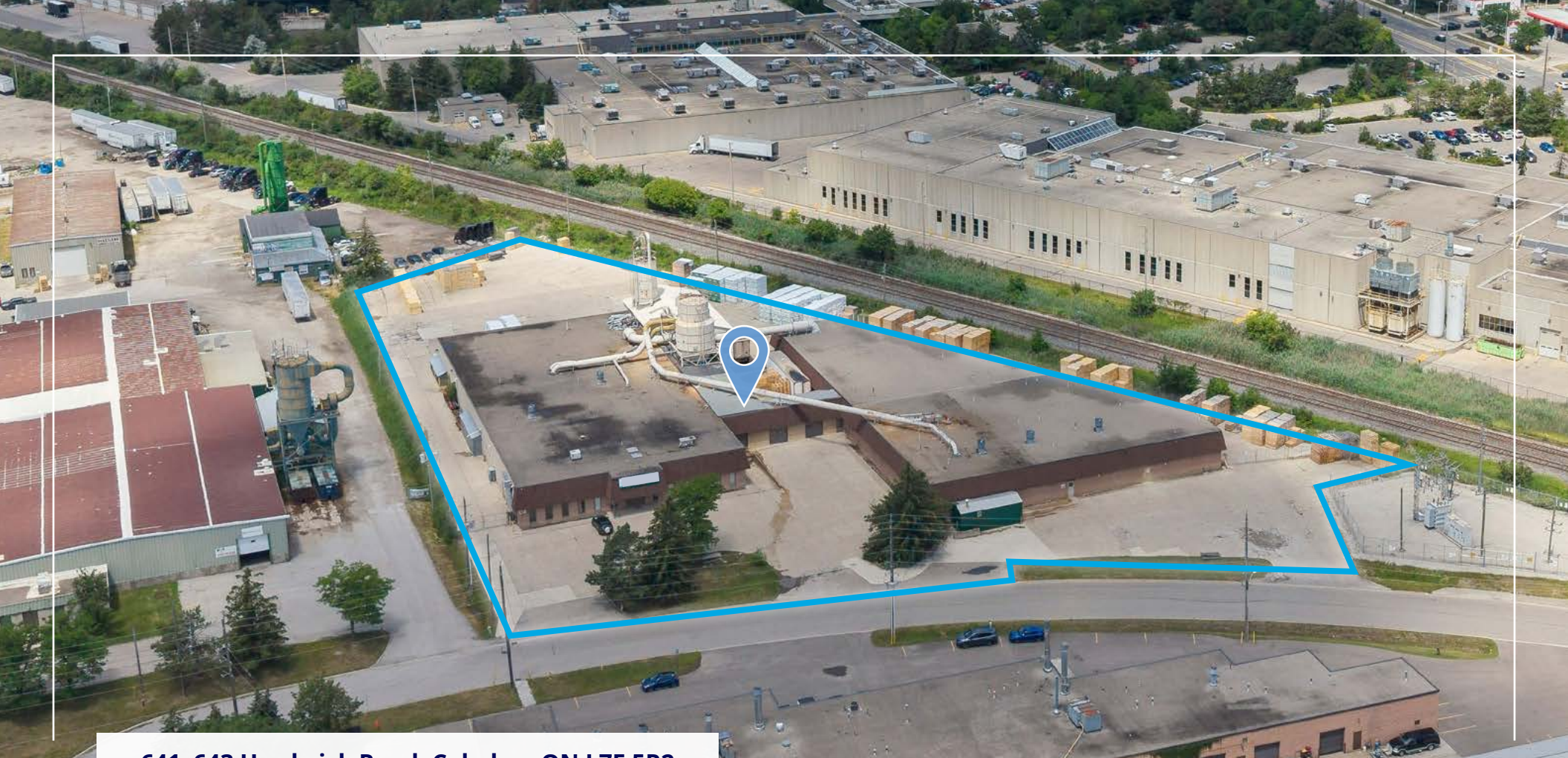




641-643 Hardwick Road, Caledon, ON L7E 5R2

For Sale - 51,336 SF Industrial Building With Outdoor Storage

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641–643 Hardwick Road

Colliers

Total Area	51,336 SF
Office Area	3,692 SF
Warehouse Area	47,644 SF
Lot Size	3.29 Acres
Zoning	MS
Sale Price	\$15,750,000
Taxes	\$97,033 (2026)
Possession	Contact Listing Agent



Highlights

- Freestanding industrial facility on a 3.29-acre MS-zoned site.
- Approximately 0.5 acres of outdoor storage.
- 51,336 SF building (all measurements to be verified by the Buyer).
- 16.5' clear height with portions reaching 18'–20'.
- 1 truck-level shipping door and 5 drive-in shipping doors.
- 1,000 amps of power. Transformer on site.
- Bonus mezzanine providing additional functional space.
- Excellent opportunity for owner-users and investors.
- Clean environmental study
- Building Condition report available

641-643 Hardwick Road Gallery



Nearby Amenities



641-643 Hardwick Road
Caledon



Over 30 restaurants
nearby



Banks nearby include:
RBC, BMO, CIBC,
Scotiabank, TD Bank.

