



For Sale

27,576 SF on 7.55 Acres With Outdoor Storage Zoning

4 Industrial Road

Bolton, ON

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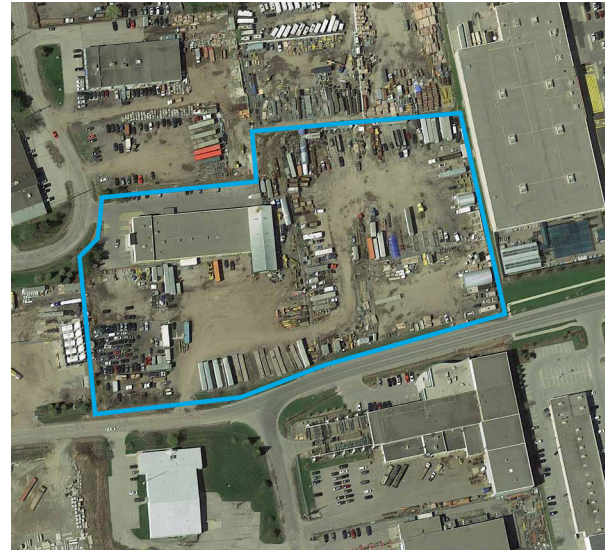
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PROPERTY DETAILS

BUILDING SIZE	± 27,576 SF
OFFICE AREA	± 5,725 SF
LOT AREA	± 7.55 acres
SITE COVERAGE RATIO	8.4%
CEILING HEIGHT	16'5" - 18'
ZONING	MU & MS-322
SHIPPING	3 oversized drive-in doors
TAXES	\$101,785.52 (2022)
POSSESSION	Speak to listing agents
ASKING PRICE	Speak to listing agents



COMMENTS

- Incredibly rare freestanding building in Bolton with low lot coverage ratio
- Highly sought after MS & MU-322 zoning inclusive of outdoor storage and most other industrial uses including a motor vehicle repair and trucking/transportation terminal
- Unparalleled access to a strong surrounding labour force and CN & CP intermodals
- Fully secured yard
- Optimal site for the most in demand uses including Transportation, Truck Repair, Equipment Storage Yard, Container Storage
- Roof replacement 8 years ago
- Sprinklered building
- Evolve Clothing tenant occupying 15,707 SF could be terminated with 12 months notice and all other tenants are month to month aside from one tenant occupying approximately 1 acre until December 2023
- Access off two streets (Industrial Road & Commercial Road)
- New asphalt on east side of building
- Municipal water and sewer services



For more property information, please sign the below CA:
<https://apps.colliers.com/DigitalDocs/Accept/08823406-2146-4108-a00d-4dad2cb802fa>

For more information about this property, please contact,

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Occupancy Summary

4 Industrial Road, Bolton, ON



SECTION A

Caledon Community Services

- 15,707 SF
- 2023 Net Rent: \$92,744.63 (\$6.03 PSF)
- Leased until February 28, 2026 with four (4) five (5) year extension options
- **Landlord Termination Option:** Upon the Tenant receiving one year written notice from the Landlord, the Landlord may require the Tenant to vacate the Premises within One Hundred and Eighty (180) days from the Tenants receipt of the payment by the Landlord to the Tenant for no less than two years of the current base rent amount.

SECTION B

CSV Holding Corp.

- ± 1 acre
- 2023 Semi-Gross Rent: \$75,265.44 + HST (\$6,272.12 + HST per month)
- Leased until December 31, 2023 with one (1) one (1) year extension option

SECTION C

Multiple month-to-month tenants (Treat as Vacant Possession)

BALANCE OF SITE

Owner occupied

Survey

4 Industrial Road, Bolton, ON





Zoning Information - MU & MS-322

4 Industrial Road, Bolton, ON

Permitted Uses Industrial

- Bulk Storage Facility
- Contractor's Facility
- Equipment Storage Building
- Factory Outlet
- Industrial Use
- Motor Vehicle Body Shop
- Motor Vehicle Compound
- Motor Vehicle Repair Facility
- Motor Vehicle Towing Facility
- Transportation Depot
- Warehouse
- Warehouse, Public Self-Storage
- Warehouse, Wholesale
- Small Scale Concrete Batching Plant

Permitted Uses Non-Industrial

- Gasoline Pump Island, Accessory
- Maintenance Garage, Accessory
- Merchandise Service Shop
- Open Storage Area, Accessory
- Outside Display or Sales Area, Accessory



For more zoning information:

<https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/zoning-by-law/Aug-29-2022/Section-8-ACCESSIBLE.pdf>

https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/zoning-by-law/Zoning_By-law_Consolidated-REMEDIATED.pdf

