



iPort Caledon

8399 GEORGE BOLTON PKWY,
UNIT 2, CALEDON

FOR LEASE 209,528 SF | MOVE-IN READY | DOUBLE-LOAD DESIGN

KEY FEATURES



Double-Load
Design



6 Minutes to Hwy 427
Interchange



Clear Height:
40'



High Car Parking
Ratio (1:735 SF)



8 Minute Drive
to CPKC Vaughan
Intermodal



Dedicated Trailer
Parking (1:9,109 SF)



Move-in Ready with
Modern Office
Build-Out



Existing Racking can
be Made Available

iPORT CALEDON: 8399 GEORGE BOLTON PKWY POSITION YOUR BUSINESS FOR THE FUTURE

A premier logistics destination combining exceptional connectivity, industry-leading building specifications, and strategic labour access. iPort Caledon provides your business an opportunity to enhance operational performance today, while providing the scalability, sustainability, and long-term flexibility required to support future growth and evolving supply chain demands.



HWY 50

MAYFIELD RD



FOR LEASE: 230,160 SF
12366 COLERAINE DR
SPEAK TO LISTING TEAM



iPORT CALEDON PHASE II:
Q4 2027 OCCUPANCY



COLERAINE DR



GEORGE BOLTON PKWY

FOR LEASE
209,528 SF



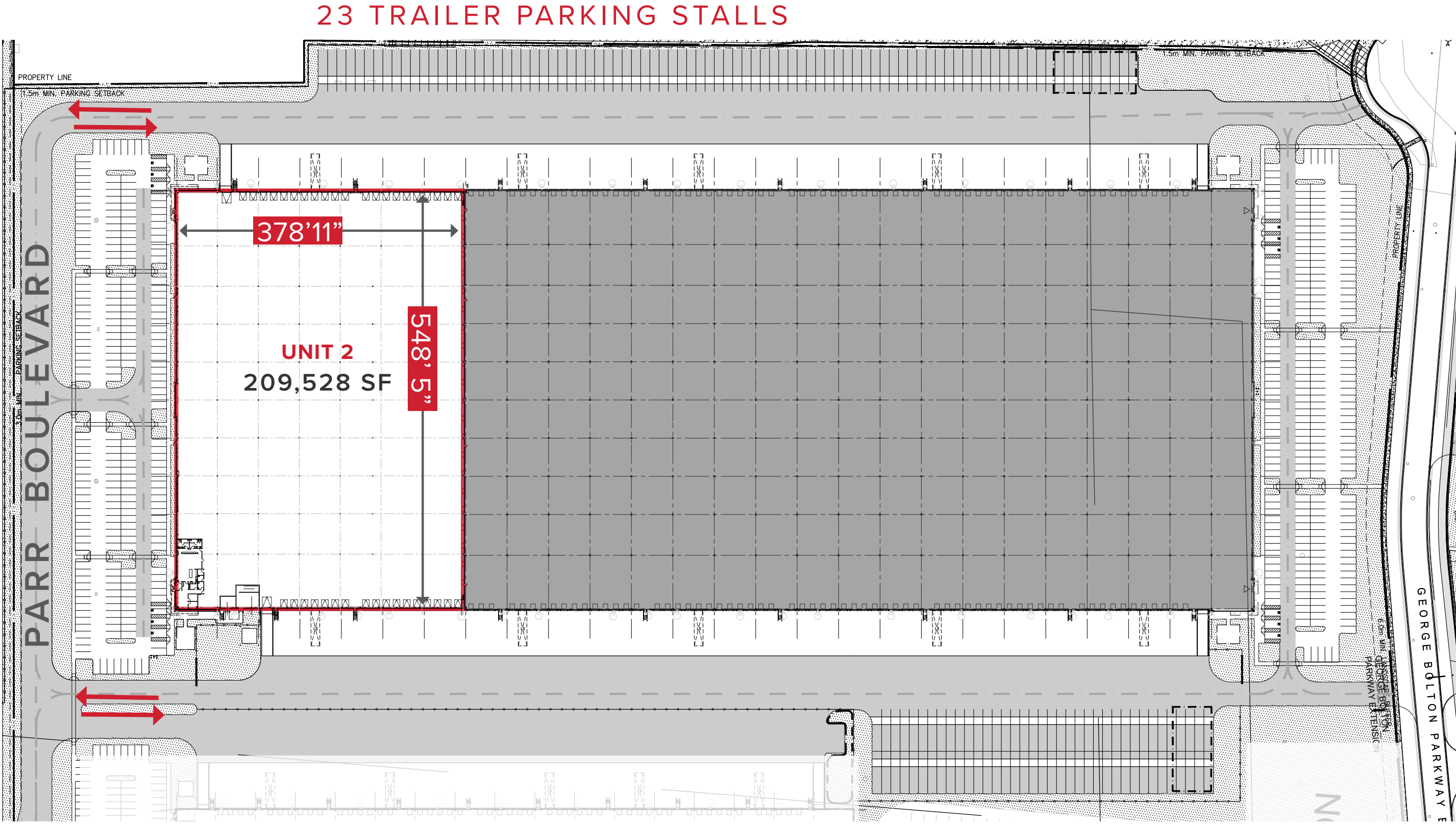
iPort Caledon

HELP POSITION
YOUR BUSINESS FOR
THE FUTURE

I-PORT CALEDON - 8399 GEORGE BOLTON PKWY

UNIT 2

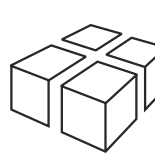
TOTAL UNIT AREA	209,528 SF
EXISTING OFFICE AREA	3,048 SF (±2%)
CLEAR HEIGHT	40'
SHIPPING	38 Truck Level Doors, 2 Drive-in
CAR PARKING	285 Stalls (1:735 SF)
TRAILER PARKING	23 Stalls
TYPICAL BAY SIZE	50' x 54' 70' Staging Bay
APRON DEPTH	130'
LIGHTING	LED
SPRINKLER	ESFR
POWER	2,000 Amps 600 Volts
YEAR BUILT	2022
AVAILABILITY	Immediate
TMI (2026)	\$3.36 PSF
ASKING RATE	\$16.95 PSF Net

