



FOR LEASE  
**6 MANCHESTER COURT**  
**BOLTON, ONTARIO**  
 Coleraine Drive / King Street



15 ACRES

LEASED

235,980 SF  
 AVAILABLE IMMEDIATELY

Possible Outside Storage,  
 Trailer Parking or  
 272,000 sf Expansion

340,511 sf Leased Until Early 2017

Features 32 Truck Level  
 Doors, 2 Drive In Doors & 60  
 Trailer Parking Positions

**LOW GROSS OCCUPANCY COST**

Aerial view facing

## MODERN LOGISTICS FACILITY

Cushman & Wakefield is pleased to offer for lease this unique 235,980 sf logistics facility featuring 3,400 sf office space, 32' clear height, with 32 truck level doors, 2 drive-in doors and 60 trailer staging positions with expansion opportunities and low historical gross occupancy cost.



For more information, please contact:

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## THE OPPORTUNITY

- Modern logistics facility with expansion opportunity
- Outside storage, trailer parking or expansion up to 850,000 sf
- In close proximity to CP Vaughan Intermodal Terminal & new Canadian Tire Distribution Centre
- Adjacent to CP rail line
- Quick access to major highways
- T-5 high efficiency lighting & ESFR sprinklers
- Good access to local work force
- Low historical gross occupancy cost due to low TMI



## PROPERTY DETAILS

Location:	Coleraine Drive/King Street
Available Area:	232,580 sf – Industrial 3,400 sf – Office 235,980 sf – Total
Clear Height:	32'
Shipping Doors:	32 Truck Level Doors (9'x10') 2 Drive In Doors (12'x16')
Bay Size:	54' X 41' (60' Staging Bay)
Parking:	60 Trailer Positions
Power:	600 Volts 800 Amps
Lighting:	T-5 High Efficiency Fluorescent
Floor:	7" Slab on Grade with Steel Fiber
Sprinklers:	ESFR System
Heating:	Gas Forced Air Open
Zoning:	MS - 125 (Outside Storage)
<b>T.M.I.:</b>	<b>\$2.14 psf (Estimated 2015)</b>
<b>Asking Rate:</b>	<b>\$5.95 psf net</b>



