

**FOR SALE**

# BOLT



**LIMITED-TIME OFFER: SELECT UNITS ARE NOW AVAILABLE  
STARTING AT \$485 PSF ON THE NEXT 2 UNITS SOLD**

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

**399  
HEALEY  
ROAD**

**BOLTON | ON**

Developed by: **Beedie/**

Marketed by: **CBRE**





**399  
HEALEY  
ROAD**  
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## WORLD-CLASS OWNERSHIP OPPORTUNITIES

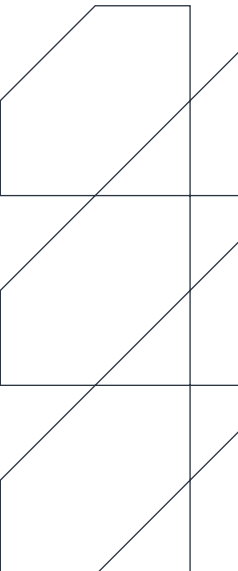
Experience a new era of industrial innovation at BOLT by Beedie — a superior blend of first-class design and unparalleled functionality. This industrial condo offering is strategically positioned in the heart of Bolton and is just a short drive from Highway 427.

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.

**OCCUPANCY DATE:** MOVE-IN READY

[Learn More:](#) About the Developer





BOLT — THE NEXT HOME FOR YOUR BUSINESS.

