

**FOR SALE**

**BOLTON**



**399  
HEALEY  
ROAD**

**BOLTON | ON**

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

Developed by: **Beedie/**

Marketed by: **CBRE**



**399  
HEALEY  
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## **WORLD-CLASS OWNERSHIP OPPORTUNITIES**

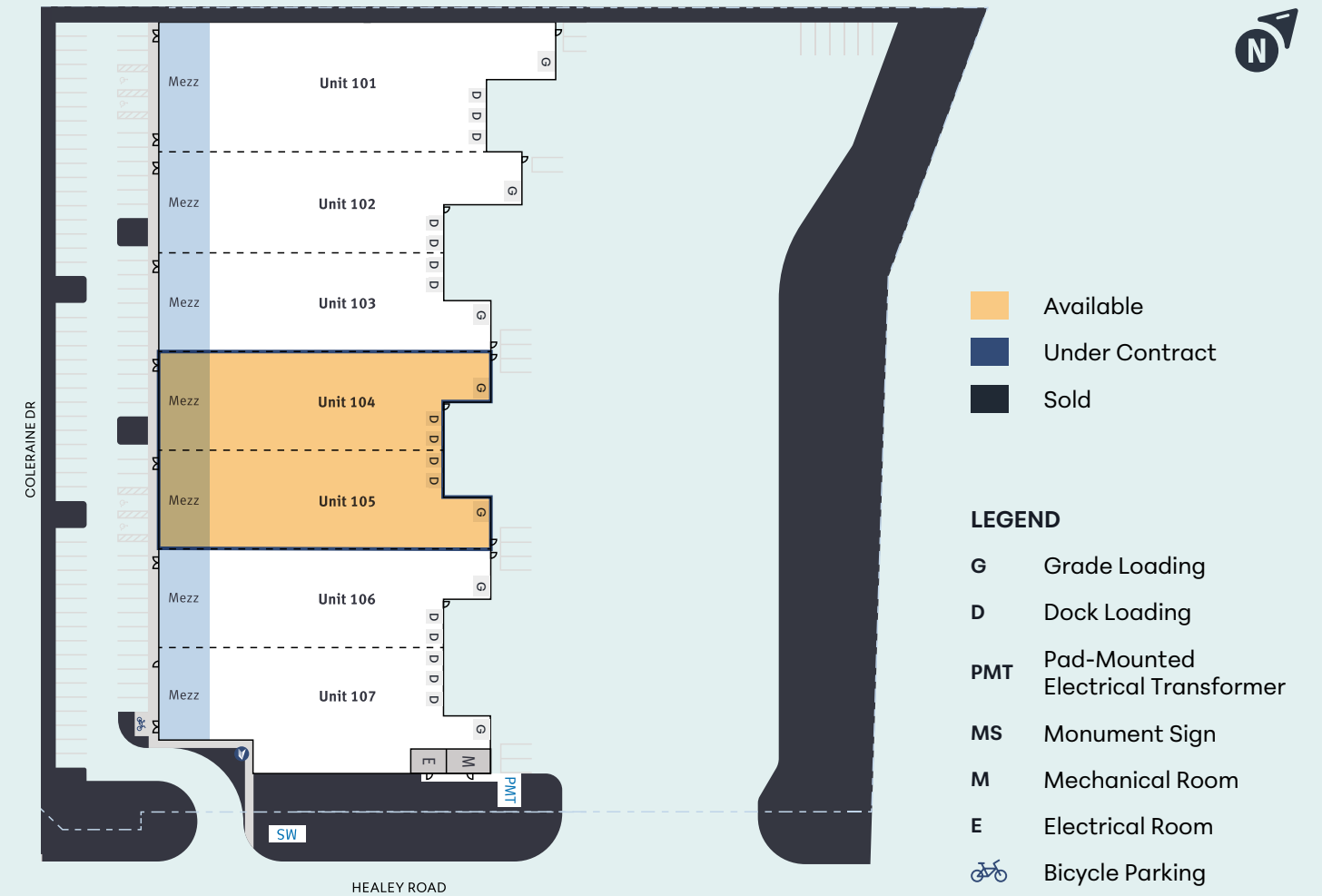
Experience a new era of industrial innovation at BOLT by Beedie — a superior blend of first-class design and unparalleled functionality. This industrial condo offering is strategically positioned in the heart of Bolton and is just a short drive from Highway 427.

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.

