

FOR SALE

BOLT



LIMITED-TIME OFFER: SELECT UNITS ARE NOW AVAILABLE STARTING AT \$485 PSF ON THE NEXT 2 UNITS SOLD

**INDUSTRIAL CONDO
OWNERSHIP OPPORTUNITIES
STARTING AT ±14,000 SF**

**399
HEALEY
ROAD**

BOLTON | ON

Developed by: **Beedie/**

Marketed by: **CBRE**



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WORLD-CLASS OWNERSHIP OPPORTUNITIES

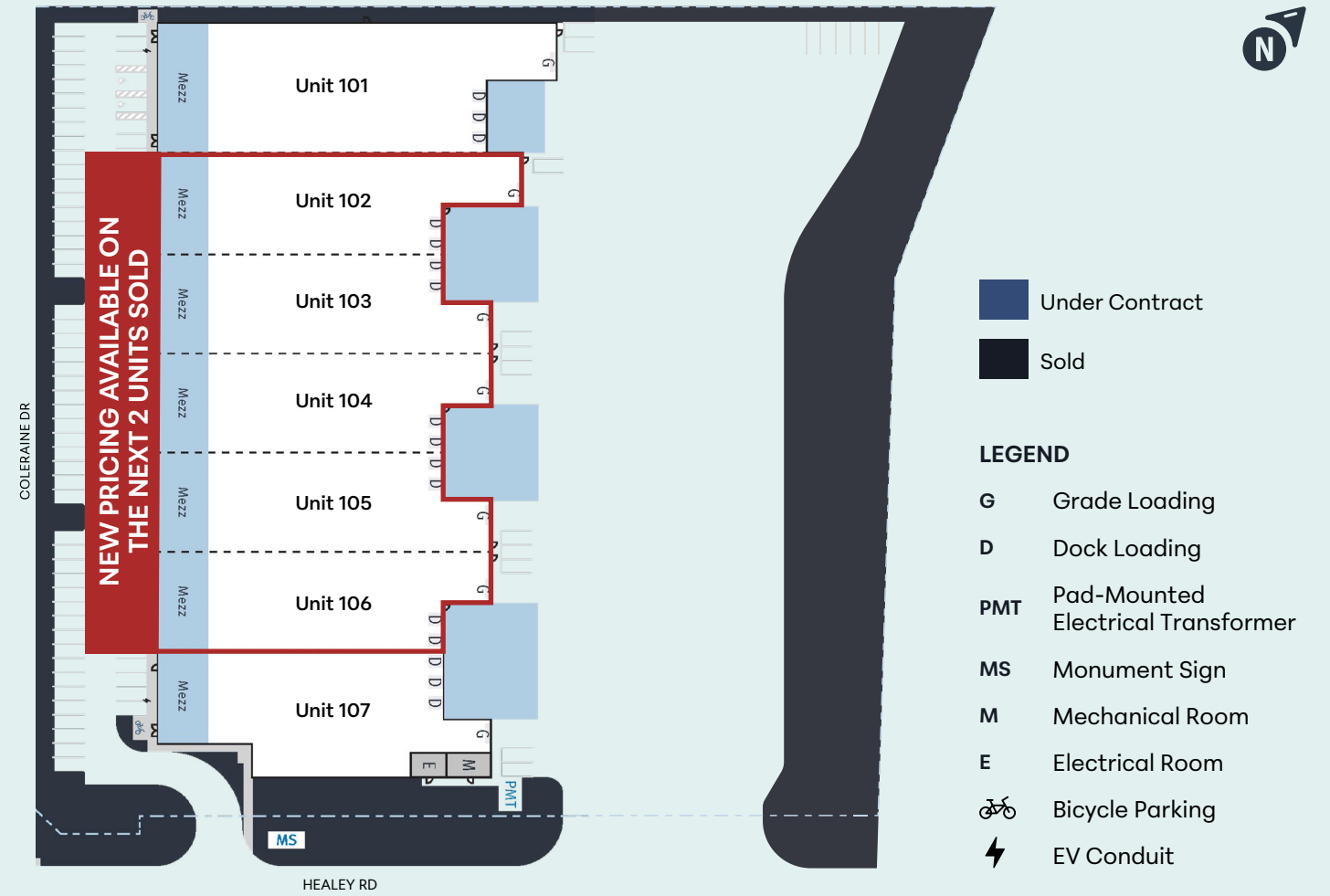
Experience a new era of industrial innovation at BOLT by Beedie — a superior blend of first-class design and unparalleled functionality. This industrial condo offering is strategically positioned in the heart of Bolton and is just a short drive from Highway 427.

Thoughtfully curated by Beedie, one of Canada's largest private industrial developers, BOLT offers 7 highly efficient industrial condos available for ownership. Unit sizes start at ±14,000 SF, are bolstered by 36' clear height and have a combination of dock & grade loading in every unit. Don't miss this one-of-a-kind offering; contact our listing team to learn how BOLT is the optimal place to grow your business.

OCCUPANCY DATE: MOVE-IN READY



SITE PLAN & UNIT BREAKDOWN



BUILDING FEATURES

CONSTRUCTION

Pre-cast insulated concrete panels

POWER

200 amp at 600/347 volt per unit

EV CONDUIT

One underground conduit with pull string for future installation of EV chargers per unit

ZONING

MP-310

LIGHTING

High efficiency LED fixtures

MEZZANINE

Structural steel mezzanine complete with guard rail & designed to 100 lb PSF floor load capacity

CEILING HEIGHT

36' clear

LOADING

Combination of dock (with levellers) & grade loading in every unit

INTERIOR WAREHOUSE

A minimum of two 5'6 x 5'6 skylights per unit with interior walls painted white for greater illumination

HEATERS

Gas-fired unit heaters

SPRINKLERS

ESFR sprinkler system

SERVICE PLUS

12-month warranty on all material and workmanship defects from the date of substantial completion

NEW PRICING AVAILABLE ON THE NEXT 2 UNITS SOLD

UNIT	UNIT FOOTPRINT SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
101	19,394	2,719	22,113	-	3D, 1G	20
102	13,224	2,035	15,259	\$485	2D, 1G	13
103	12,541	2,035	14,576	\$485	2D, 1G	14
104	12,551	2,035	14,586	\$485	2D, 1G	14
105	12,543	2,035	14,578	\$485	2D, 1G	13
106	12,531	2,035	14,566	\$485	2D, 1G	13
107	13,693	1,922	15,615	-	3D, 1G	16

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Contact a member of our team to learn more.

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CBRE

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