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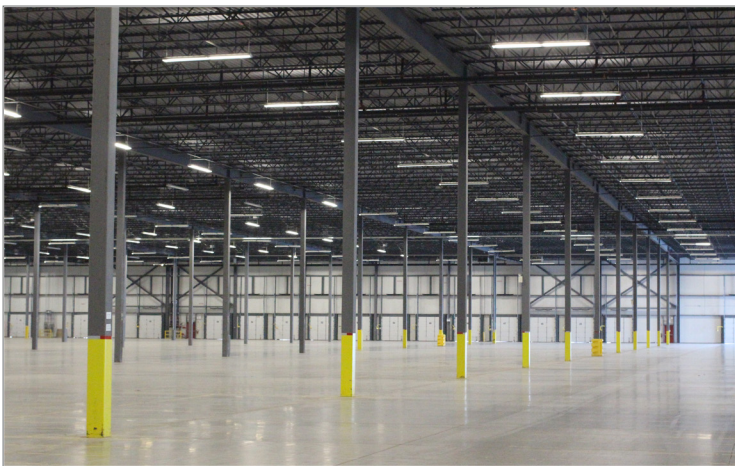
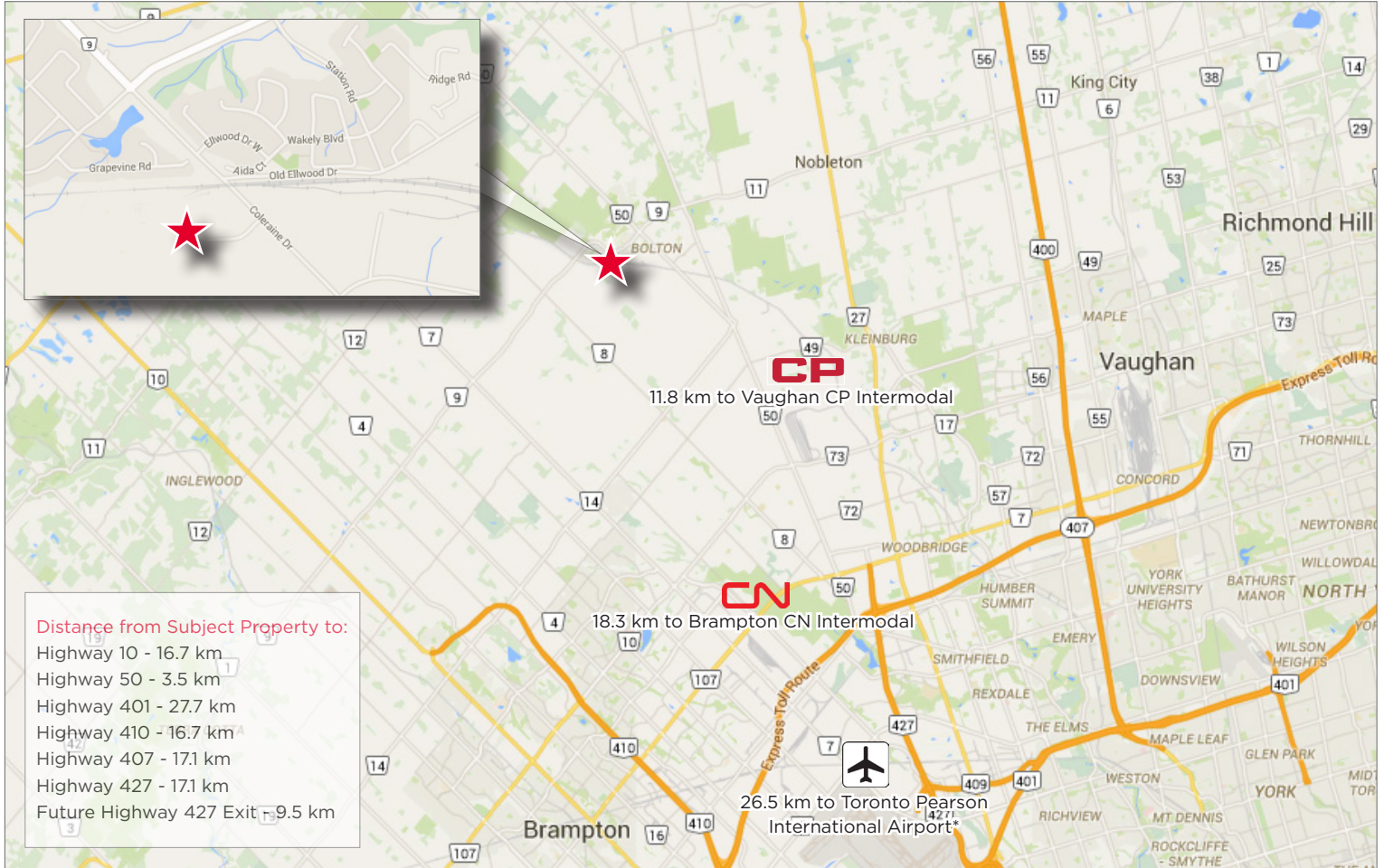
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## LOCATION MAP



