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34,493 SF state of the art industrial building

FOR LEASE | 31 Parr Boulevard, Caledon | ON

This state of the art industrial freestanding building boasts 34,493 SF of space situated on a corner lot. Located at Highway 50 and Mayfield Road, this building is adjacent to retail amenities, has ample employee parking, and a gated and secured yard. Available for immediate occupancy.

Asking rate:

\$5.95
NET PSF

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Specifications

Building Size	34,493 SF
Office Area	2,500 SF
Access	HWY 50 & Mayfield Road
Clear Height	24'
Shipping	4 TL & 1 DI
Power	400 amps/600 V
TMI (2016)	\$2.87 per SF
Occupancy	Immediate

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31 Parr Boulevard, Caledon | ON

FEATURES

- Prominent corner lot within Bolton's newest industrial park
- Excellent street presence with white precast and glass facade
- Warehouse to be painted white
- New LED lighting to be installed
- Warehouse receives lots of natural light
- Rear yard is gated and secured
- Easy access to Toronto via future Highway 427 extension
- Growing business park
- Recognizable corporate neighbours

Contact us:

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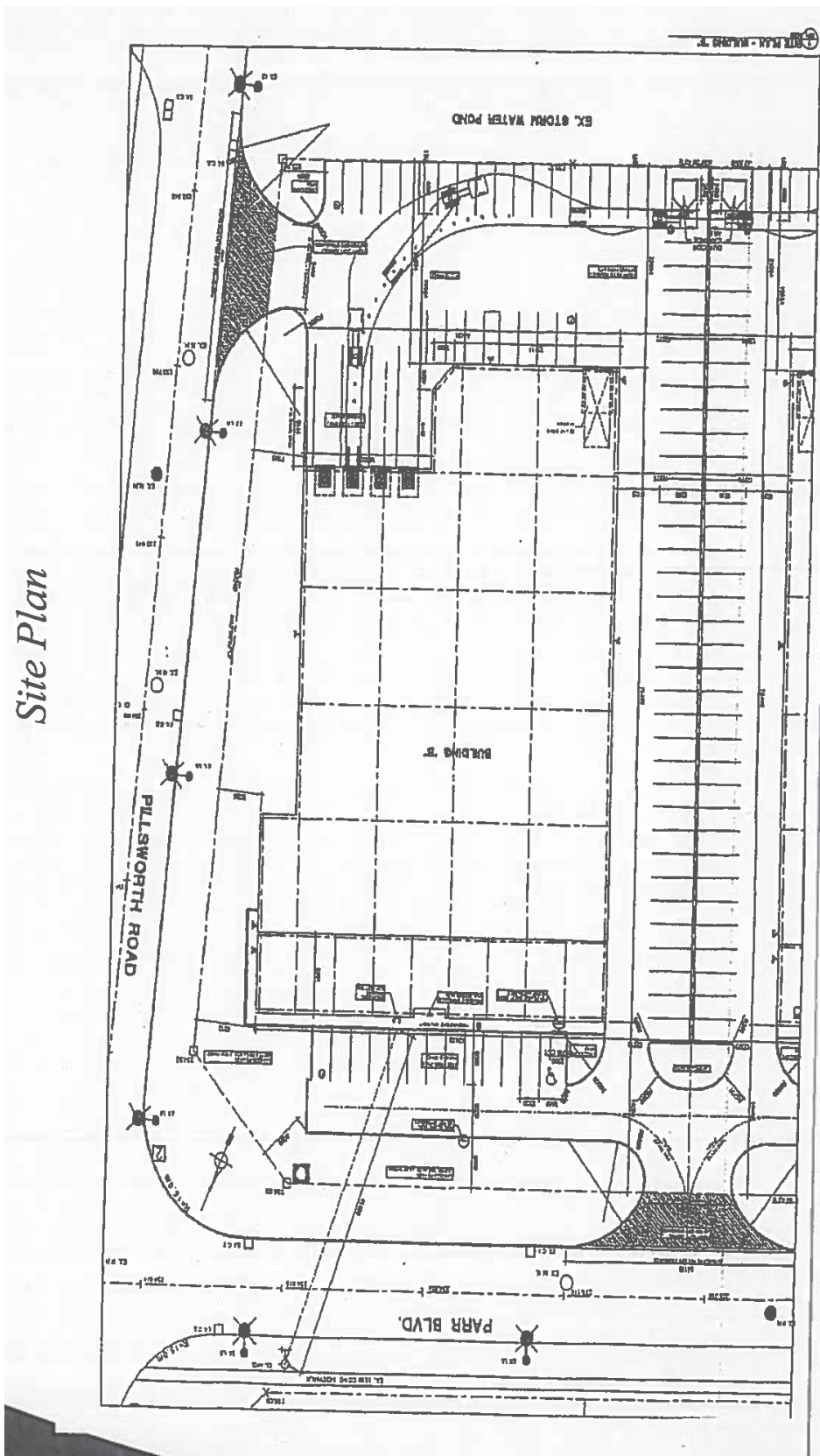
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Site Plan

