



For Sale: Industrial

255b Rutherford Road S, Unit 4

Outstanding 5,636 SF Industrial Unit

255b Rutherford Road S, Unit 4

Location:

Located in the heart of Brampton's established industrial market, 255b Rutherford Road S offers excellent connectivity to Highways 400, 407 and 7, with convenient access to the GTA's major transportation routes, labour pool and surrounding amenities. The property is ideally positioned for food, beverage, cold-chain, pharmaceutical and specialty manufacturing users requiring efficient regional distribution.

Versatile Usage Options:

Purpose-built for temperature-controlled operations, the facility features significant existing climate-control infrastructure, reducing fit-up costs and accelerating occupancy.

Property Details

PIN	201120004
Intersection	Queen Street E / Kennedy Road N
Total Area	5,636 SF
Industrial Area	5,072 SF
Office Area	564 SF
Zoning	M2
Clear Height	22'
Shipping	2 drive-in (front & back of unit)
Power	400 amps / 600 volts

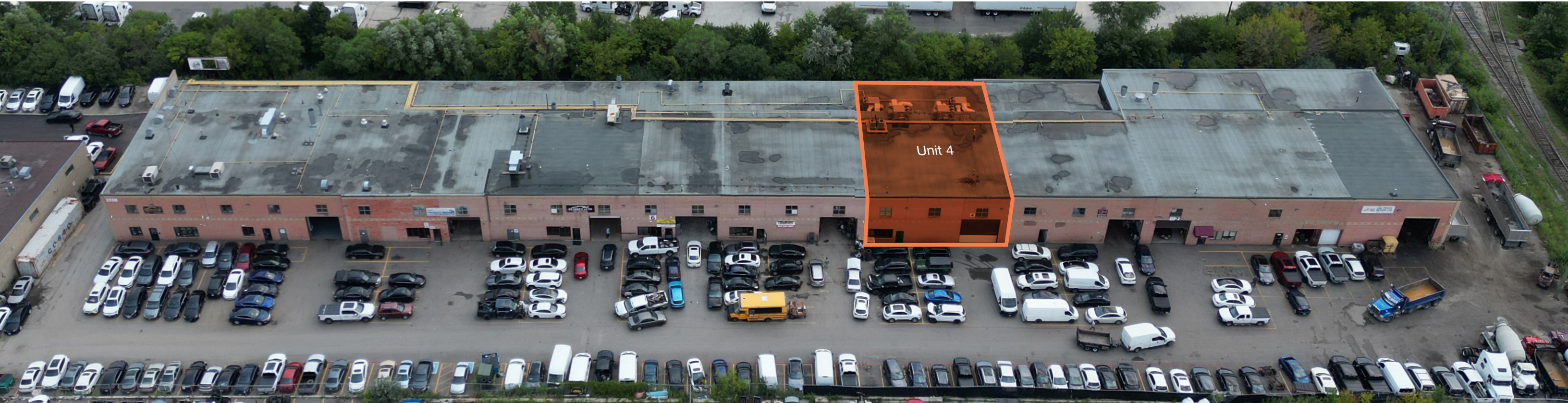


Asking Price
\$4,250,000.00



Listing Agents:
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Temperature-Controlled / Refrigerated Facility Infrastructure



Purpose Built Infrastructure for Refrigerated & Climate Controlled Operations

This professionally improved industrial facility offers significant existing investment in refrigeration, HVAC and sanitary construction, making it an ideal opportunity for a variety of food, beverage, pharmaceutical, laboratory, coldchain and specialty manufacturing users. The existing infrastructure can substantially reduce fit-up costs and accelerate occupancy compared to a conventional industrial unit. The facility includes insulated construction, commercial-grade environmental systems, washable interior finishes and extensive climate-control equipment.



Existing Infrastructure

*All mechanical equipment new as of 2021. Dehumidifiers under 2-years old.

