



For Lease: Industrial

8 Abacus Road

Freestanding Industrial Building For Lease in Brampton

Lennard:

209-1 Yorkdale Road, Toronto
905.752.2220

lennard.com

8 Abacus Road

Well-maintained freestanding industrial building in South Brampton with major capital upgrades underway.



Building Area

64,641 SF

Office Area

13%

Lot Size

3.15 Acres



Zoning

M1 - 1536 Industrial



Clear Height

24'



Shipping Doors

5 Truck Level
1 Drive-In



Power

1200 Amps



Possession

Immediate



Asking Net Rent

\$16.95 PSF

TMI (estimate)

\$4.25 PSF



Listing Agents

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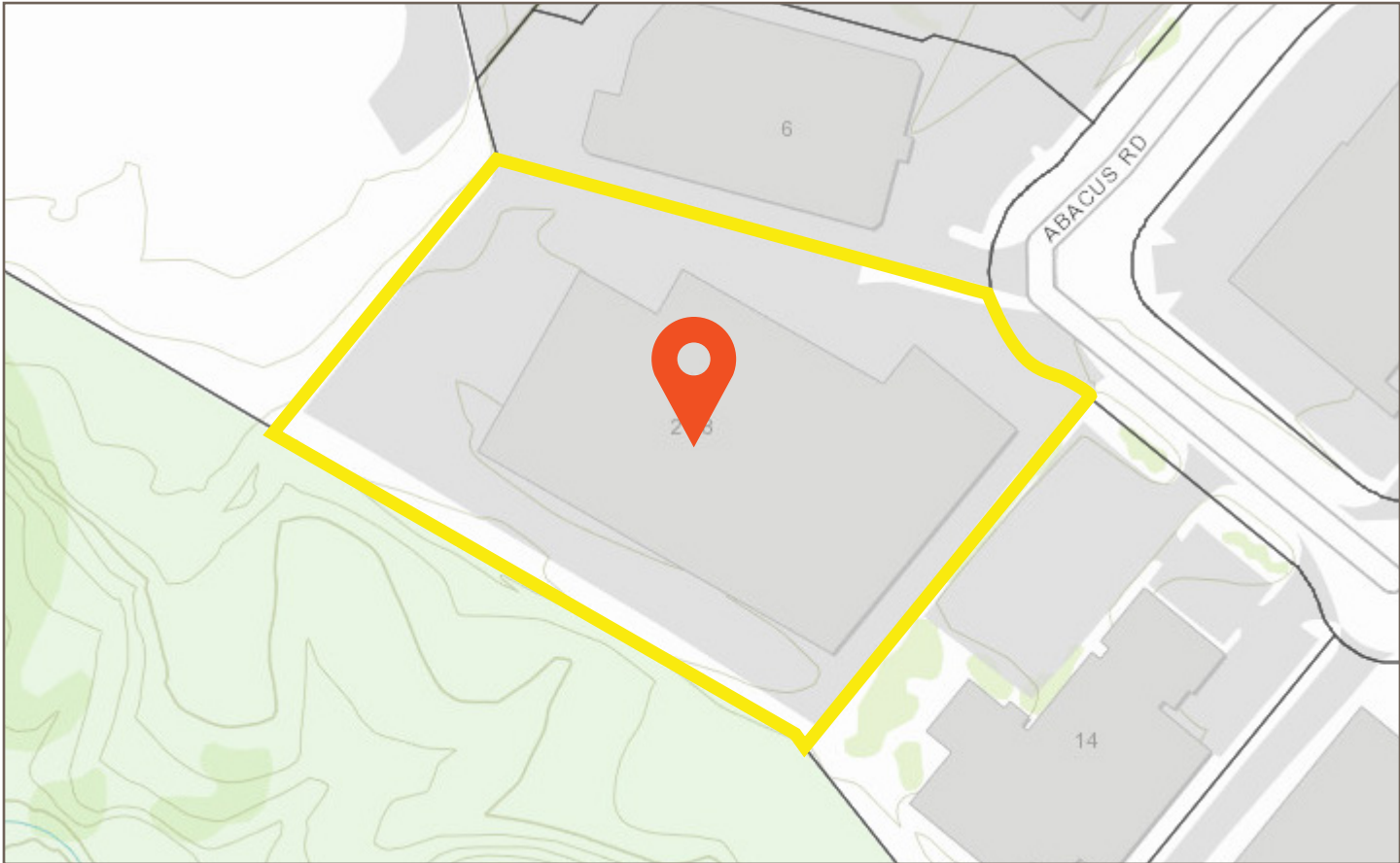
*Sales Representative **Broker

Property Highlights

- Very functional freestanding building on 3.15 acre lot
- Abundant shipping capacity with access for 53’ trailers
- Newly upgraded and turn-key office space which can also work as a showroom
- Landlord currently undertaking major capital upgrades including warehouse being brought to whiteboxed condition with new LED lighting throughout, and new asphalt outside
- Strategic south Brampton location centrally located between Vaughan, Toronto, and Mississauga and close to major highways.

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Zoning Summary M1 - 1536 • Industrial

Permitted Uses

Industrial

- Dry industrial uses;
- A printing establishment; and
- A parking lot

Non-Industrial

- A radio or television broadcasting and transmission establishment;
- A furniture and appliance store;
- A recreation facility or structure excluding water oriented or water based activities; and,
- An office use, excluding office uses for: medical, health care practitioners, dental practitioners, and administrative offices of school boards and governments, shall be permitted to a maximum gross floor area of 575.3 square metres, for three abutting units of which the closest wall shall not be more than 10 metres from Brewster Road.

- Minimum Lot Width: 35 metres
- Maximum Lot Coverage by all buildings and structures: 35% of the lot area
- Maximum Building Height: 10 metres
- Landscaped Open Space shall be provided and maintained in the areas shown as Landscaped Open Space on Schedule C - Section 1536
- No outside storage or display of goods, materials or machinery shall be permitted
- No loading spaces or areas may be located in yards abutting Highway 7

For more information, please visit the City of Brampton Zoning By-Law.

Accessory

- Purpose accessory to the other permitted purposes.
- 1536.2 shall be subject to the following requirements and restrictions:
 - Minimum Lot Area: 0.8 hectares

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