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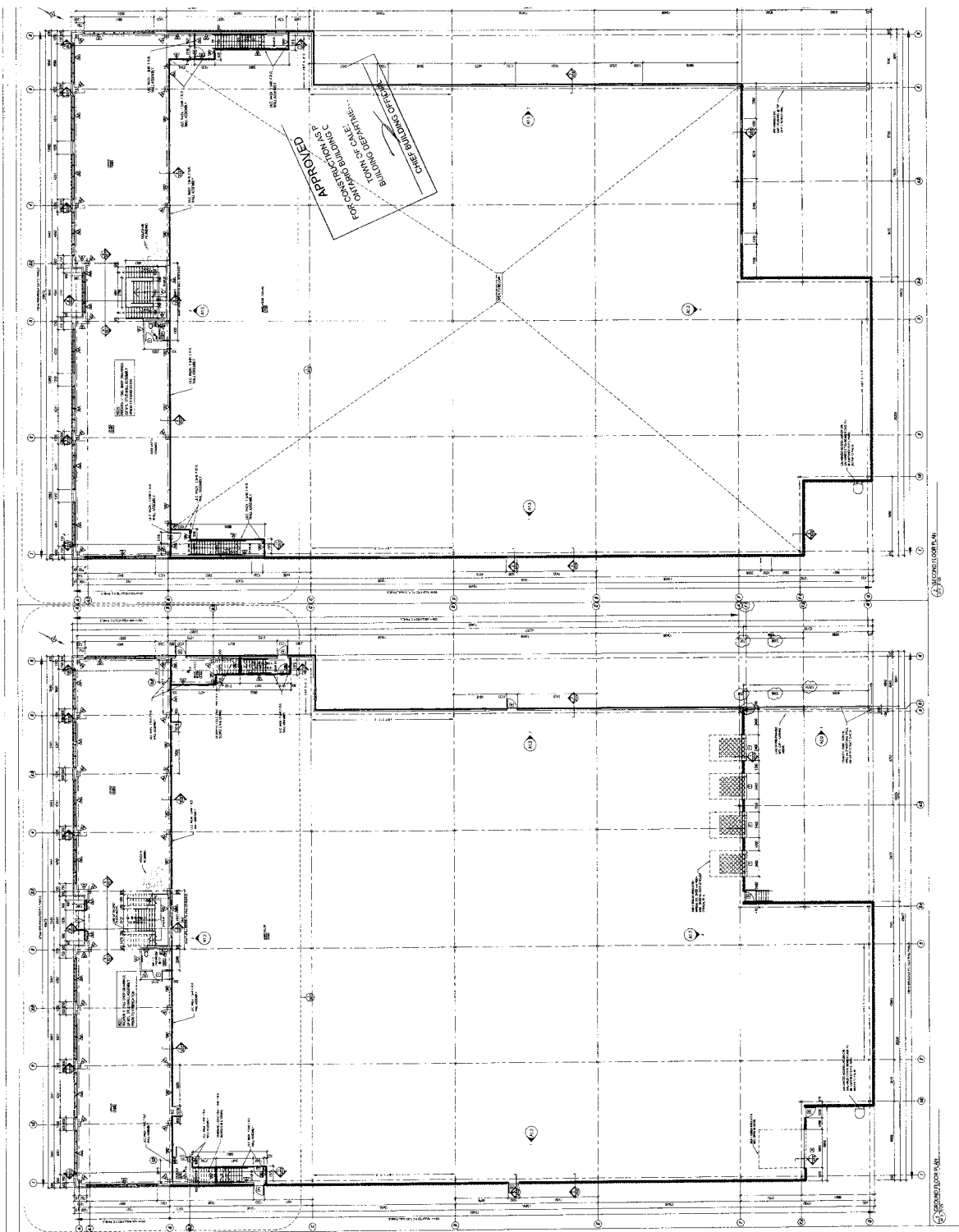
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Floor Plan



