

BEST-IN-CLASS. UNMATCHED PRICING. LIMITED-TIME OFFER.

FOR SALE OR LEASE

BOLT



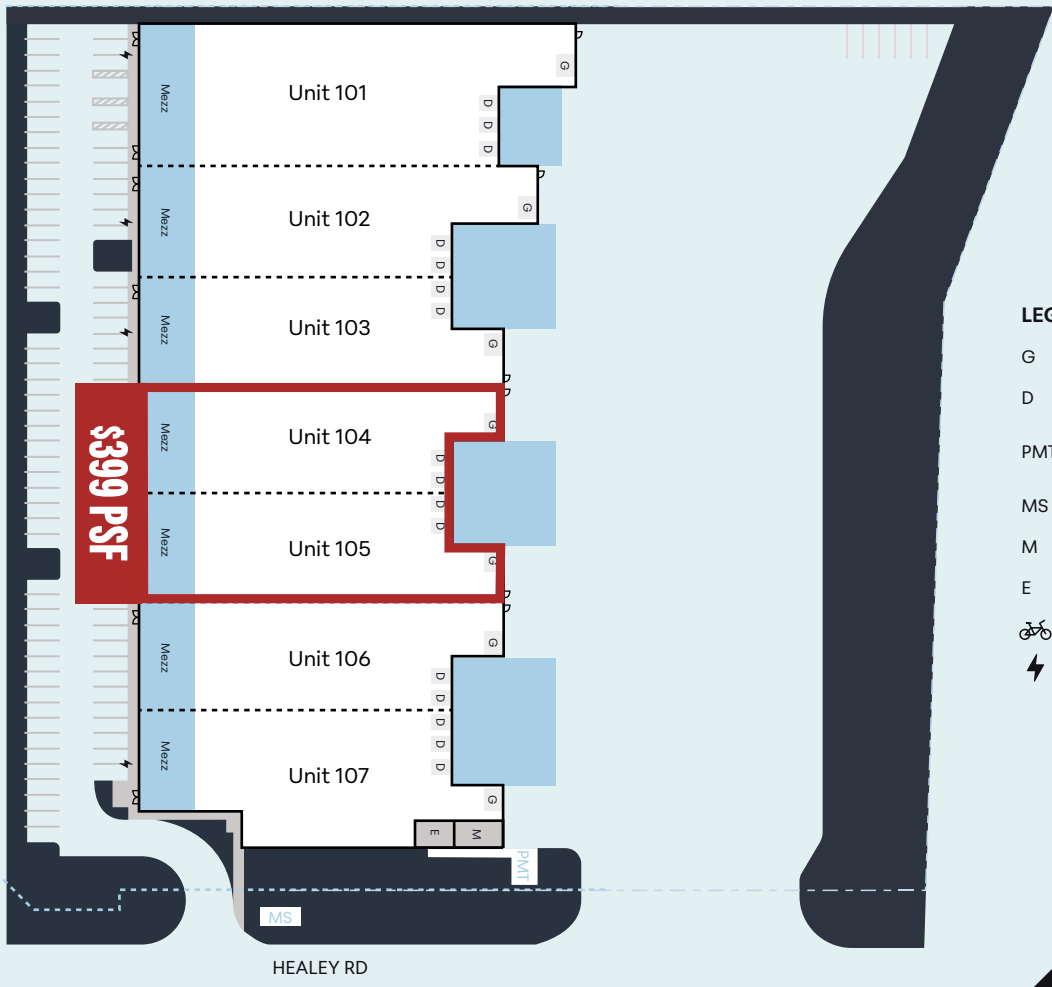
**399
HEALEY
ROAD**
BOLTON | ON

Developed by
Beedie/

Marketed by
CBRE

**\$399 PSF AT 399 HEALEY ROAD,
AVAILABLE FOR THE NEXT 2 UNITS SOLD**

**399
HEALEY
ROAD**
BOLTON



- LEGEND**
- G Grade Loading
 - D Dock Loading
 - PMT Pad-Mounted Electrical Transformer
 - MS Monument Sign
 - M Mechanical Room
 - E Electrical Room
 - 🚲 Bicycle Parking
 - ⚡ EV Conduit

WORLD-CLASS INDUSTRIAL 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 or lease. 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 more how BOLT is the optimal place to grow your business, with lease opportunities now available.

