

FOR SALE

BOLT



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

**399
HEALEY
ROAD**

BOLTON | ON

Developed by: **Beedie/**
Marketed by: **CBRE**



**399
HEALEY
ROAD**
BOLTON | ON

WORLD-CLASS OWNERSHIP OPPORTUNITIES

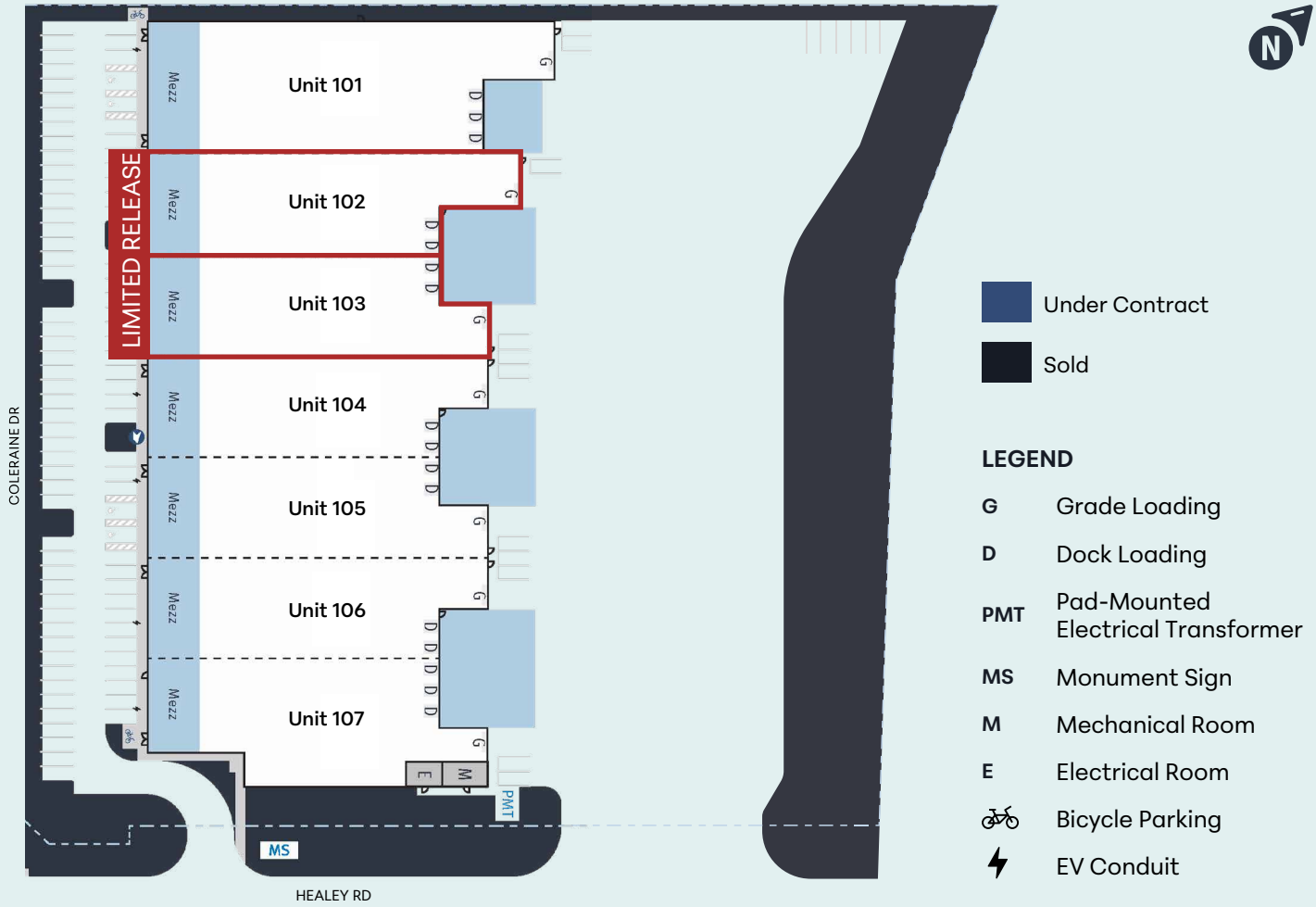
Experience a new era of industrial innovation at BOLT by Beedie — a superior blend of first-class design and unparalleled functionality. This industrial condo offering is strategically positioned in the heart of Bolton and is just a short drive from Highway 427.

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.