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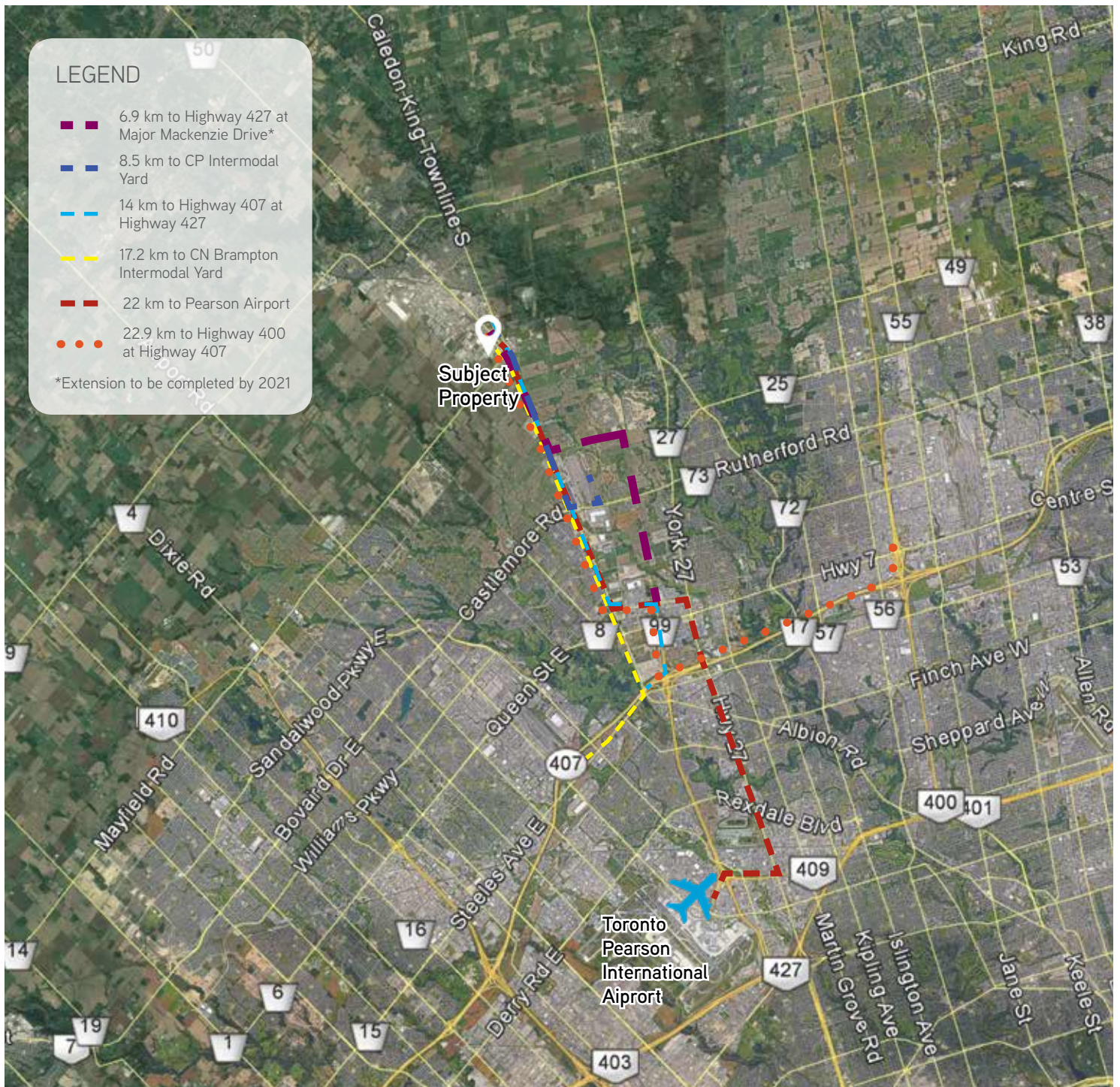
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CLOCKWISE FROM TOP:
Side view // Side view // Shipping // Shipping

