

12 Strathearn Avenue

14,000 SF industrial freestand in the heart of Brampton

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For Sale: Industrial



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your business
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*Salesperson **Broker

12 Strathearn Avenue

14,000 SF industrial freestand in the heart of Brampton



Total Area
14,000 SF
(approximately 10% Office)



Clear Height
14'



Shipping Doors
2 truck level
2 drive-in



Zoning
M1



Property Highlights
Accommodates 53' trailers
Roof 8 years old
200 amps / 600 volts 3 phase power
Convenient access to 400-series highways



Possession
60-90 days



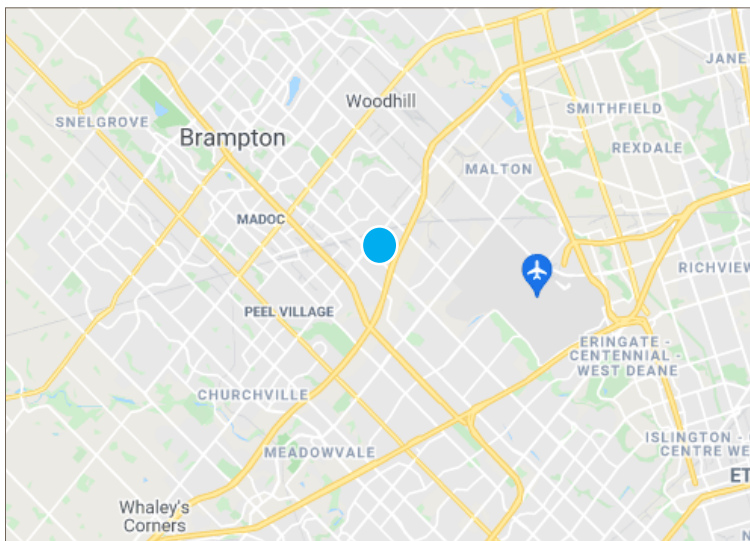
Asking Price
\$5,530,000



Listing Agents
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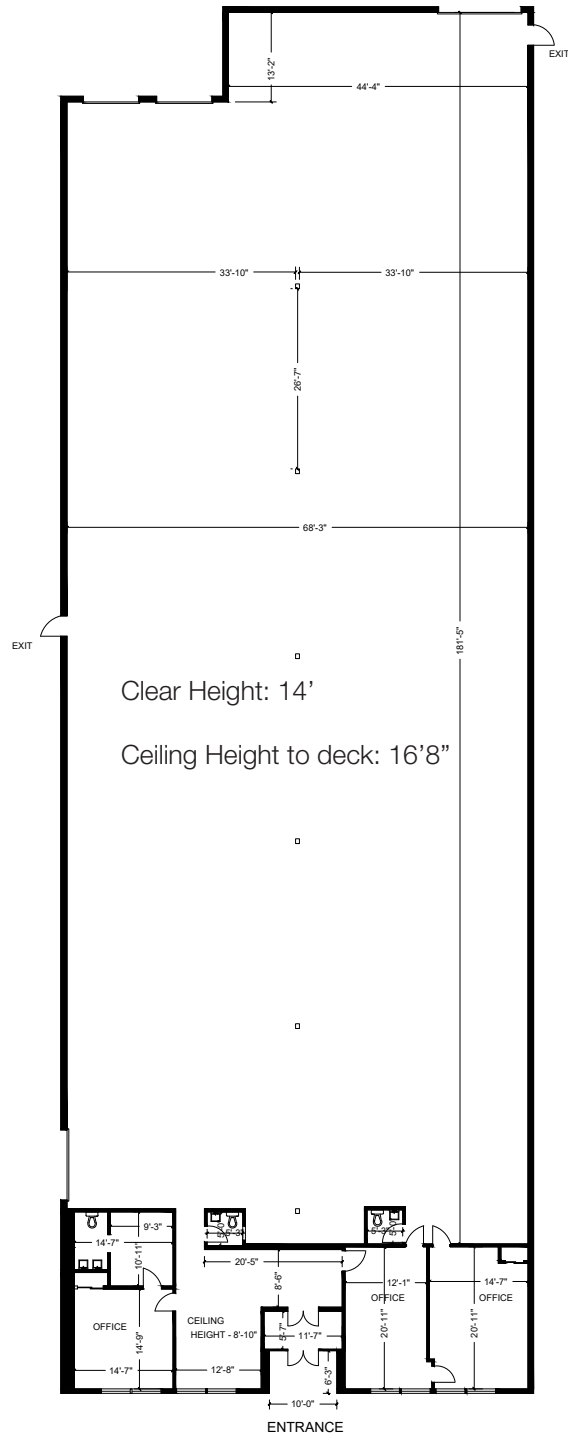
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Building Layout



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Zoning - M1 Permitted uses

(a) Industrial	
	(1) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
	(2) a printing establishment
	(3) a warehouse
	(4) a parking lot
(b) Non-Industrial	
	(1) a radio or television broadcasting and transmission establishment
	(2) a furniture and appliance store
	(3) a recreational facility or structure
	(4) a community club
	(5) an animal hospital
	(6) a place of worship only within areas shown on Schedules G, H and I
(c) Accessory	
	(1) an associated educational use
	(2) an associated office
	(3) a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
	(4) purposes accessory to the other permitted purposes

Please refer to Zoning By-law for complete list of permitted uses:

https://www.brampton.ca/EN/BUSINESS/PLANNING-DEVELOPMENT/ZONING/COB%20ZONING/TYPE/SECTION31.1_M1.PDF

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