

# 4 INDUSTRIAL RD

BOLTON, ON

FOR SALE

LISTED PRICE

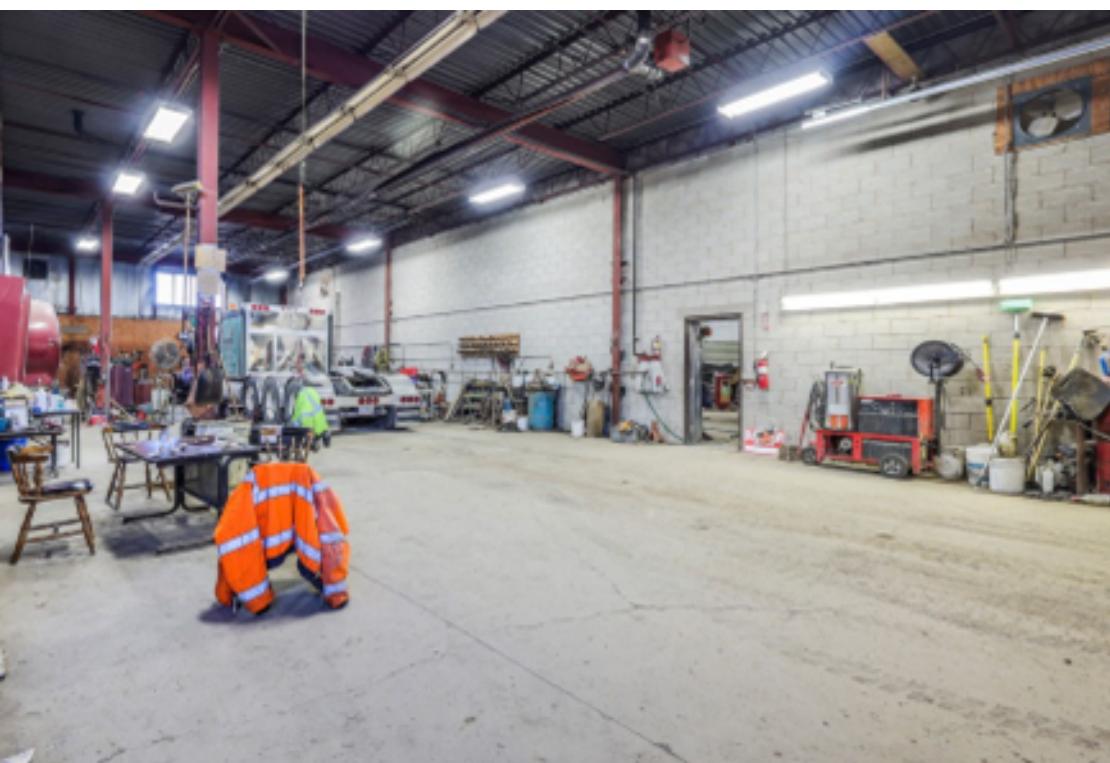
\$28,000,000



**VANGUARD**  
REALTY BROKERAGE CORP.  
BROKERAGE

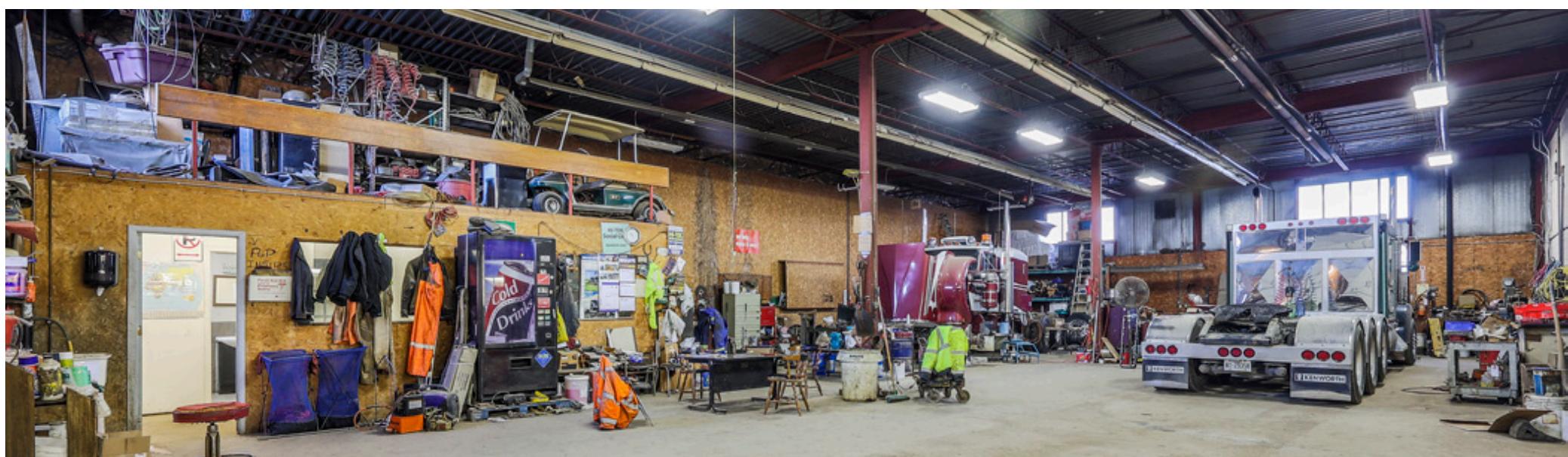
# PROPERTY DETAILS

BUILDING SIZE	±27,576 SF
OFFICE AREA	± 5,725 SF
LOT AREA	±7.55 acres
CEILING HEIGHT	16'5" - 18'
ZONING	MU & MS-322
TAXES	\$101,785 (2023)