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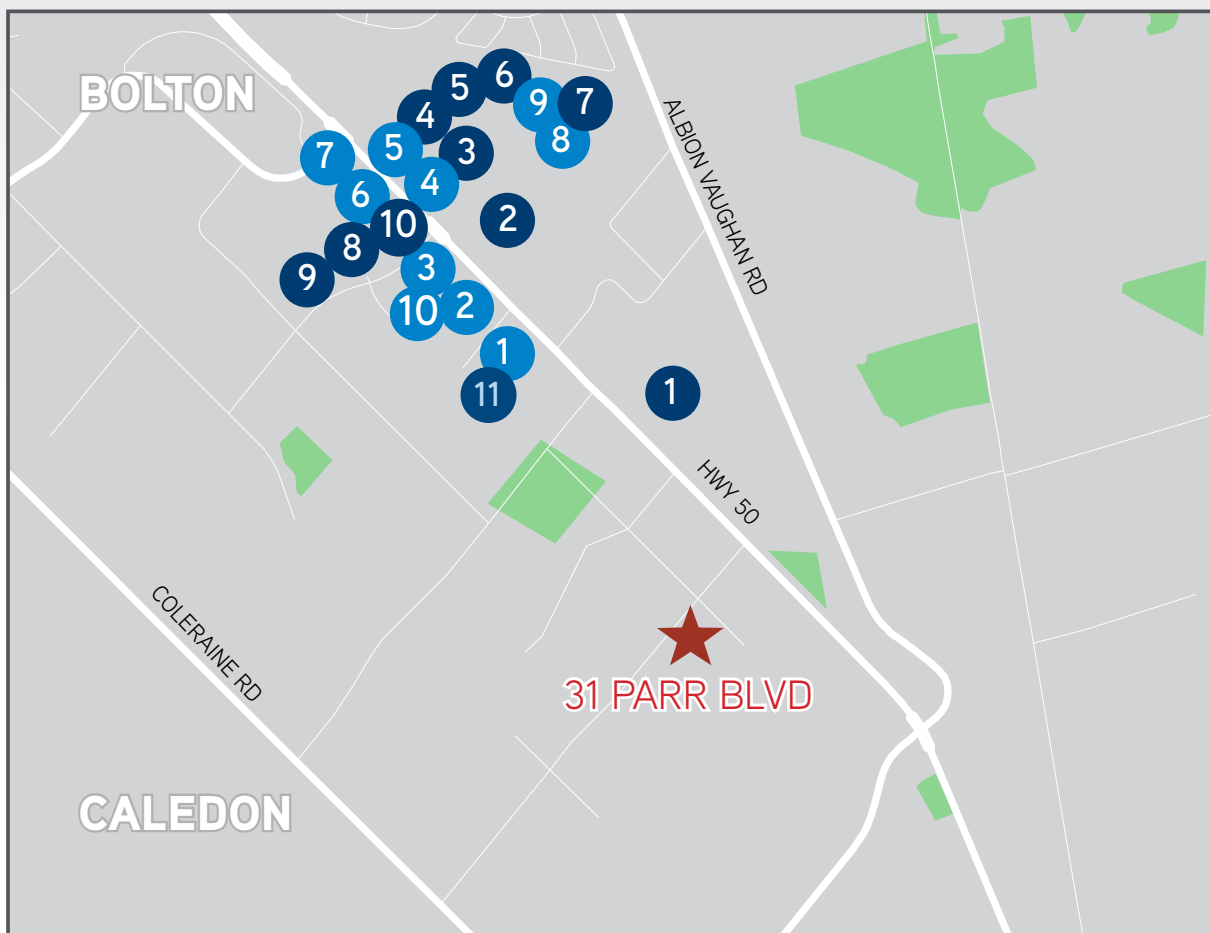


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CLOCKWISE FROM TOP:
Front parking // Side parking // Main doors // Side lot // Gated and fenced lot // Front parking

Amenities Map



AMENITIES

- 1 Bolton Inn
- 2 Canadian Tire
- 3 Mark's
- 4 LCBO
- 5 The Source
- 6 Walmart
- 7 Landmark Cinemas
- 8 Sport Chek
- 9 The Home Depot
- 10 TD Canada Trust
- 11 38 Malton GO Stop

