

**AVISON  
YOUNG**

**42** Wentworth Court  
Brampton, ON

**Industrial Space for Lease**



## Get more information

**Ryan G. Cunningham**

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**Mike Tatarsky**

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Platinum member



## Building Details

<b>TOTAL AREA</b>	4,055 sf
<b>OFFICE</b>	15%
<b>ZONING</b>	M3-1565
<b>POWER</b>	600 V   285 A
<b>SHIPPING</b>	1 DI
<b>AVAILABILITY</b>	30 Days
<b>TMI (2022)</b>	\$3.50
<b>NET RENT</b>	\$20.00

## Building Description



Steps away from public transit



Zoning permits a variety of uses



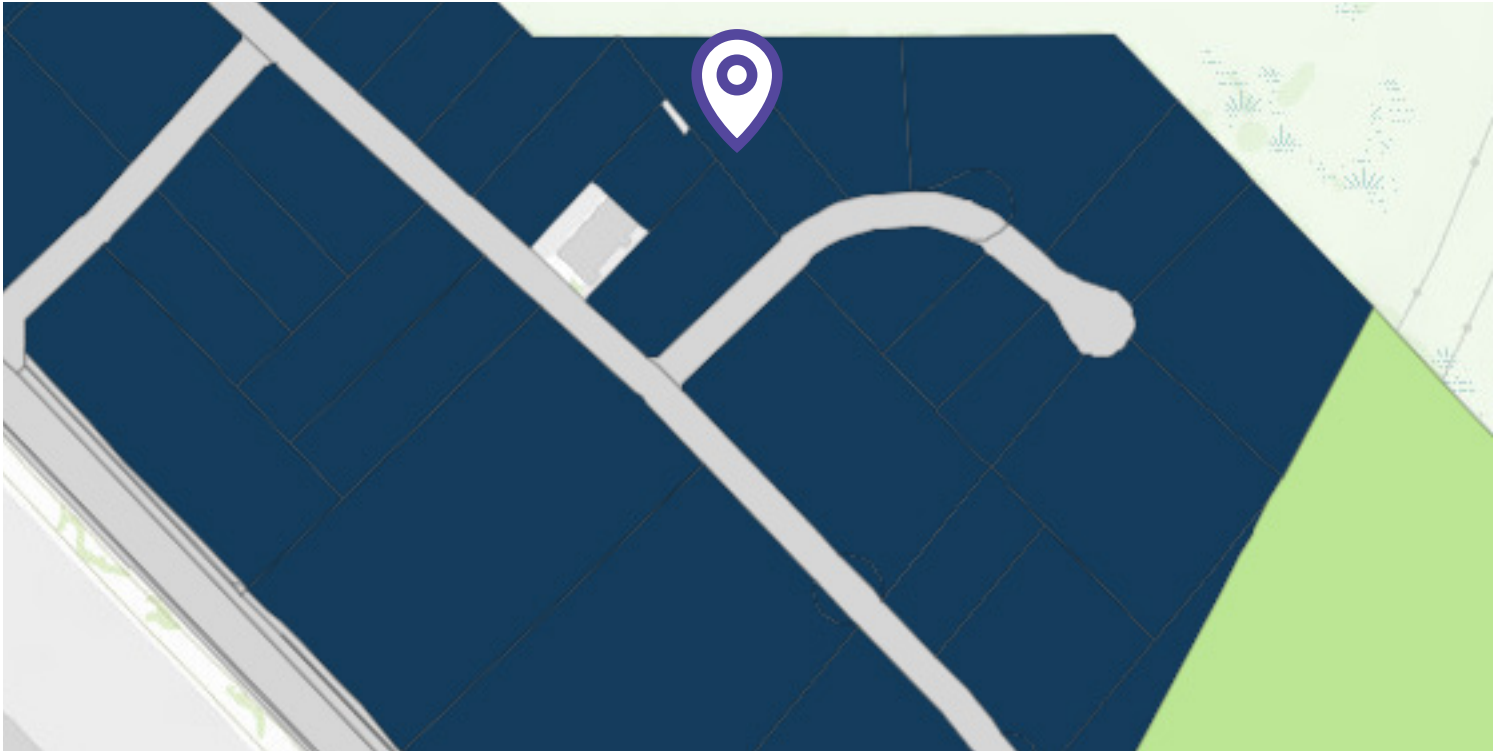
Minutes to Highway 407 & 427



Clean and well managed



## Zoning M3-1565 Employment Zone



### INDUSTRIAL USES

- manufacturing, cleaning, packaging, processing, repairing of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop
- assembly of goods, foods or materials