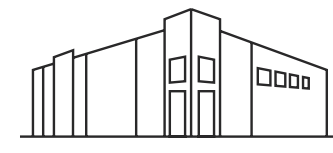


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Double-load Design
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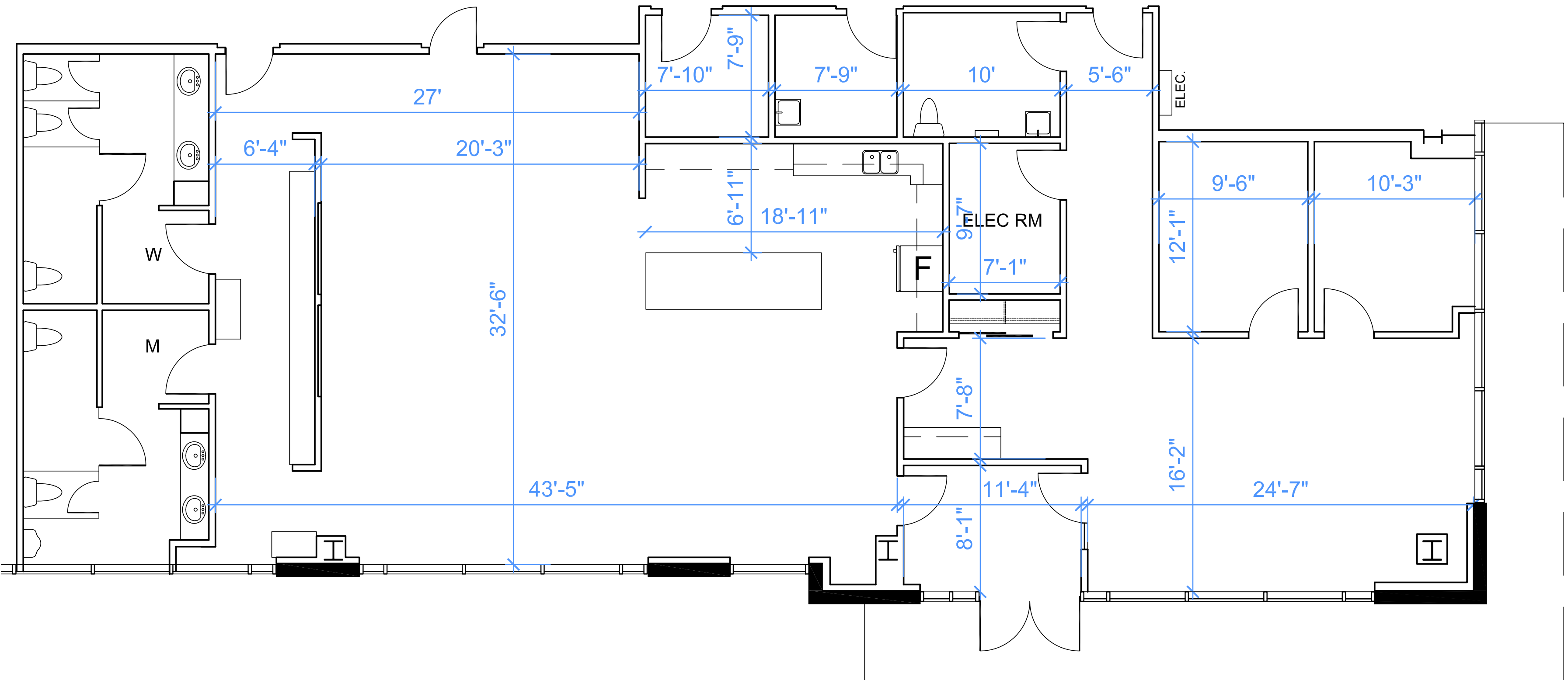
Forklift Battery Charging Infrastructure Already In Place
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Wi-Fi Network Existing Throughout the Warehouse
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Existing Racking can be Made Available
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Turnkey Occupancy with Modern Office Build-Out

I/PORT CALEDON - 8399 GEORGE BOLTON PKWY
UNIT 2, EXISTING OFFICE AREA 3,048 SF (2%)