RESTAURANTS

- 1 Starbucks
- 2 Tim Hortons
- 3 McDonald's
- 4 Swiss Chalet
- 5 Kelsey's
- 6 A&W
- 7 Brooks Sports Bar
- 8 Wild Wing
- 9 Symposium Cafe
- 10 Crabby Joe's

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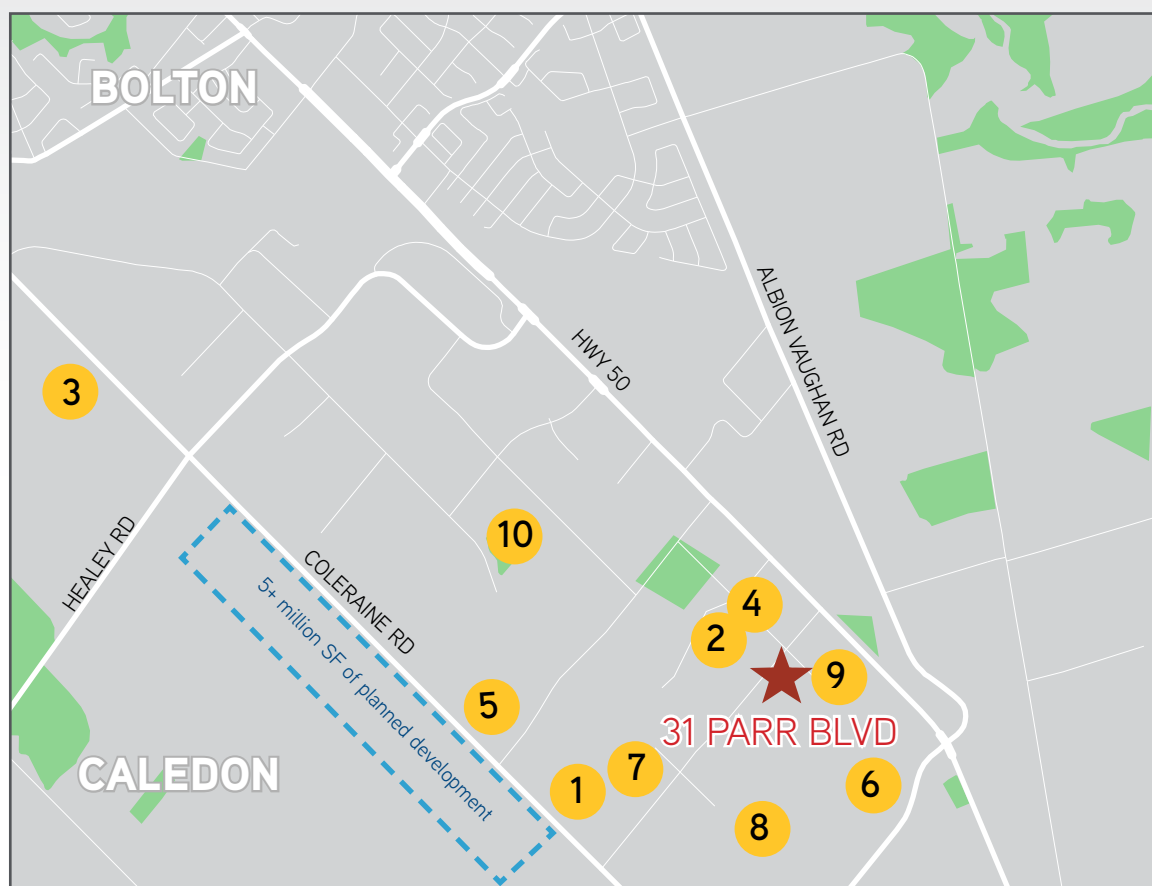
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Corporate Neighbours



CORPORATE NEIGHBOURS

- 1 Gap Canada Inc.
- 2 Prologis Canada
- 3 Canada Tire
- 4 Emerson Electric Canada
- 5 Efflam Foods
- 6 Sardo Foods
- 7 Wanderosa Wood Products
- 8 Anatolia Tile
- 9 Best Buy Canada
- 10 Sauder

