

**FOR SALE**

# BOLTON



**399  
HEALEY  
ROAD**

BOLTON | ON

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

Developed by: **Beedie/**

Marketed by: **CBRE**



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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.

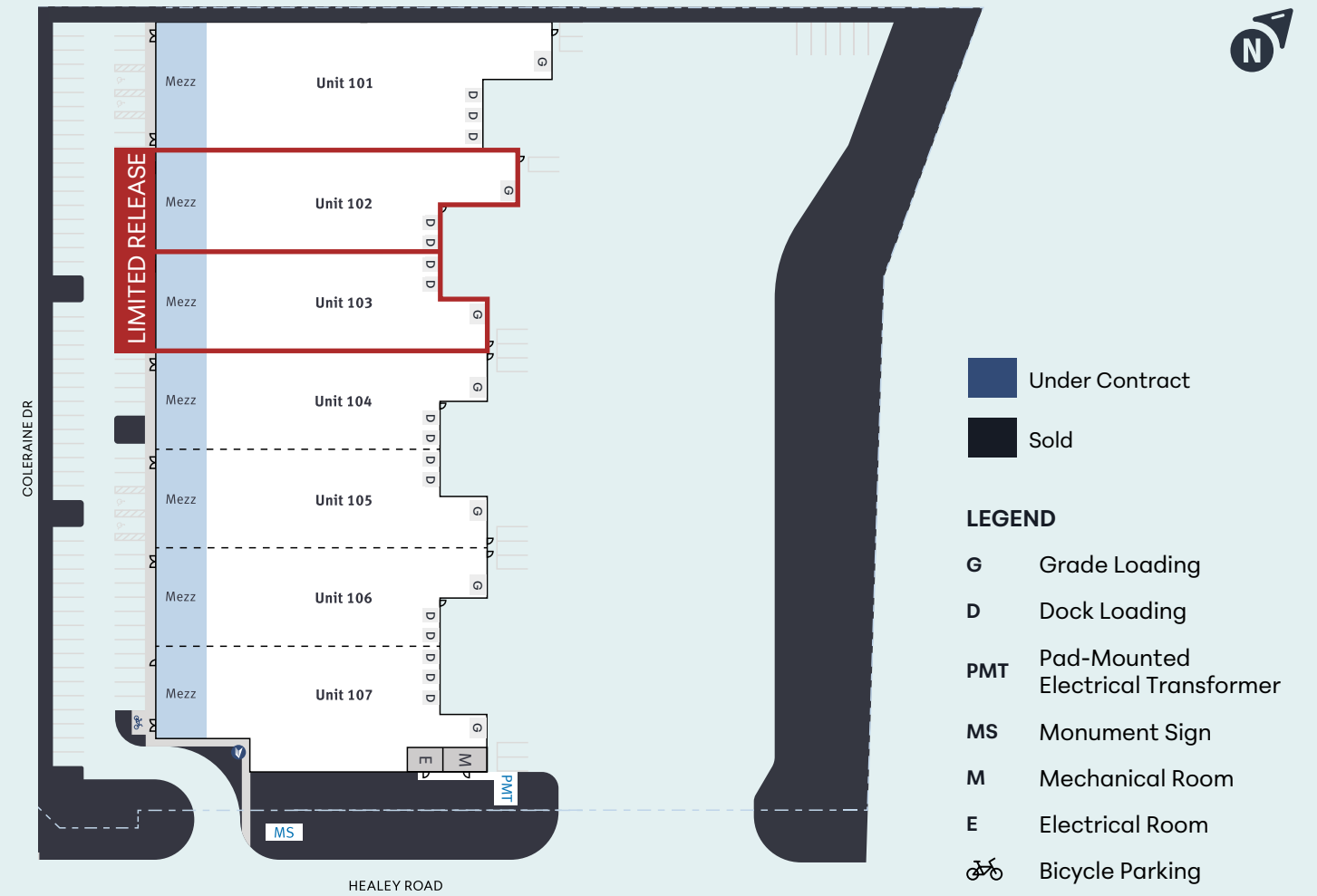
Thoughtfully curated by Beedie, one of Canada's largest private industrial developers, BOLT offers 7 highly efficient industrial condos available for ownership. Unit sizes start at ±14,000 SF, are bolstered by 36' clear height and have a combination of dock & grade loading in every unit. Don't miss this 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

[Learn More: About the Developer](#)



# SITE PLAN & UNIT BREAKDOWN



## BUILDING FEATURES

**CONSTRUCTION**  
Pre-cast insulated concrete panels

**POWER**  
200 amp at 600/347 volt per unit

**WASHROOMS**  
Units delivered with wheelchair accessible washrooms built-out

**ZONING**  
MP-310  
[View Zoning Document](#)

**LIGHTING**  
High efficiency LED fixtures

**MEZZANINE**  
Structural steel mezzanine complete with guard rail & designed to 100 lb PSF floor load capacity

**CEILING HEIGHT**  
36' clear

**LOADING**  
Combination of dock (with levellers) & grade loading in every unit

**INTERIOR WAREHOUSE**  
A minimum of two 5'6 x 5'6 skylights per unit with interior walls painted white for greater illumination

**HEATERS**  
Gas-fired unit heaters

**SPRINKLERS**  
ESFR sprinkler system

**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	19,600	2,740	22,340	-	3D, 1G	20
102	13,365	2,054	15,419	\$535	2D, 1G	13
103	12,667	2,054	14,721	\$535	2D, 1G	14
104	12,667	2,054	14,721	-	2D, 1G	14
105	12,667	2,054	14,721	-	2D, 1G	13
106	12,668	2,056	14,724	-	2D, 1G	13
107	13,870	1,935	15,805	-	3D, 1G	16



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Contact a member of our team to learn more.

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# CBRE

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