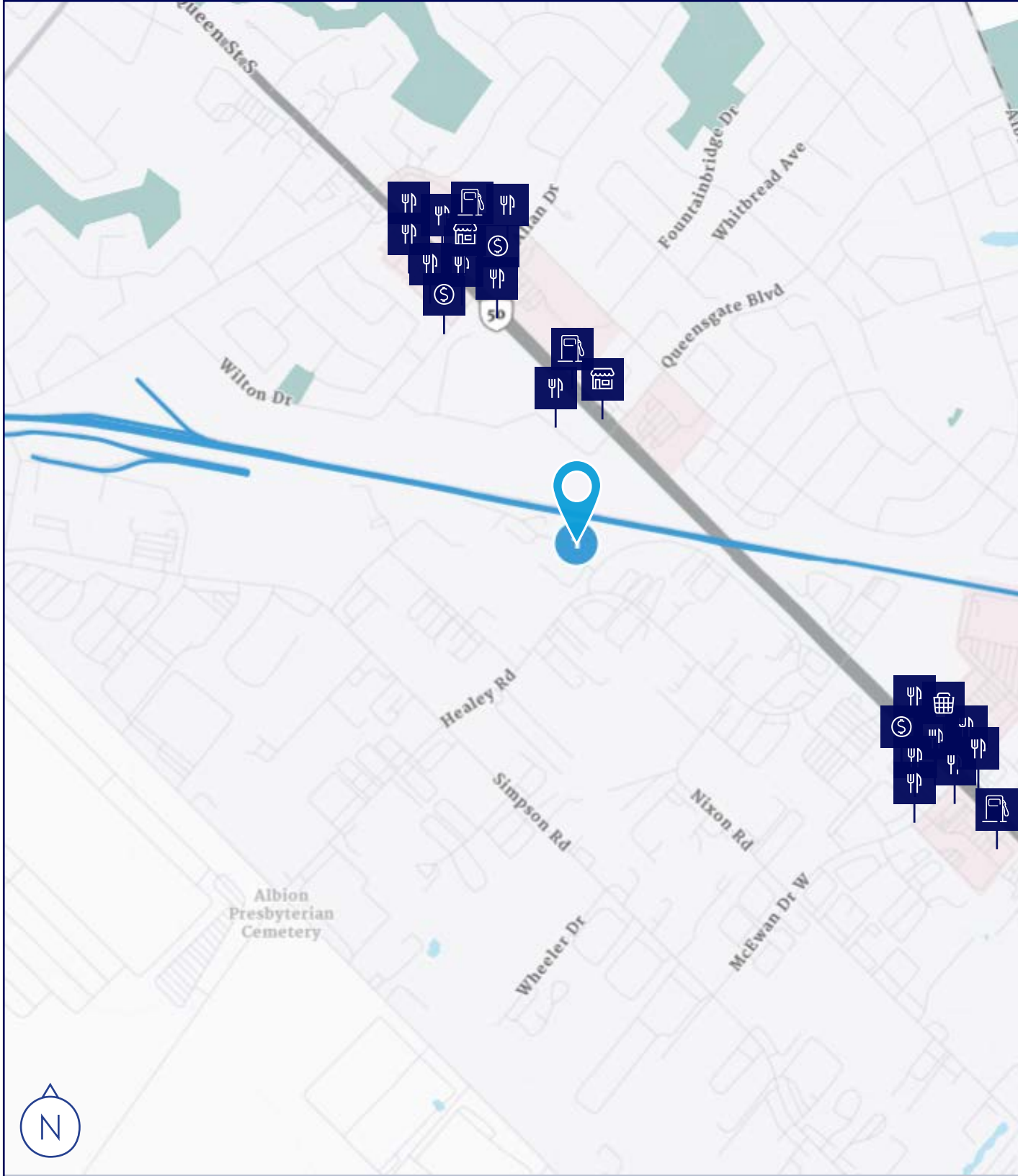


Retail and service
amenities nearby



A short 5-minute drive
to Highway 50

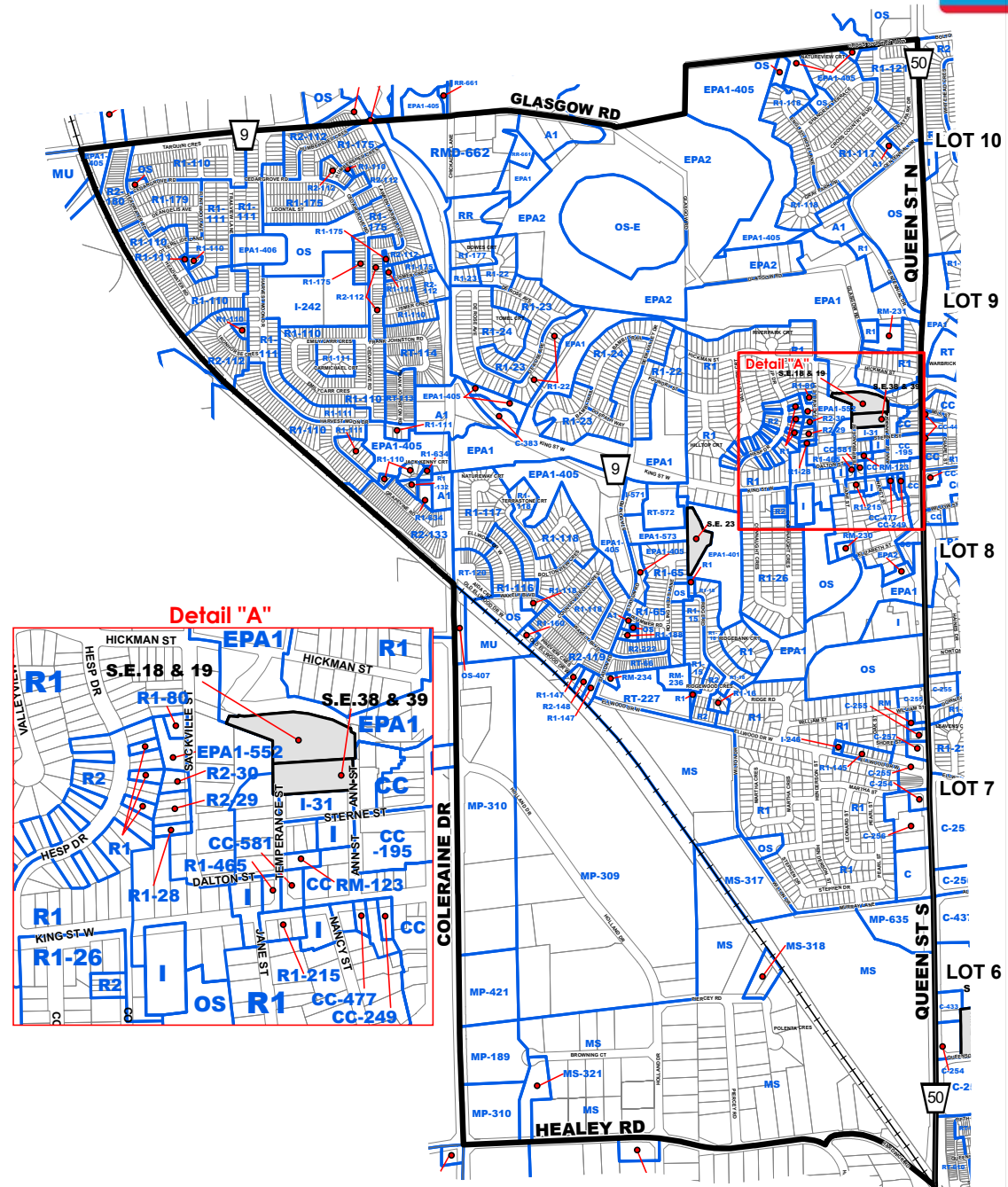
**All within 2 km of the
subject property**



Caledon Zoning

Permitted Uses - MS

- Industrial uses
- Warehouses (including wholesale and self-storage warehouses)
- Transportation depots
- Contractor's facilities
- Research establishments
- Merchandise service shops
- Light equipment rental establishments
- Motor vehicle repair facilities
- Motor vehicle body shops
- Motor vehicle compounds
- Bulk storage facilities



View Caledon Zoning Map [Here](#)



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[View Online Listing](#)

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