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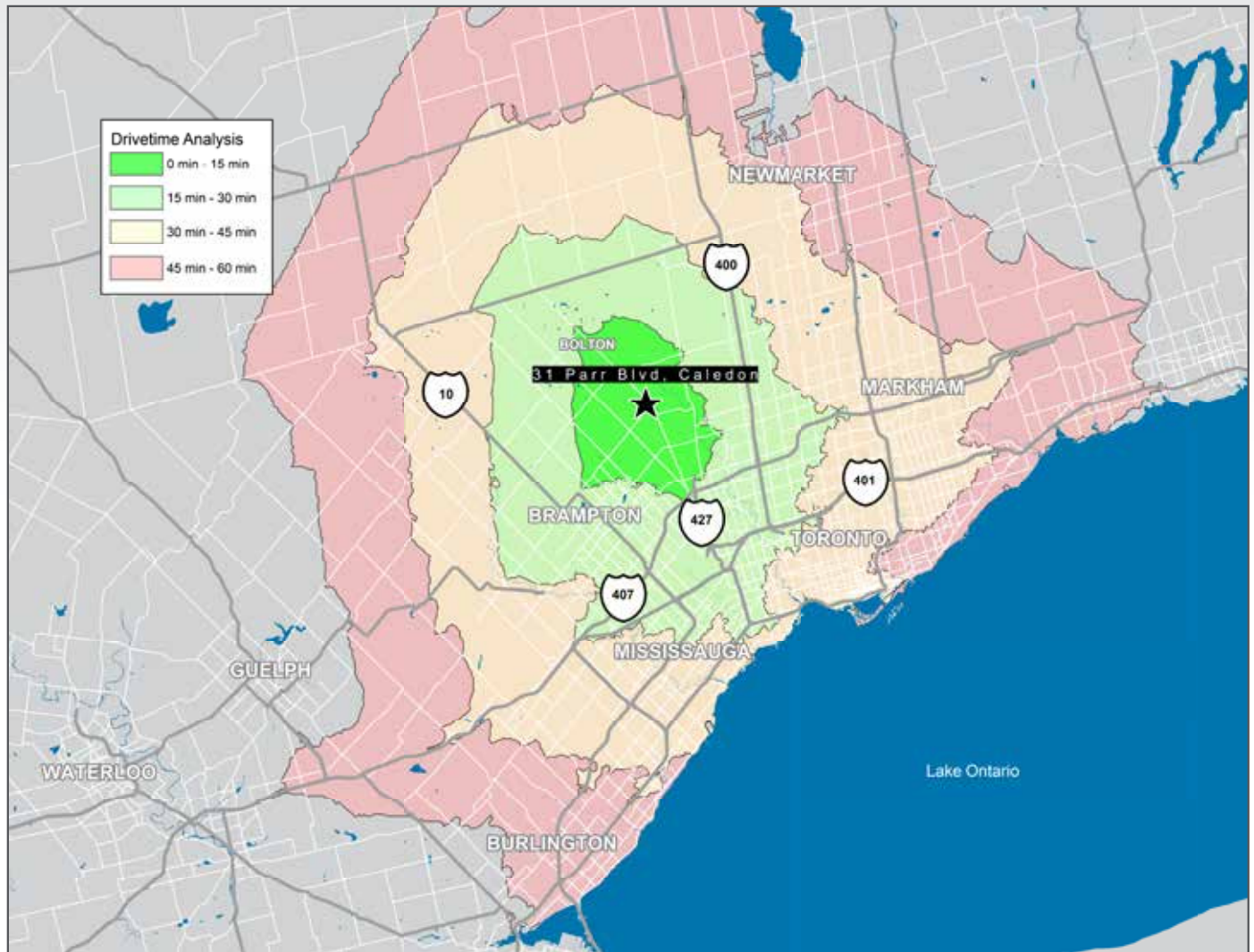
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Drivetime Analysis



