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**AVISON  
YOUNG**

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# For Sale

**12423 Coleraine Drive  
Caledon, Ontario**

**6.877 Acres Mixed-Use  
Industrial Site**

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**Investment Summary**





Avison Young and KPMG Inc. make no representations or warranties as to the accuracy and/or status of the Property's overall site area, developable area, any pending development applications, nor land use guidelines (e.g. OP, Zoning, etc.) Prospective purchasers must rely on and complete their own due diligence as it relates to the future development potential of the Property.

- Well situated in the heart of Bolton and the biggest business park in Caledon
- Site is improved with a newly built luxury home (5 bdrm + 5 bthrm), and a small industrial building with an oversized drive-in door
- The lot has frontage on three streets with the main access off of Coleraine and the potential for an additional entrance off of Simpson Rd
- Site is well configured for its present use given the required turning radius for 53' trailers
- Additional features include fencing, gates, and grading improvements make it a turnkey site for a similar operator

The Property's size and location will appeal to occupiers and developers alike, as there is the opportunity for a business to make use of the existing improvements, or for an investor to further develop the property for a greater potential return.

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# The Location



## Travel Times



9 Min  
Highway 427  
18 Mins  
Highway 407

20 Mins  
Toronto Pearson Airport  
20 Mins  
Highway 410

7 Mins  
Downtown Bolton  
44 Mins  
Downtown Toronto



# Site Photos

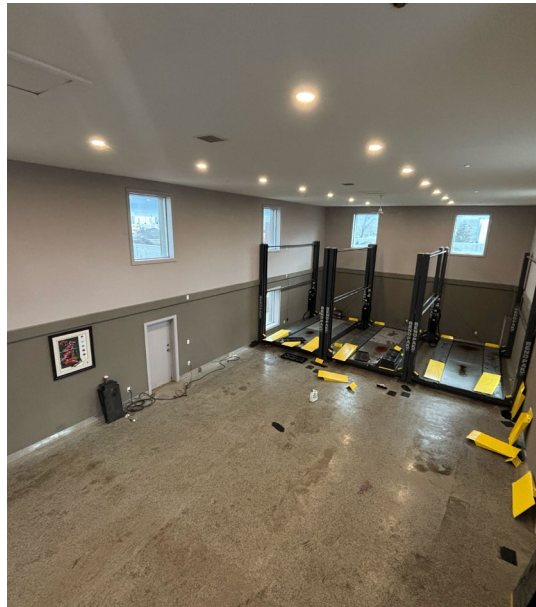
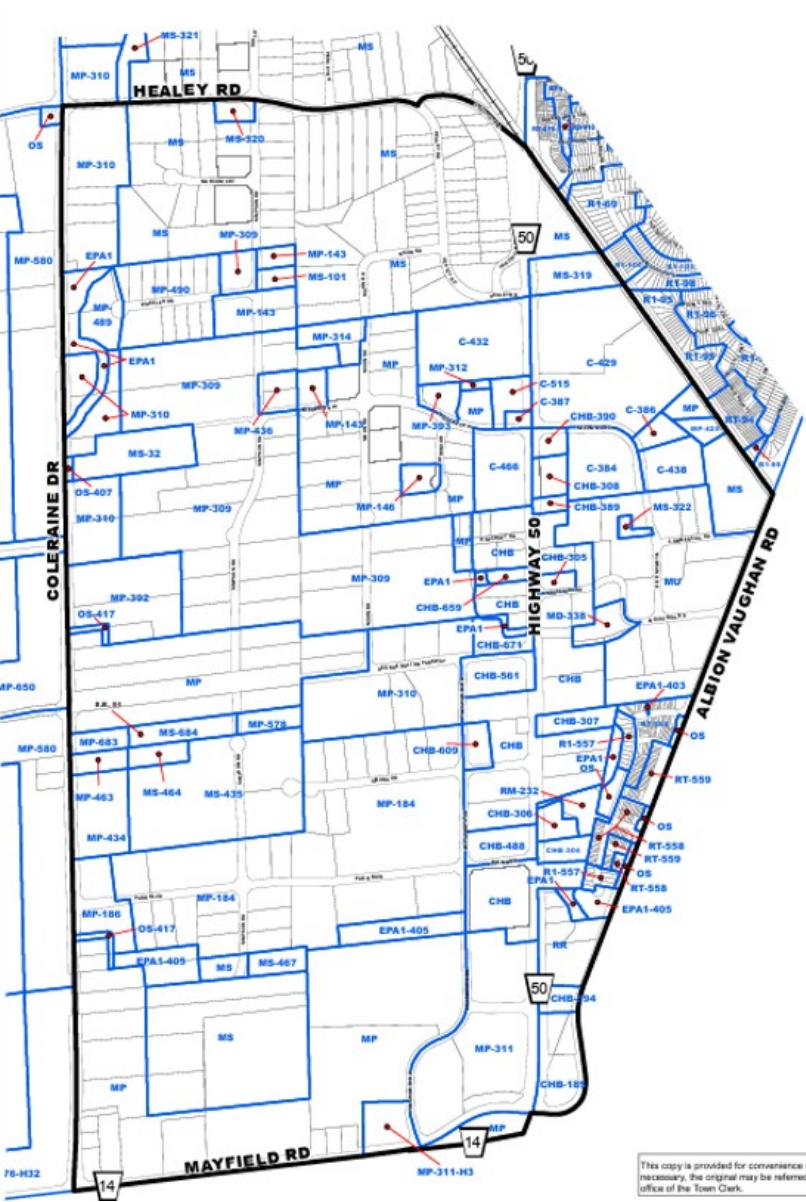


# Land Use

## Zoning

### Prestige Industrial: Permitted Uses

- Business Office
- Cannabis-Related Use-Indoor
- Dry Cleaning or Laundry Plant
- Equipment Storage Building
- Factory Outlet
- Financial Institution
- Gasoline Pump Island, Accessory
- Industrial Hemp-Related Use-Indoor
- Industrial Use
- Light Equipment Rental Establishment
- Maintenance Garage, Accessory
- Maintenance Garage, Accessory
- Merchandise Service Shop
- Place of Assembly
- Place of Worship
- Research Establishment
- Restaurant
- Retail Store, Accessory
- Training Facility
- Warehouse
- Warehouse, Public Self-Storage
- Warehouse, Wholesale





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**For more information please contact  
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