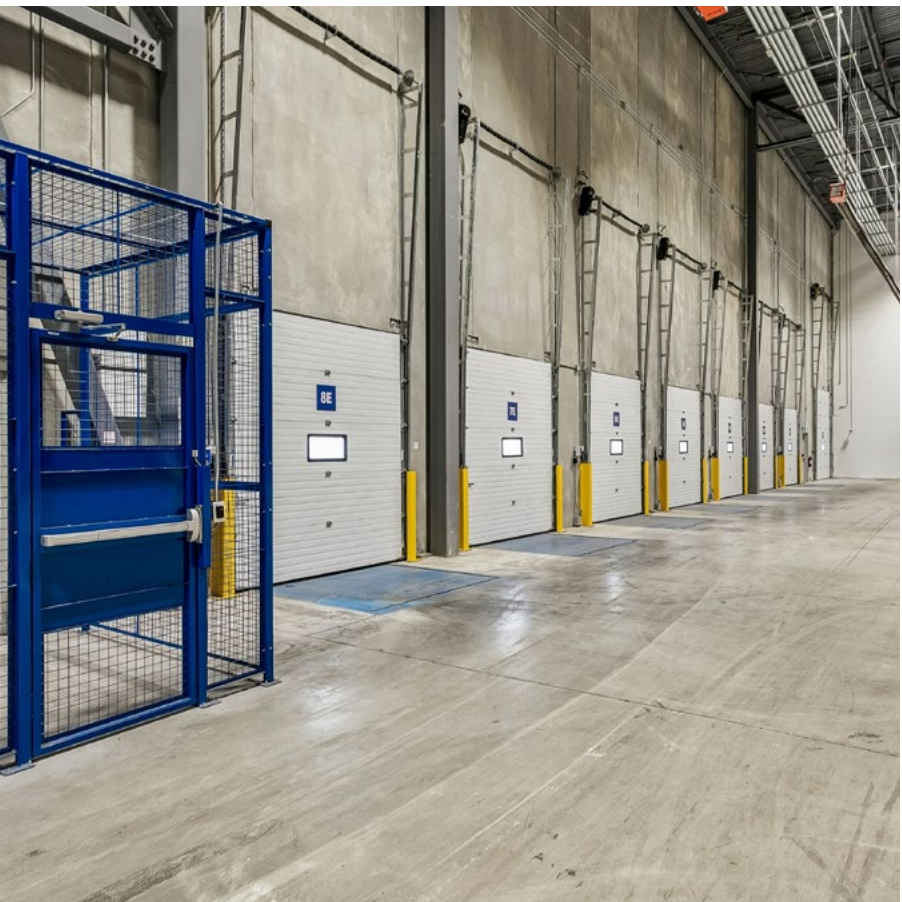
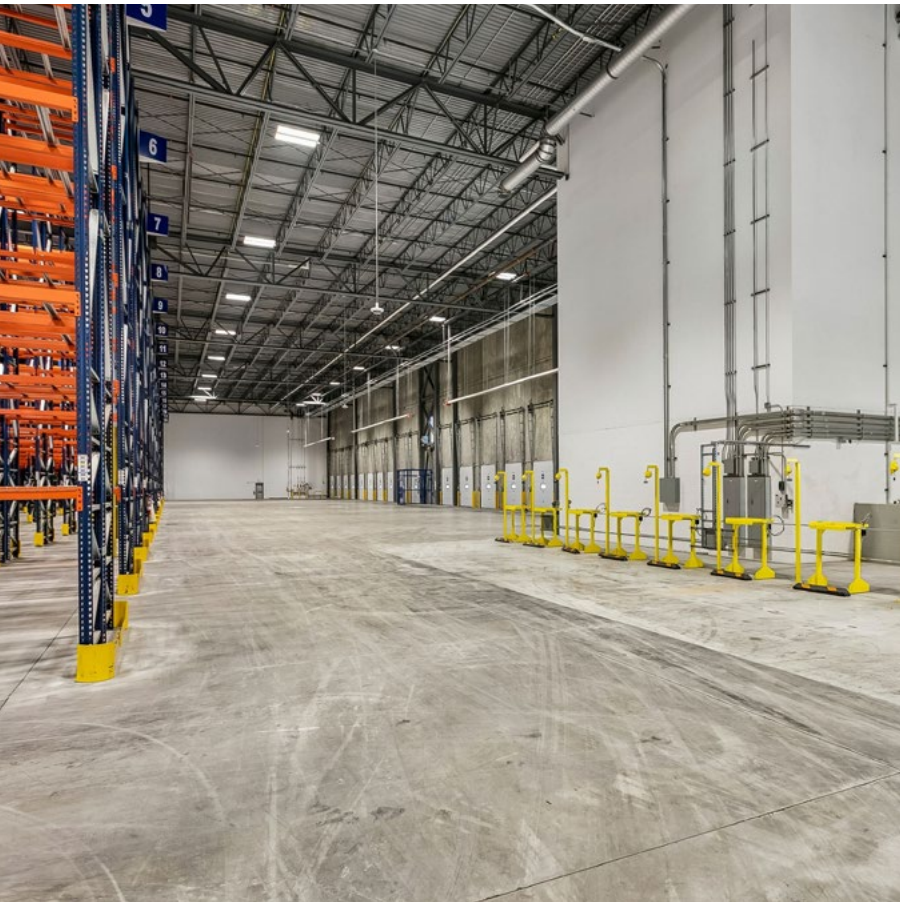
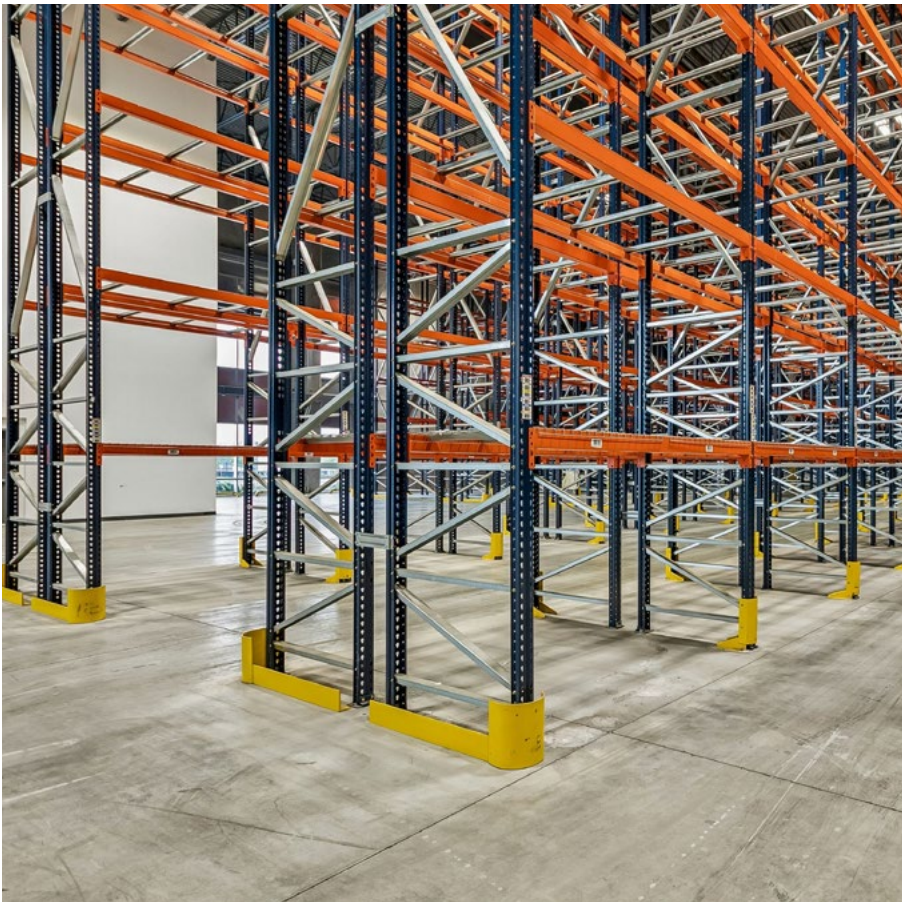


GALLERY
8399 GEORGE BOLTON PKWY, UNIT 2



GALLERY

8399 GEORGE BOLTON PKWY, UNIT 2



[CLICK HERE TO DOWNLOAD
RACKING PLAN](#)

