

# 12 Chelsea Lane

BRAMPTON  
ONTARIO

## FORLEASE

Exceptional Outside Storage Opportunity



**VANGUARD**  
REALTY BROKERAGE CORP.  
BROKERAGE

# PROPERTY OVERVIEW

## AVAILABLE SPACE

+ 32,468 SF on 4.2 Acres

## PROPERTY DETAILS



ASKING PRICE (PER MONTH)

**\$85,000**



TAXES (2023)

**\$126,464**

- 10% of Total Area is Office Space.
- 90% of Total Area is Industrial Space.
- 19' Clear Height.
- 14 Drive-In Doors.
- Ample Power.

## DRIVE TIMES



HIGHWAY 427

**12 Minutes**

HIGHWAY 407

**3 Minutes**

CN Rail Brampton

**5 Minutes**



**19 Minutes**  
Pearson Airport



**38 Minutes**  
Downtown Toronto



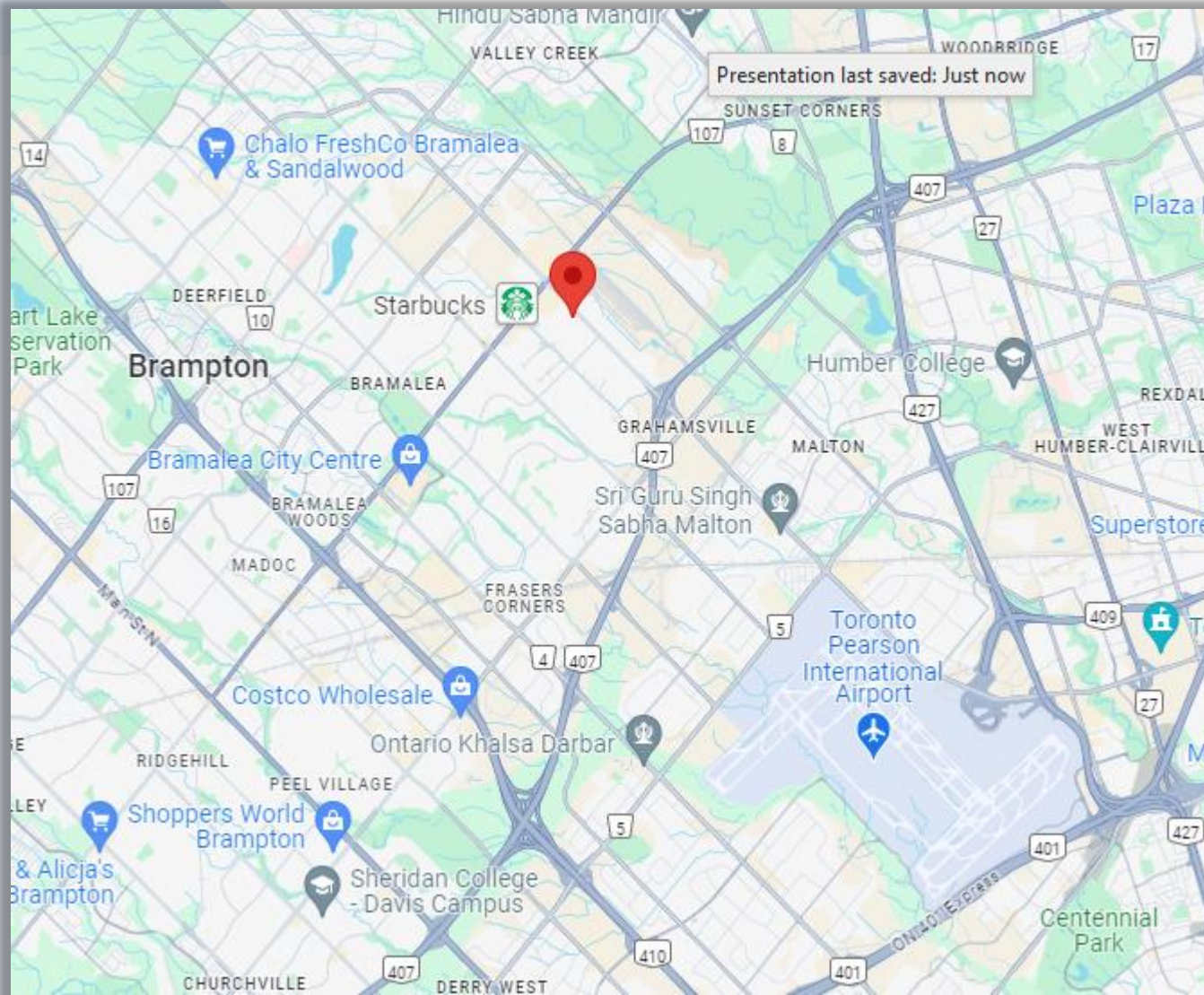
**VANGUARD**  
REALTY BROKERAGE CORP.  
BROKERAGE