- industrial uses involving the manufacture and storage of goods and materials in the open
- a printing establishment
- a warehouse
- a parking lot
- 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
- Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste
- Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use
- Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste

### NON-INDUSTRIAL USES

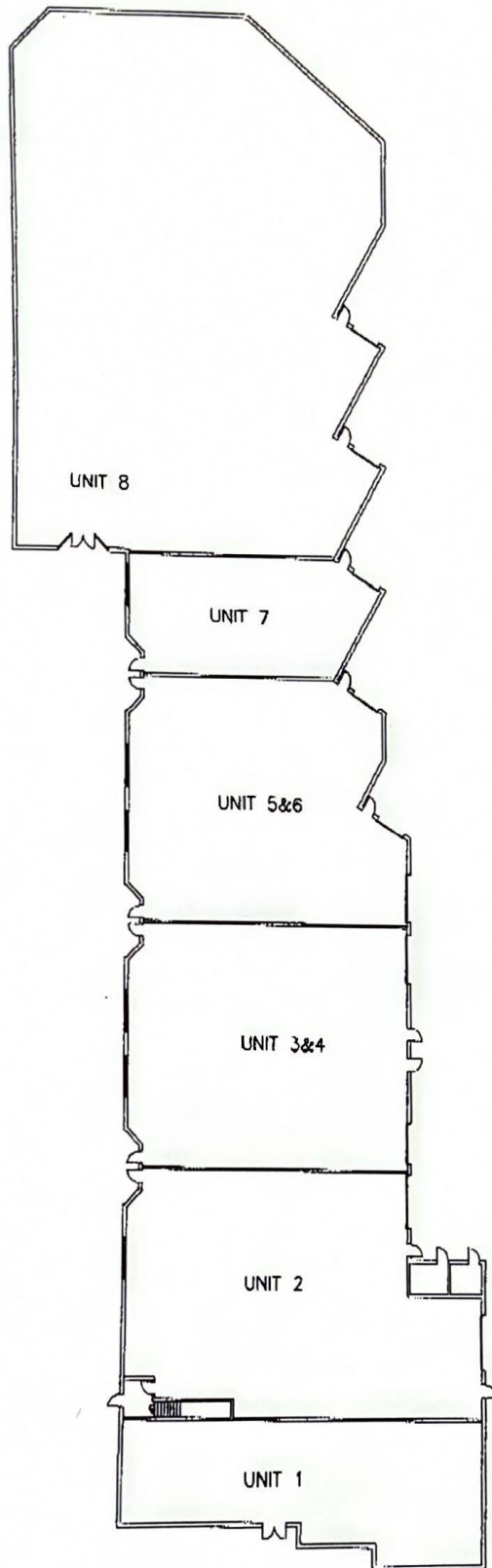
- a radio or television broadcasting and transmission establishment

- a recreational facility or structure
- a community club
- an animal hospital
- a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

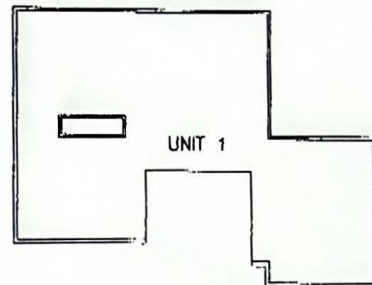
### ACCESSORY

- an associated educational use
- an associated office
- a retail outlet operated
- purposes accessory to the other permitted purposes
- Thermal Degradation (Energy from Waste)

