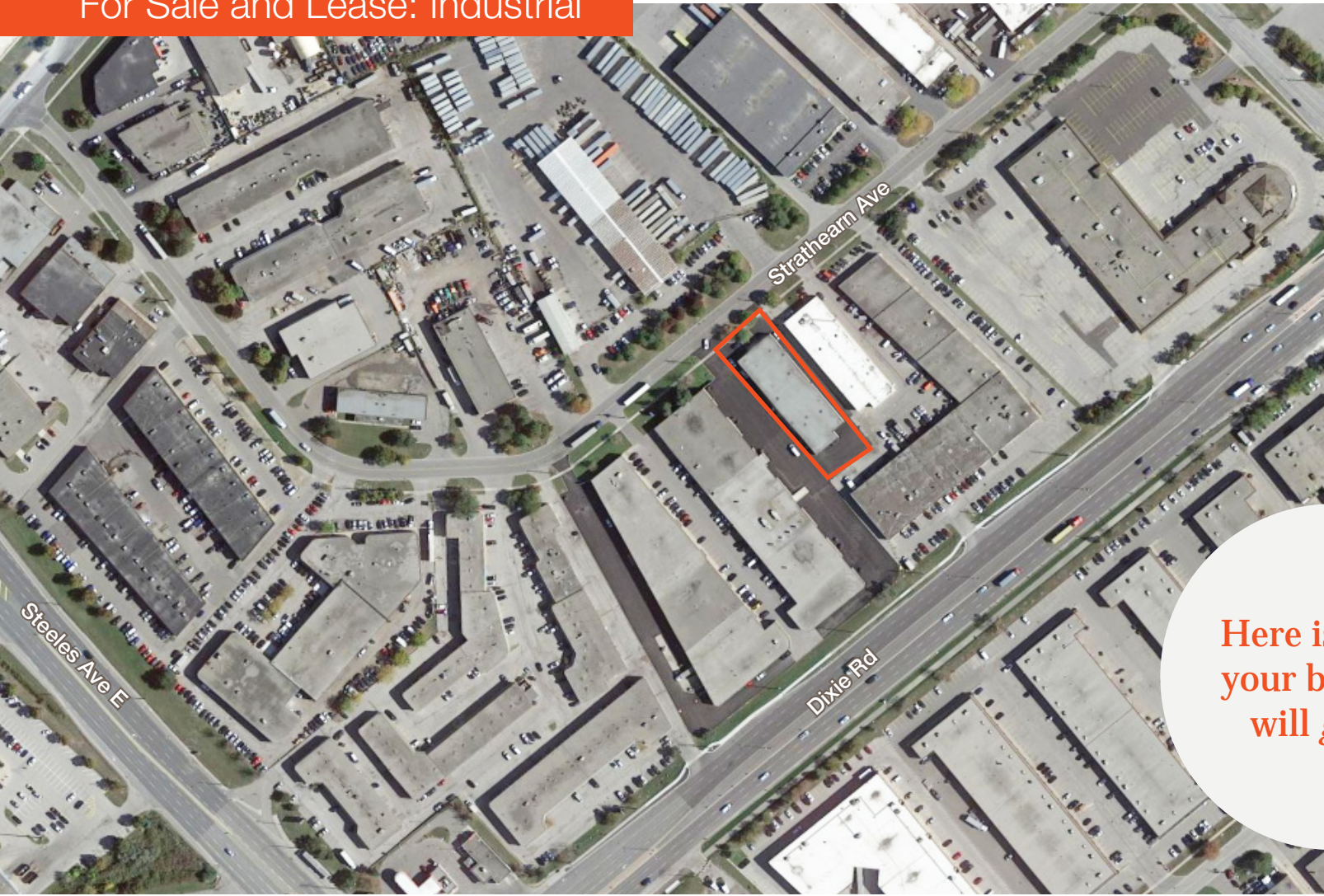


# 12 Strathearn Avenue

14,000 SF Freestand Industrial User Opportunity in Brampton

For Sale and Lease: Industrial



Jonathan Gorenstein\*\*, MBA, SIOR  
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\*Sales Representative \*\*Broker