RACKED HEIGHT & SF IMPACT CUBE EFFICIENCY ANALYSIS

27,388 Pallet Positions, Rated
at 2,500 lbs Per Pallet

EXISTING RACKING SYSTEM
CAN BE MADE AVAILABLE

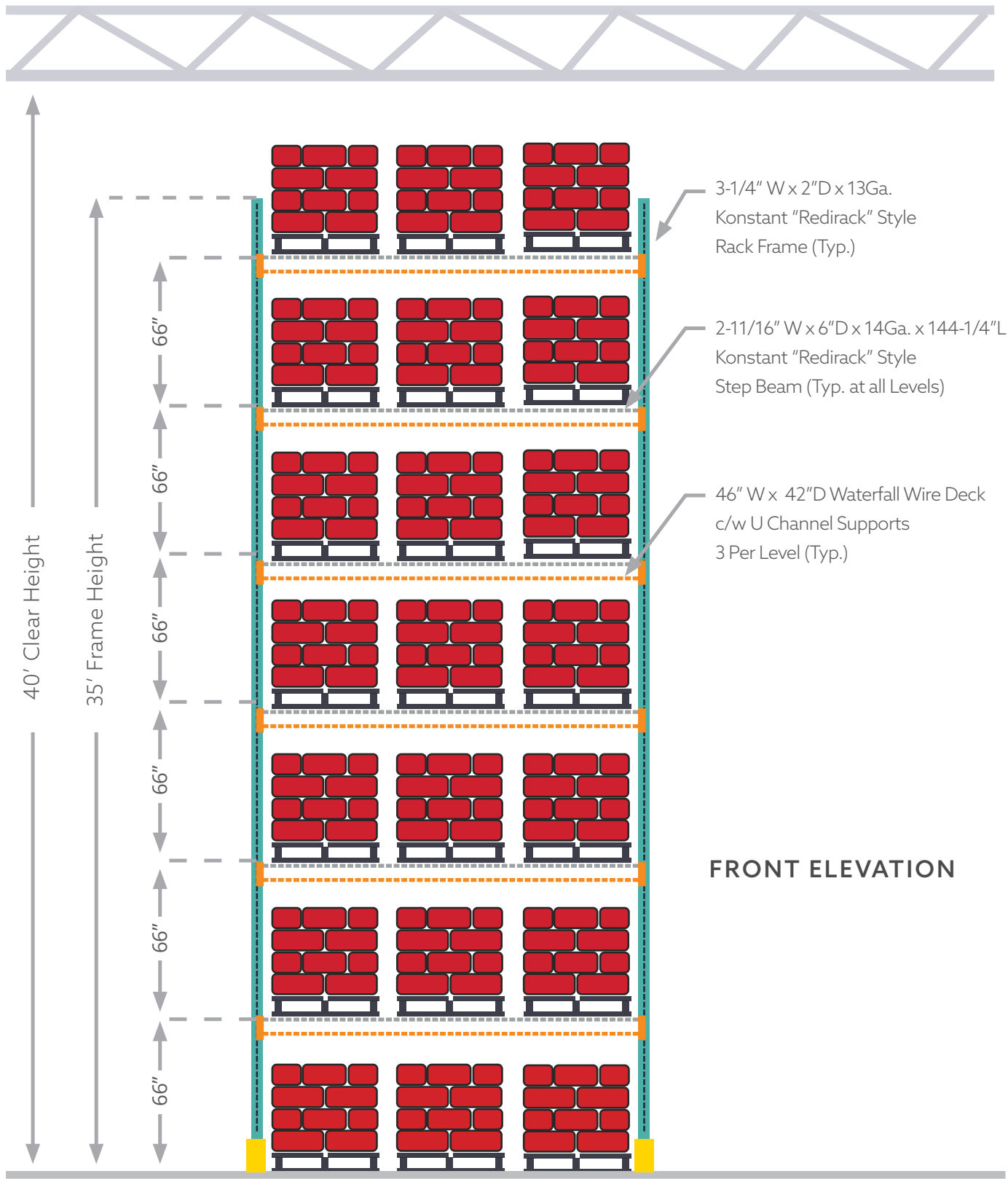


Illustration Purposes Only

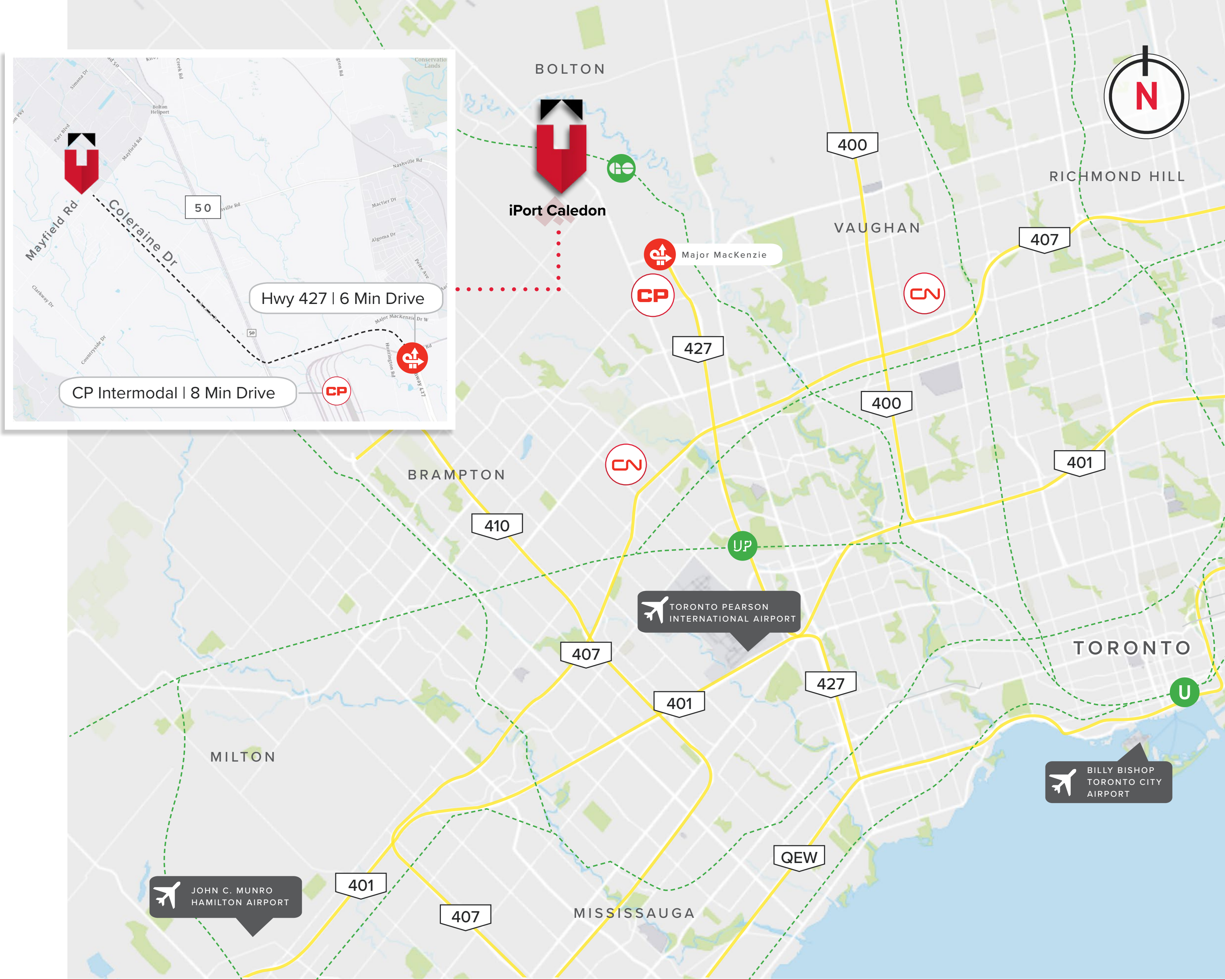
Example Storage Requirement	Clear Height	Size Needed to Accommodate
27,388 PALLET POSITIONS	40'	206,480 SF
	36'	236,983 SF
	32'	283,570 SF
	28'	354,462 SF
When comparing 40' vs. 28' Space reduction savings is 151,912 SF Potential rental savings in excess of \$33.5M OVER 10 YEARS		



