

# Building Specifications

## Anticipating Your Business Needs

Caledon Industrial Park is a best-in-class 1.6M SF logistics campus, with phase two offering 573,083 SF of two state-of-the-art, 40 foot clear warehouse buildings. Phase one (Building A) is fully leased to Amazon and Building C is fully leased. Building B (287,538 sq.ft.) is available immediately. Caledon Industrial Park provides tenants with superior multimodal access, excellent labour demographics and speed to market efficiency.

### Building B - 12714 Coleraine Drive

<b>Total Area</b>	287,538 SF
Divisible Option 1	145,301 SF (26 TL / 1 DI)
Divisible Option 2	166,190 SF (29 TL / 1 DI)
Divisible Option 3	187,079 SF (33 TL / 1 DI)
Divisible Option 4	207,968 SF (37 TL / 1 DI)
<b>Office Area</b>	2% (to suit)
<b>Shipping</b>	48 TL / 2 DI
<b>Clear Height</b>	40'
<b>Lighting</b>	LED
<b>Bay Sizes</b>	60' x 40'
<b>Power</b>	2,000A/600V
<b>Sprinklers</b>	ESFR
<b>Occupancy</b>	Immediate

## Building B Plan - 287,538 SF