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# 12 Strathearn Avenue

14,000 SF Freestand User Opportunity in Brampton



Total Area  
**14,000 SF**  
(approximately 10% Office)



Clear Height  
**14'10"**



Shipping Doors  
**2 truck level**  
**2 drive-in**



Zoning  
**M1- Industrial**



Possession  
**Immediate**



For Sale  
Asking Price  
**\$6,999,999**

Taxes  
**\$35,282.21 (2024)**

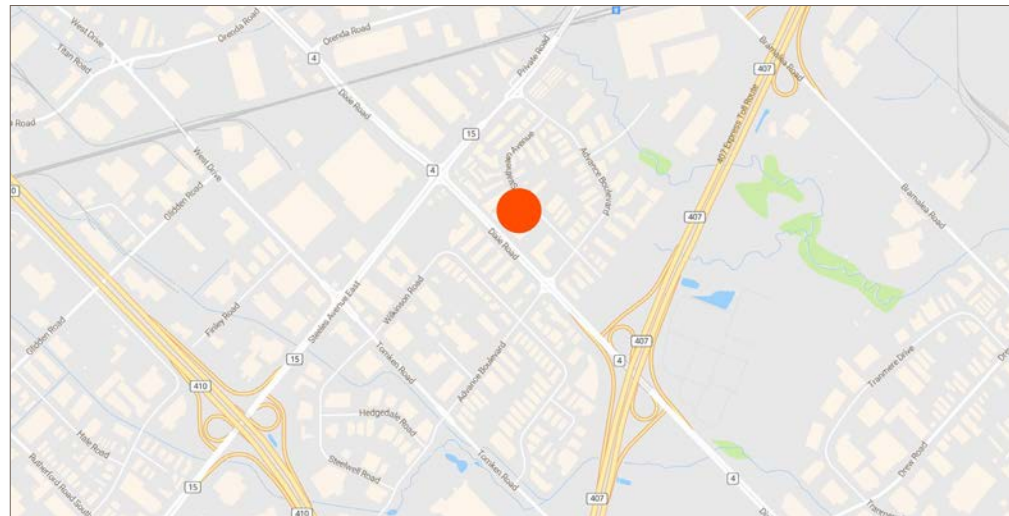


For Lease  
Asking Net Rent  
**\$16.95 per SF**

Taxes  
**\$5.17 per SF TMI (2025)**

## Property Highlights

- Whiteboxed warehouse area
- Upgraded lighting
- 2 drive-in, 2 truck level shipping doors
- 53' trailer accessibility
- Lot size 0.644 acres
- 200 amp / 600 volt 3-phase power
- Backflow preventer installed in 2020
- Office space includes three private offices, a large lunchroom, two bathrooms
- Located minutes from Highway 410 & 407 and in close proximity to Toronto Pearson International Airport



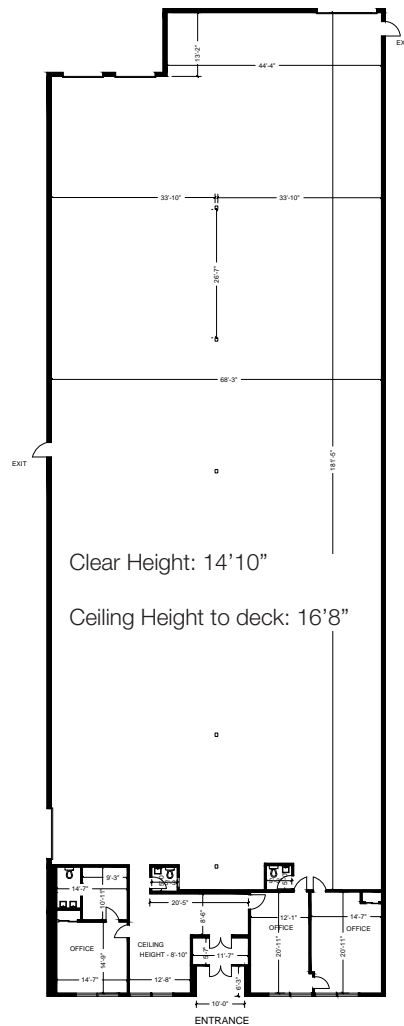
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# 12 Strathearn Avenue