ARIEL VIEW

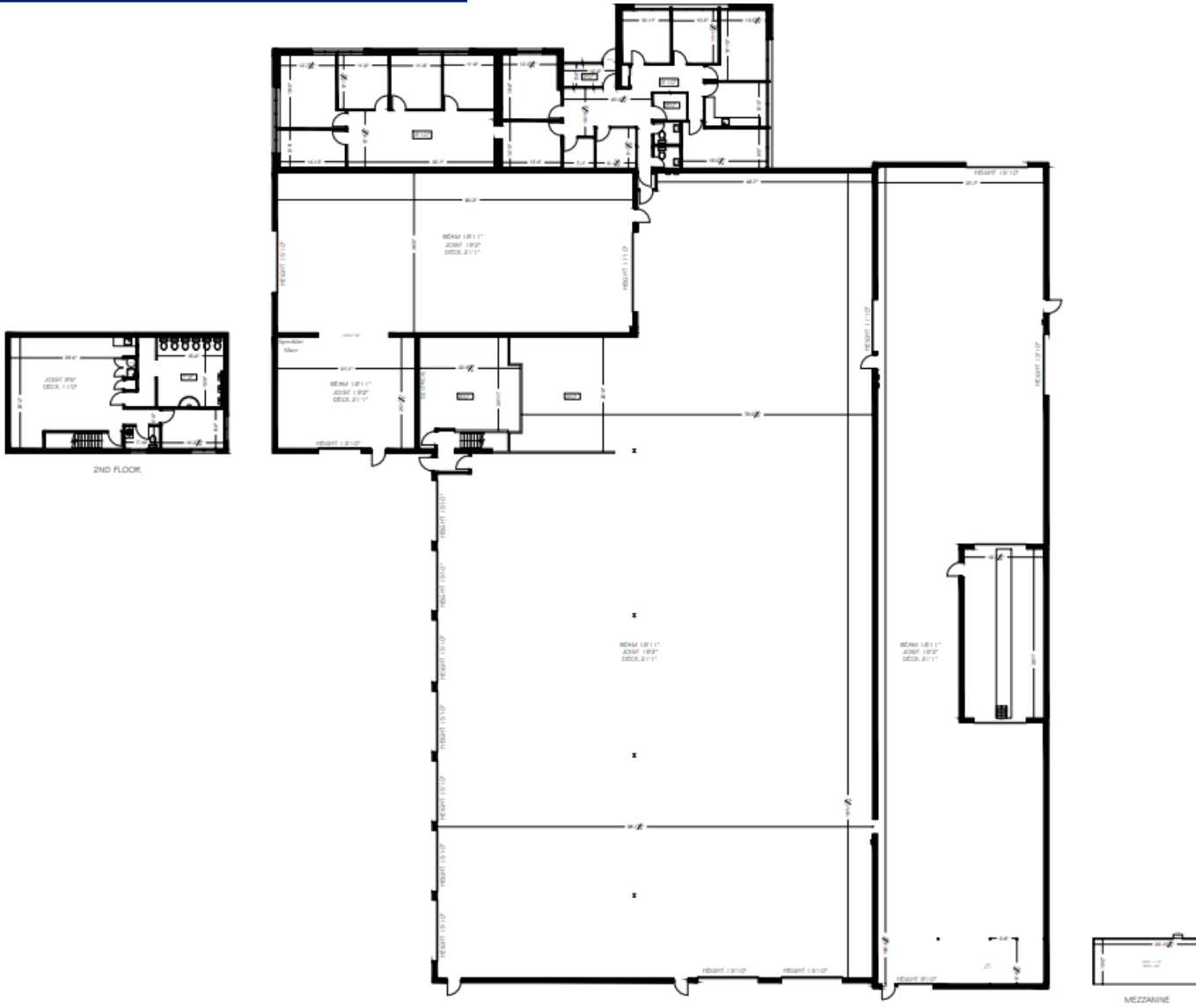


## LOCATION



- Exceptional Manufacturing Opportunity
- 32,468 SF Building on 4.2 Acres
- Very Well Configured Site with Ample Yard Space for Outside Storage
- Ideal Location Close to Many Amenities
- Ample Power
- Available April/May 2024

# FLOOR PLAN



## **M3A – 156 ZONING PERMITTED USES**

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- **Manufacturing**
- **Storage of Goods and Materials in the Open**
- **Printing Establishment**
- **Warehouse**
- **Parking Lot**
- **Radio or Television Broadcasting Establishment**
- **Recreational Facility or Structure**
- **Community Club**
- **Animal Hospital**
- **Place of Worship**
- **Associated Educational Use**
- **Associated Office**
- **Retail Outlet**
- **Purposes Accessory to the Other Permitted Purposes**
  - **The Lands Designated M3A – SECTION 156 on Schedule A to this By-Law:**
    - **156.1 Shall Only be used for the Following Purposes:**
      1. **The Purposes Permitted in the M3A Zone; and**
      2. **Business Offices**

FORLEASE

For more information,  
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