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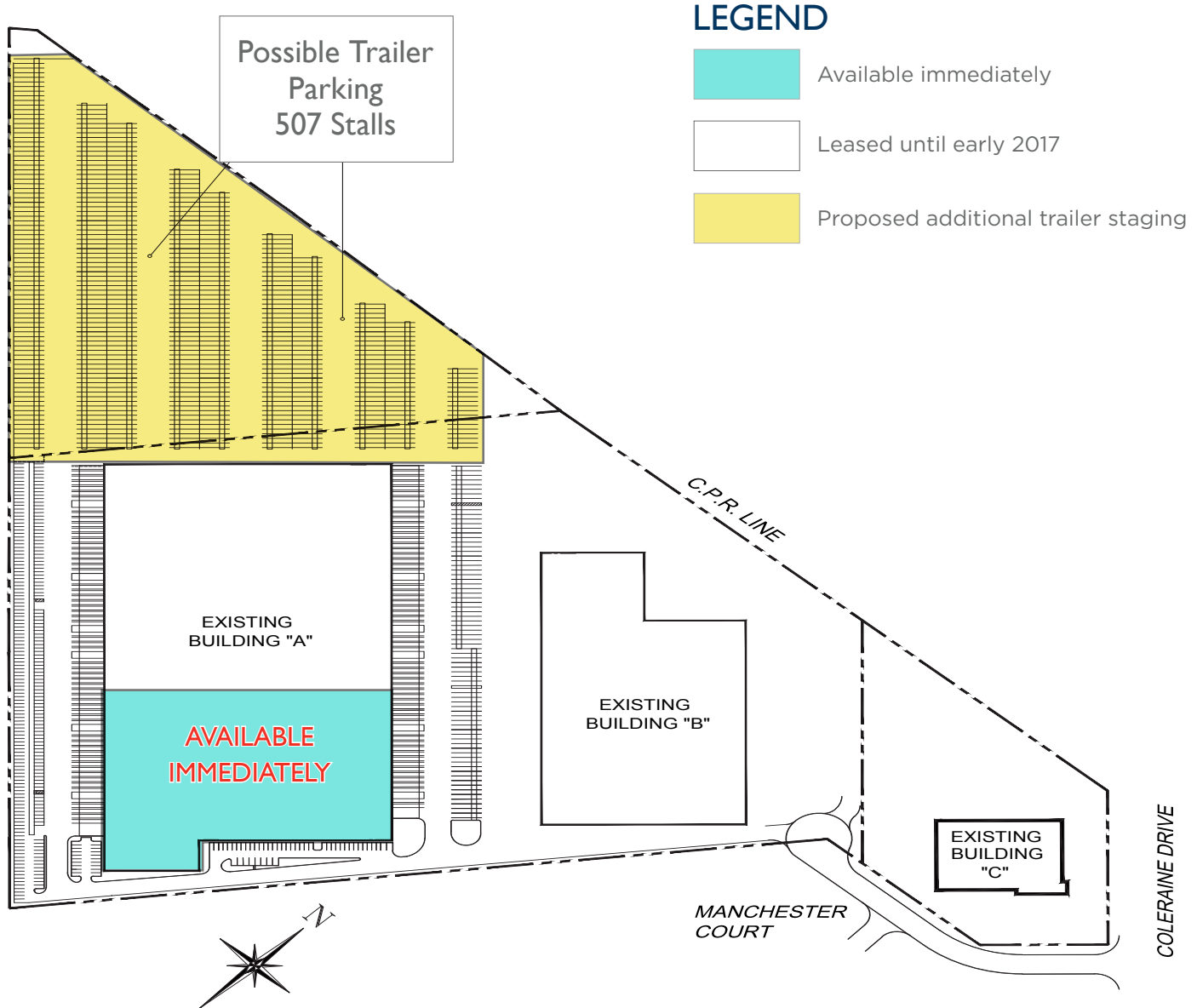
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**SITE PLAN WITH TRAILER PARKING OPTION**