14,000 SF Freestand User Opportunity in Brampton

## Floor Plan





# 12 Strathearn Avenue

14,000 SF Freestanding User Opportunity in Brampton

## Zoning - M1 Permitted Uses

(A) 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
(B) 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
(C) Accessory	
(1)	an associated educational use
(2)	an associated office
(3)	a retail outlet operated in connection with a particular purpose permitted by (a) 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 uses



Please see full Brampton Zoning By-Law for complete list of permitted uses, exceptions, and conditions.

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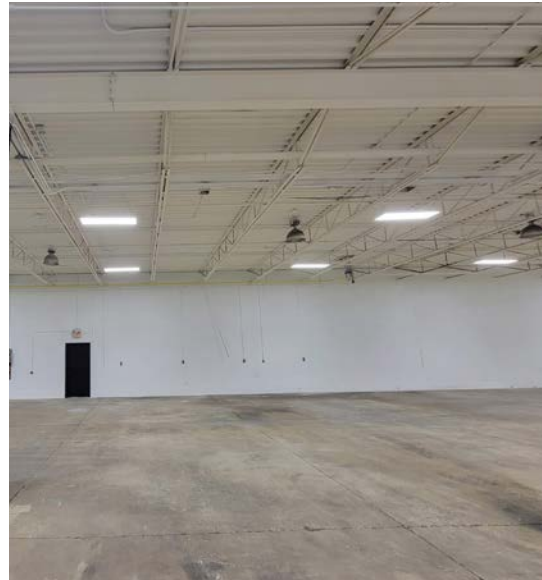
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# 12 Strathearn Avenue

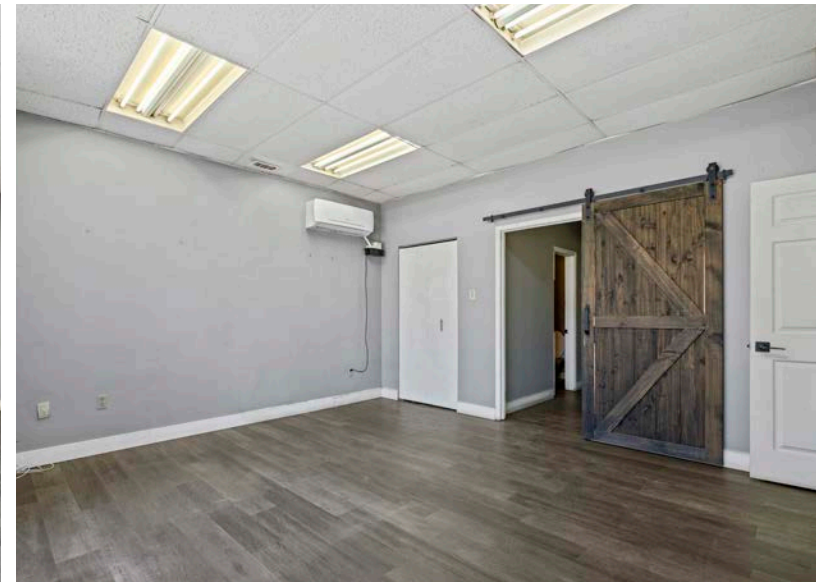
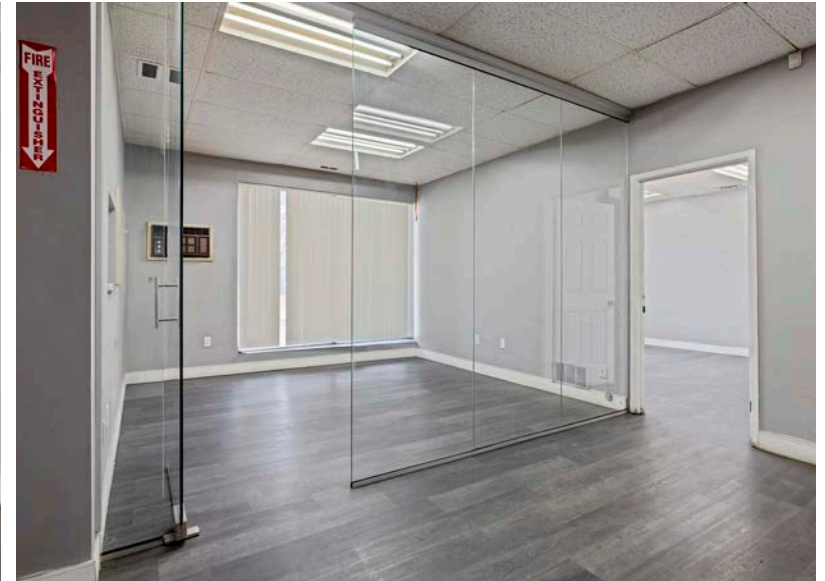




