

An aerial photograph of an industrial park. In the foreground, two large industrial units with grey roofs and orange-brown side walls are outlined with thick orange lines. These units are situated along a paved road with several parked cars and trucks. To the left of the highlighted units is a larger brick industrial building. In the background, a dense urban skyline with various high-rise buildings is visible under a clear blue sky. A semi-transparent white banner is overlaid on the upper right portion of the image, containing text.

For Lease: Industrial

6A Tilbury Court

Functional Industrial Units in Brampton

6A Tilbury Court

Welcome to an exceptional opportunity to lease stunning industrial units in Brampton. These remarkable Units offer an 11’5” clear height, versatile usage options, and a prime location just minutes from Highway 410.

Property Details

 Location
Highway 410 & Clark Blvd

 Zoning
M2 - Industrial Zone

 Clear Height
11’5”

 Net Rent
\$17.50 PSF
T.M.I (2026)

 Listing Agent:
Trevor Jackson*, SVP
289.221.4767
tjackson@lennard.com

*Sales Representative

Available Options

Unit 3

Total Area	1,455 SF
Office Area	600 SF
Industrial Area	855 SF
Shipping	1 Drive-in
Power	125 Amps / 600 Volts

Unit 8

Total Area	1,457 SF
Office Area	582 SF
Industrial Area	875 SF
Shipping	1 Drive-in
Power	70 Amps / 600 Volts

Unit 4

Total Area	1,455 SF
Office Area	700 SF
Industrial Area	755 SF
Shipping	1 Drive-in
Power	70 Amps / 600 Volts

Unit 3 & 4

Total Area	2,910 SF
Office Area	1,300 SF
Industrial Area	1,610 SF
Shipping	2 Drive-in Doors
Power	195 Amps / 600 Volts