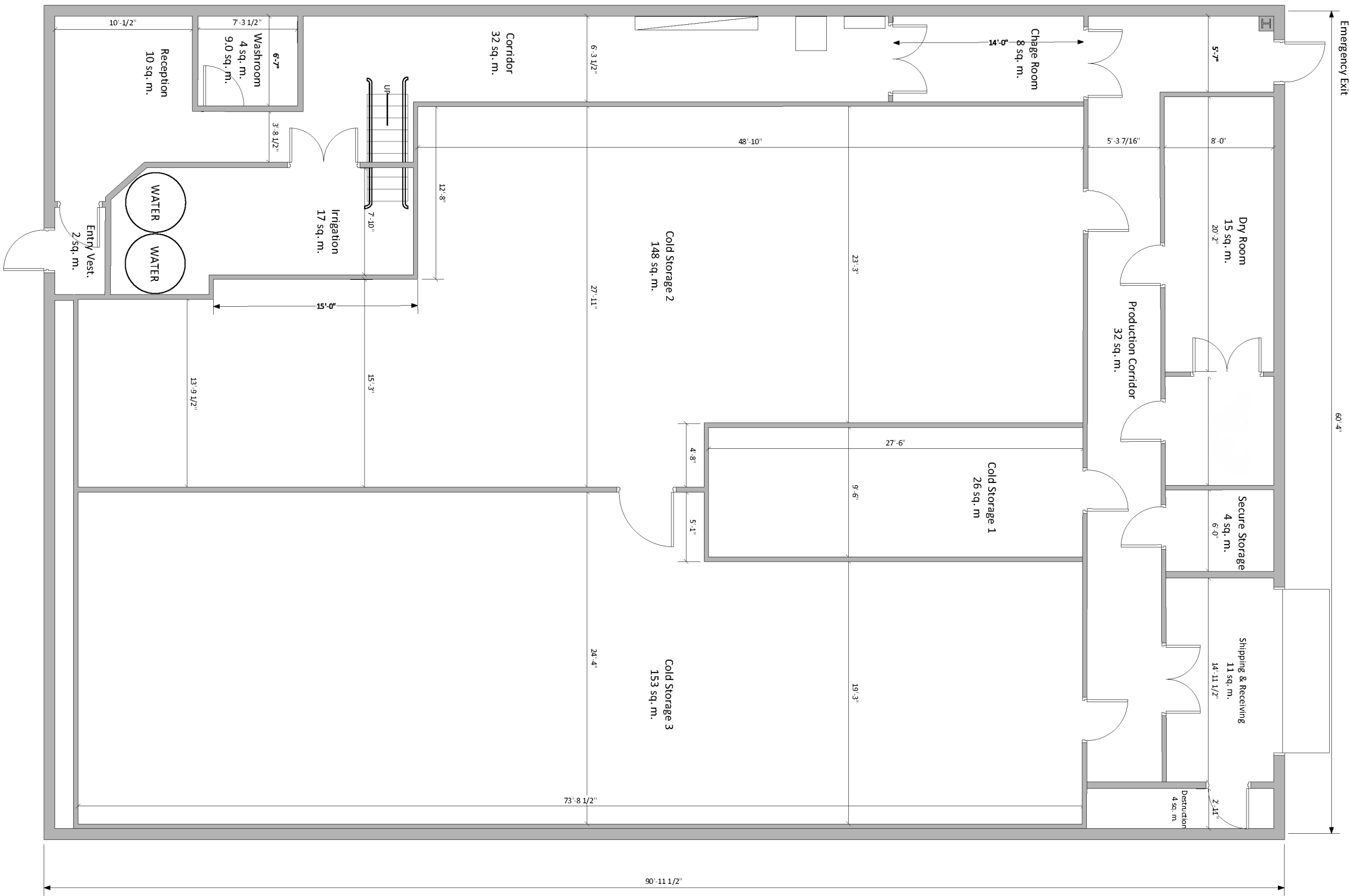
HVAC System	Multiple dedicated rooftop HVAC units providing conditioned air throughout the facility
Refrigeration/Climate Control	Dedicated dehumidifiers, humidifiers, carbon filtration and environmental controls already installed throughout production areas
Air Filtration	Carbon filtration system with dedicated return air and exhaust systems
Environmental Controls	Integrated TrolMaster system for monitoring temperature, humidity, lighting and environmental conditions
Interior Wall System	Full-height FRP (Fiberglass Reinforced Plastic) wall panels manufactured by Crane Composites. providing seamless, durable and washable surfaces. FRP Panels vary between 3" and 4"
Ceiling Construction	FRP ceiling system in production areas with cleanable commercial ceiling panels in support areas
Floor Finish	Epoxy-coated concrete floors designed for sanitary operations and easy cleaning. Epoxy coatings by CTM Adhesives - floors are approved by the Canadian Food Inspection Agency
Insulated Doors	Commercial insulated doors with gasket seals designed for temperature-controlled environments. The freezer doors are made of white stucco embossed galvanized steel and NON-CFC polyurethane insulation
Ventilation	Ventilation Dedicated exhaust fans with carbon filtration and engineered air circulation
Electrical Service	400 Amp / 600 Volt electrical service

