



For Lease: Industrial

2084 Steeles Avenue E

Unit 1 • Brampton, ON

Outstanding 4,436 SF Industrial Unit

Lennard:

Here is where your business will *grow*.

lennard.com

2084 Steeles Avenue E

Unit 1 • Brampton, ON

4,436 SF industrial unit available for lease at the corner of Steeles Avenue E and Melanie Drive in the heart of Brampton's industrial area.



Available Space

4,436 SF (approximately)

Industrial Area

3,500 SF

Office Area

936 SF



Zoning

M2



Clear Height

18'



Shipping Doors

1 Truck Level



Power

200 Amps



Net Rent

\$15.35 PSF

T.M.I. (2025)

\$6.50 PSF



Availability

Immediately



Listing Agent

Vito Simone

Sales Representative

905-917-2039

vsimone@lennard.com

Property Highlights

- Quality Landlord
- Easy access to highways (407 & 410)
- 20 Minute walk to Bramalea GO station
- Onsite parking
- Prime location surrounded by amenities
- Close proximity to Toronto Pearson Airport

2084 Steeles Avenue E

Unit 1 • Brampton, ON



2084 Steeles Avenue E



2084 Steeles Avenue E

Unit 1 • Brampton, ON



Zoning

Under the Township of Brampton Zoning By-Law, the property is zoned M2

Permitted Uses

Industrial

- the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle
- repair shop and a motor vehicle body shop
- non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit
- a printing establishment
- a warehouse

Non-Industrial

- a radio or television broadcasting and transmission establishment
- a building supplies sales establishment
- a recreational facility or structure
- a community club
- an animal hospital
- a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

Accessory

- an associated educational use
- an associated office
- a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) 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 purposes accessory to the other permitted purposes

For full Zoning and permitted uses, please visit the City of Brampton's zoning website at <https://www.brampton.ca/EN/Business/planning-development/zoning>

Lennard:

Vito Simone*
905-917-2039
vsimone@lennard.com

209-1 Yorkdale Road, Toronto
905.752.2220
lennard.com

*Sales Representative

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.