DRAWING A STRAIGHT LINE FROM YOUR SUPPLIERS TO YOUR CUSTOMERS

TRAVEL DISTANCES

 HIGHWAY 427 4.7 km 6 mins	 HIGHWAY 410 14 km 13 mins
 HIGHWAY 407 13.2 km 13 mins	 HIGHWAY 400 14.5 km 17 mins
 HIGHWAY 409 21 km 20 mins	 HIGHWAY 401 24 km 23 mins
 QEW 31 km 30 mins	 HIGHWAY 404 40 km 31 mins
 CPKC INTERMODAL 5.8 km 8 mins	 CN INTERMODAL 18 km 17 mins
 PEARSON AIRPORT 22 km 21 mins	 HAMILTON AIRPORT 98 km 60 mins
 BILLY BISHOP AIRPORT 45 km 48 mins	 MAPLE GO STATION 18.4 km 27 mins



A STRATEGIC LABOUR ADVANTAGE CALEDON AT A GLANCE



Total Population

89,253

2025



Labour Force

54,254



Average Household Income

\$172,026



Median Age

40 YRS



Employment Rate

92.6%



Total Households

26,998



Population Annual Rate (2020-2035)

7% ▲

MAJOR EMPLOYMENT SECTORS (as of 2025)



Manufacturing

10%



Construction

10%



Retail Trade

11%



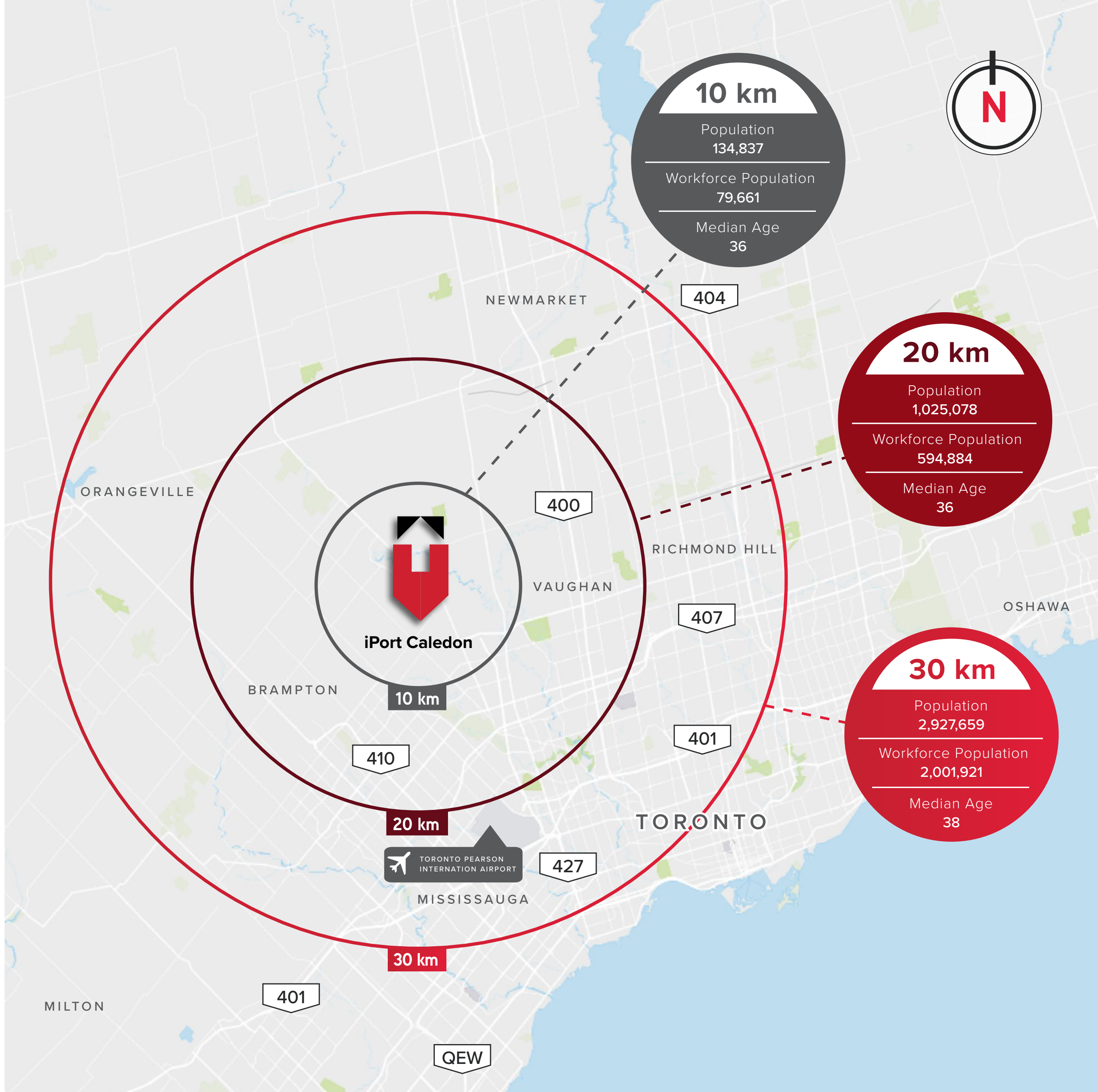
Wholesale Trade

5%



Transportation & Warehousing

9%



NEARBY AMENITIES

EVERYDAY ESSENTIALS

- 1 Canadian Tire
- 2 Dollarama
- 3 Fortinos
- 4 Food Basics
- 5 LCBO
- 6 Petro-Canada
- 7 Landmark Cinemas
- 8 Winners
- 9 Costco Wholesale
- 10 Green Valley Supermarket