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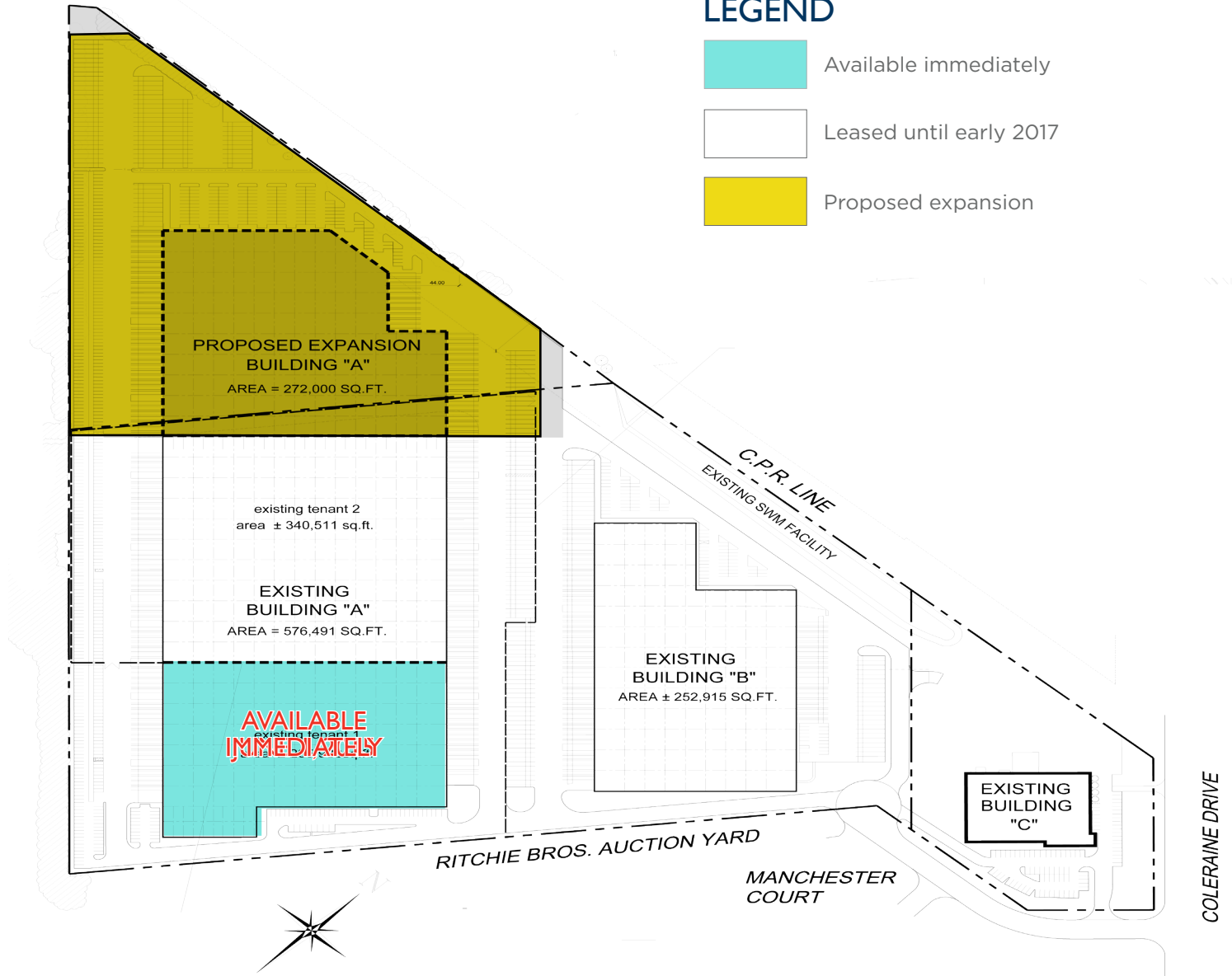
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**SITE PLAN WITH EXPANSION OPTION**

**LEGEND**

-  Available immediately
-  Leased until early 2017
-  Proposed expansion



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**SITE EXPANSION**



Additional 15 acres available for expansion of ~275,000 sf. or for additional trailer parking. Configurations of ~580,000 sf or ~850,000 sf. can be available early 2017.



