

BEST-IN-CLASS. UNMATCHED PRICING. LIMITED-TIME OFFER.

FOR SALE OR LEASE

BOLT

**399
HEALEY
ROAD**

BOLTON | ON



CONDO NOW REGISTERED!

Developed by

Beedie/

Marketed by

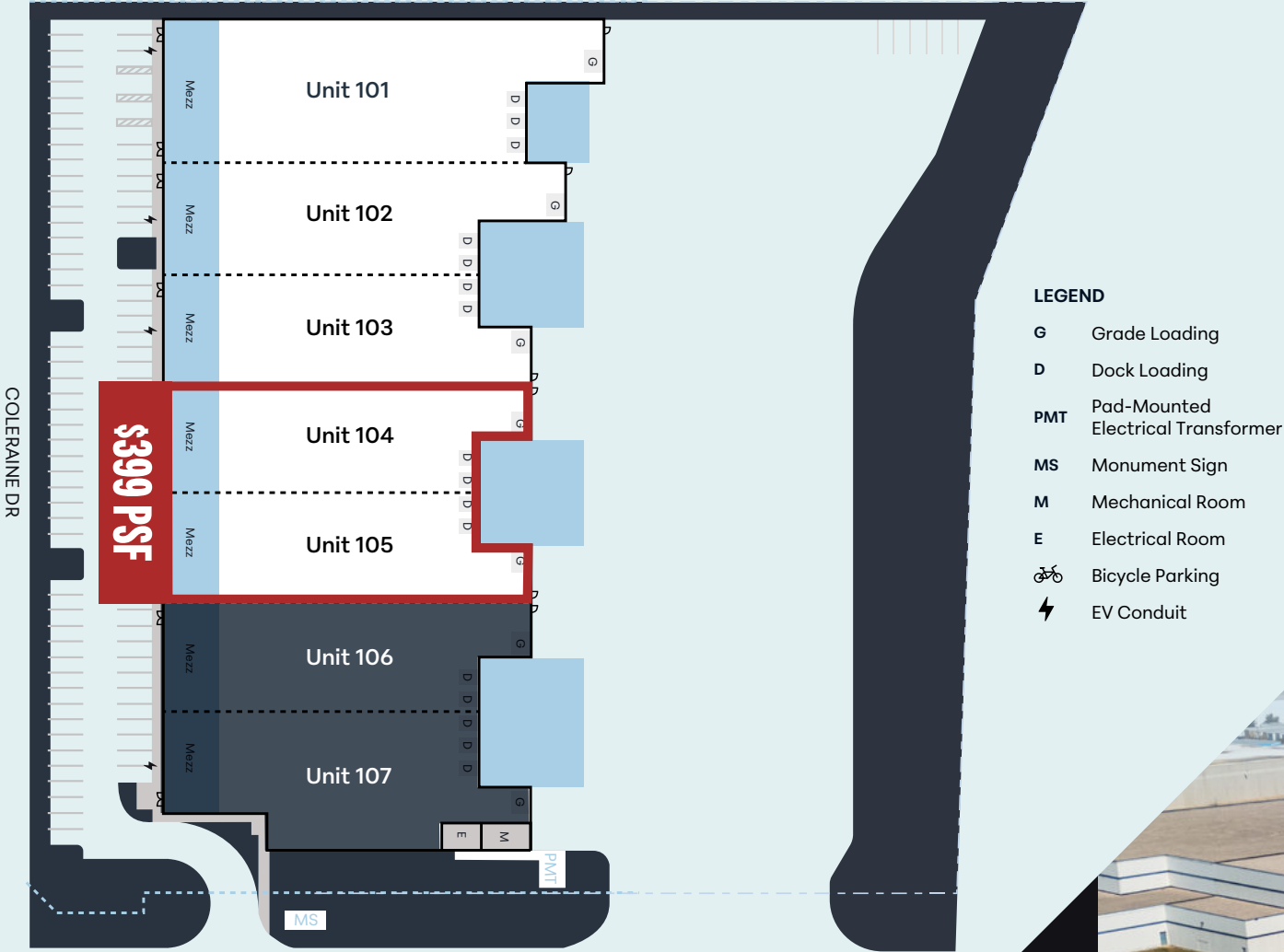
CBRE

\$399 PSF

AT 399 HEALEY ROAD!

399
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ROAD

BOLTON



- LEGEND
- G

Grade Loading
- D

Dock Loading
- PMT

Pad-Mounted
Electrical Transformer
- MS

Monument Sign
- M

Mechanical Room
- E

Electrical Room
- Bicycle Parking
- EV Conduit

WORLD-CLASS INDUSTRIAL 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 or lease. 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 more how BOLT is the optimal place to grow your business, with lease opportunities now available.

Dont wait–BOLT into this limited-time opportunity.