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Zoning

M2 – Industrial Zone

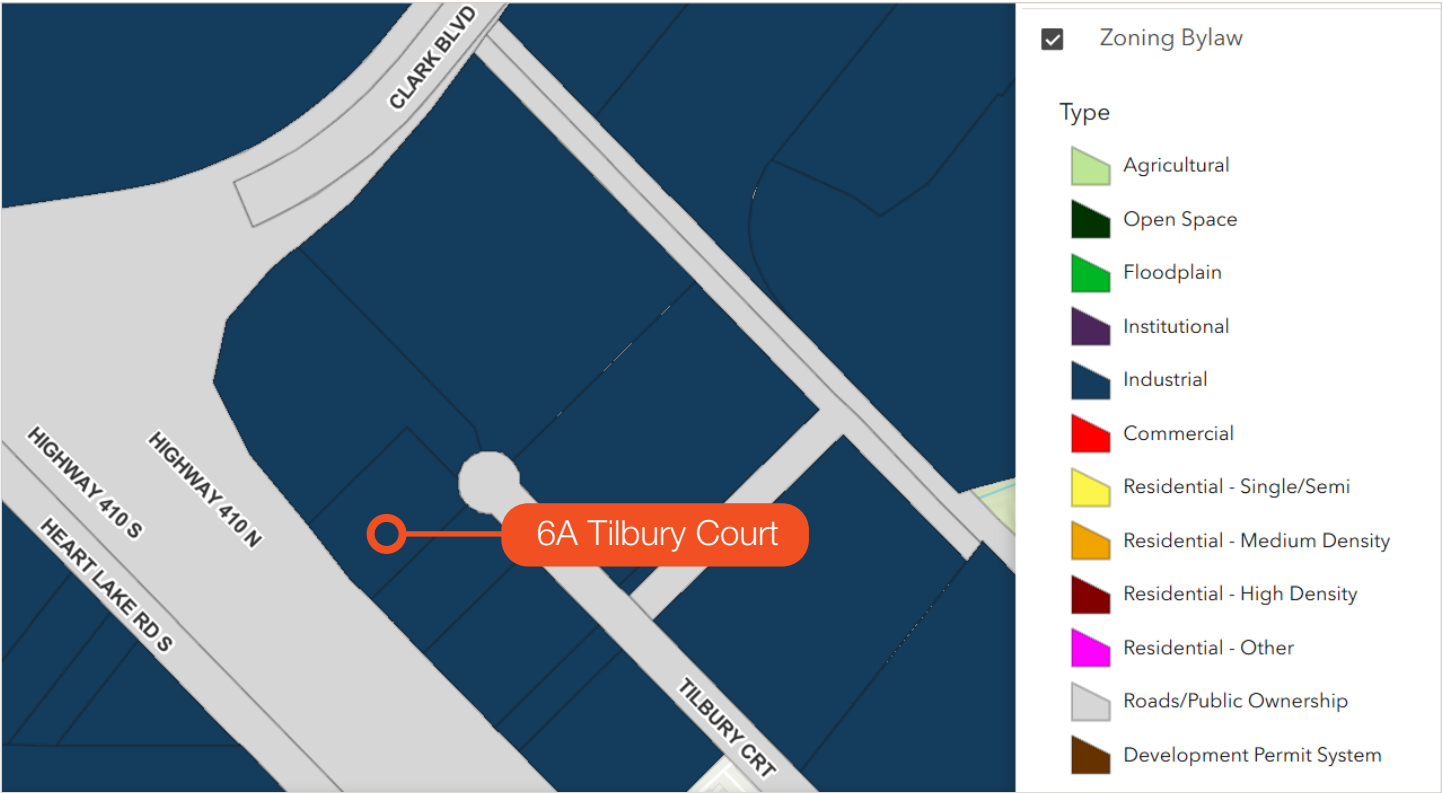
Permitted Uses - Industrial

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.

Permitted Uses - 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

Lennard:

