



For Lease: Industrial

# 8054 Torbram Road

8,000 SF Industrial Building In Brampton

Here is where your  
business will *grow*.

**Lennard:**

209-1 Yorkdale Road, North York  
905.752.2220

[lennard.com](http://lennard.com)

# 8054 Torbram Road

8,000 SF of functional industrial space at the corner of Torbram Road and Steeles Avenue East in a sought-after Brampton industrial pocket.



Total Area  
**8,000 SF**  
Office

**1,600 SF**  
Industrial

**6,400 SF**



Shipping Doors  
**2 Truck Level Doors**



Clear Height  
**18'**



Zoning  
**M2 - Industrial**



Rental Term  
**36 - 60 Months**



Availability  
**Immediate**



T.M.I (2023)  
**\$3.60**



Asking Price  
**\$17.95 PSF**



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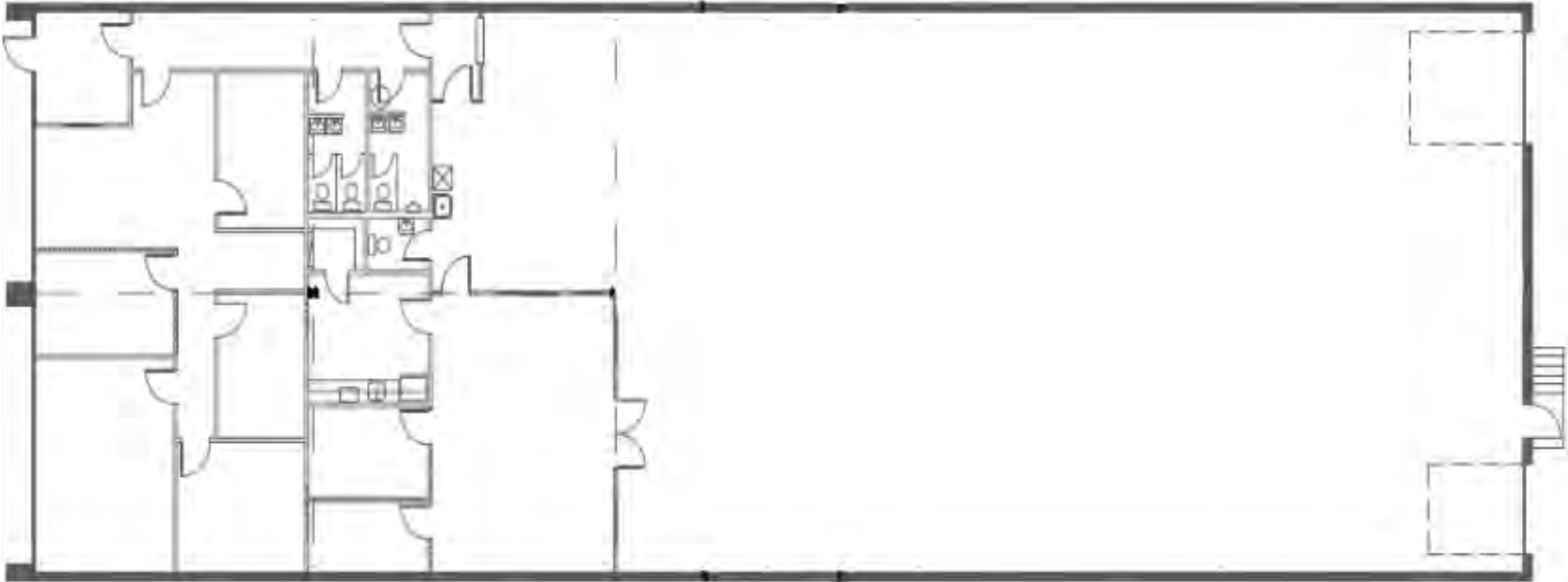
\*Broker

## Property Highlights

- Well-maintained functional industrial unit
- High exposure to Torbram Road
- Ideal for all users with cash and carry
- Direct access to the 400-series highways
- Close to Bramalea GO train Station and Toronto Pearson International Airport