SHIPPING DOORS	3 OVERSIZED DRIVE-IN

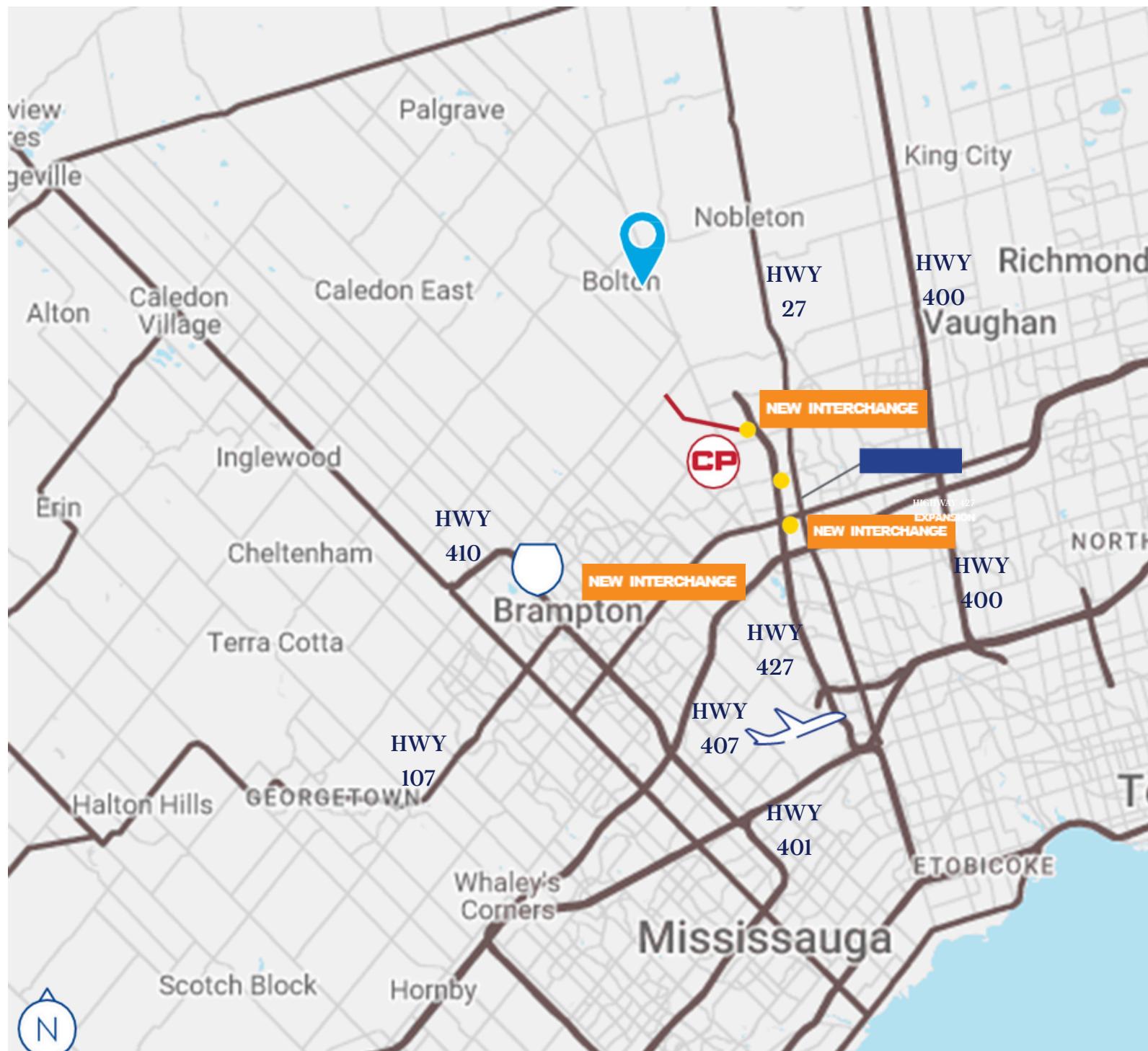


## COMMENTS

- Huge Outside Storage Opportunity with Liberal Zoning
- Phase II ESA Available
- Access off Industrial Rd, Commercial Rd and McEwan Rd
- Front 15,707 SF of Building Leased Out
- Excellent Access and Proximity to CN and CP Intermodals
- Redevelopment Potential