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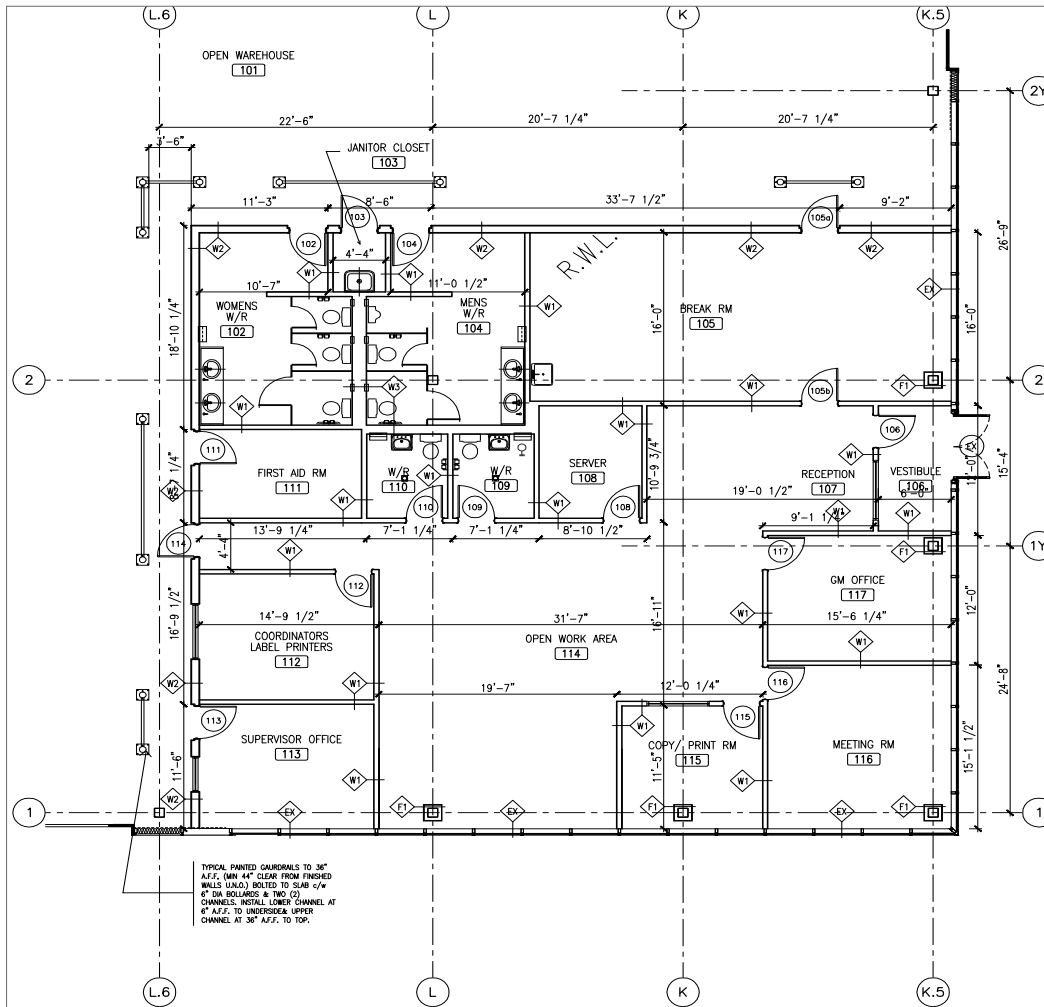
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## OFFICE FLOOR PLAN