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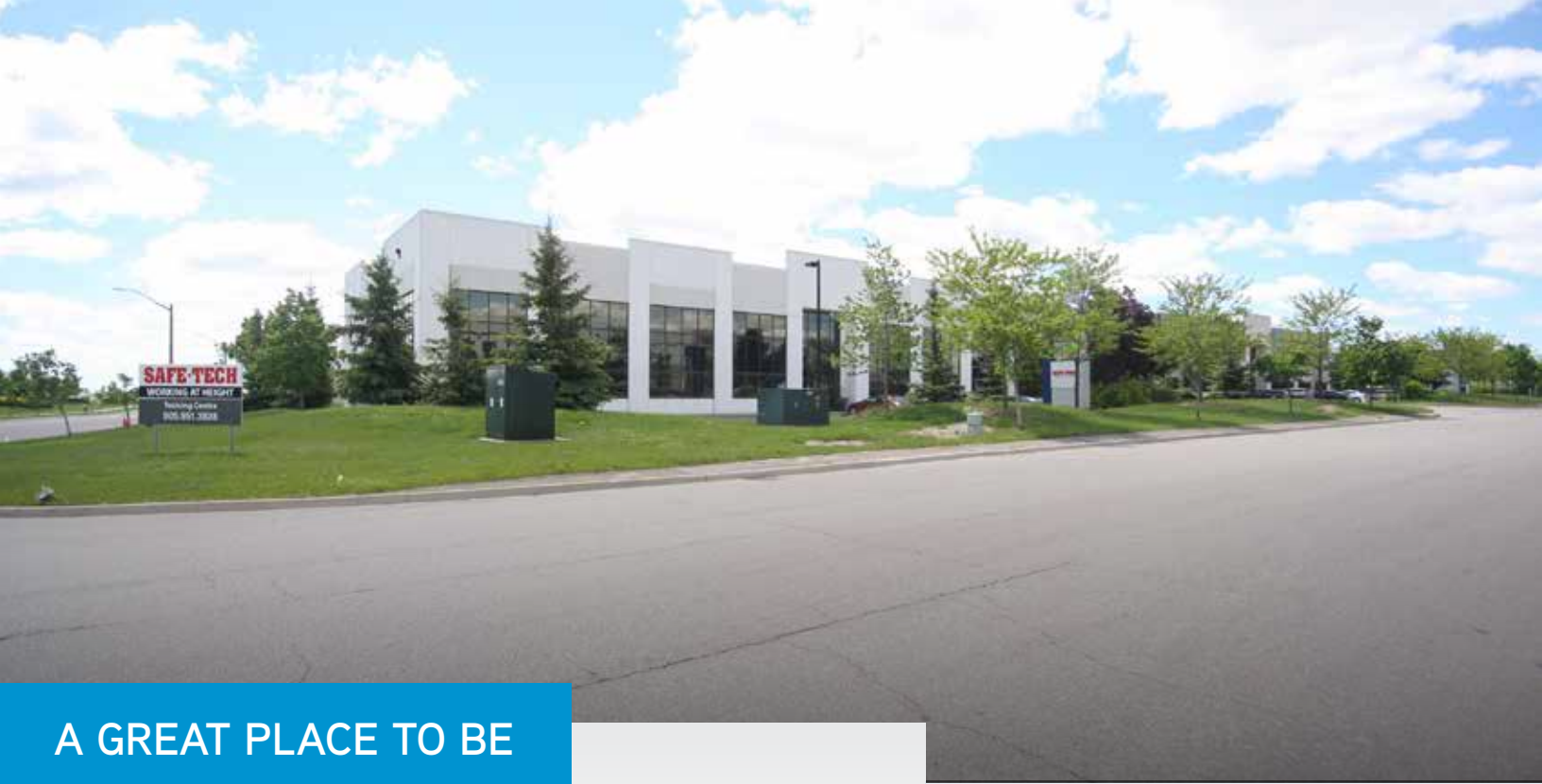
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A GREAT PLACE TO BE

Caledon | ON

The Town of Caledon is a dynamic municipality that balances urban, rural and agricultural communities and is just a short drive from Toronto. The Town saw a 23% spike in its population over the past five years and now homes over 70,000 people and 1,700 businesses.

Located minutes from North America’s fifth largest urban area and labour pool, Caledon offers great access to regional, national and international markets. It also boasts one of the largest inventories of planned and shovel-ready industrial lands in the GTA, as well as access to an assortment of programs that provide financial assistance and relief to companies that adopt environmentally-friendly development and operating practices.

With its safe and green environment, desirable location, and healthy allotments of planned or shovel-ready industrial lands, Caledon is well on the way to establishing itself as one of Canada’s most desirable business centres, and is poised for tremendous industrial growth across all sectors.

Area Demographics



Current Population
(2017)
73,792



Daytime Population
+600,000



Population in Labour Force
70%



Percentage of Employed Persons in Labour Force
93%



Education Attainment
College Diploma : 8.4%
Post-Secondary Degree : 25%

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