

8145 Healey Road

Healey Industrial Park

200,000+ SQ FT CLASS "A" INDUSTRIAL



RODO
ASSET MANAGEMENT

JLL

Disclaimer: Renderings are conceptual illustrations only and may not accurately represent final design, materials, or finishes. Actual construction may vary.

PROPERTY OVERVIEW

Healey Industrial Park at 8145 Healey Road presents a premier industrial leasing opportunity strategically positioned at the **intersection of Healey Road and Coleraine Drive**. This property spans **10.18 acres**, offering **203,149 square feet** of state-of-the-art industrial space for lease upon completion in Q1/Q2 2027.

Designed to modern industrial standards, this prestige industrial facility will feature an 36-foot clear height, providing tenants maximum cubic storage capacity and operational flexibility. The property's thoughtful design includes 32 truck-level doors and 2 drive-in doors, optimizing logistics efficiency for distribution, manufacturing, and warehouse operations.

Featuring MP-580 Prestige Industrial zoning, this versatile facility supports multiple business applications and operational needs. Flexible demising configurations allow for tailored space solutions that align with local business requirements. Healey Industrial Park offers a premier leasing opportunity in a dynamic, high-growth industrial corridor with state-of-the-art facilities



Building Front



Building Rear



HEALEY ROAD & COLERAINE DRIVE, BOLTON, ON

PROPERTY DETAILS



INTERSECTION
Healey Road
& Coleraine Drive



ZONING
MP-580 - Prestige
Industrial



LOT SIZE
10.18 acres



DOOR COUNT
32 truck level | 2 drive-in



TOTAL AREA
203,149 SF



OCCUPANCY
Estimated Q1/Q2 2027

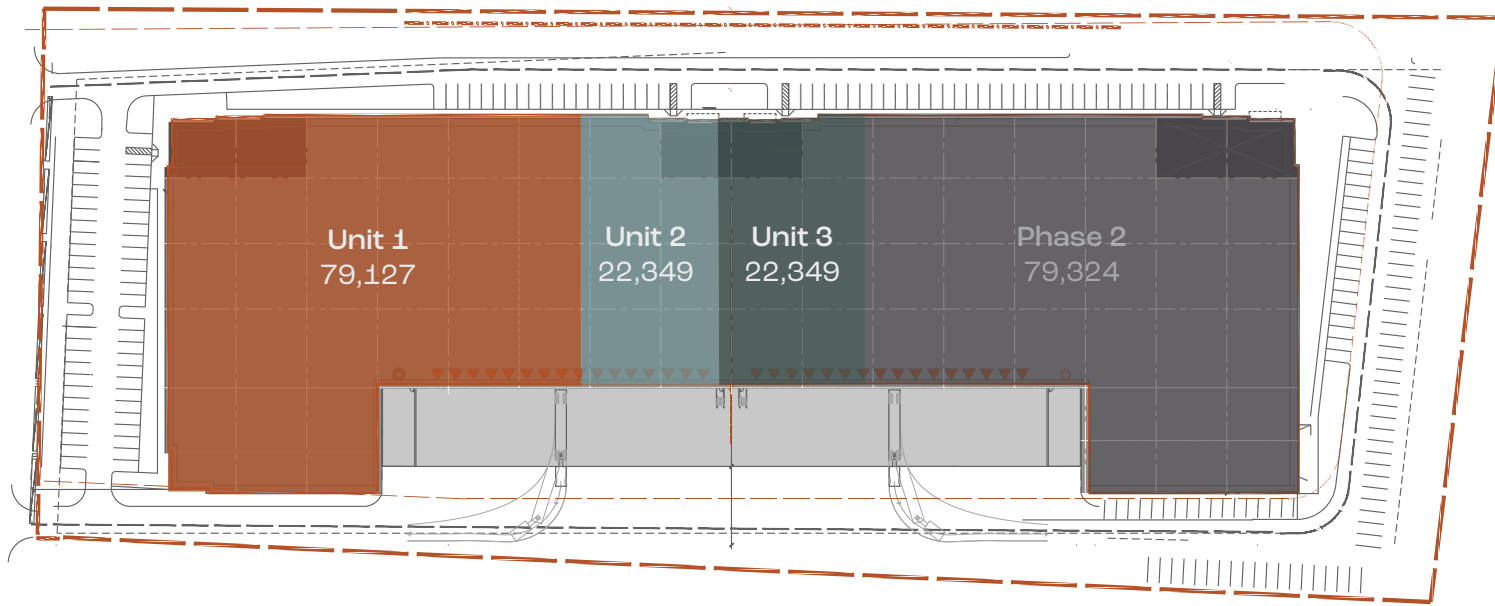


CLEAR HEIGHT
36 feet



PARKING SPACES
197 spaces





DEMISING OPTIONS:

Building: 203,149 sq. ft.