**ANTICIPATED COMPLETION: Q2 2025**



# SITE PLAN & UNIT BREAKDOWN



- Available
  - Under Contract
  - Sold
- LEGEND**
- G** Grade Loading
  - D** Dock Loading
  - PMT** Pad-Mounted Electrical Transformer
  - MS** Monument Sign
  - M** Mechanical Room
  - E** Electrical Room
  - Bicycle Parking

## BUILDING FEATURES

|  |  |   |  |
|--|--|---|--|
| <p><b>CONSTRUCTION</b><br/>Pre-cast insulated concrete panels</p>                          | <p><b>ZONING</b><br/>MP-310</p>  | <p><b>CEILING HEIGHT</b><br/>36' clear</p>  | <p><b>HEATERS</b><br/>Gas-fired unit heaters</p>   |
| <p><b>POWER</b><br/>200 amp at 600/347 volt per unit</p>                                   | <p><b>LIGHTING</b><br/>High efficiency LED fixtures</p>  | <p><b>LOADING</b><br/>Combination of dock (with levellers) &amp; grade loading in every unit</p>  | <p><b>SPRINKLERS</b><br/>ESFR sprinkler system</p>   |
| <p><b>WASHROOMS</b><br/>Units delivered with wheelchair accessible washrooms built-out</p> | <p><b>MEZZANINE</b><br/>Structural steel mezzanine complete with guard rail &amp; designed to 100 lb PSF floor load capacity</p> | <p><b>INTERIOR WAREHOUSE</b><br/>A minimum of two 5'6 x 5'6 skylights per unit with interior walls painted white for greater illumination</p> | <p><b>SERVICE PLUS</b><br/>12-month warranty on all material and workmanship defects from the date of substantial completion</p> |

