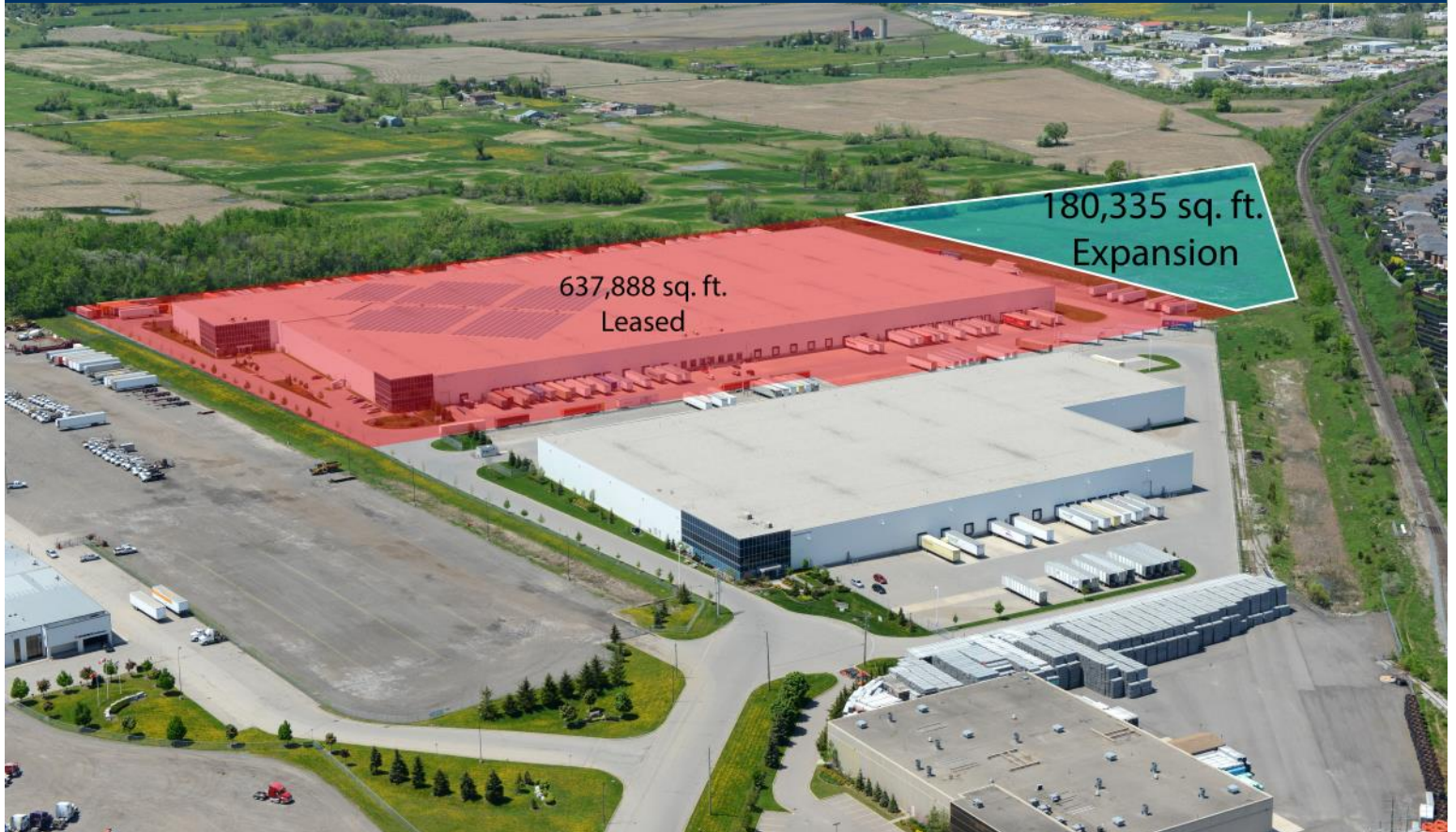


MANCHESTER BUSINESS PARK

6 Manchester Court, Bolton



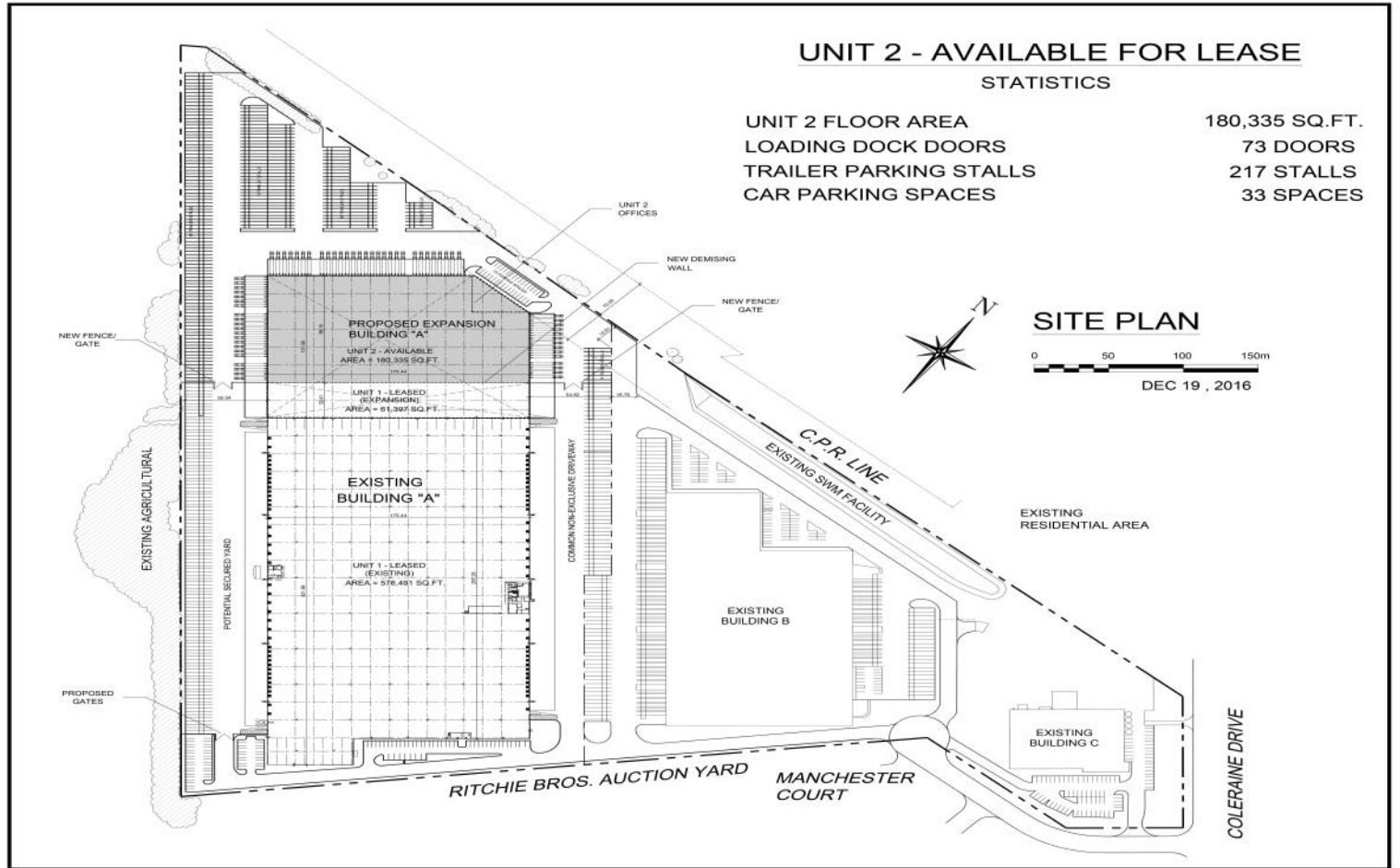
BUILDING EXPANSION

UP TO **180,335** SQ.FT. AVAILABLE

- Up to 73 Truck Level Doors
- Up to 217 Trailer Staging Positions
- **Available Q1 2018**

MANCHESTER BUSINESS PARK

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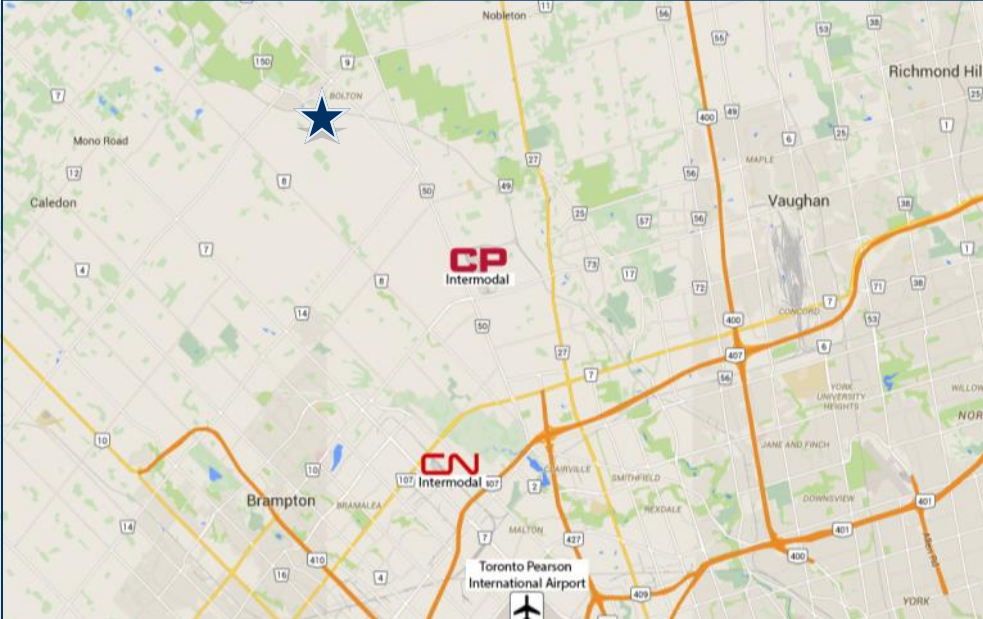
Historically Low TMI

\$2.26 psf (Estimated 2017)

- 32 Ft. Clear Height
- 33 Car Parking Spaces
- Bay Size: 54' X 41' (60' Staging Bay)
- ESFR Sprinklers
- T-5 High Efficiency Fluorescent Lighting
- Zoning: MS - 125 (Outside Storage)
- Rail Spur Available

MANCHESTER BUSINESS PARK

6 Manchester Court, Bolton



- In close proximity to CP Vaughan Intermodal Terminal (11.8 km) & CN Brampton Intermodal Terminal (18.3 km)
- Direct Access to CP Rail Line on Site
- Quick Access to Major Highways