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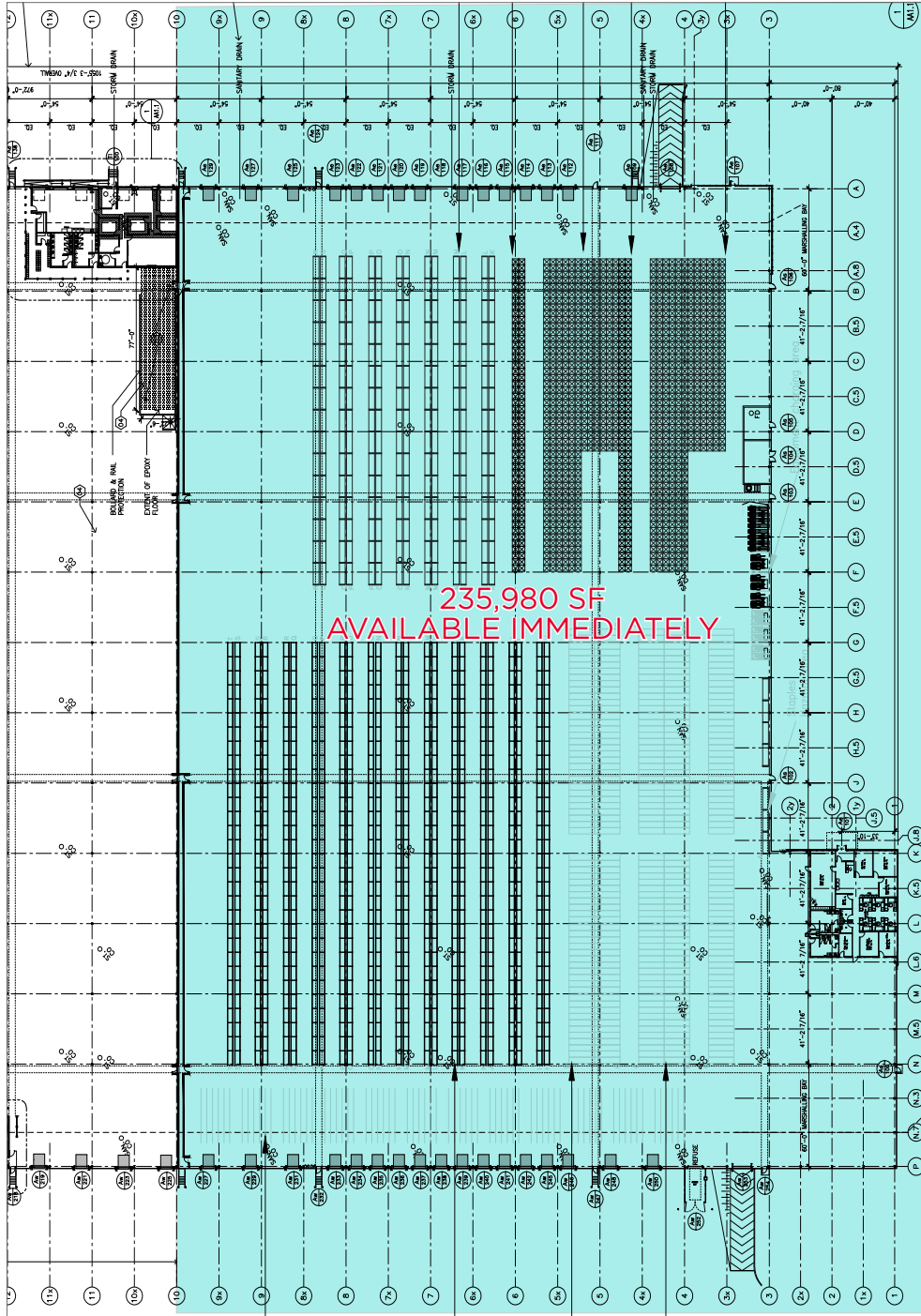
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**WAREHOUSE FLOOR PLAN**



