FOR SALE



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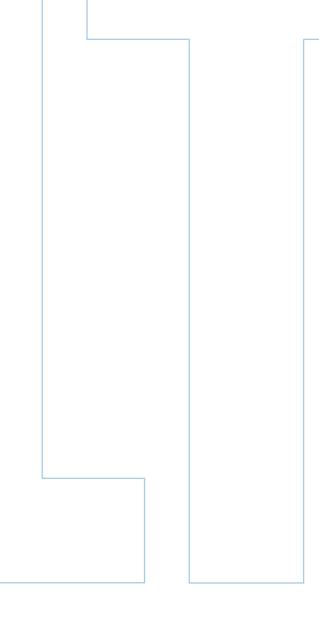
391



399 HEALEY ROAD WORID-CLASS OWNERSE

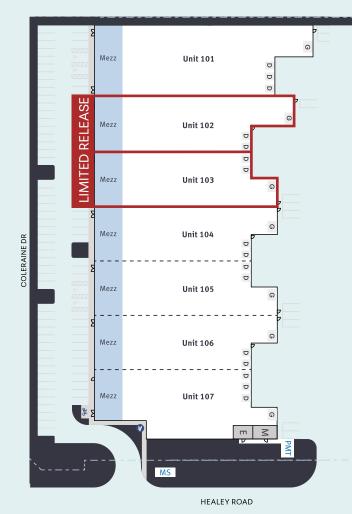
Experience a new era of industrial innovation at BOLT by Beedie — a superior blend of first-class design and unparalleled functionality. This industrial condo offering is strategically positioned in the heart of Bolton and is just a short drive from Highway 427.

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-akind offering; contact our listing team to learn how BOLT is the optimal place to grow your business.



WORLD-CLASS OWNERSHIP OPPORTUNITIES

SITE PLAN & UNIT BREAKDOWN



CONSTRUCTION Pre-cast insulated concrete panels

POWER 200 amp at 600/347 volt per unit

WASHROOMS

BUILDING FEATURES

Units delivered with wheelchair accessible washrooms built-out

ZONING MP-310 View Zoning Document

BOLT — THE NEXT HOME FOR YOUR BUSINESS.

COLERAINE DRIVE

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

multime and i start and

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 | |
| RELEASE | 102 | 13,365 | 2,054 | 15,419 | \$535 | 2D, 1G | 13 | |
| LIMITED | 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 | / |
| | | | | | | | | |



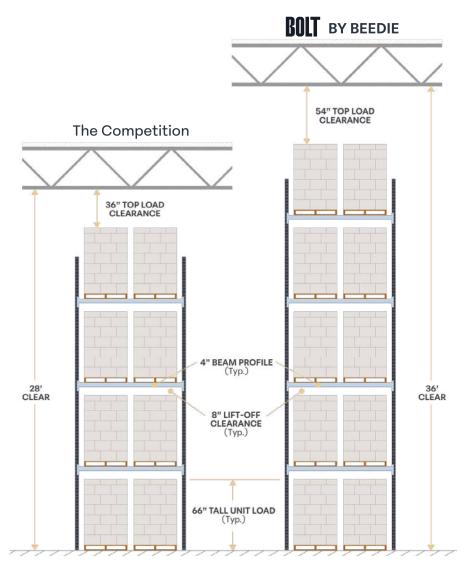
HOW WE STACK UP

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.

View Sample Racking Plan





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 |

BOLT



Contact a member of our team to learn more.

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