



For Sale: Industrial

255 Biscayne Crescent

137,177 SF Freestanding Industrial Building in Brampton

Lennard:

Here is where your business will *grow*.

lennard.com

255 Biscayne Crescent

137,177 SF Functional Industrial Building for Sale at the Intersection of Highway 410 and Steeles Avenue E in a Sought-after Brampton Industrial Pocket.



Building Size
137,177 SF

Office Space
23,373 SF

Industrial Space
113,804 SF



Clear Height
28' 0"



Shipping
8 TL (+3 Punch-outs)
3 DI



Zoning
M2 (outside storage permitted)



Lot Size
6.05 Ac



Power
800 Amps



Vacant Possession
November 1, 2023



Asking Price
\$48,500,000
Taxes (2022)
\$249,020.48



Listing Agent
Jonathan Gorenstein** MBA, SIOR

Partner
905.917.2044
jonathan@lennard.com

Aliza Fisch, JD
Sales Representative
416.722.0090
afisch@lennard.com

**Broker

Property Highlights

- Highly functional freestanding warehouse with fenced yard
- LED lighting
- Modern offices and main building entry area with unusually high ceilings and windows
- Shipping office, ample washrooms, separate lunchroom, IT room, explosion room, and emergency room
- Zoning permits outside storage
- 141 parking spots
- Close proximity to Highway 410 & 407 access

Lennard:

lennard.com

255 Biscayne Crescent

Floor Plan



255 Biscayne Crescent

Zoning - M2



Permitted Uses Include

- 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
- A parking lot
- A freight classification yard
- Non-hazardous Solid Waste Processing Use, Non-hazardous Solid Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization, provided such uses are located a minimum of 300 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
- Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, provided such uses are located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2
- Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
- Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.

For complete list of permitted uses, please refer to City of Brampton zoning bylaw.

* https://www.brampton.ca/EN/BUSINESS/PLANNING-DEVELOPMENT/ZONING/COB%20ZONING/TYPE/SECTION32.1_M2.PDF

255 Biscayne Crescent



Lennard:

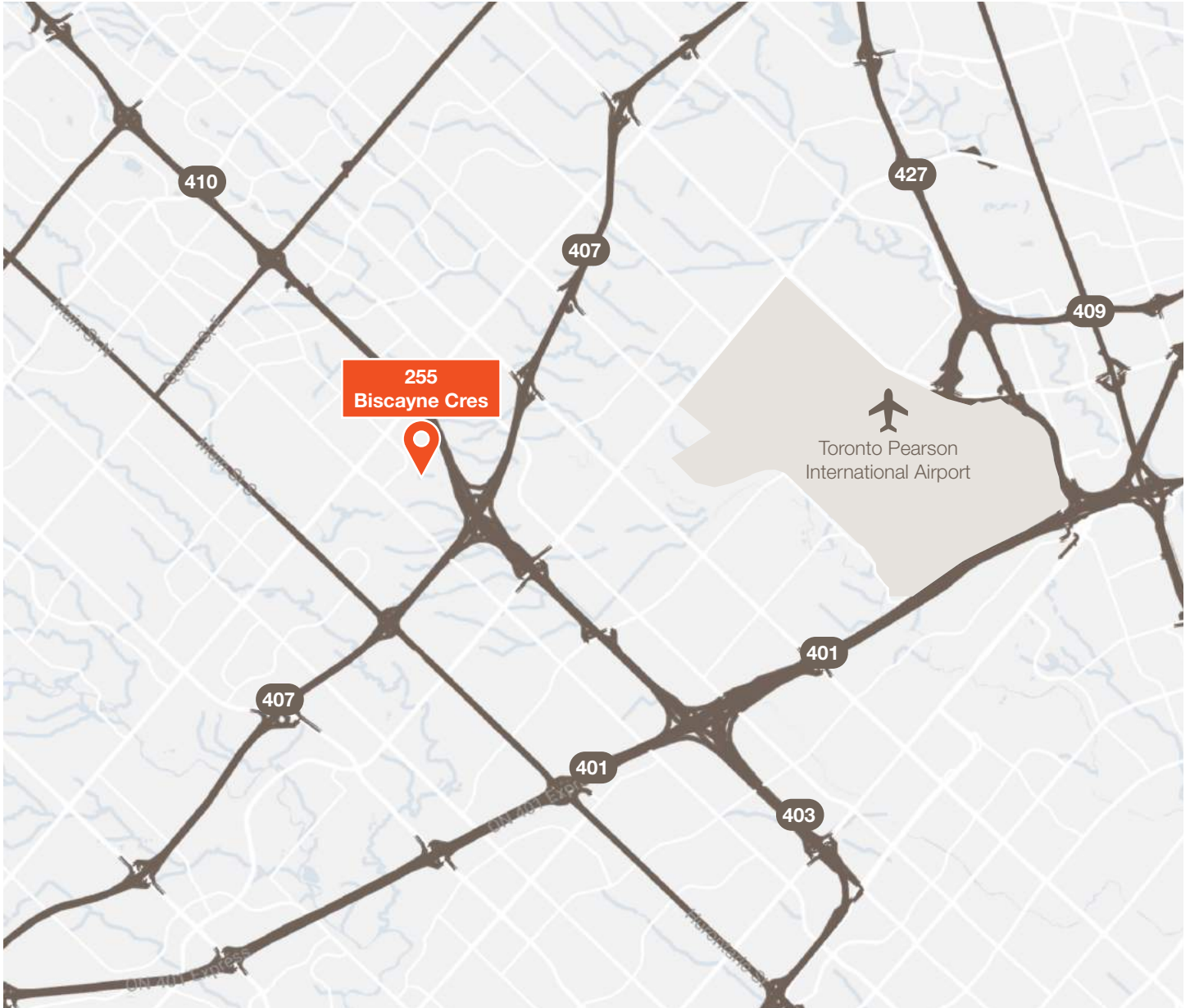
lennard.com

255 Biscayne Crescent



255 Biscayne Crescent

Location Map and Drive Times



Highway 410

4 minutes 2 km

Highway 407

8 minutes 5.6 km

Highway 403

9 minutes 12 km

Highway 401

12 minutes 15 km

Toronto Pearson International Airport

14 minutes 18 km

Lennard:

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

Aliza Fisch JD
Sales representative
416.722.0090
afisch@lennard.com

209-1 Yorkdale Road, North York
905.752.2220
lennard.com

**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.