BUILDING FEATURES

CONSTRUCTION

Pre-cast insulated concrete panels

POWER

200 amp at 600/347 volt per unit

EV CONDUIT

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

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

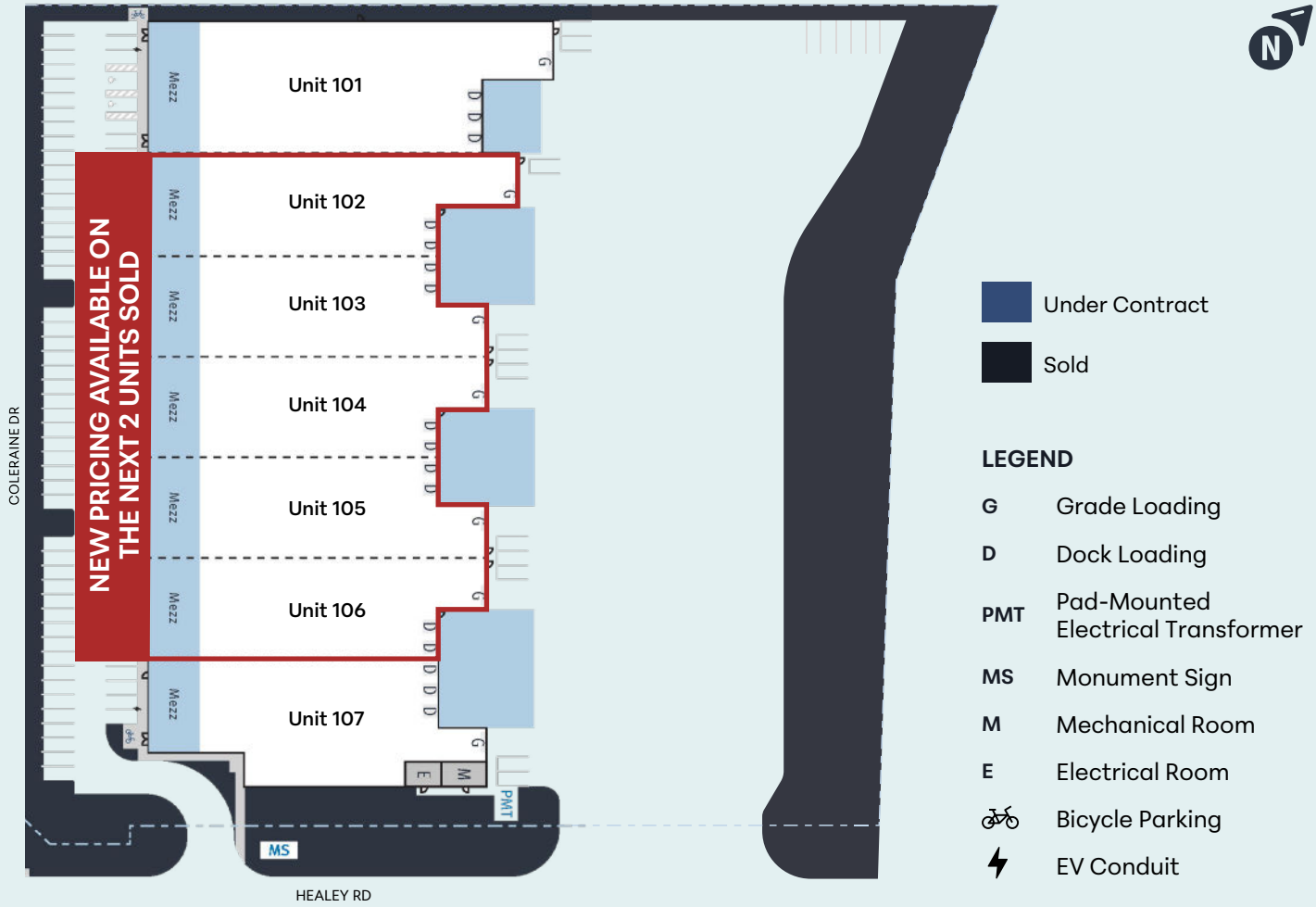
SPRINKLERS

ESFR sprinkler system

SERVICE PLUS

12-month warranty on all material and workmanship defects from the date of substantial completion

SITE PLAN & UNIT BREAKDOWN



NEW PRICING AVAILABLE ON THE NEXT 2 UNITS SOLD	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	\$485	2D, 1G	13
	103	12,541	2,035	14,576	\$485	2D, 1G	14
	104	12,551	2,035	14,586	\$485	2D, 1G	14
	105	12,543	2,035	14,578	\$485	2D, 1G	13
	106	12,531	2,035	14,566	\$485	2D, 1G	13
	107	13,693	1,922	15,615	-	3D, 1G	16