FITNESS

- 1 AP Complex
- 2 Orangetheory Fitness
- 3 Bolton Gymnastics Club
- 4 Anytime Fitness
- 5 Gore Meadow Gym
- 6 GoodLife Fitness

NEAREST TRANSIT

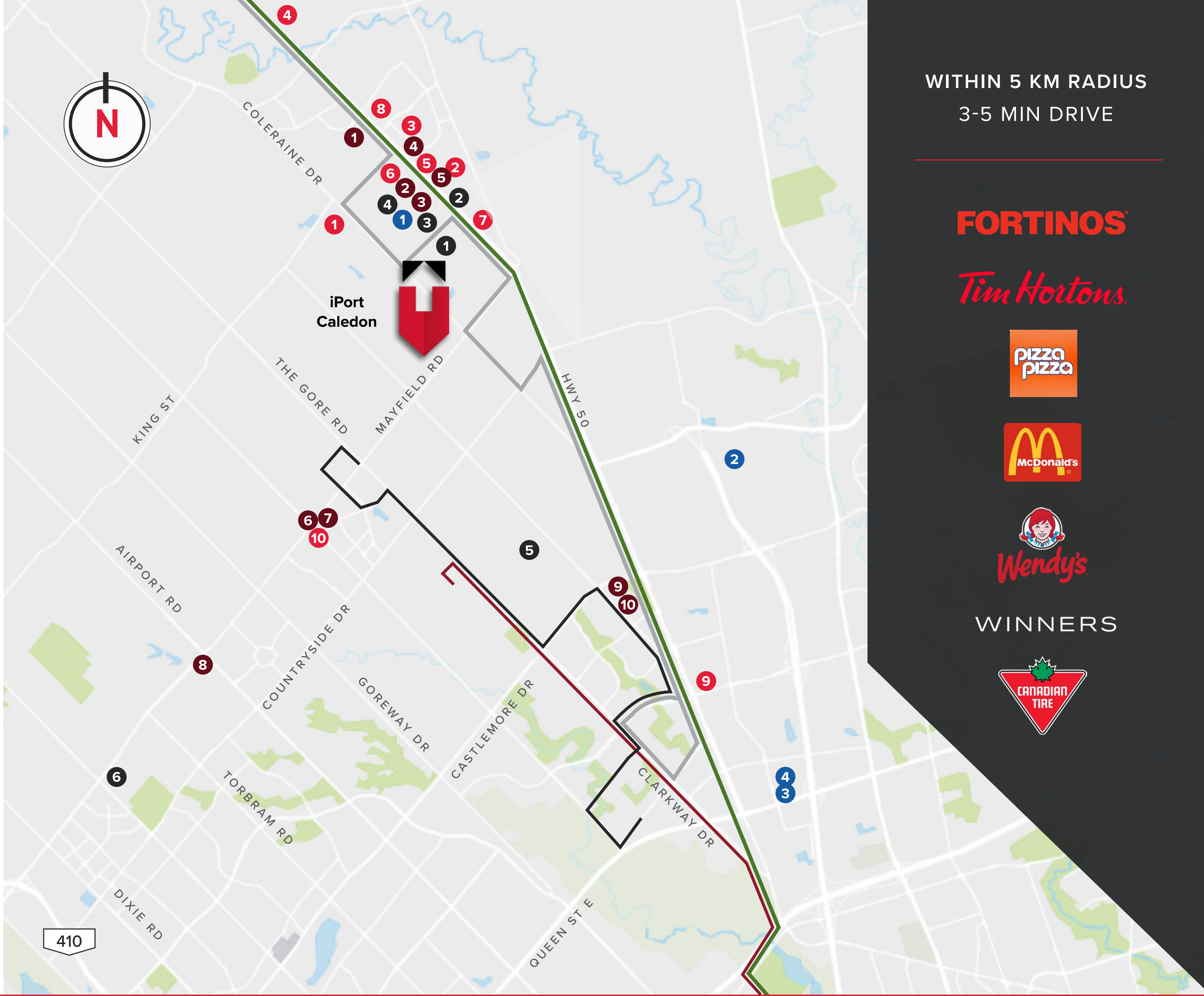
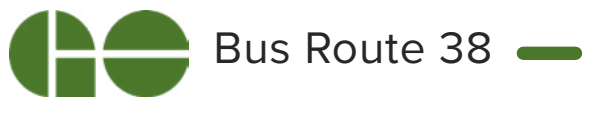
-  Bus Route 41 —
Bus Route 36 —
Bus Route 50 —

RESTAURANTS

- 1 Tim Hortons
- 2 McDonald's
- 3 Pizzaville
- 4 Wendy's
- 5 Pizza Pizza
- 6 Burrito Boyz
- 7 A&W
- 8 KFC
- 9 McDonald's
- 10 Osmow's Shawarma