Learn More About the Developer

UNIT	UNIT FOOTPRINT SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
101	19,394	2,719	22,113	-	3D, 1G	20
102	13,224	2,035	15,259	-	2D, 1G	13
103	12,541	2,035	14,576	-	2D, 1G	14
\$399 PSF 104	12,551	2,035	14,586	\$399	2D, 1G	14
105	12,543	2,035	14,578	\$399	2D, 1G	13
106	SOLD					
107	SOLD					

Lease opportunities now available starting at \$19.95 PSF.



BUILDING FEATURES

CONSTRUCTION
Pre-cast insulated
concrete panels

FLOOR LOAD
700 LB PSF warehouse
floor load capacity

CEILING HEIGHT
36' clear

HEATERS
Gas-fired
unit heaters

POWER
200 amp at 600/347
volt per unit

LIGHTING
High efficiency
LED fixtures

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

SPRINKLERS
ESFR Sprinkler
System

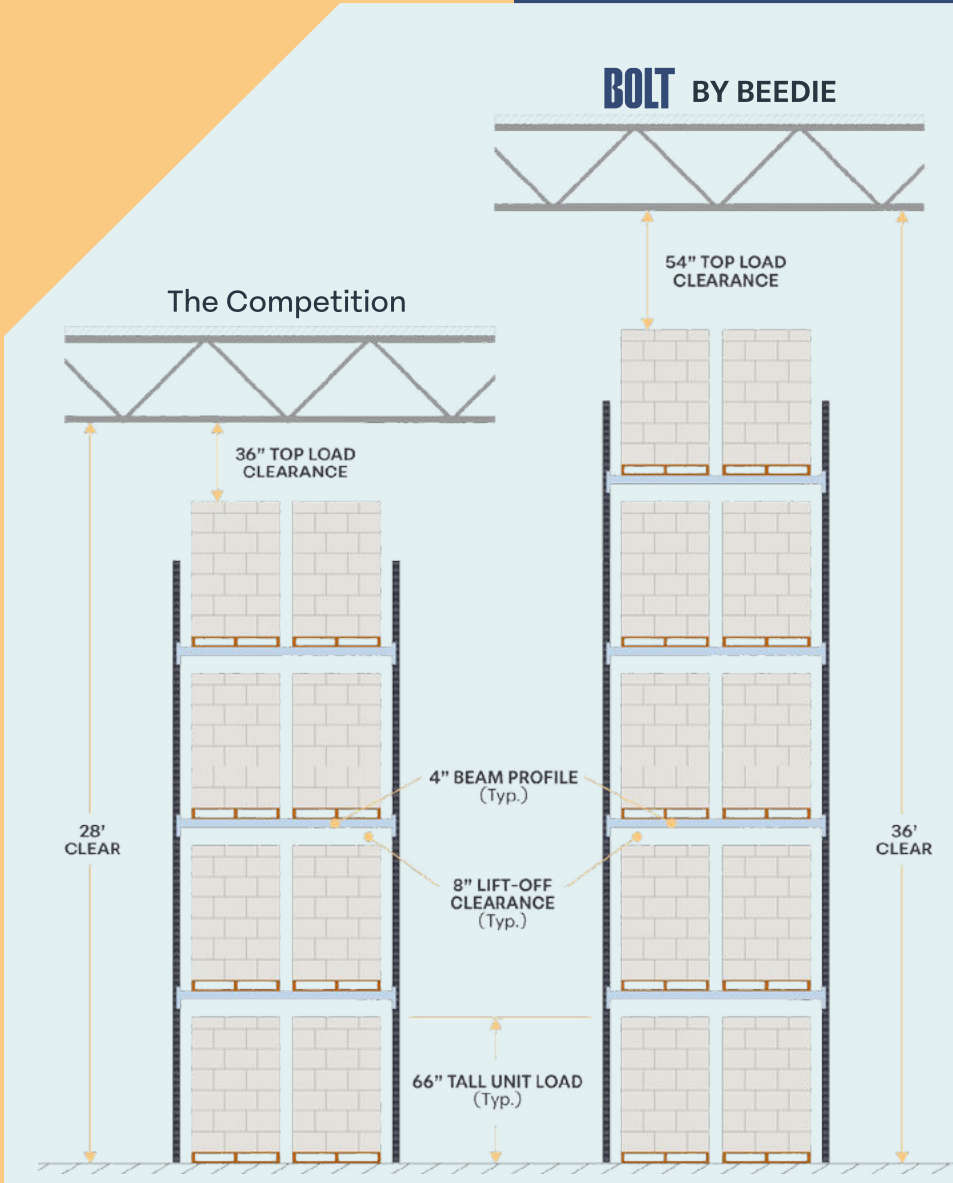
EV CONDUIT
One underground
conduit with pull string
for future installation of
EV chargers per unit

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

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

ZONING
MP-310

[View Zoning Document](#)



BOLT OFFERS AN INCREASE IN CUBIC CAPACITY

[View Sample Racking Plan](#)

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 above. However, with Bolt's 36' clear height, the number of pallet positions is increased to 753 — a 25.5% increase in storage capacity.



