



For Sublease: Industrial

5 Copper Road, Unit 2

Industrial Unit in Brampton, ON

Lennard:

*Sales Representative

Trevor Jackson*

Senior Vice President

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5 Copper Road, Unit 2

Brampton, ON

Property Overview

\$	Asking Price	
	\$14.50 PSF	
	T.M.I.	
	\$5.00 PSF	
🏠	Total Size	
	41,467 SF	
	Warehouse	Office
	41,167 SF	300 SF
🏢	Zoning	
	M1	

📏	Clear Height	
	47'	
🚚	Shipping	
	5 Truck Level &	1 Drive-in
⚡	Power	
	1200 amps, 600 volts	
📅	Lease Expiry	
	July 15, 2028	



Strategic Access:

Prime Brampton location with immediate access to Highway 401, Highway 410 and Highway 407, providing efficient connectivity throughout the GTA.



Exceptional Shipping Capabilities:

Featuring five (5) truck-level loading doors, one (1) oversized drive-in door, a dedicated shipping apron, and excellent manoeuvring area for 53' trailers.



High-Cube Warehouse:

Offering 47' clear height, 1,200 amps / 600 volts of power, and over 41,000 SF of warehouse space, ideal for high-density warehousing and logistics operations.



Flexible M1 Zoning:

General Industrial (M1) zoning permits a broad range of manufacturing, warehousing, assembly, processing, repair, and accessory commercial uses, with permitted outside storage for trucks and trailers subject to the applicable zoning provisions.

Lennard:



Zoning

General Industrial (M1) Zone

Permitted Uses:

The lands zoned M1 shall only be used for the following purposes:

Industrial

- 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

Non-Industrial

- 1. a radio or television broadcasting and transmission establishment
- 2. a furniture and appliance store
- 3. a recreational 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

Accessory

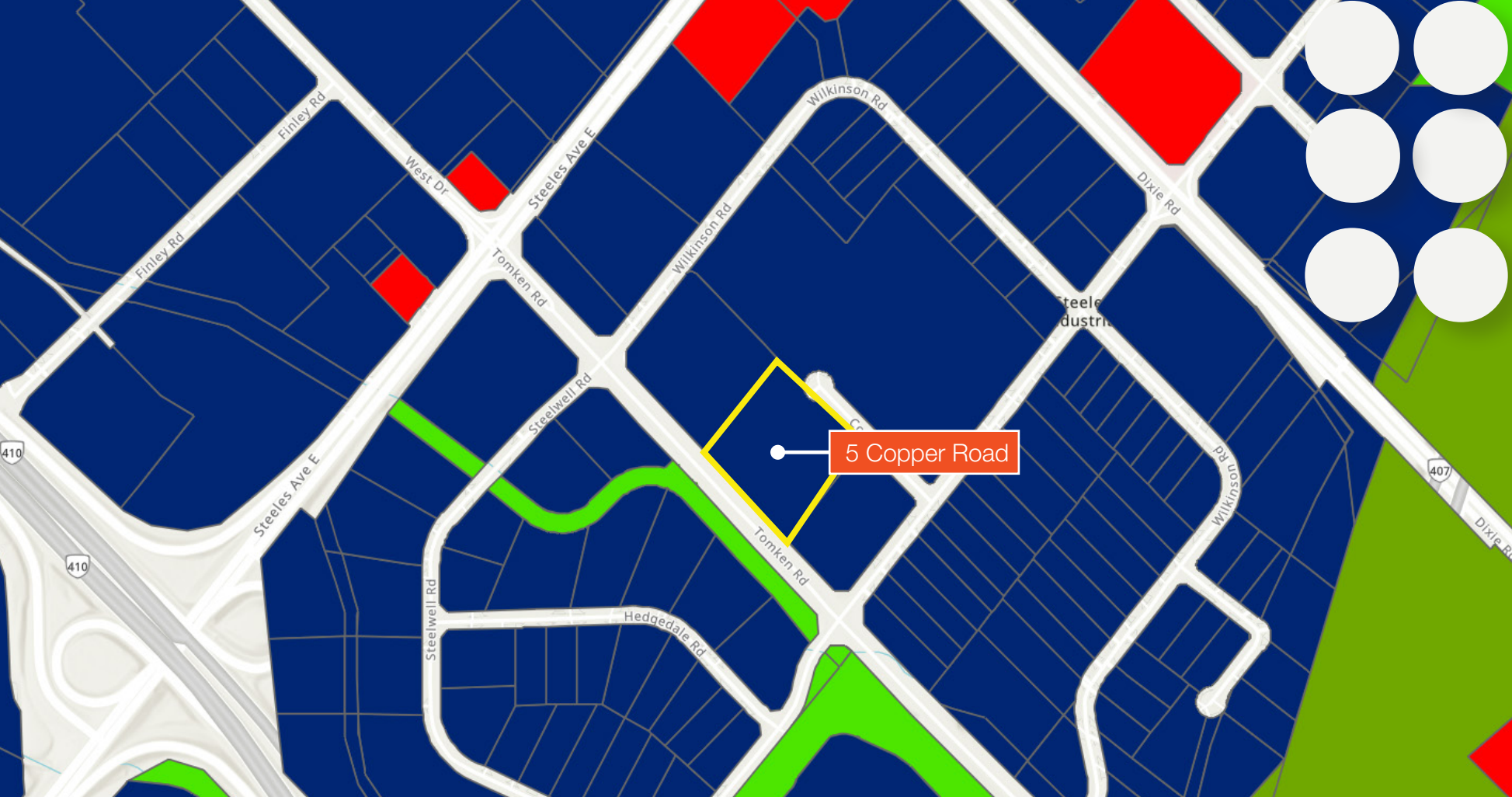
- 1. an associated educational use
- 2. an associated office
- 3. a retail outlet operated in connection with a particular purpose permitted by above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- 4. purposes accessory to the other permitted purposes