# TRANSPORTATION & TRANSIT



**HIGHWAY 427**  
10 MINUTES



**HIGHWAY 107**  
15 MINUTES



**HIGHWAY 407**  
15 MINUTES



**HIGHWAY 401**  
20 MINUTES



**HIGHWAY 410**  
20 MINUTES

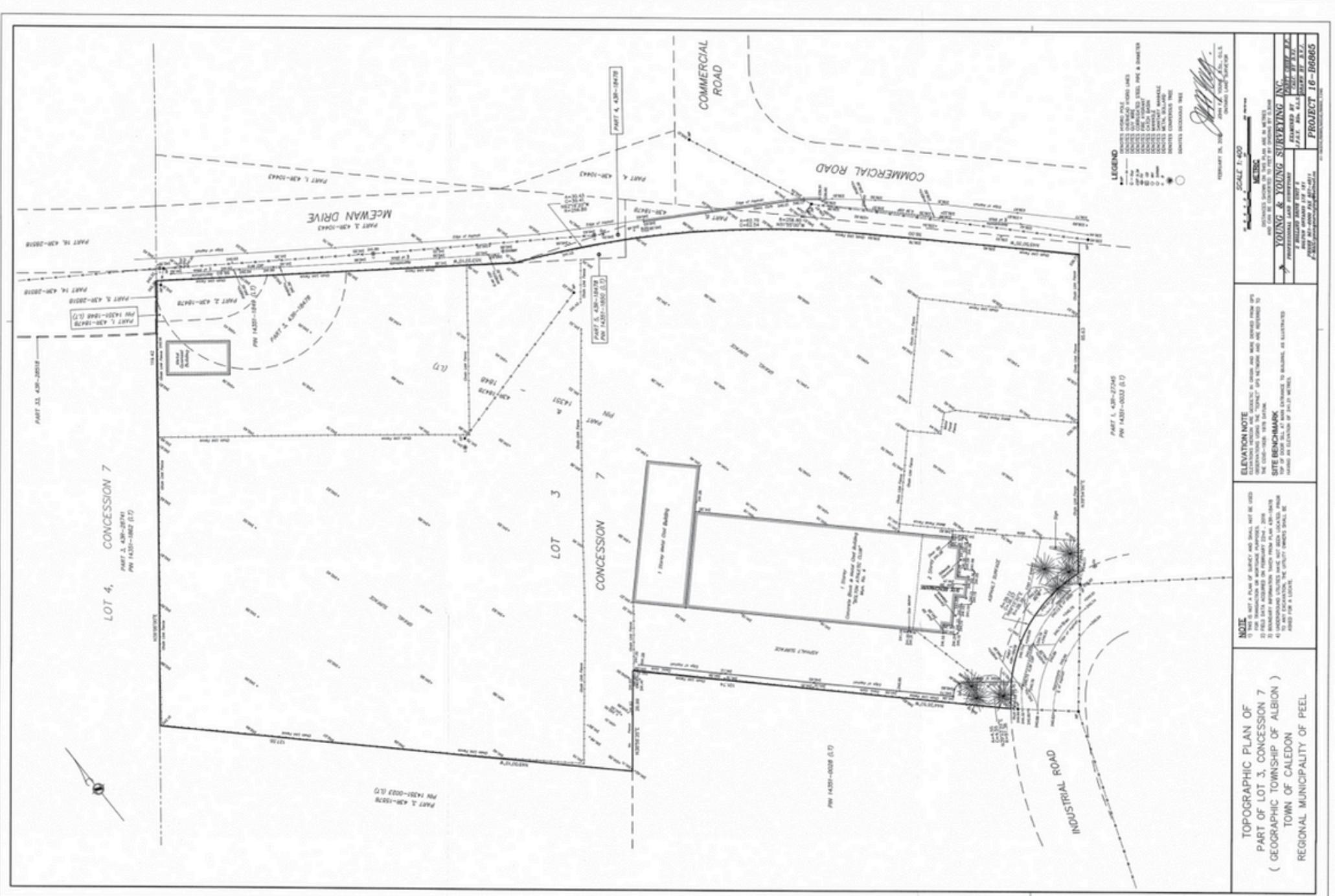


**TORONTO PEARSON  
AIRPORT**  
20 MINUTES



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## SURVEY





For more information, please contact:

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