



For Sale: Industrial

13 Edvac Drive 4-6 Brampton

5,278 SF Industrial Condo with Excellent Street Visibility & Convenient Access to Highways 407, 427 & 50

Lennard:

209-1 Yorkdale Road, Toronto
905.752.2220

lennard.com

13 Edvac Drive, Brampton

5,278 SF industrial condo in Brampton's prime Gore Industrial North node, offering excellent street visibility and frontage, functional warehouse space, and convenient access to Highways 407, 427 & 50.



Available Space Size
Unit 4-6 5,278 SF

Office Area Industrial Area
15% 85%



Availability
Flexible



List Price (HST included)
\$2,399,000.00
Taxes (Annual, 2026)
\$18,804.53



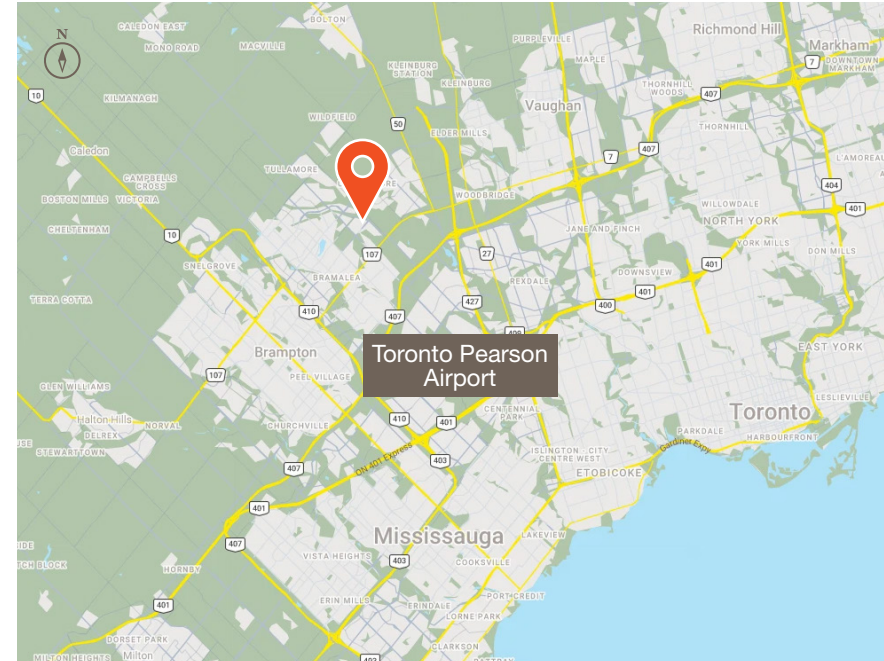
Zoning
M4-1548



Clear Height
18'



Shipping Doors
1 Truck Level
1 Drive-In (oversized)



Notes

- Minimal office with functional warehouse space
- Accommodates 53' trailers
- M4-1548 zoning supporting warehousing, manufacturing & connected office uses
- Quality industrial condo ownership opportunity

Contact Listing Agents for More Info

Joe Rosati*, P.Eng, LLM
Senior Vice President
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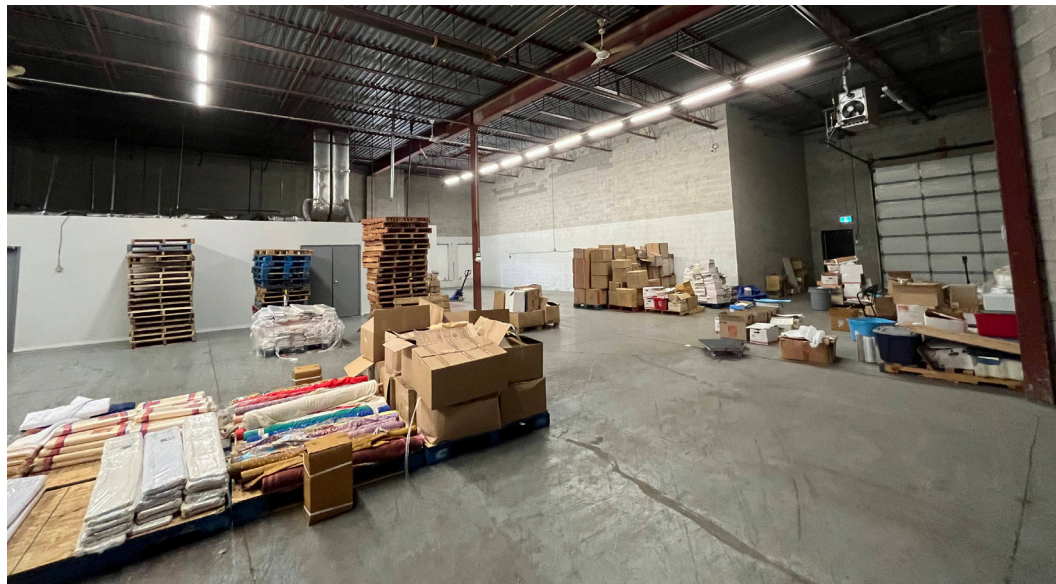
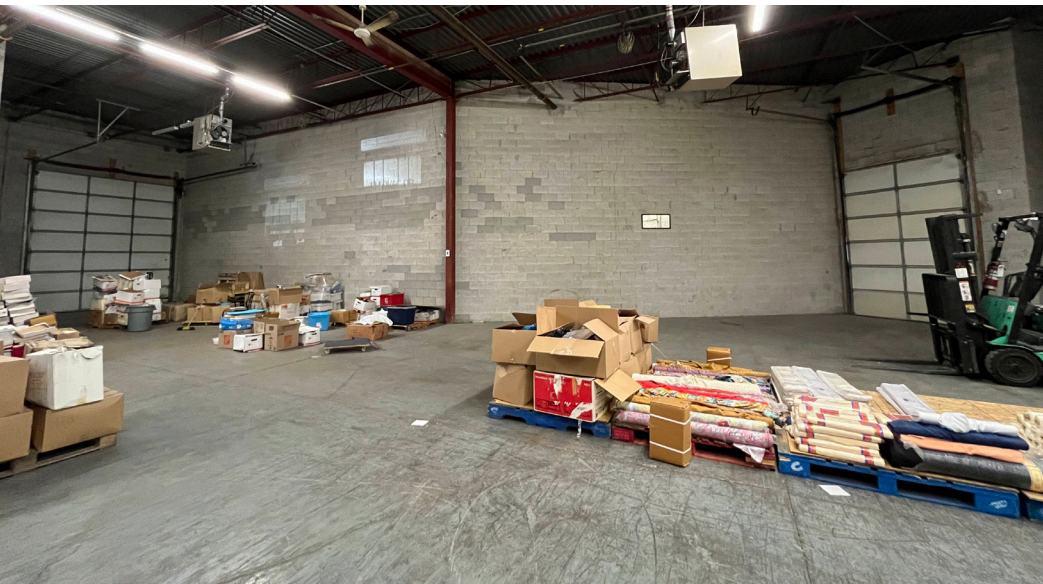
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