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BOLT – THE NEXT HOME FOR YOUR BUSINESS

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.

12 MINS

9.4km
to Highway 427

18 MINS

18.25km
to Highway 407

20 MINS

18.7km
to Highway 400

22 MINS

23.6km
to Pearson Airport

24 MINS

27.1km
to Highway 401

40 MINS

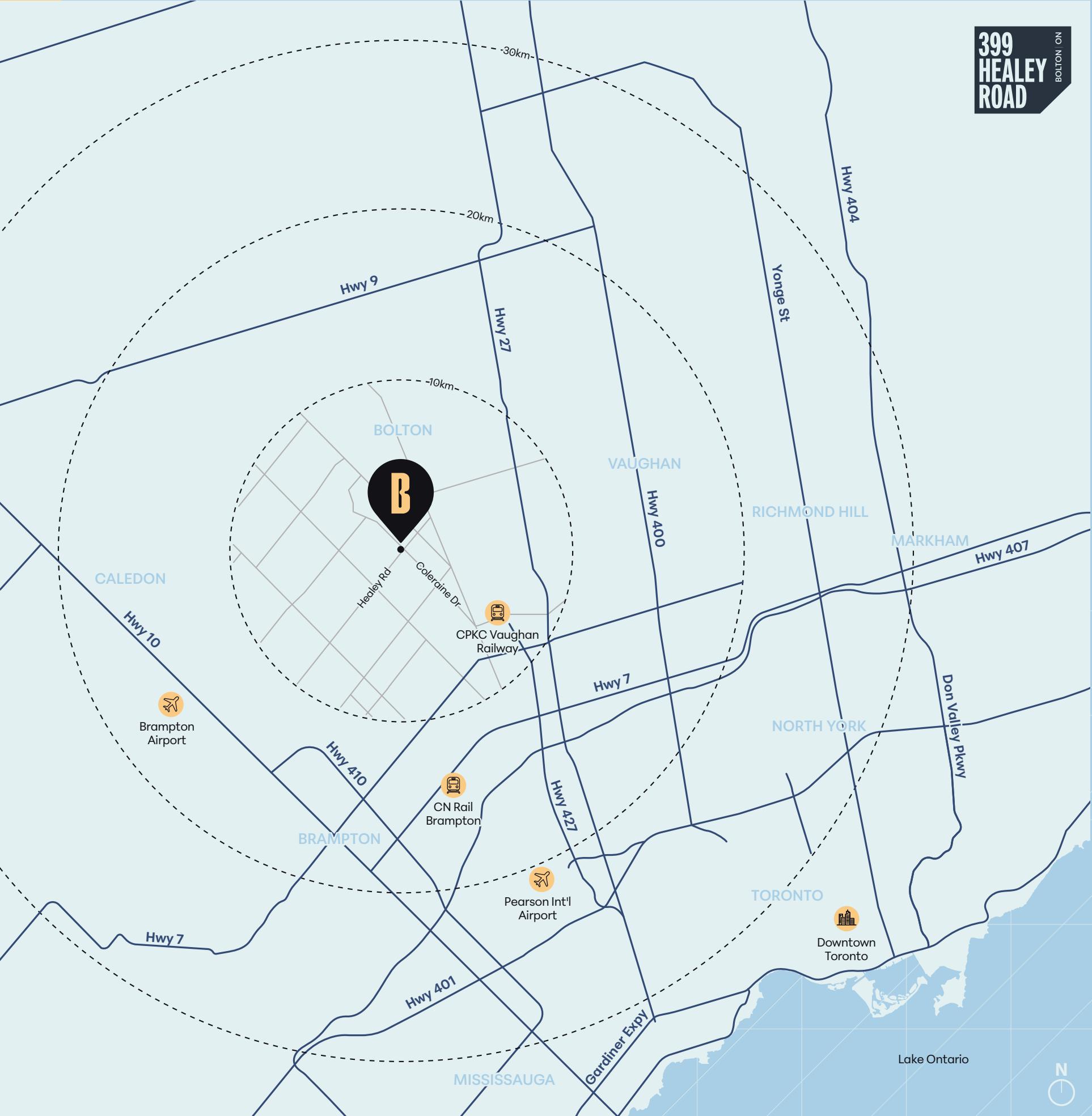
49.2km
to Downtown Toronto

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.

	10KM RADIUS	20KM RADIUS	30KM RADIUS
Population	155,827	1,059,985	3,002,872
In the Labour Force	76,194 (69.6%)	530,993 (67.4%)	1,513,779 (65.9%)
Avg. Household Income	\$194,252	\$146,383	\$150,700

Demographics, 2025 estimated.



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