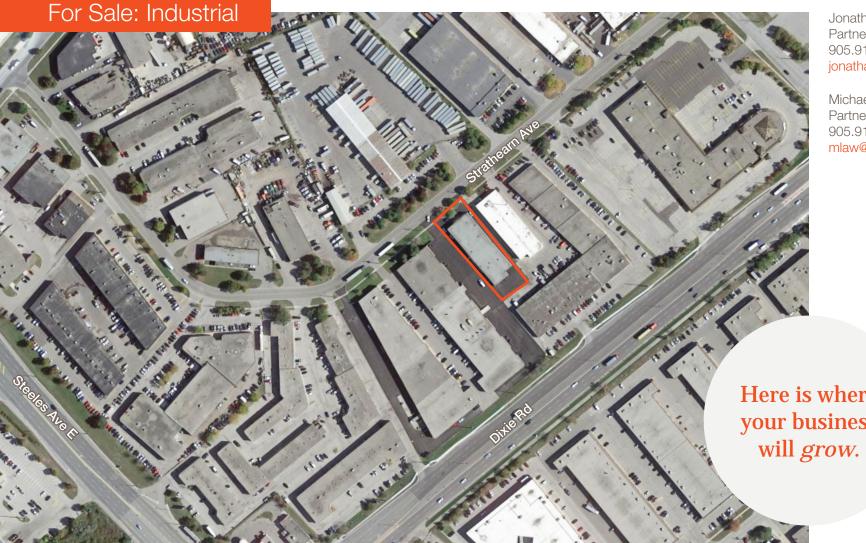
14,000 SF Freestand Industrial User Opportunity in Brampton



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\*Sales Representative \*\*Broker

Here is where your business

209-1 Yorkdale Road, Toronto Lennard: 209-1 Yorkdale Road, Toronto 905.752.2220 • lennard.com

14,000 SF Freestand User Opportunity in Brampton



14,000 SF (approximately 10% Office)



Clear Height

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	P

Shipping Doors 2 truck level 2 drive-in



Asking Price \$6,999,999 Taxes \$35,282.21 (2024)

Listing Agents Jonathan Gorenstein\*\*, MBA, SIOR Partner 905.917.2044 jonathan@lennard.com

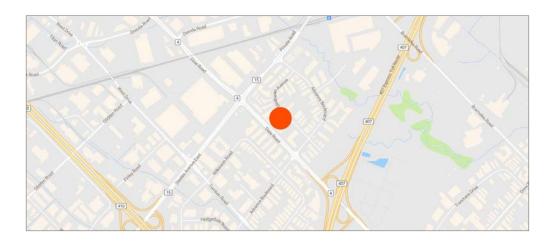
#### Michael Law\*

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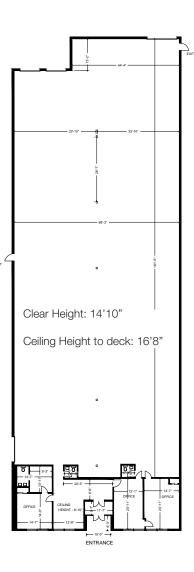
#### Property Highlights

- 2 drive-in, 2 truck level shipping doors
- 53' trailer accessibility
- Lot size 0.644 acres
- 200 amp / 600 volt 3-phase power
- Backflow preventer installed in 2020
- Office space includes three private offices, a large lunchroom, two bathrooms
- Located minutes from Highway 410 & 407 and in close proximity to Toronto Pearson International Airport



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Floor Plan



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#### Zoning - M1 Permitted Uses

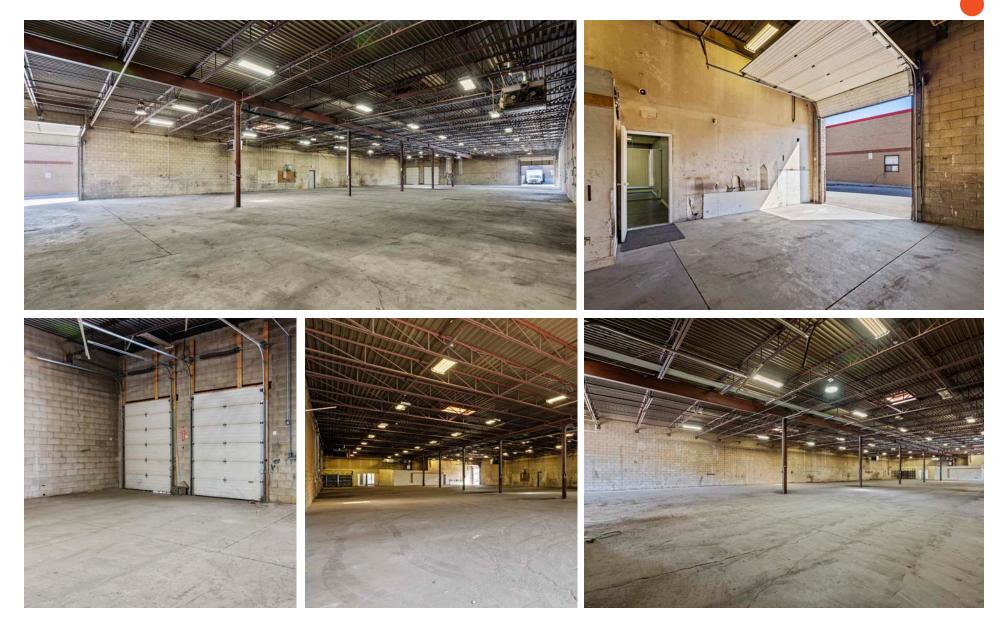
(A) Industr	ial
(1)	the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
(2)	a printing establishment
(3)	a warehouse
(4)	a parking lot
(B) Non- Iı	ndustrial
(1)	a radio or television broadcasting and transmission establishment
(2)	a furniture and appliance store
(3)	a recereational 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) Acces	sorv
(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 uses





Please see full Brampton Zoning By-Law for complete list of permitted uses, exceptions, and conditions.







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\*Sales Representative \*\*Broker Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.