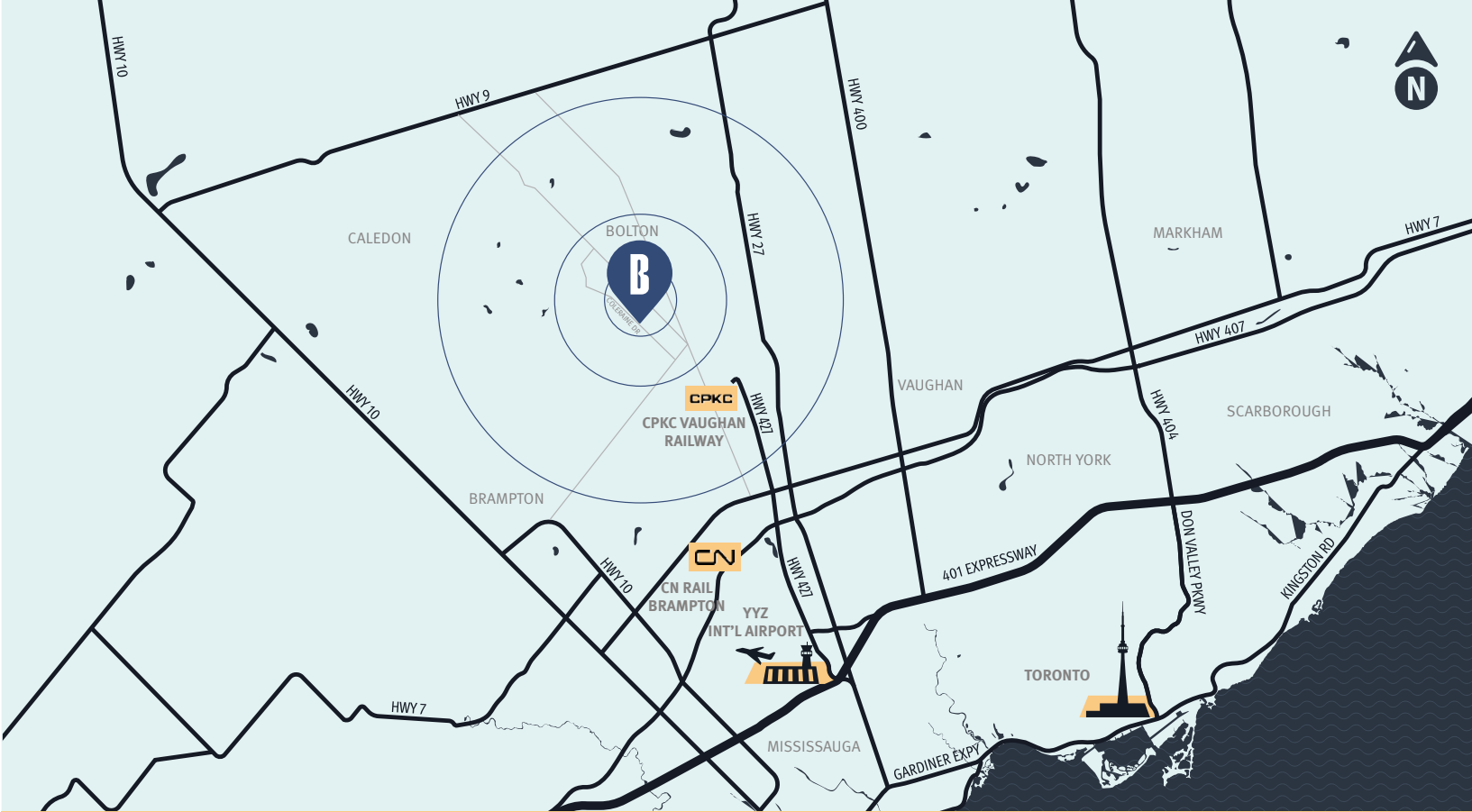
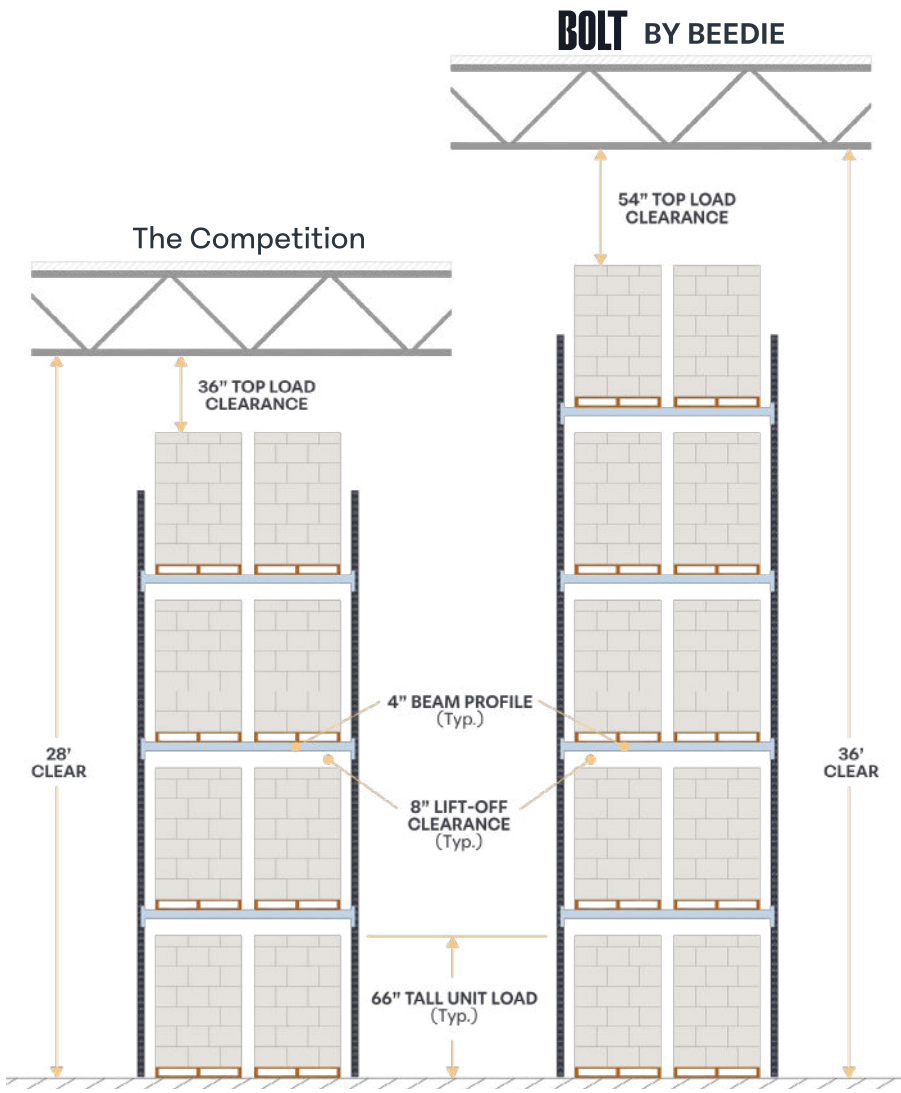
# HOW WE STACK UP

## 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](#)



## LOCATION

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



This image is a conceptual rendering for illustrative purposes only and is not representative of Unit 104.

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**Contact a member of our team to learn more.**

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# CBRE

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