKING CAN BE
MADE AVAILABLE



LED LIGHTING ON
MOTION SENSORS



EV CHARGING
STATIONS AVAILABLE



POTENTIAL TO
DEMISE DOWN TO
150,000 SQ FT.



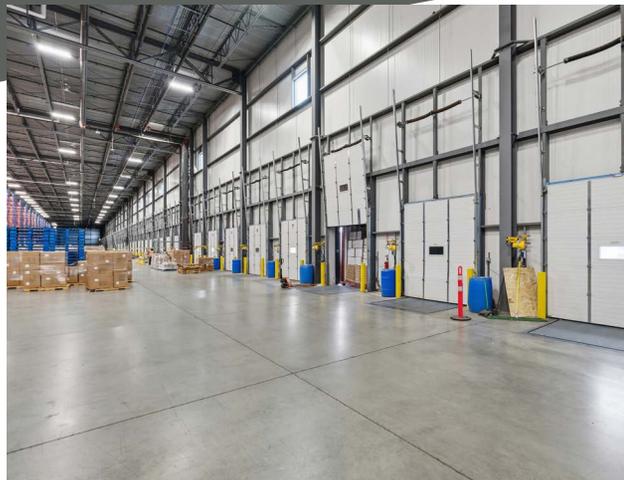
OFFICES ARE IN
GREAT CONIDITION &
INCLUDE LUNCH &
LOCKER ROOMS



SECURE DRIVERS
ENTRANCE WITH
NEARBY WASHROOM

12714 COLERAINE
DRIVE BOLTON, ON

PROPERTY PICTURES



12714 COLERAINE
DRIVE BOLTON, ON

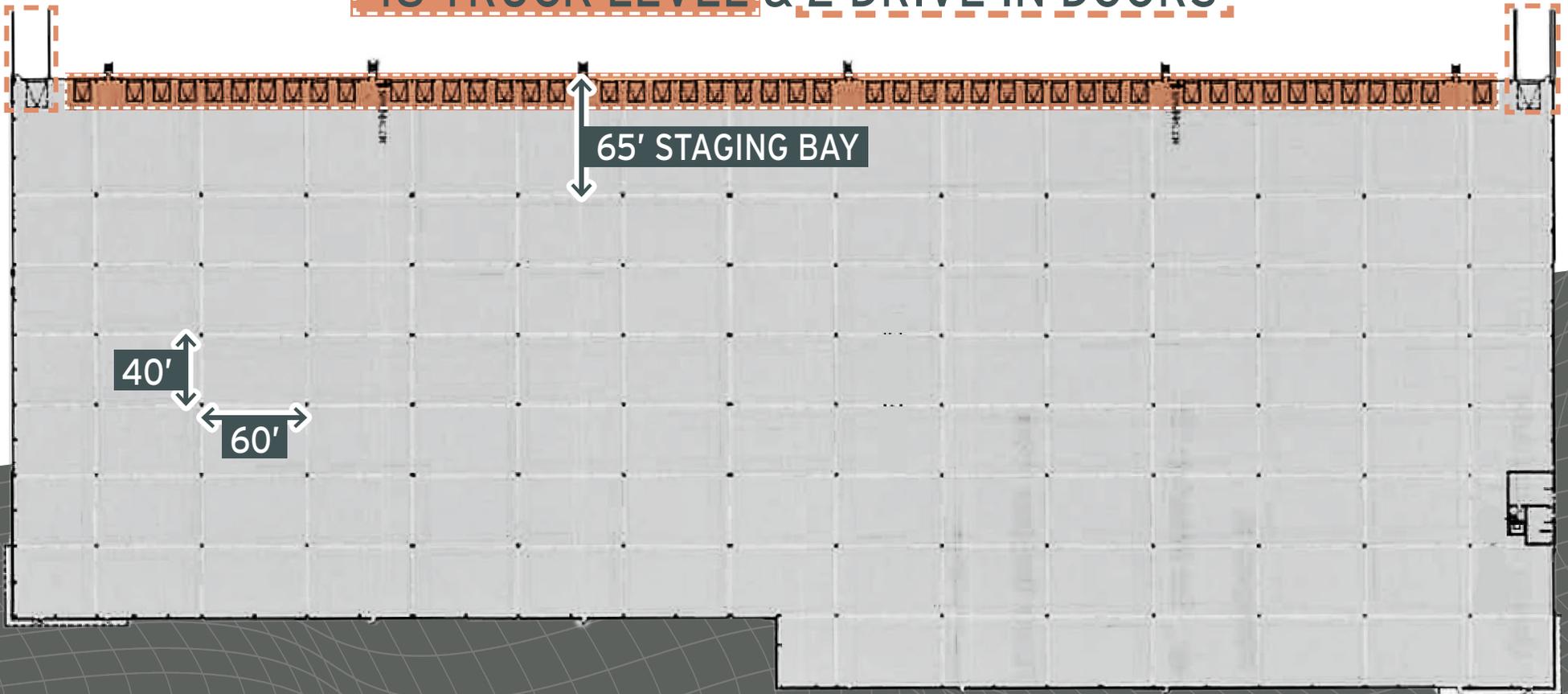
FLOOR PLAN

48 TRUCK LEVEL & 2 DRIVE-IN DOORS

65' STAGING BAY

40'

60'