ANTICIPATED COMPLETION: Q3 2025



SITE PLAN & UNIT BREAKDOWN



BUILDING FEATURES

CONSTRUCTION Pre-cast insulated concrete panels	ZONING MP-310	CEILING HEIGHT 36' clear	HEATERS Gas-fired unit heaters
POWER 200 amp at 600/347 volt per unit	LIGHTING High efficiency LED fixtures	LOADING Combination of dock (with levellers) & grade loading in every unit	SPRINKLERS ESFR sprinkler system
EV CONDUIT One underground conduit with pull string for future installation of EV chargers per unit	MEZZANINE Structural steel mezzanine complete with guard rail & designed to 100 lb PSF floor load capacity	INTERIOR WAREHOUSE A minimum of two 5'6 x 5'6 skylights per unit with interior walls painted white for greater illumination	SERVICE PLUS 12-month warranty on all material and workmanship defects from the date of substantial completion

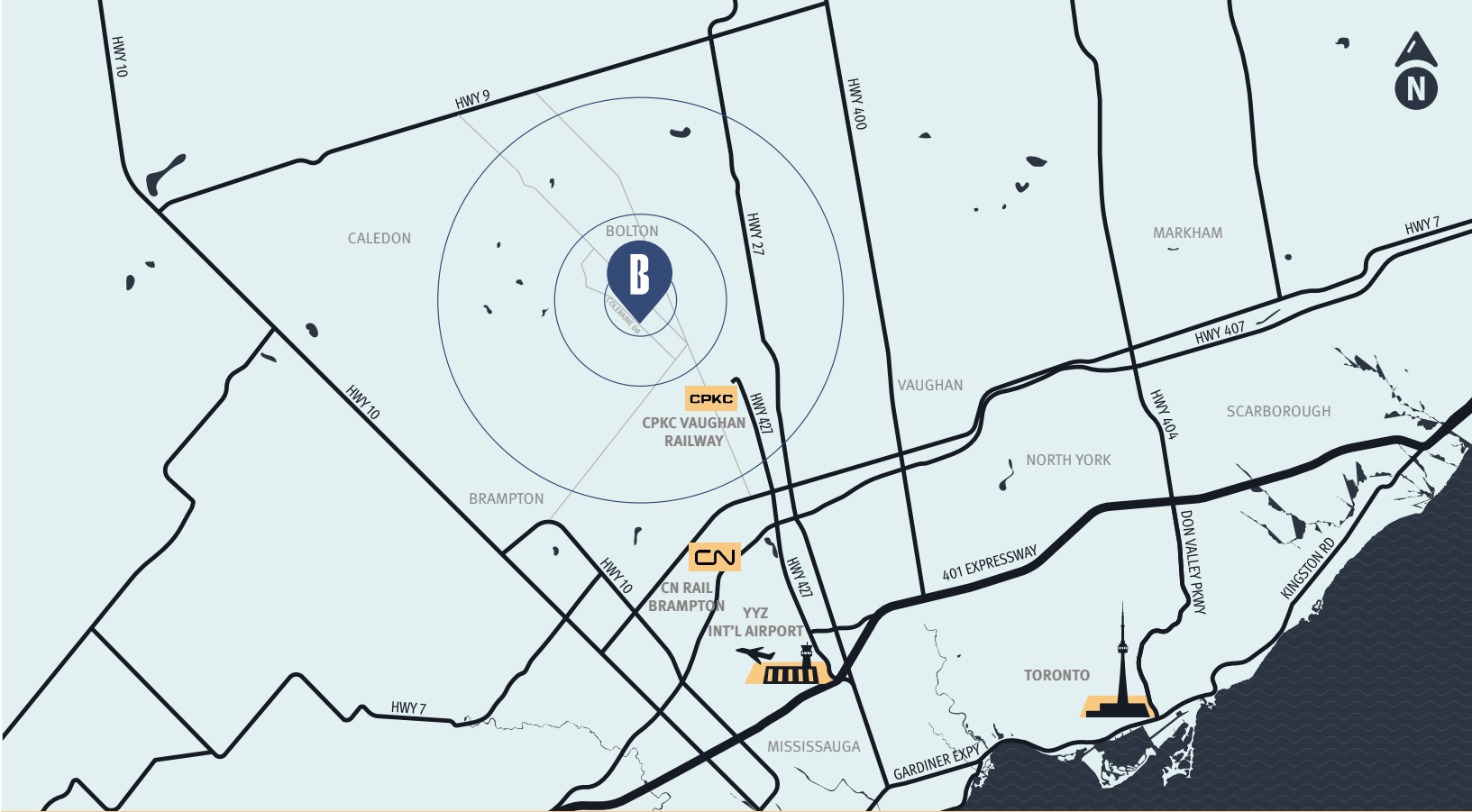
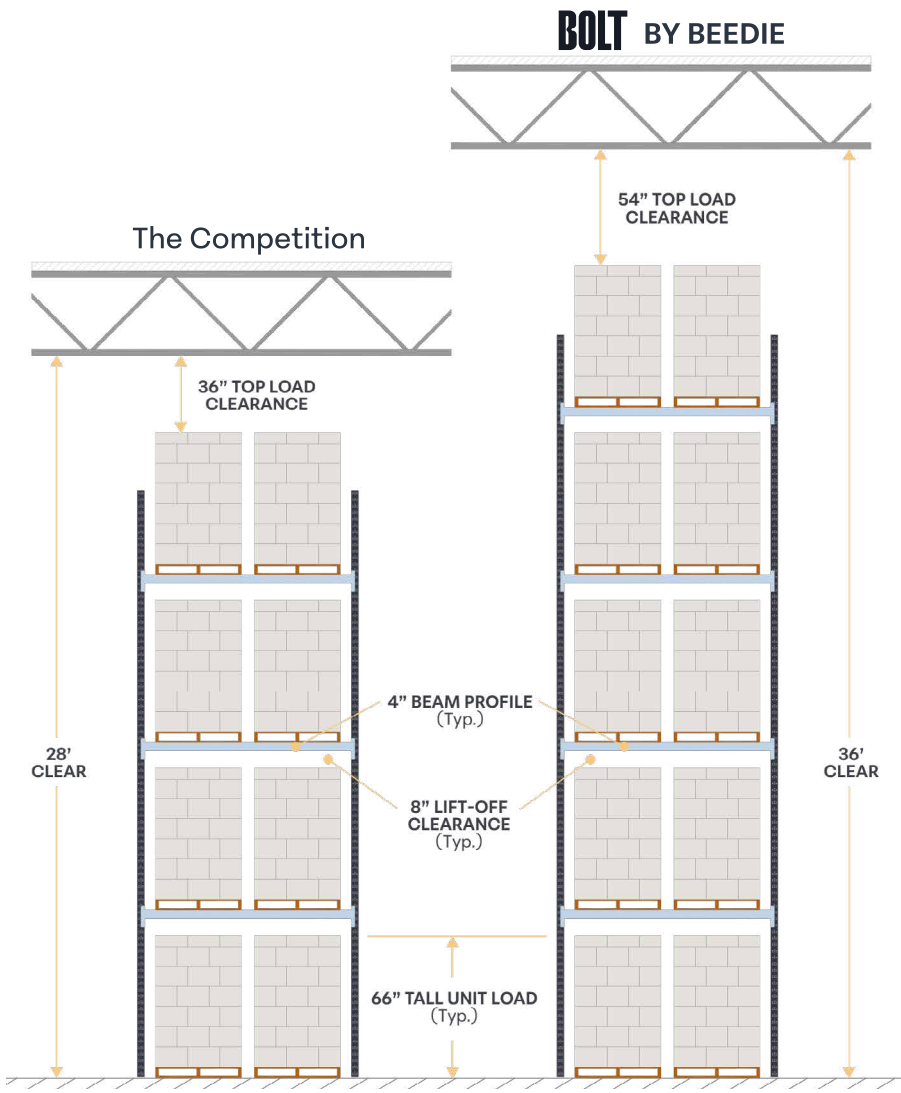
	UNIT	WAREHOUSE FOOTPRINT SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
	101	19,394	2,719	22,113	-	3D, 1G	20
LIMITED RELEASE	102	13,224	2,035	15,259	\$535	2D, 1G	13
	103	12,541	2,035	14,576	\$535	2D, 1G	14
	104	12,551	2,035	14,586	-	2D, 1G	14
	105	12,543	2,035	14,578	-	2D, 1G	13
	106	12,531	2,035	14,566	-	2D, 1G	13
	107	13,693	1,922	15,615	-	3D, 1G	16