Don't wait—BOLT into this limited-time opportunity.



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	-	2D, 1G	13	
103	12,541	2,035	14,576	-	2D, 1G	14	
\$399 PSF	104	12,551	2,035	14,586	\$399	2D, 1G	14
	105	12,543	2,035	14,578	\$399	2D, 1G	13
	106	12,531	2,035	14,566	-	2D, 1G	13
	107	13,693	1,922	15,615	-	3D, 1G	16

Lease opportunities now available. Contact listing team for details.

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

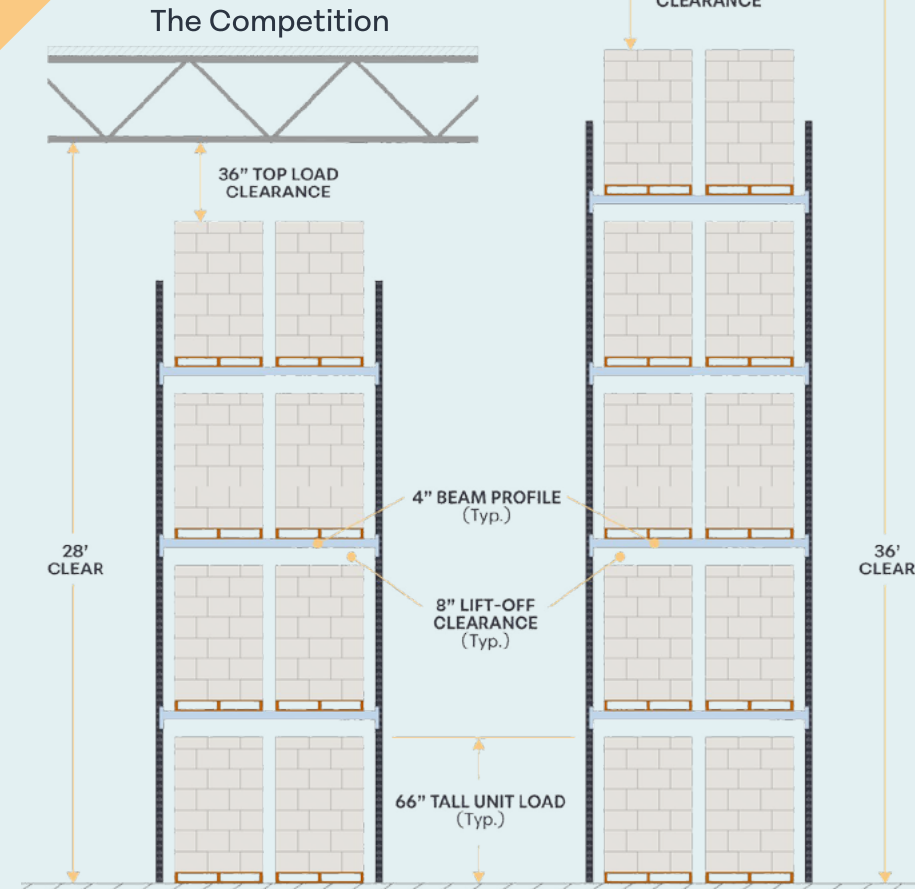
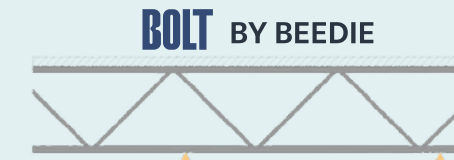
SPRINKLERS
ESFR Sprinkler System

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



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 above. However, with Bolt's 36' clear height, the number of pallet positions is increased to 753 — a 25.5% increase in storage capacity.



399 HEALEY ROAD
BOLTON, ON

BOLT – THE NEXT HOME FOR YOUR BUSINESS

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.