Potential Applications

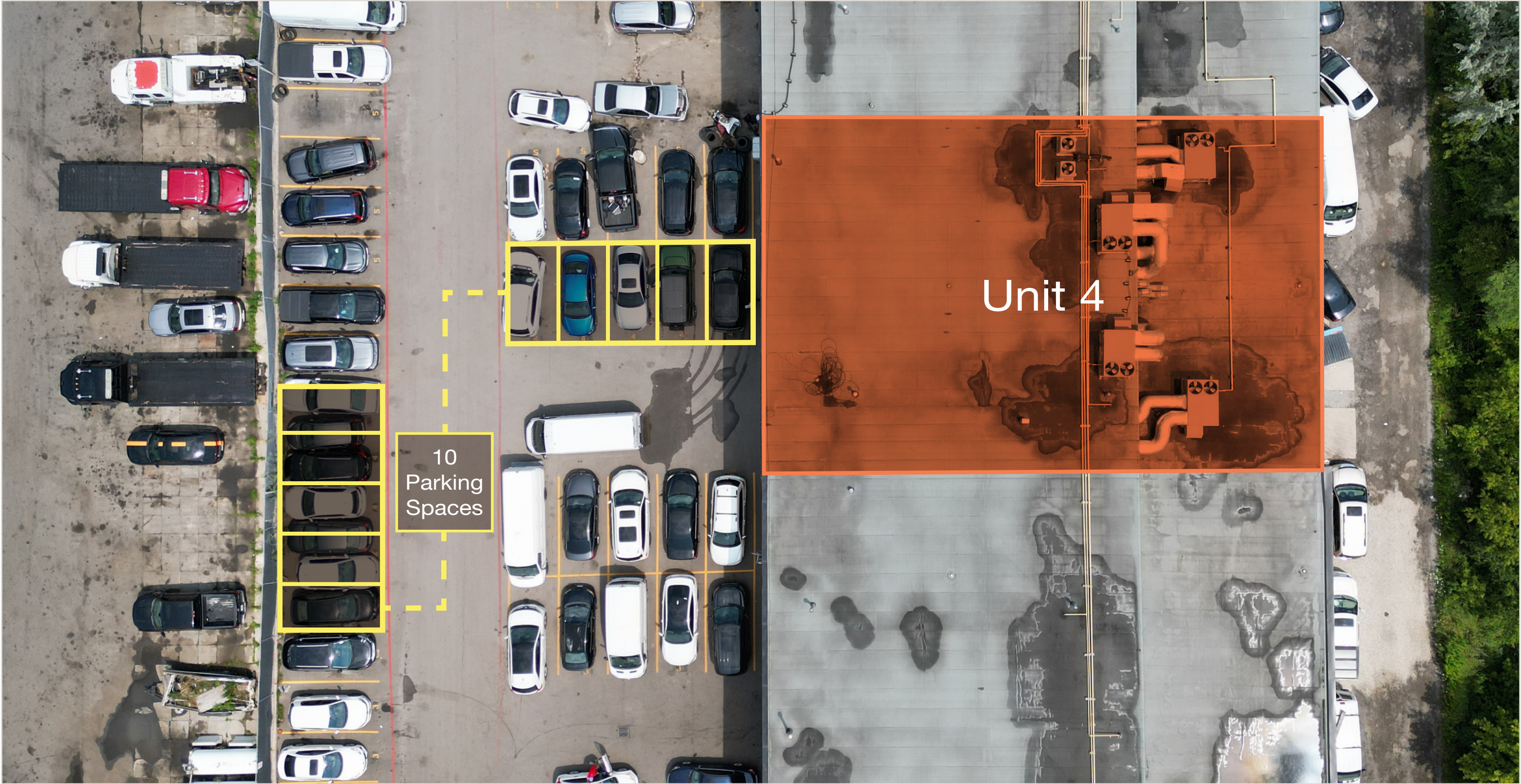
The existing improvements make the property well suited for:

- Refrigerated food processing
- Cold storage & distribution
- Meal preparation / commissary kitchens
- Produce & specialty food packaging
- Beverage production
- Pharmaceutical & life science users
- Nutraceutical manufacturing
- Laboratory operations
- Temperature-sensitive product storage
- Specialty manufacturing requiring environmental controls

Floor Plan



Parking



Zoning

Section 32.1 Industrial Two - M2 Permitted Uses

Industrial

- (1) 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
- (2) 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
- (3) a printing establishment
- (4) a warehouse
- (5) a parking lot
- (6) a freight classification yard
- (7) 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.
- (8) 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.
- (9) 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.
- (10) 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 more information, please visit the City of Brampton's zoning website at <https://www.brampton.ca/en/Business/planning-development/zoning/Pages/ZoningOnline.aspx>



Non-Industrial

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

Accessory

- (1) an associated educational use
- (2) an associated office
- (3) 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
- (4) purposes accessory to the other permitted purposes
- (5) Thermal Degradation (Energy from Waste) Use provided that the source of waste input into the energy generation is a by-product



Warehouse



Office





*A bright future
for your business
is right here.*

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