

6,466 SQ. FT. AVAILABLE FOR IMMEDIATE OCCUPANCY

FOR LEASE



# 16 Strathearn Avenue

Units 6-7  
Brampton, ON

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**CBRE**





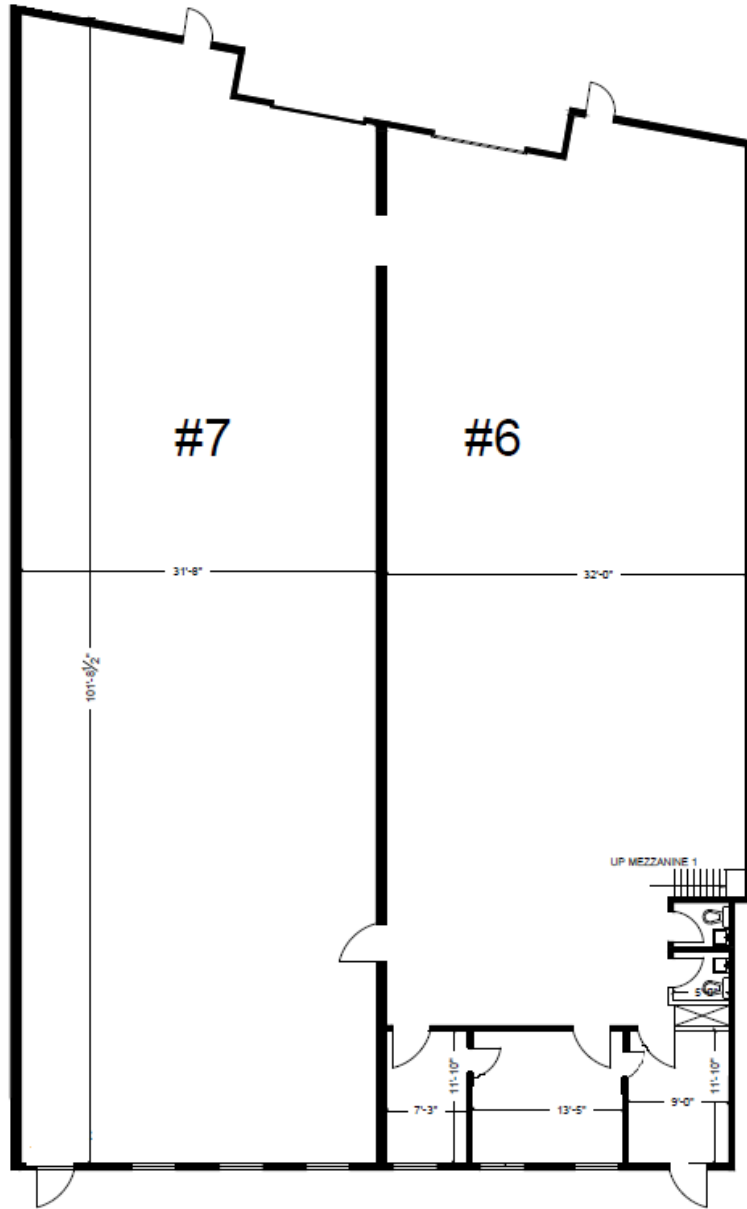
## PROPERTY DETAILS

<b>SIZE</b>	6,466 Sq. Ft.
<b>OFFICE</b>	5%
<b>CLEAR HEIGHT</b>	15'
<b>SHIPPING</b>	2 T/L
<b>HEAT</b>	Gas Forced Air Open
<b>POSSESSION</b>	Immediate
<b>NET RENT</b>	\$16.75 Per Sq. Ft.
<b>TMI (2024)</b>	\$5.25 Per Sq. Ft.

## COMMENTS

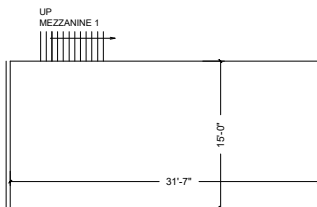
- Small bay unit with truck level shipping
- Centre ice Dixie & Steeles location
- New asphalt recently completed
- Great accessibility to major highways and area amenities
- Ideally suited for distribution, warehousing, or light manufacturing
- No automotive uses, recreational uses, or places of worship permitted by the Landlord