12 MINS

9.4km
to Highway 427

18 MINS

18.25km
to Highway 407

20 MINS

18.7km
to Highway 400

22 MINS

23.6km
to Pearson Airport

24 MINS

27.1km
to Highway 401

40 MINS

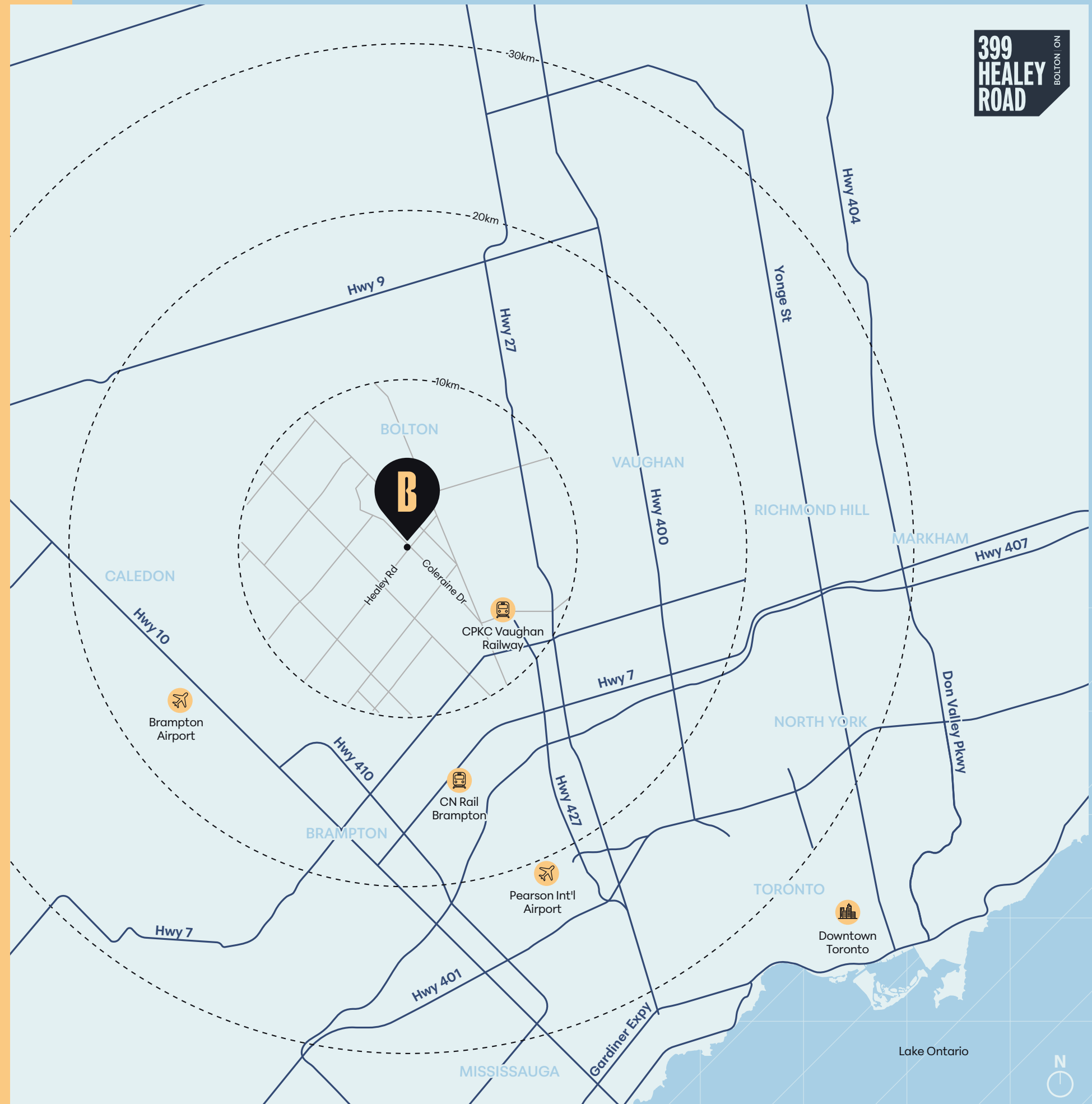
49.2km
to Downtown Toronto

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.

	10KM RADIUS	20KM RADIUS	30KM RADIUS
Population	155,827	1,059,985	3,002,872
In the Labour Force	76,194 (69.6%)	530,993 (67.4%)	1,513,779 (65.9%)
Avg. Household Income	\$194,252	\$146,383	\$150,700

Demographics, 2025 estimated.



BOLT



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For More Information, Please Contact:

Jeff Hord*, SIOR

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

Fraser McKenna*

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

Mike McFarlane*

Senior Vice President
416 495 6265
mike.mcfarlane@cbre.com

Kylie Rajic

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

Joseph Cattana

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

*Sales Representative | All outlines approximate | CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON, L4V 1W5

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