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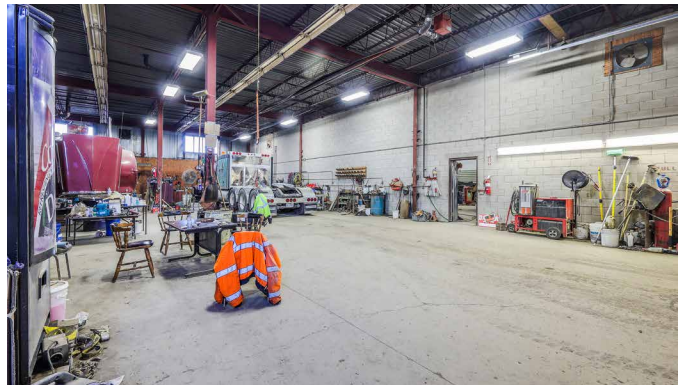
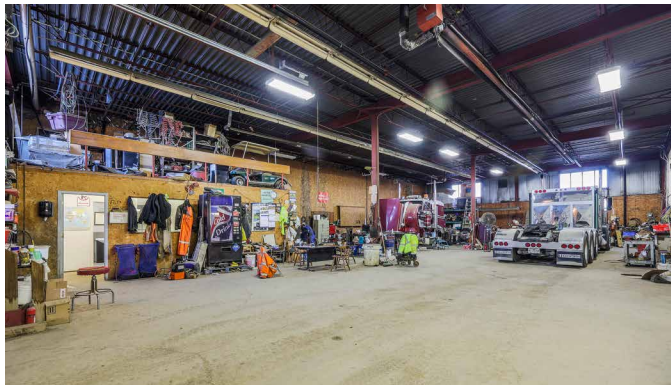
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Photos

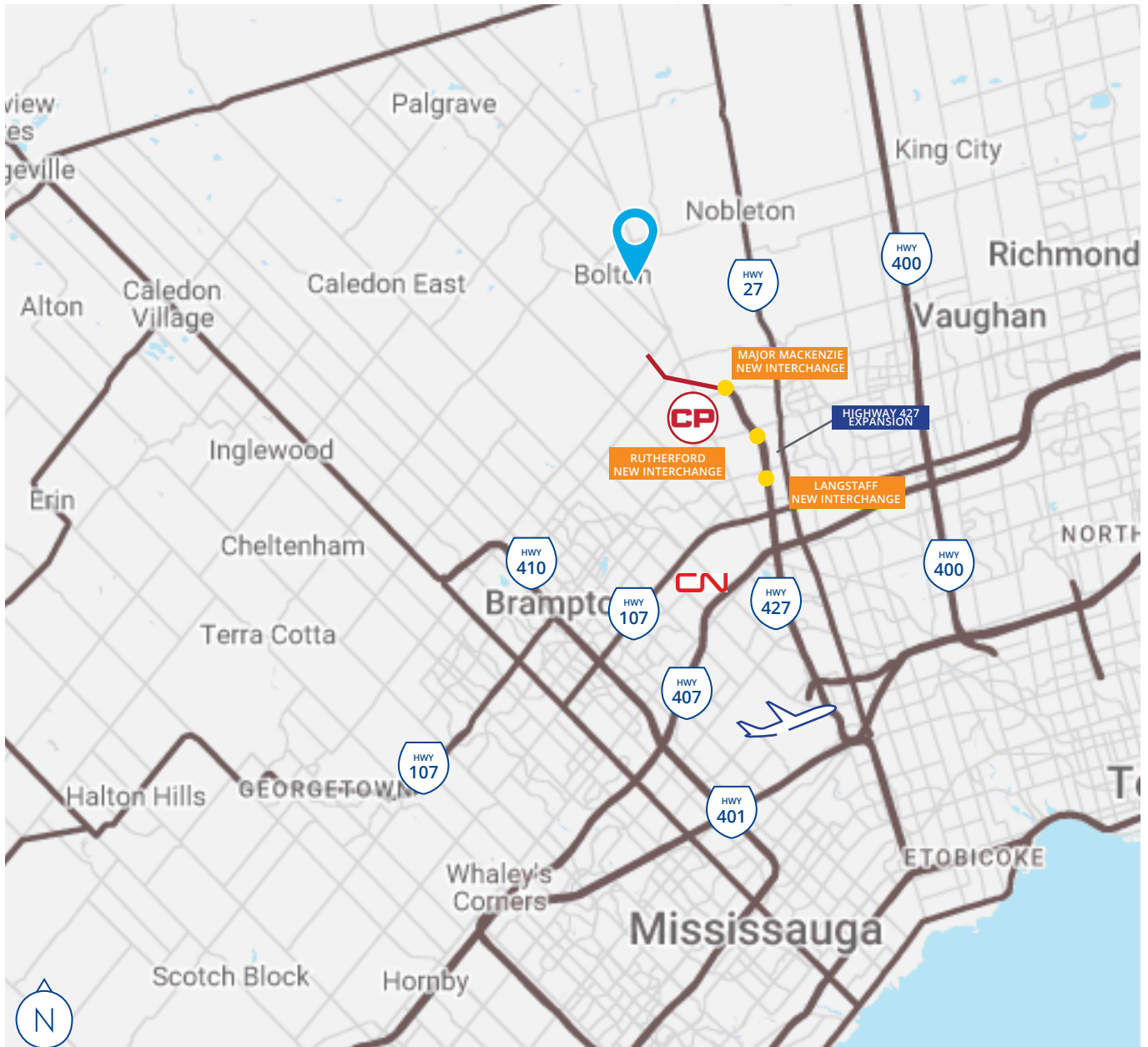
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Transportation & Transit

4 Industrial Road, Bolton, ON



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



Amenities

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Local Occupiers

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