SIGNALIZED INTERSECTION



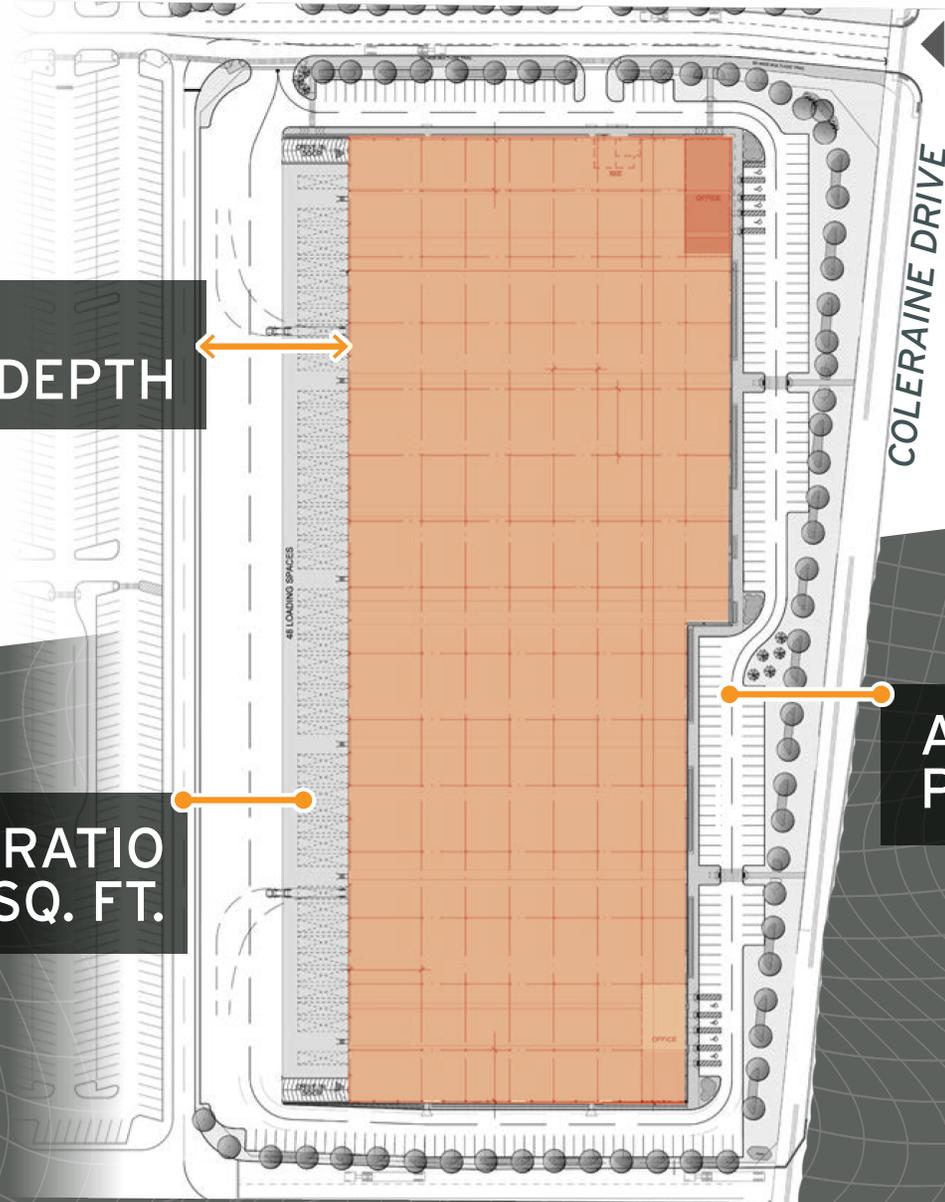
**+/- 126.0'
SHIPPING DEPTH**



**HIGH DOCK DOOR RATIO
1 TL : 5,991 SQ. FT.**

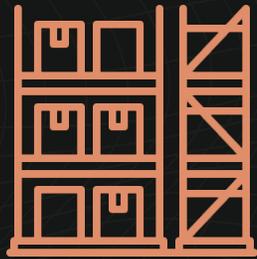
COLERAINE DRIVE

**AMPLE EMPLOYEE
PARKING**



12714 COLERAINE
DRIVE BOLTON, ON

RACKING

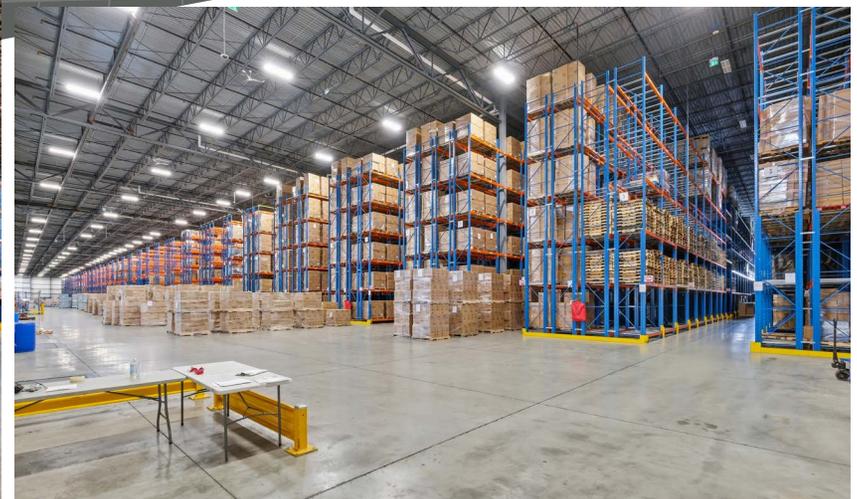
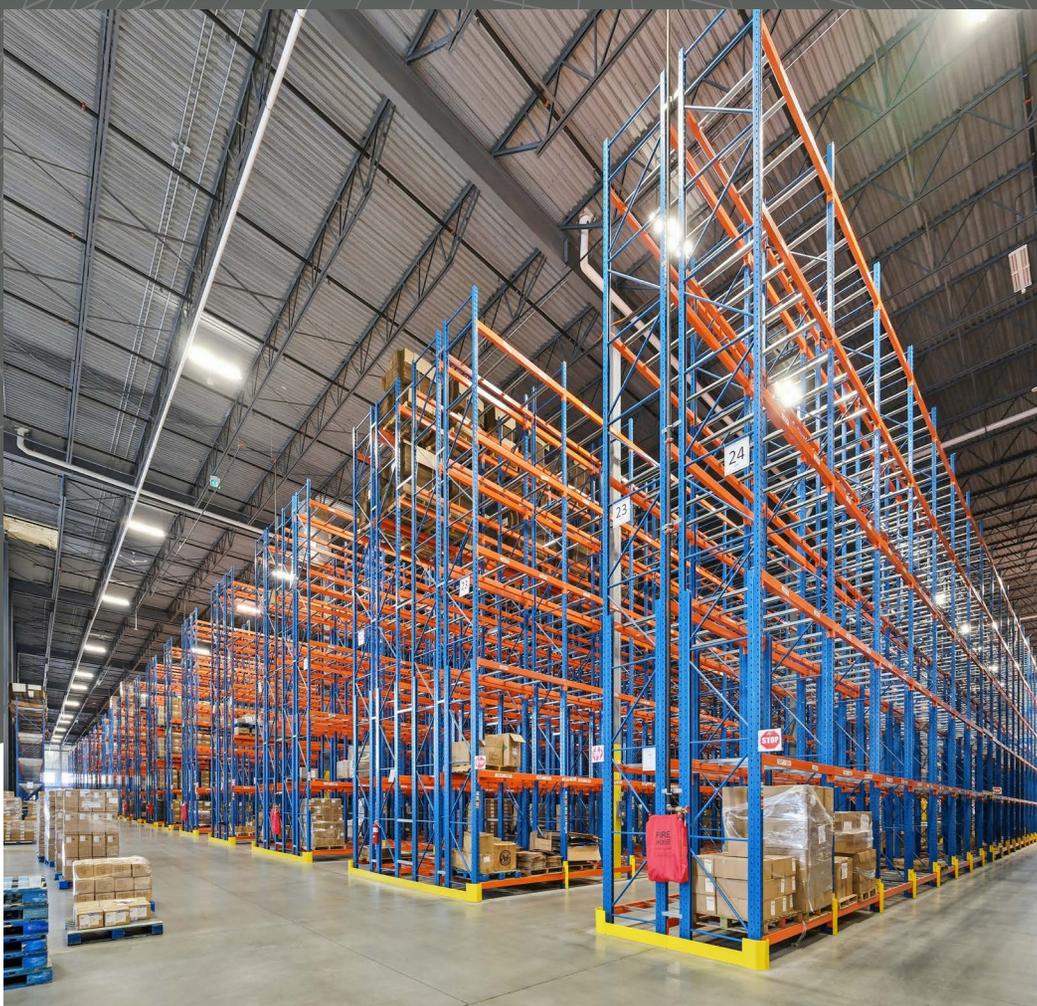


RACKING CAPACITY

3,000 LBS
PER PALLET
POSITION

6,000 LBS
PER BAY

***RACKING POTENTIALLY AVAILABLE, SPEAK TO LISTING AGENT*



12714 COLERAINE
DRIVE BOLTON, ON

NEARBY AMENITIES & TRANSIT

- 41 BOLTON
- 38 BOLTON/MALTON

12714
COLERAINE
DRIVE

Longo's
Wendy's
PETRO-CANADA
PIZZA PIZZA
SHOPPERS DRUG MART

GAS+ **LCBO** **CIBC**
AEW **KELSEYS original ROADHOUSE**
BEER STORE **SWISS CHALET** **Walmart** **DOLLARAMA**

POPEYES **LOUISIANA KITCHEN**
Tim Hortons
Starbucks **McDonald's**
CHUCK'S ROADHOUSE **RBC**

Esso **BURGER KING**

BEER STORE



CBRE

12714

COLERAIN DRIVE

BOLTON, ON

FOR SUBLEASE

FOR MORE INFORMATION, PLEASE CONTACT:

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