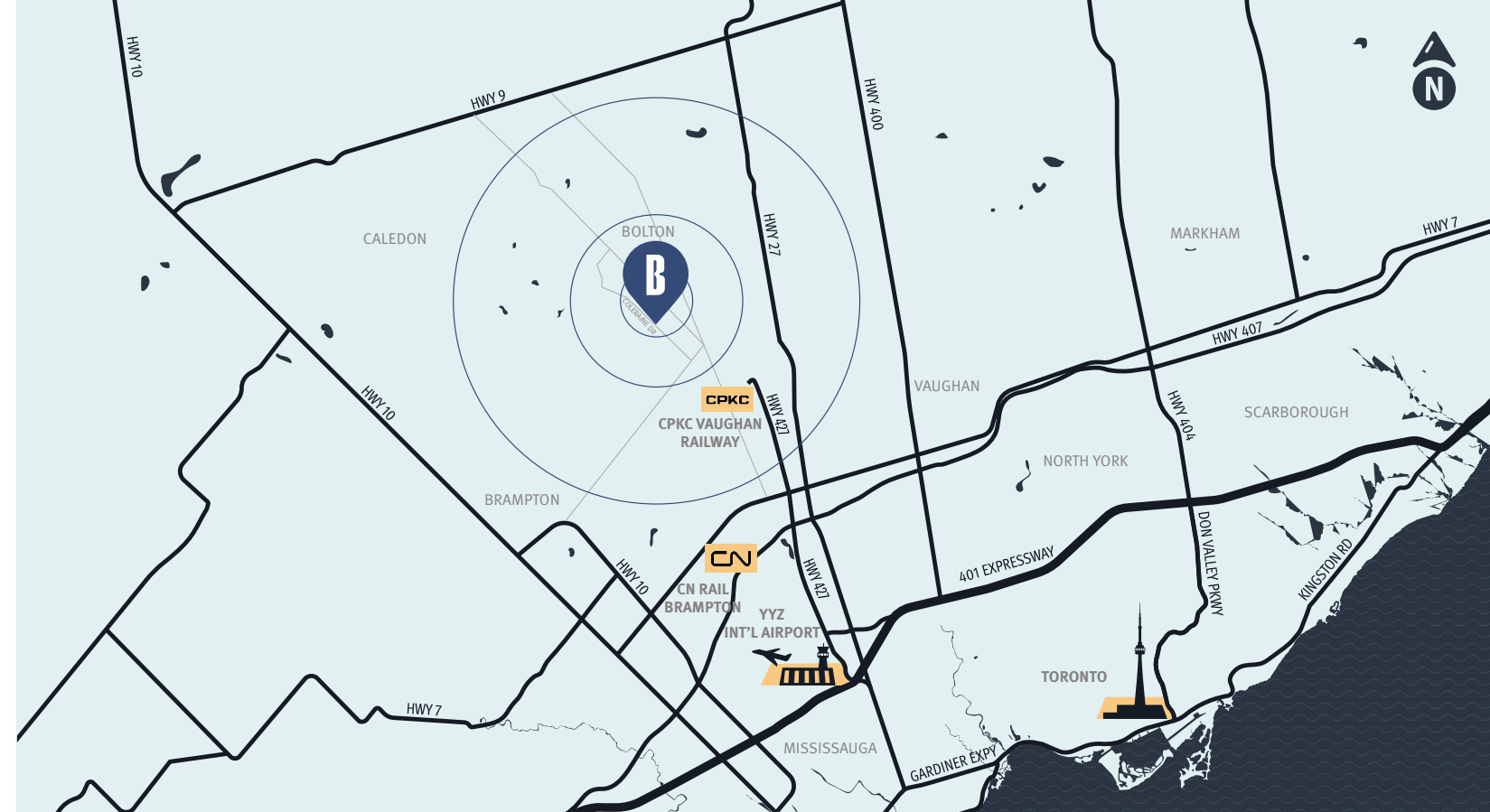
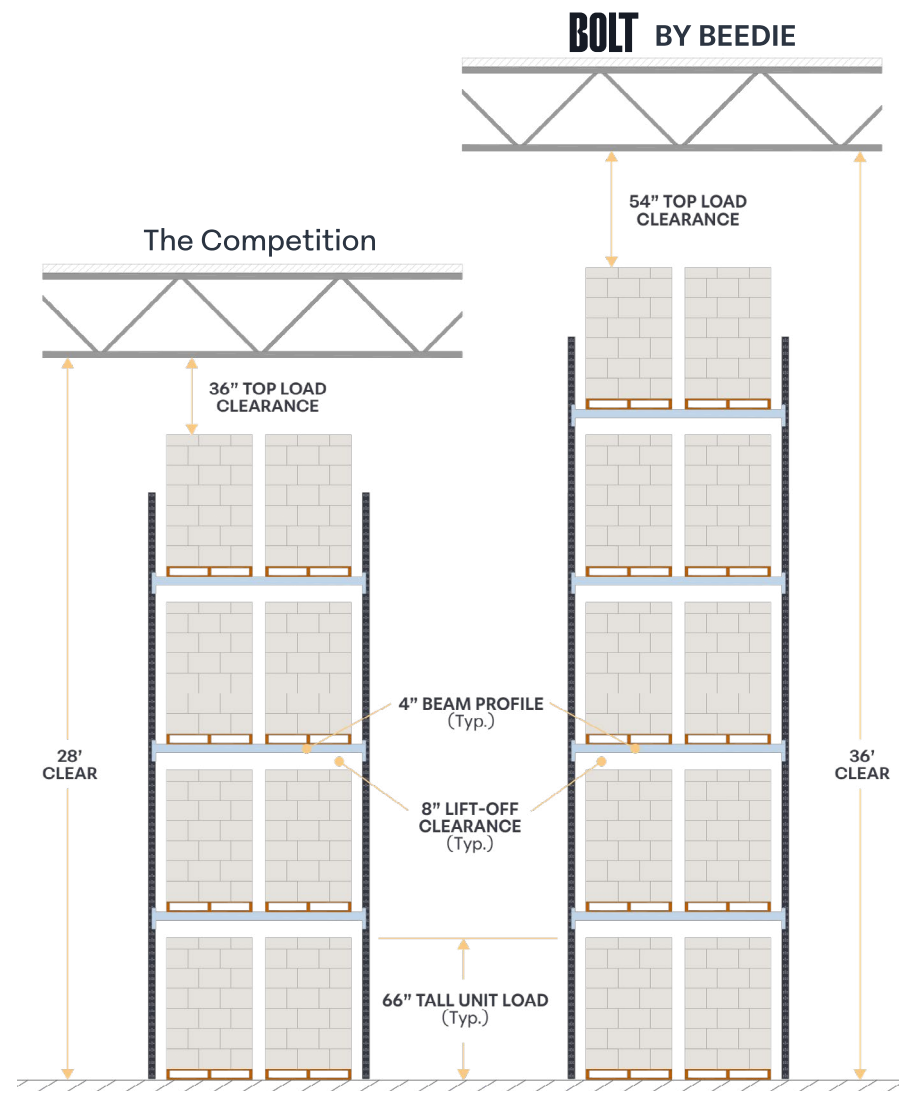
| UNIT | WAREHOUSE FOOTPRINT SF | MEZZ SF | TOTAL SF | PRICE PSF              | LOADING | PARKING |
|------|------------------------|---------|----------|------------------------|---------|---------|
| 101  | 19,600                 | 2,740   | 22,340   | -                      | 3D, 1G  | 20      |
| 102  | 13,365                 | 2,054   | 15,419   | -                      | 2D, 1G  | 13      |
| 103  | 12,667                 | 2,054   | 14,721   | -                      | 2D, 1G  | 14      |
| 104  | 12,667                 | 2,054   | 14,721   | Contact Listing Agents | 2D, 1G  | 14      |
| 105  | 12,667                 | 2,054   | 14,721   | Contact Listing Agents | 2D, 1G  | 13      |
| 106  | 12,668                 | 2,056   | 14,724   | -                      | 2D, 1G  | 13      |
| 107  | 13,870                 | 1,935   | 15,805   | -                      | 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.