HOTELS & INNS

- 1 Hampton Inn & Suites
- 2 Kleinburg Inn
- 3 Holiday Inn
- 4 Marriott



WITHIN 5 KM RADIUS
3-5 MIN DRIVE

FORTINOS

Tim Hortons



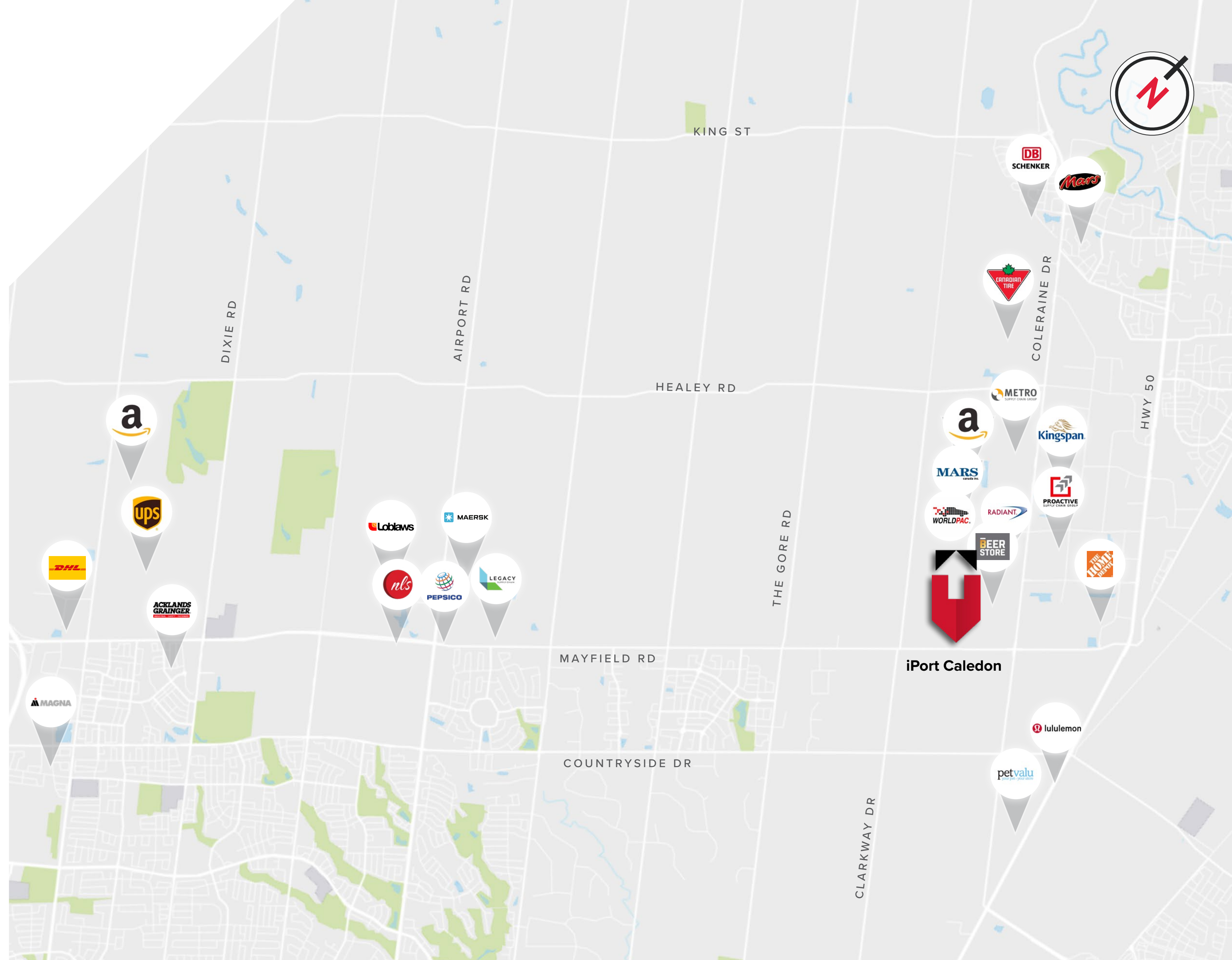
WINNERS



BE IN GOOD COMPANY

iPort Caledon is a premier industrial park within the Greater Toronto Area totaling approximately 4.1M SF on 260 acres with several high profile corporate neighbours.

Surround yourself with other nationally recognized brands





ABOUT THE PROJECT TEAM

DEVELOPED AND MANAGED BY A TEAM OF INDUSTRY EXPERTS



OWNERSHIP - HOOPP is one of Canada's largest property owners and developers with over \$21B in global real estate assets. In total, HOOPP owns more than 60 million square feet of office, industrial, retail, apartment buildings, and alternative asset classes. This includes assets located throughout Canada, as well as Western Europe, the United Kingdom, the United States, and the Asia-Pacific Region.