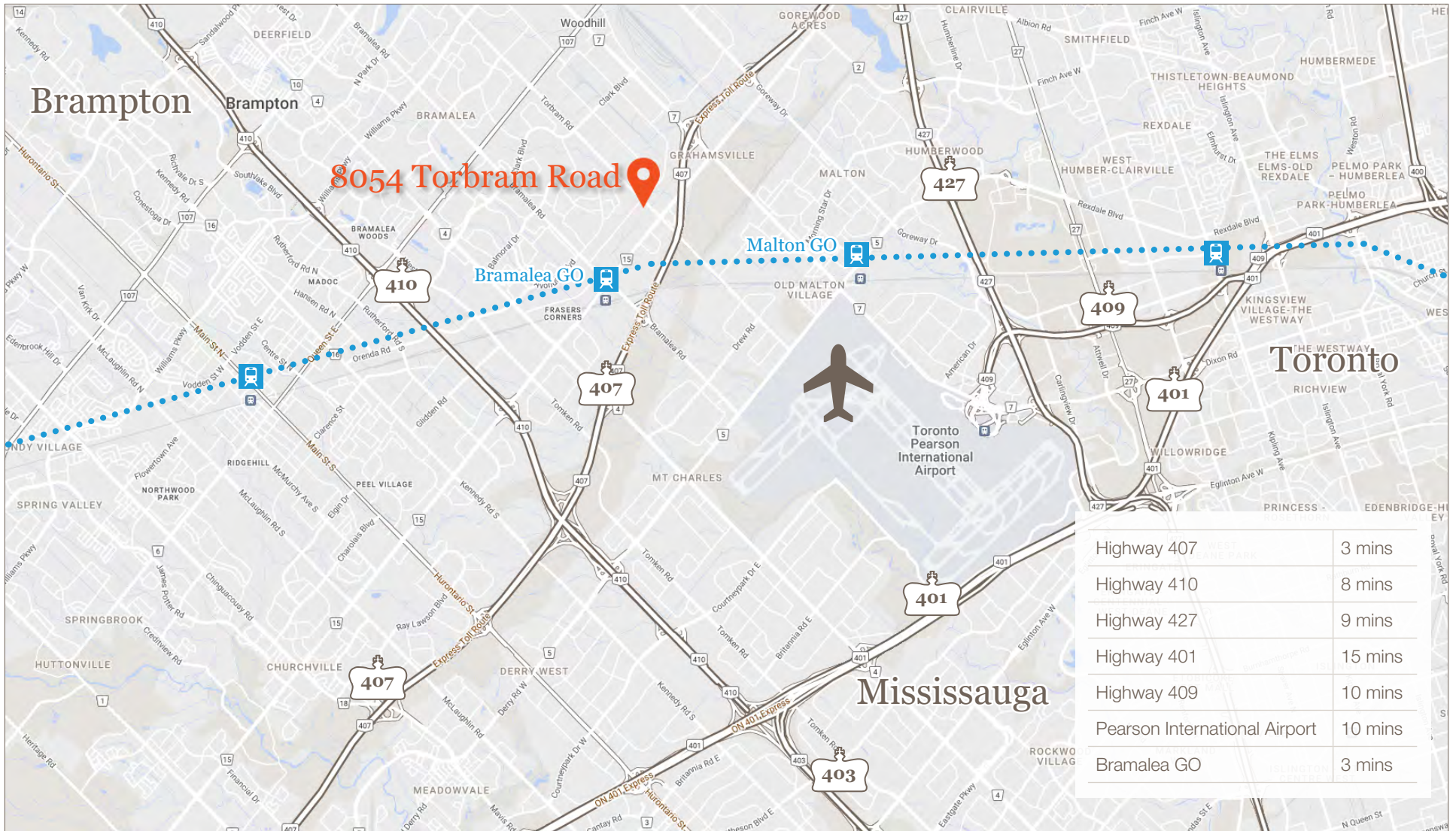
# 8054 Torbram Road

Floor Plan



# 8054 Torbram Road

## Map of Location



# 8054 Torbram Road



## Zoning - M2

### Industrial Use

(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 complete list of permitted uses, please refer to [City of Brampton zoning bylaw](#).

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

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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.