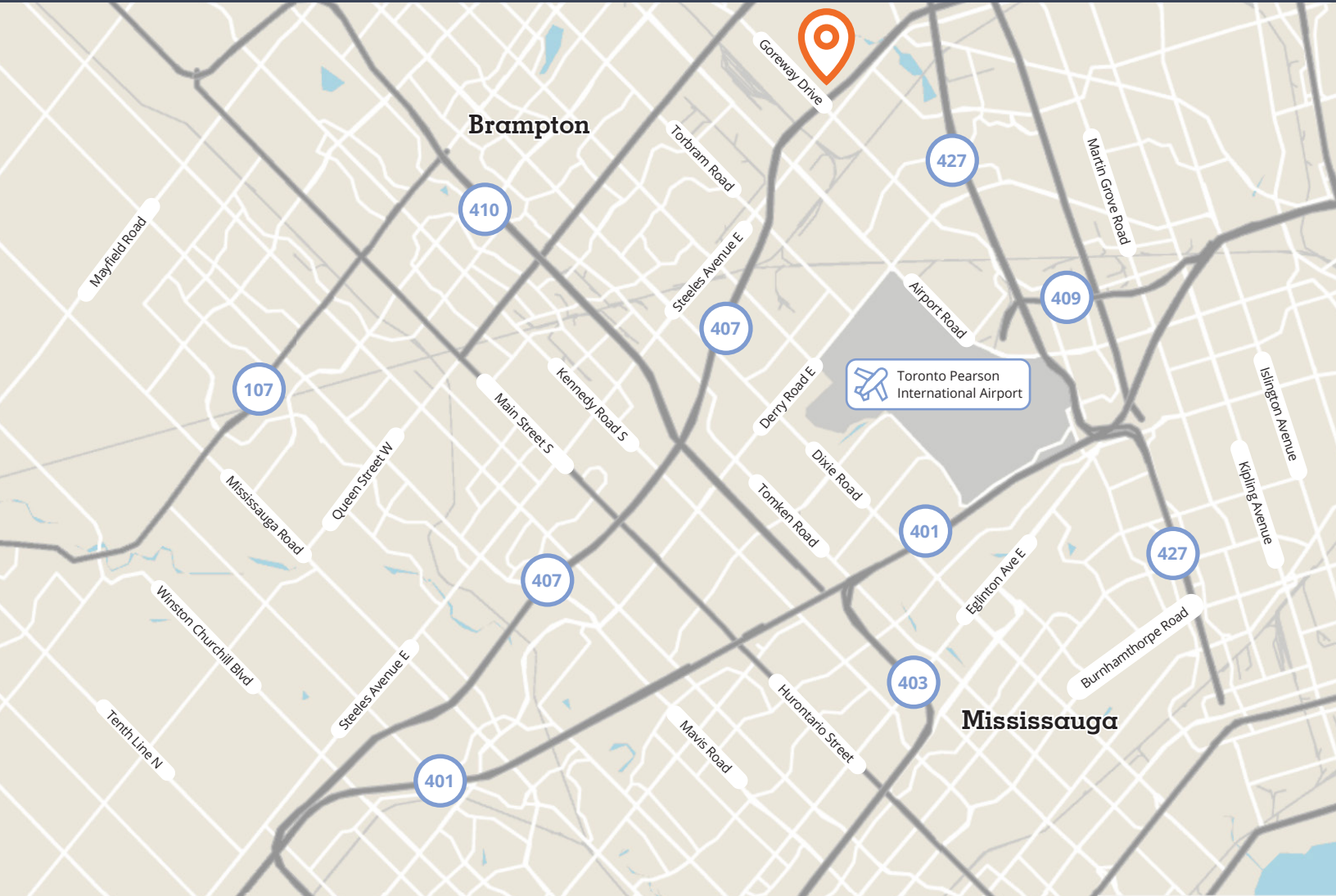
## Floorplan



FIRST FLOOR



SECOND FLOOR



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