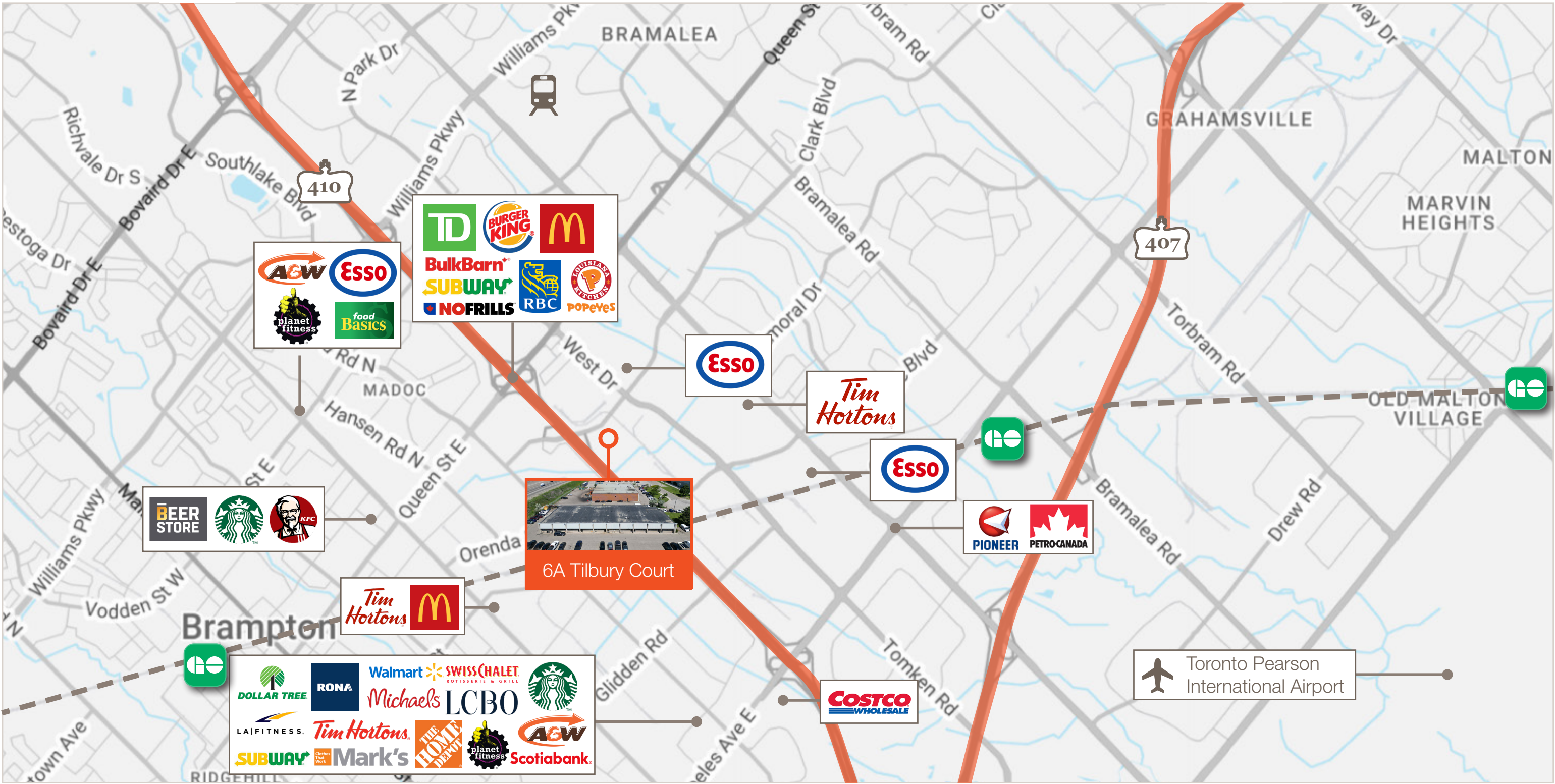


Permitted Uses - Accessory

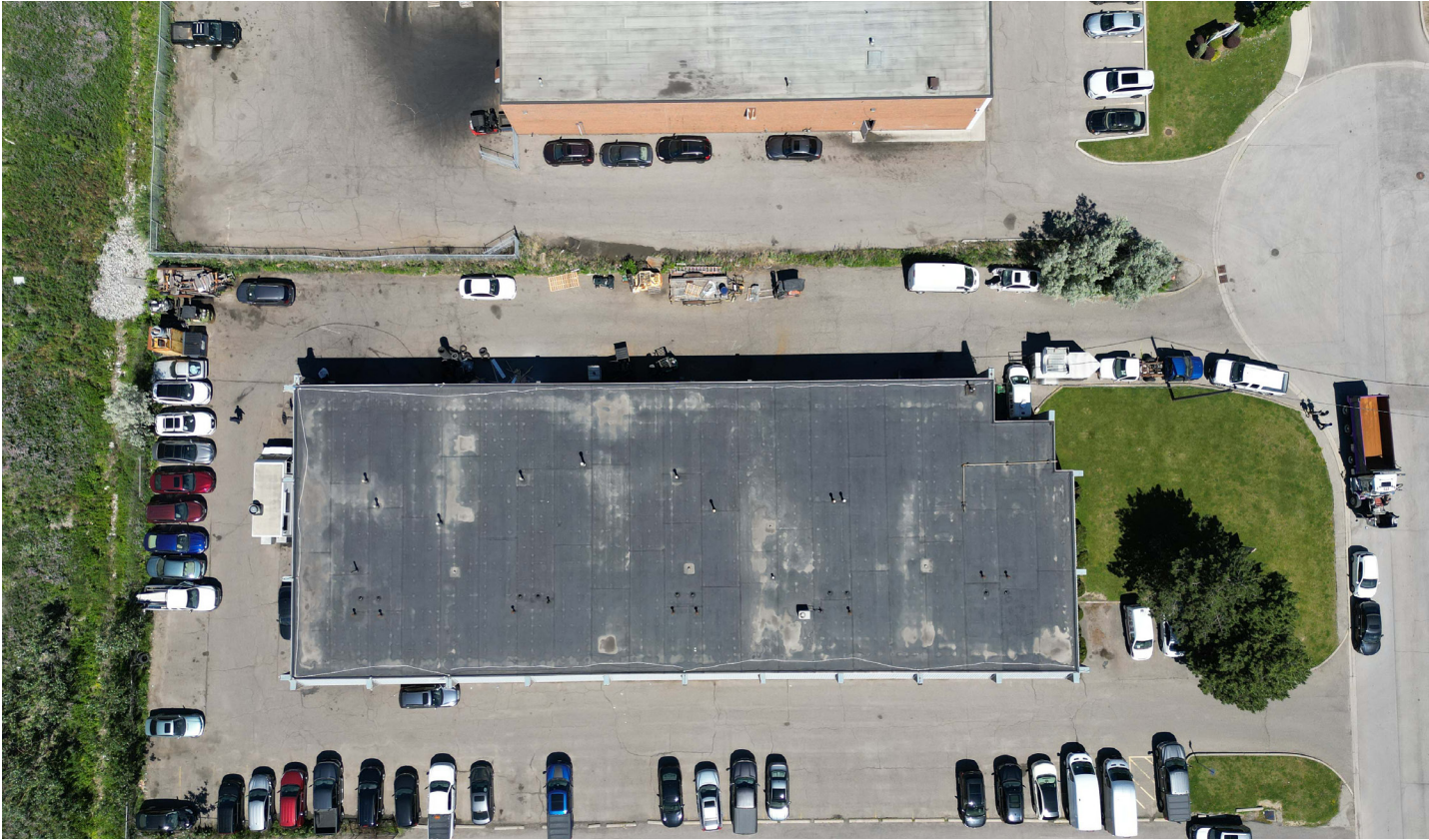
1. an associated educational use
2. an associated office
3. a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross ommercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the 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 of the primary use of the site and is not a Hazardous Waste.

For more information, please visit the City of Brampton's zoning website at <https://www.brampton.ca/EN/Business/planning-development/zoning>

Area Amenities



Photos



Photos

Unit 3



Lennard:

Unit 4



A bright future for your business is right here.



Photos

Unit 8



Lennard:





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