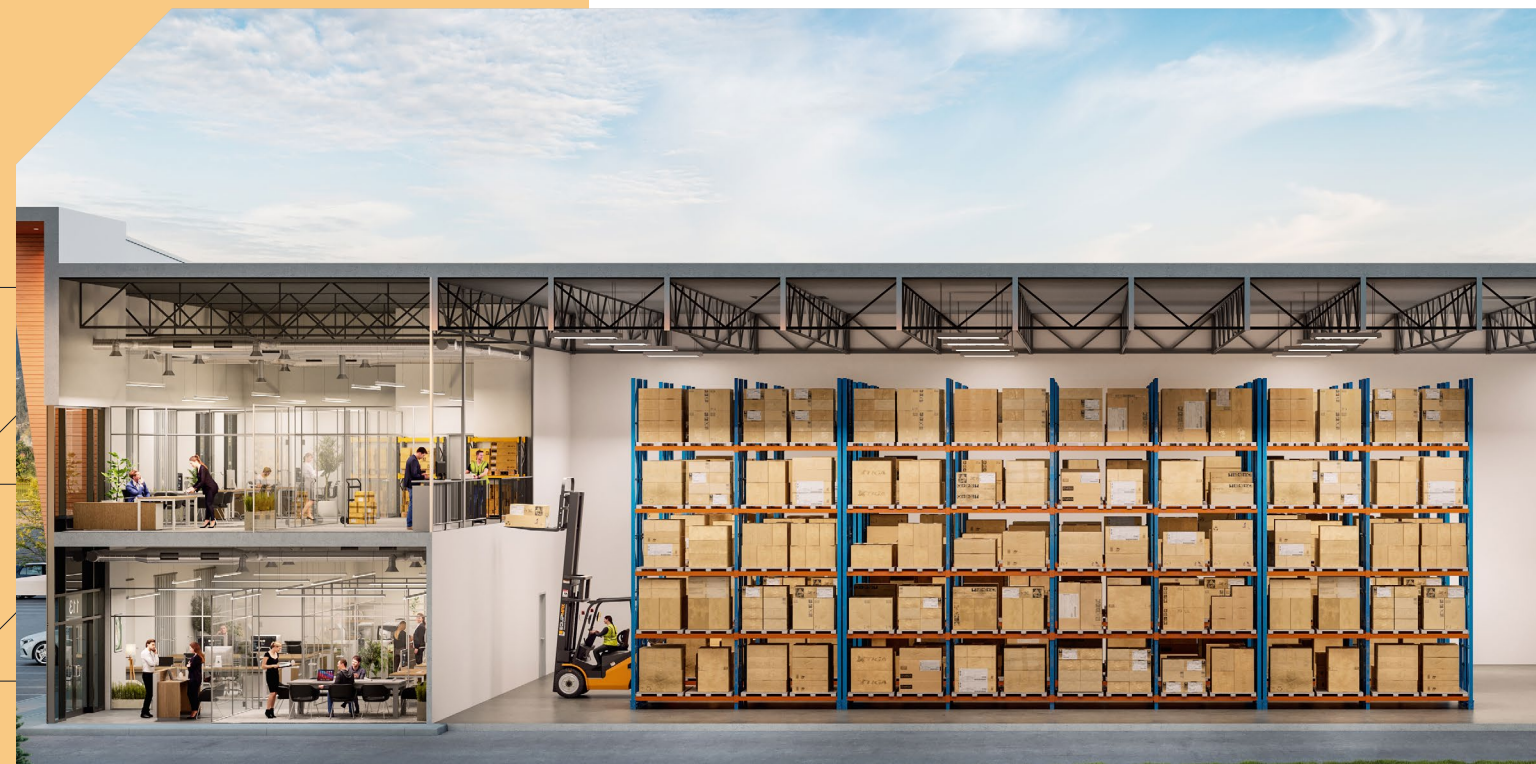
## LOCATION

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:<br>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.

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# CBRE

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