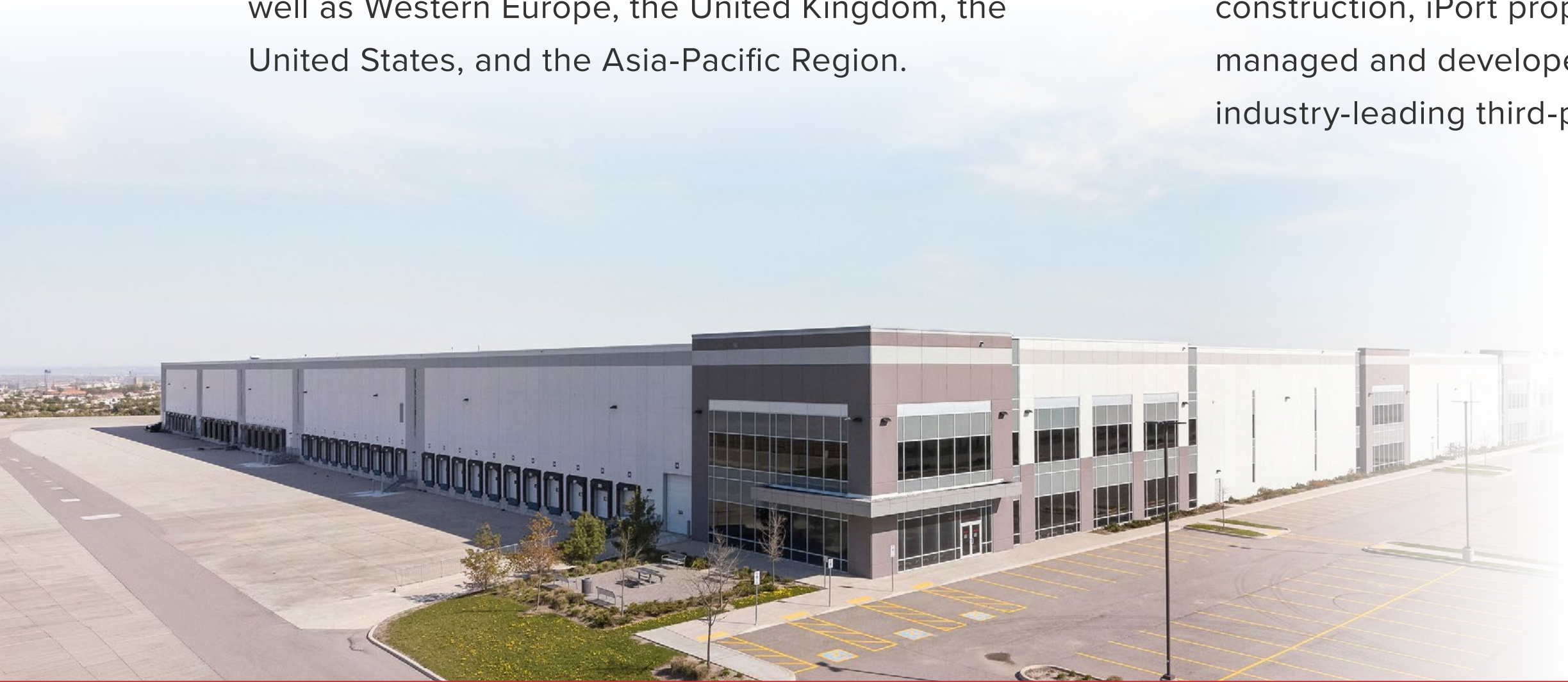


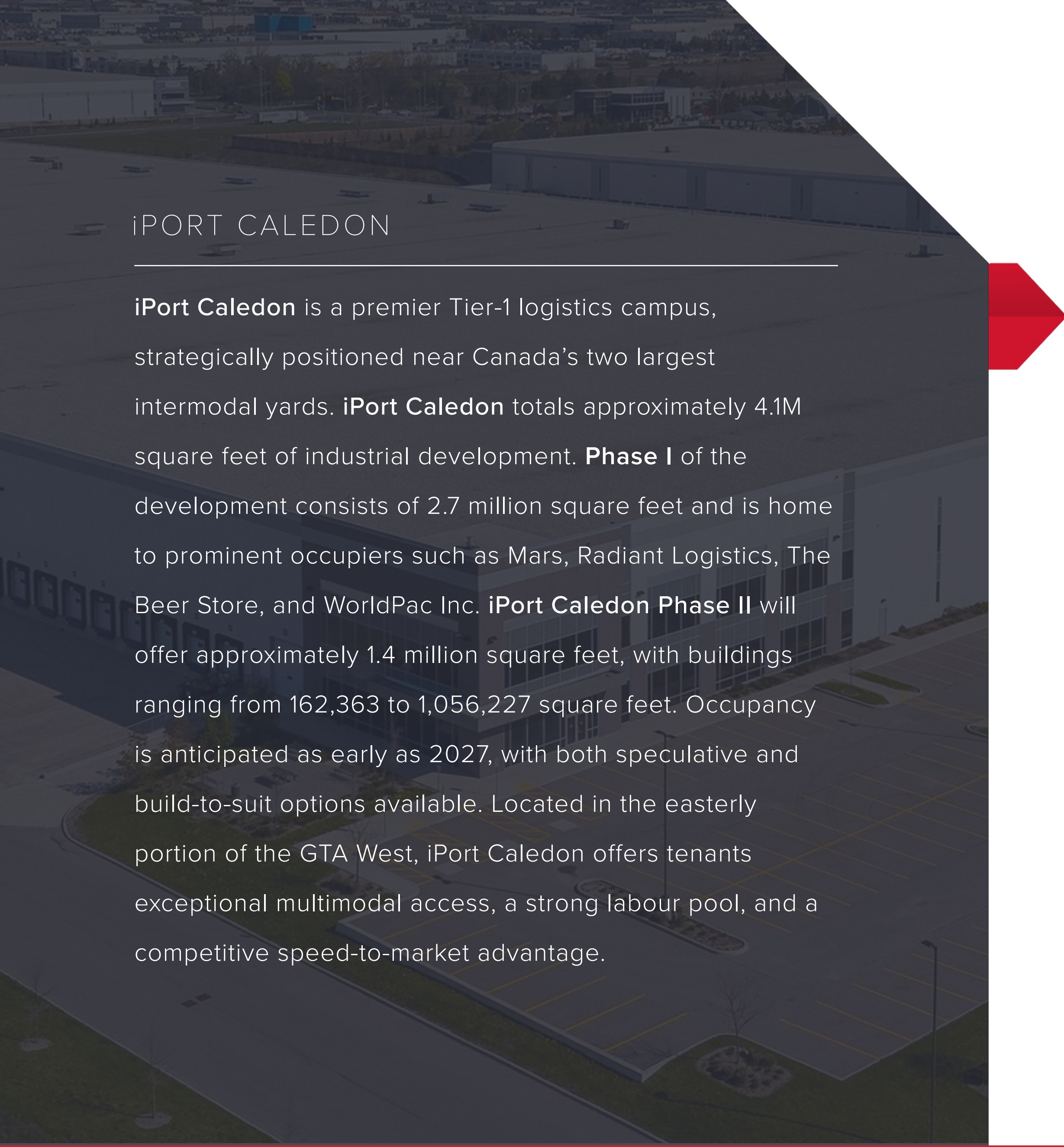
iPort is HOOPP's national portfolio of sixty-two industrial assets located across key Canadian markets including the Greater Toronto Area, Calgary, and Vancouver. Totalling over 13.6 million square feet of gross leasable space, with close to 486 acres of developable land available for vertical construction, iPort properties have been owned, managed and developed for over 25 years through industry-leading third-party managers.



COLLIERS BROKERAGE LISTING TEAM

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iPORT CALEDON

iPort Caledon is a premier Tier-1 logistics campus, strategically positioned near Canada's two largest intermodal yards. **iPort Caledon** totals approximately 4.1M square feet of industrial development. **Phase I** of the development consists of 2.7 million square feet and is home to prominent occupiers such as Mars, Radiant Logistics, The Beer Store, and WorldPac Inc. **iPort Caledon Phase II** will offer approximately 1.4 million square feet, with buildings ranging from 162,363 to 1,056,227 square feet. Occupancy is anticipated as early as 2027, with both speculative and build-to-suit options available. Located in the easterly portion of the GTA West, iPort Caledon offers tenants exceptional multimodal access, a strong labour pool, and a competitive speed-to-market advantage.

iPORT CALEDON PHASE II POSITION YOUR BUSINESS FOR THE FUTURE

Building on the success of a well-established industrial park, iPort Caledon Phase II introduces the next generation of best-in-class industrial opportunities. The development continues a proven vision of exceptional design, quality construction, and tenant-focused execution in one of the region's most connected industrial locations. With a collaborative, partnership-driven approach, each facility can be tailored to support your immediate operational needs while providing the flexibility to accommodate future expansion.



iPort Caledon

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