Phase 1: 123,825 sq. ft.

Phase 2, Unit 4: 79,324 sq. ft.

Phase 1, Unit 1: 79,127 sq. ft.

Phase 1, Unit 2: 22,349 sq. ft.

Phase 1, Unit 3: 22,349 sq. ft.

*Entire building can be constructed during Phase 1

ZONING – MP-580 PRESTIGE INDUSTRIAL

Business Office	Industrial Hemp Related (Indoor)	Retail Store
Cannabis Related (Indoor)	Light Equipment Rental Establishment	Training Facility
Equipment Storage	Merchandise Service Shop	Warehouse
Factory Outlet	Public Self-Storage	Wholesale
Financial Institution	Research Establishment	



LOCATION OVERVIEW

Strategically situated at the intersection of Healey Road and Coleraine Drive, Healey Industrial Park offers tenants unparalleled connectivity in one of the Greater Toronto Area's most sought-after industrial corridors. The property's prime location provides immediate access to major transportation arteries, positioning your business for efficient distribution and logistics operations throughout Southern Ontario and beyond.

The surrounding area represents a growing industrial hub that continues to attract leading companies across diverse sectors. This dynamic business environment creates valuable opportunities for synergy and growth, making 8145 Healey Road an exceptional leasing choice for forward-thinking enterprises requiring substantial industrial space with premium specifications.

Highway 50:
2 minutes / 1.2 km

Highway 401:
22 minutes / 23 km

Highway 427:
15 minutes / 15 km

Highway 400:
25 minutes / 28 km

Highway 407:
18 minutes / 18 km

Highway 410:
20 minutes / 19 km

Proposed Highway Route
— HWY 413



TRANSIT OVERVIEW

Tenants at Healey Industrial Park will benefit from exceptional transportation infrastructure, providing seamless connectivity for both goods and personnel:



Immediate access to Highway 427 and Highway 407, **facilitating rapid distribution to key markets**



Strategically positioned within Toronto's western industrial corridor, **offering excellent connectivity to the GTA**



Proximity to Toronto Pearson International Airport, **supporting both domestic and international logistics**



Well-served by regional transportation networks, **enhancing workforce accessibility**