**LEGEND**

Available IMMEDIATELY



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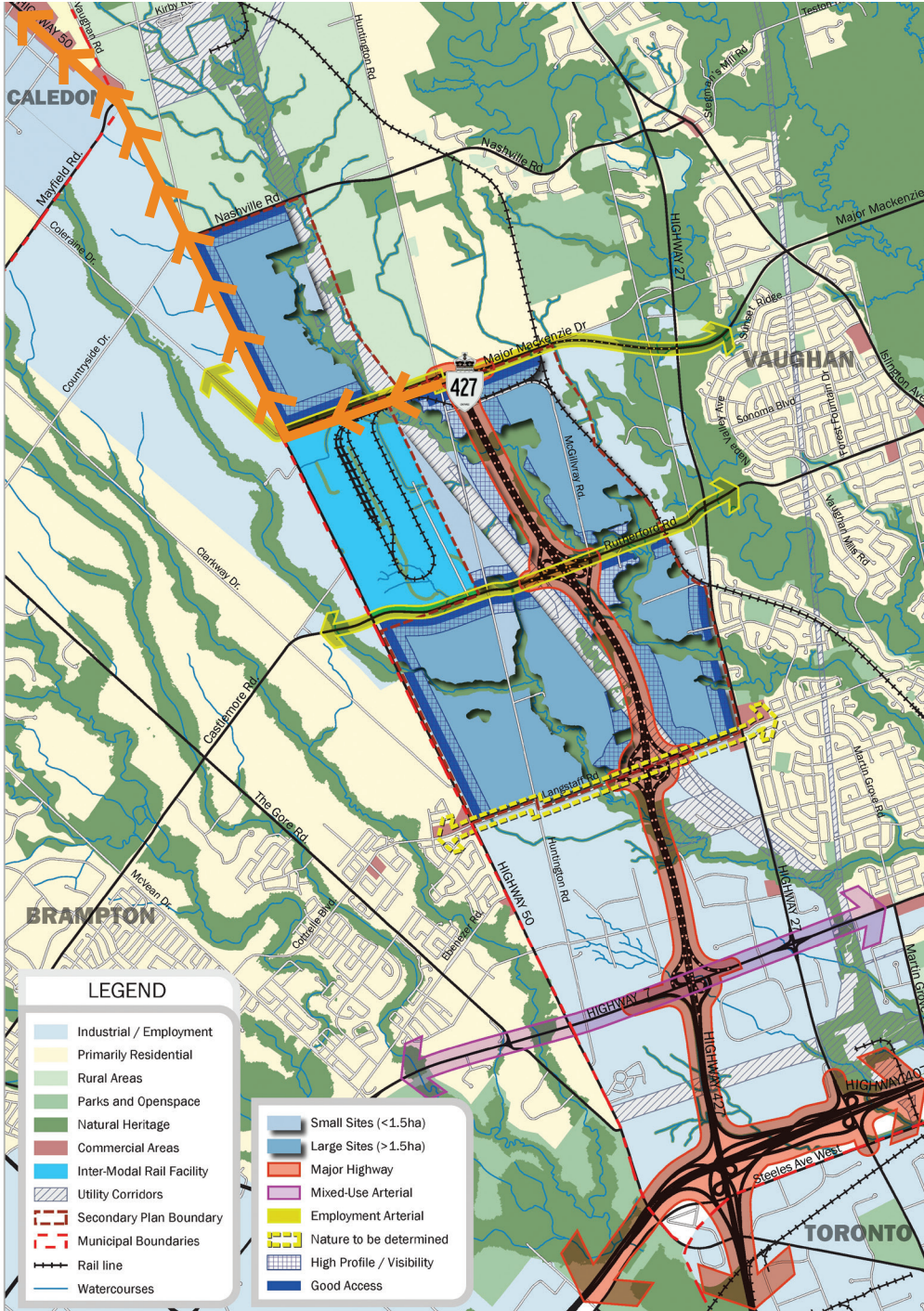
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**FUTURE HIGHWAY 427 EXTENSION**



**LEGEND**



Future Highway 427 exit



9.5 km from future Hwy 427

**FUTURE EXTENSION  
TAKES HIGHWAY 427  
CLOSER TO CALEDON**

- Construction expected to begin 2016/2017
- Extension will feed into the Vaughan Enterprise Zone
- New Interchanges will include:  
Langstaff Road  
Rutherford Road  
Major Mackenzie
- Expected completion 2020



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