# 12 Strathearn Avenue

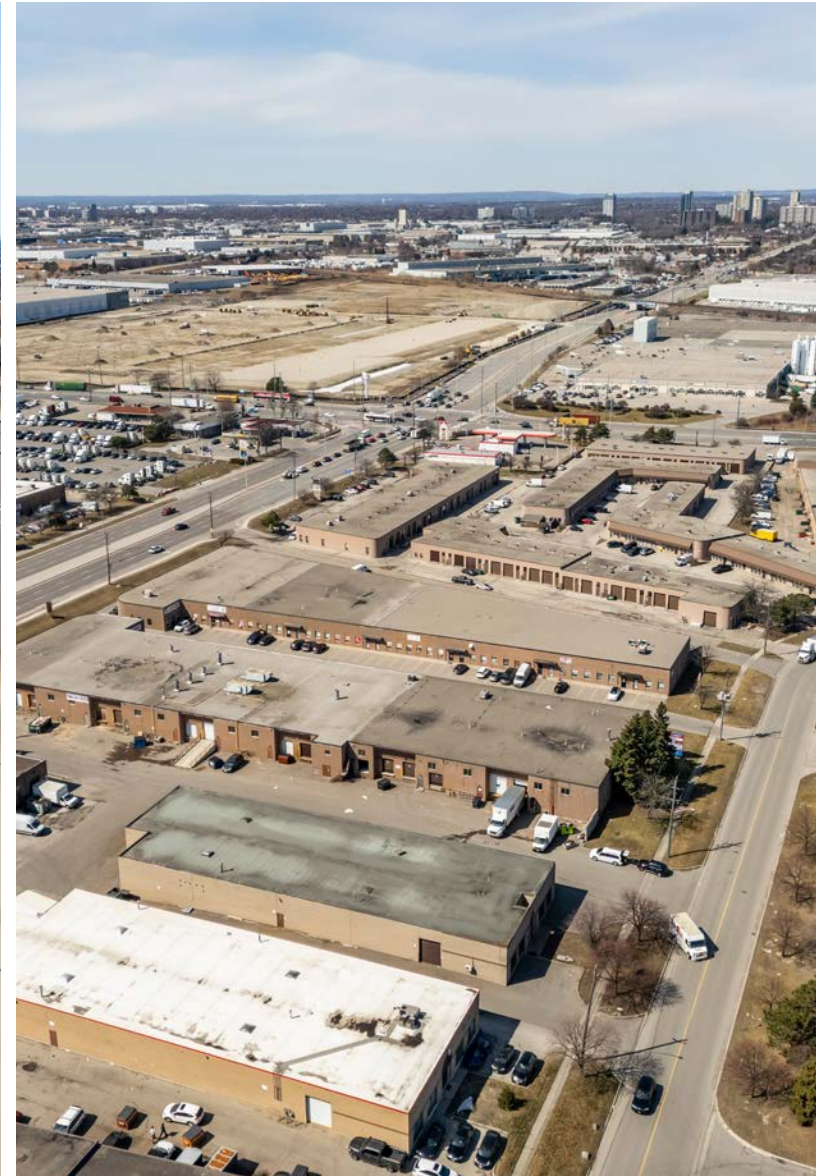


# 12 Strathearn Avenue





# 12 Strathearn Avenue





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