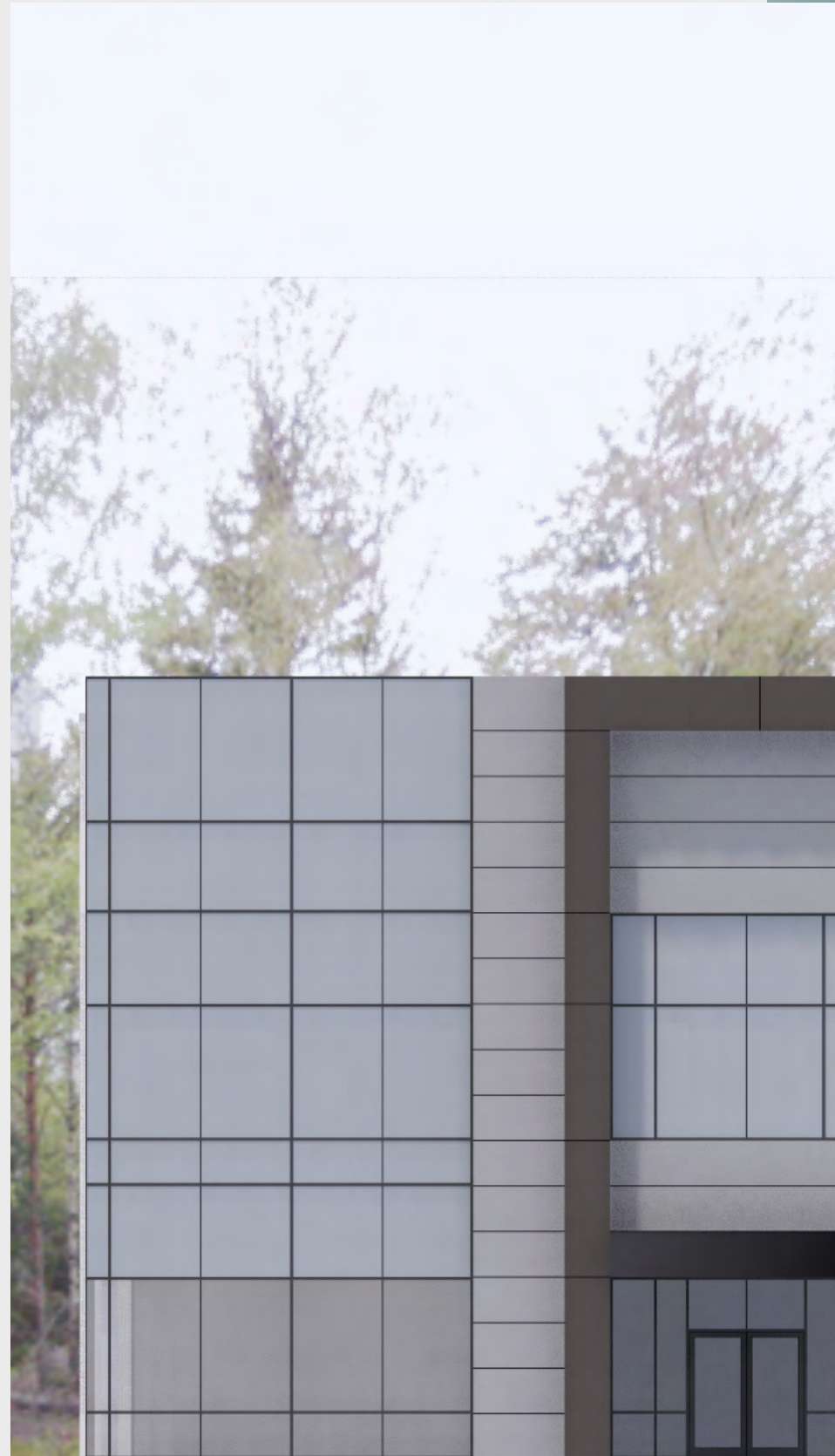


Strategic positioning within the growing Bolton industrial market, **a key distribution hub for Southern Ontario**

AMENITIES OVERVIEW

The area surrounding Healey Industrial Park offers tenants and their employees' access to a diverse range of retail establishments and amenities. Within a short drive, you'll find multiple shopping centers including the nearby Bolton Gateway Plaza with everyday retail conveniences. The Highway 50 corridor features various dining options ranging from quick-service restaurants to sit-down establishments, while banking institutions, grocery stores, and pharmacies are readily accessible throughout the Bolton community.

Visiting clients and business associates can take advantage of nearby accommodations including Hampton Inn by Hilton Bolton and Holiday Inn Express & Suites Bolton. The area is well-served by essential service establishments including gas stations, auto services, and business support vendors, with the Caledon Centre for Recreation and Wellness providing fitness facilities for the workforce. As commercial development continues to expand in Bolton, tenants at Healey Industrial Park will benefit from an ever-growing selection of amenities that support both business operations and employee satisfaction.



MAJOR AMENITIES WITHIN 5KM OF PROPERTY



SHOPPING

12 locations

(including Bolton SmartCentres, Southgate Plaza and various retail plazas)



RESTAURANTS & CAFES

25 establishments

(featuring fast-casual options, coffee shops, and local dining)



GAS STATIONS

8 locations

(with convenient access points along major routes)

DEMOGRAPHICS

POPULATION*
90,575

AVERAGE HOUSEHOLD INCOME*
\$170,439

TOTAL LABOUR FORCE*
51,753

WAREHOUSE LABOUR FORCE*
21.33%

EMPLOYMENT RATE*
92.1%

USED CAR TO WORK*
63.18%

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Healey Industrial Park

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RODO
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