HOW WE STACK UP

SAMPLE RACK PROFILES

BOLT OFFERS AN INCREASE IN CUBIC CAPACITY

Using Unit 104 as an example, racked storage capacity as drawn would be 600 pallet positions in a typical 28' clear space utilizing the sample rack profile linked below. However, with Bolt's 36' clear height, the number of pallet positions is increased to 753 — a 25.5% increase in storage capacity.



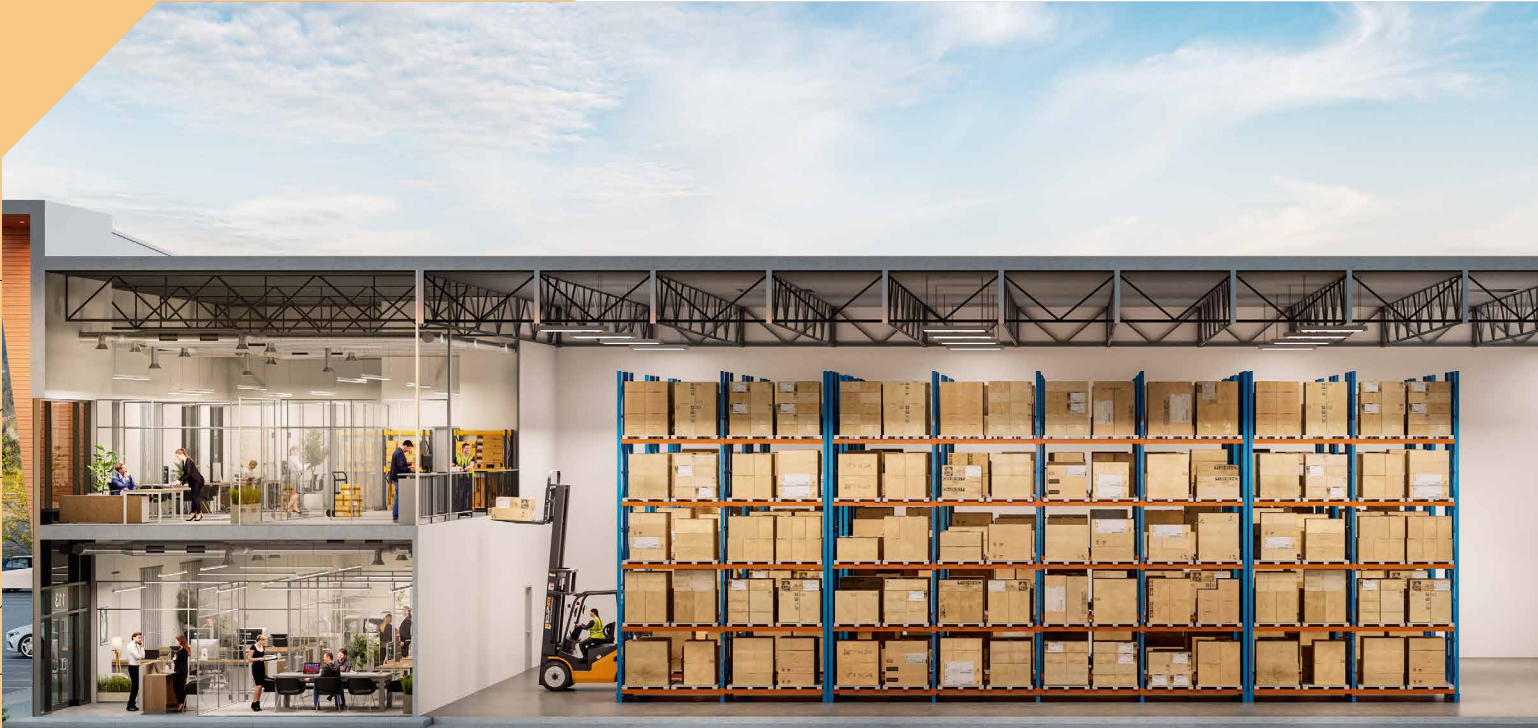
LOCATION

BOLT by Beedie is strategically located in Bolton at the intersection of Coleraine Drive and Healey Road. Just north of Highway 427, the location offers connection to the GTA and beyond via major 400 series highways. Superior access to international airports, railways, and US borders make BOLT the ideal hub for both local and international businesses.

KNOW THE MARKET

The Greater Toronto Area ("GTA") stands out as one of the most sought-after industrial markets across North America for investors, owner-occupiers, and tenants alike. Bolstered by a diverse economy, a highly skilled workforce, and continued population growth, the GTA has several factors contributing to its overall strength and stability for businesses.

399 HEALEY RD: 2023 DEMOGRAPHICS	10 KM RADIUS	20 KM RADIUS	30 KM RADIUS
POPULATION	152,481	1,035,836	2,932,132
IN THE LABOUR FORCE	86,988 (69.7%)	582,113 (67.6%)	1,635,834 (66.4%)
AVG. HOUSEHOLD INCOME	\$187,889	\$146,764	\$142,837



This image is a conceptual rendering for illustrative purposes only and is not representative of Unit 104.

BOLT



Contact a member of our team to learn more.

JEFF HORD*

Senior Vice President
416 798 6258
jeff.hord@cbre.com

FRASER MCKENNA*

Vice Chairman
416 798 6275
fraser.mckenna@cbre.com

KYLIE RAJIC*

Sales Representative
416 798 6253
kylie.rajic@cbre.com

JOSEPH CATTANA*

Sales Representative
905 234 0389
joseph.cattana@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON, L4V 1W5

*Sales Representative

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. Opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE. Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Enviroics Analytics, Microsoft Bing, Google Earth.