# FLOOR PLAN

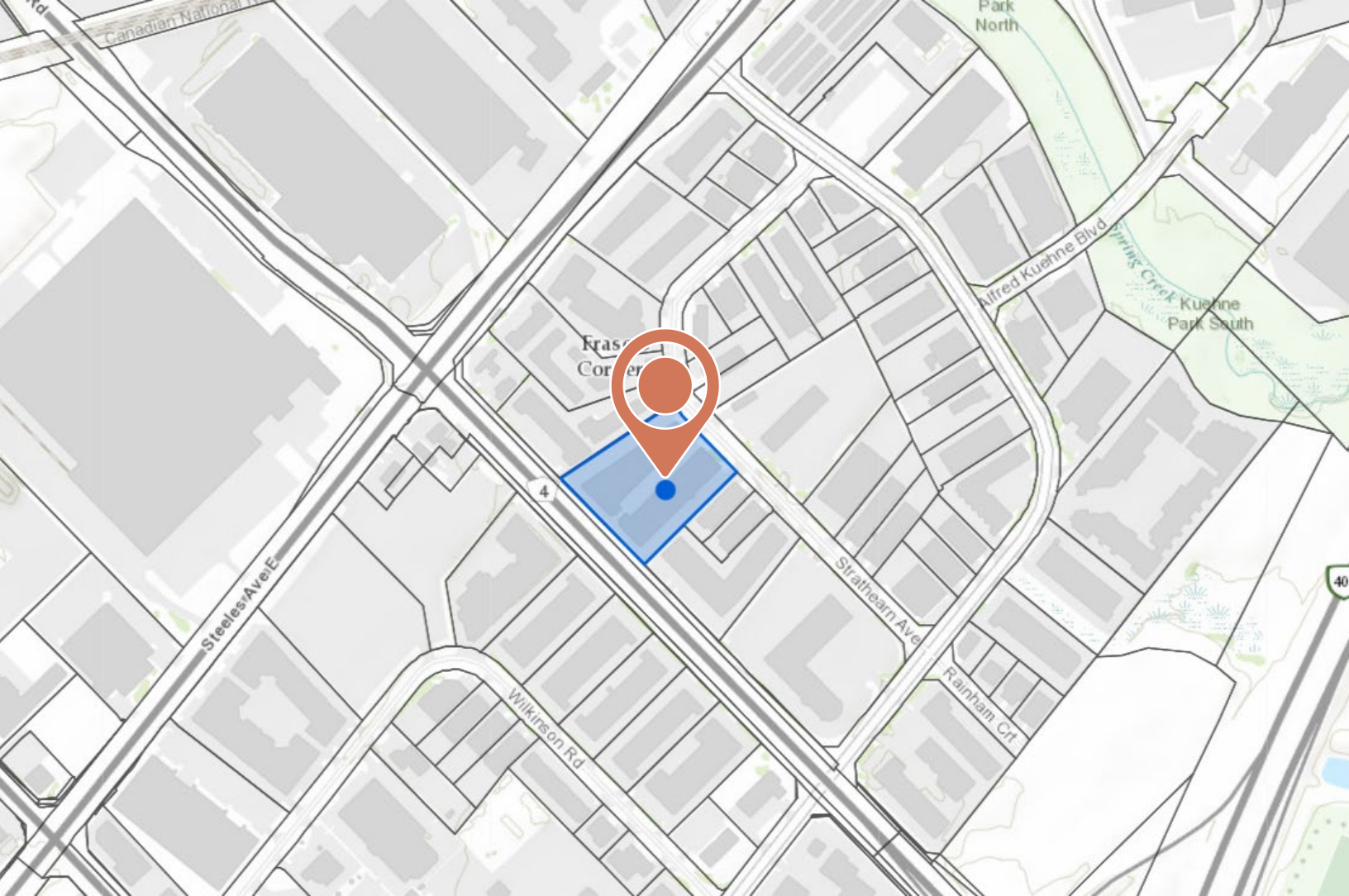


## MEZZANINE

**UNIT 6**  
474 SQ. FT.







# PROPERTY ZONING

## M1 Permitted Uses<sup>(t)</sup>:

Click [HERE](#) For More Zoning Information

### INDUSTRIAL

- » The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but extending a motor vehicle body shop as a principle or accessory use
- » A printing establishment
- » A warehouse
- » A parking lot

### NON-INDUSTRIAL

- » A radio or television broadcasting and transmission establishment
- » A furniture and appliance store
- » A recreational facility or structure

- » A community club
- » An animal hospital
- » A place of worship only within areas shown on Schedules G, H, and I

### ACCESSORY

- » An associated educational use
- » An associated office
- » A retail outlet operated in connection with a particular purpose permitted by the Industrial uses 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
- » Purposes accessory to the other permitted uses



16 Strathearn Avenue | Brampton, ON

**TRANSIT**

- Bramalea GO Station
- Brampton Bus Route 18 - Dixie
- Brampton ZUM Express Bus Route 511 - Steeles
- Brampton Bus Route 11 - Steeles
- Brampton Bus Route 13 - Avondale
- Brampton Bus Route 15 - Bramalea
- Brampton Bus Route 16 - Southgate
- Brampton Bus Route 185 - Dixie Express
- Brampton Bus Route 40 - Central Industrial

# 16 STRATHEARN AVE, UNIT 6-7, BRAMPTON, ON

## Contact Us

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