Exception 3631

Outside storage of trucks and trailers shall be permitted subject to the following conditions:

- a. shall not be located within 23 metres of the western property line;
- b. shall not be located on any portion of the lot required for parking, loading, driveway or landscaped open space;
- c. shall be screened from view from Tomken Road by a solid fence not less than 2.4 metres in height.

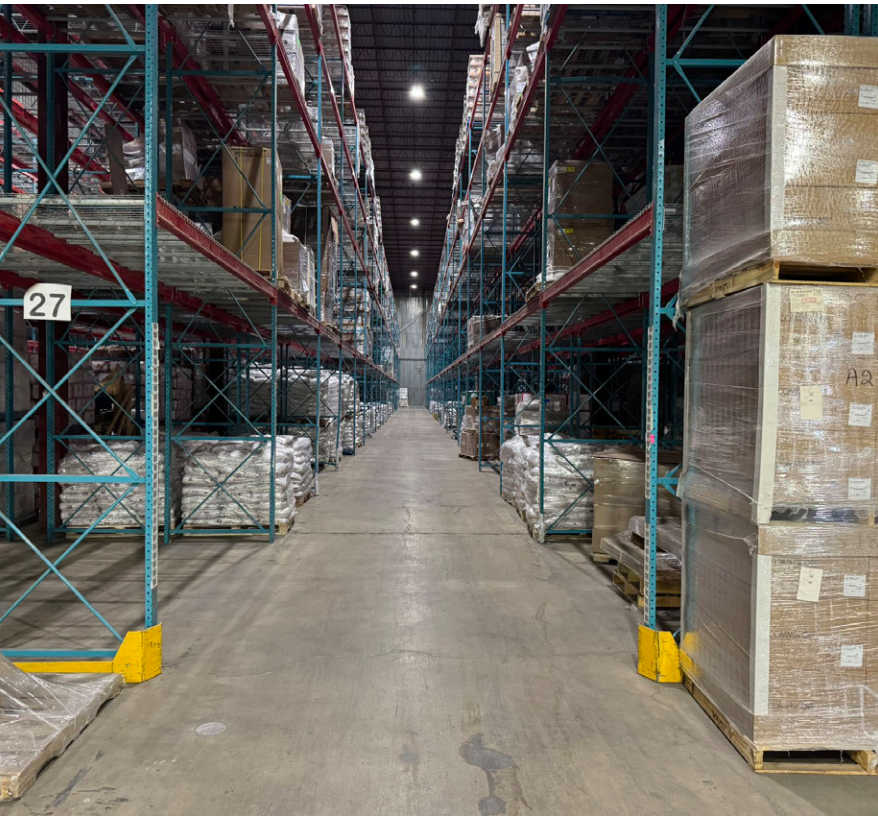
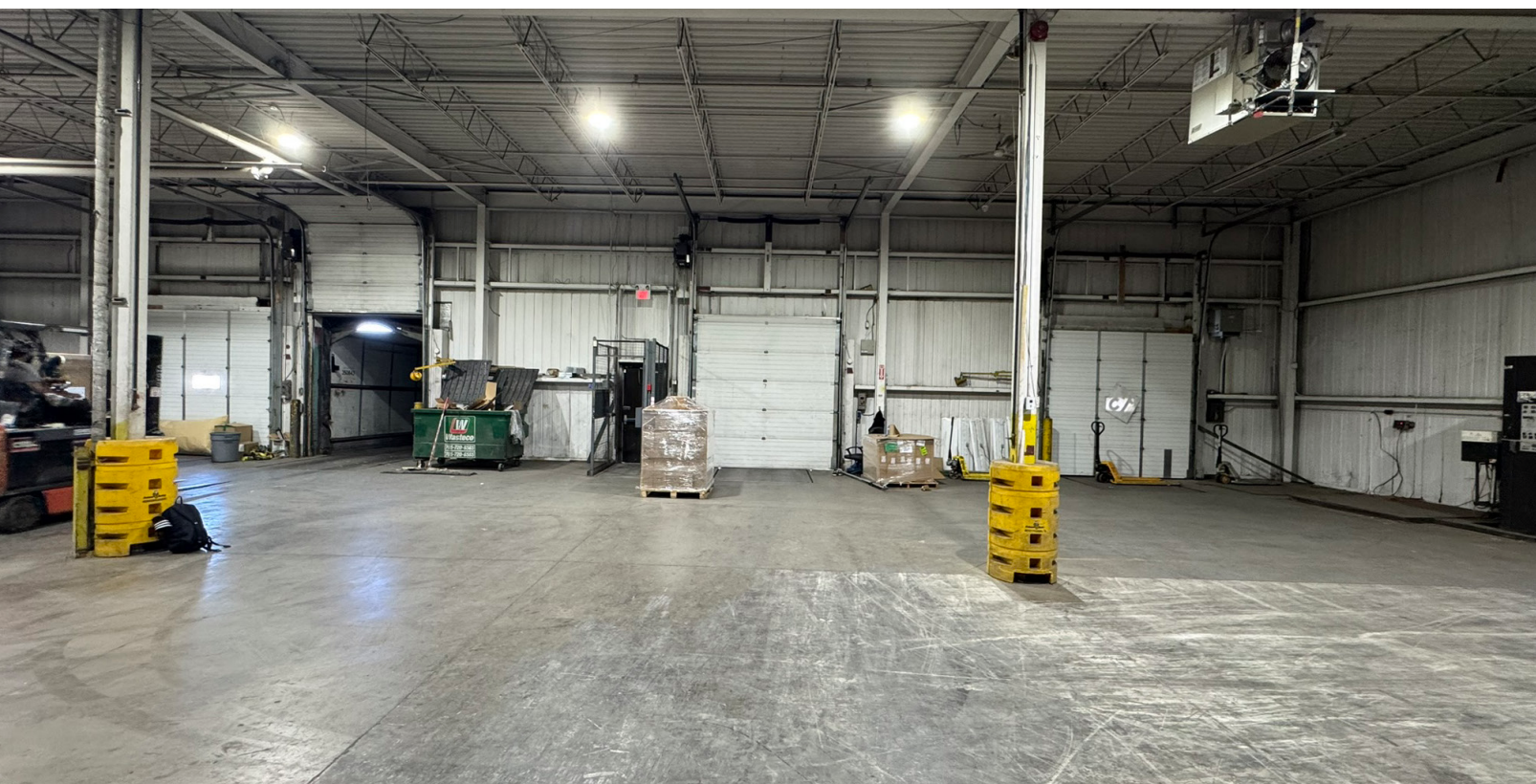
For more information, please refer to Brampton's Zoning-By-Law



Shipping



Warehouse





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