



HWY 410

Unit 23-24

**WELL CONFIGURED DOUBLE UNIT
WITH COMBINED SHIPPING**

FOR LEASE

54 BRAMSTEELE
ROAD UNIT 23-24 | BRAMPTON, ON

JEFF HORD*
Senior Vice President
416 798 6258
jeff.hord@cbre.com

KYLIE RAJIC
Sales Representative
416 798 6253
kylie.rajic@cbre.com

CBRE

PROPERTY SPECIFICATIONS



54 BRAMSTEELE ROAD | BRAMPTON, ON

Unit 23-24

PROPERTY HIGHLIGHTS

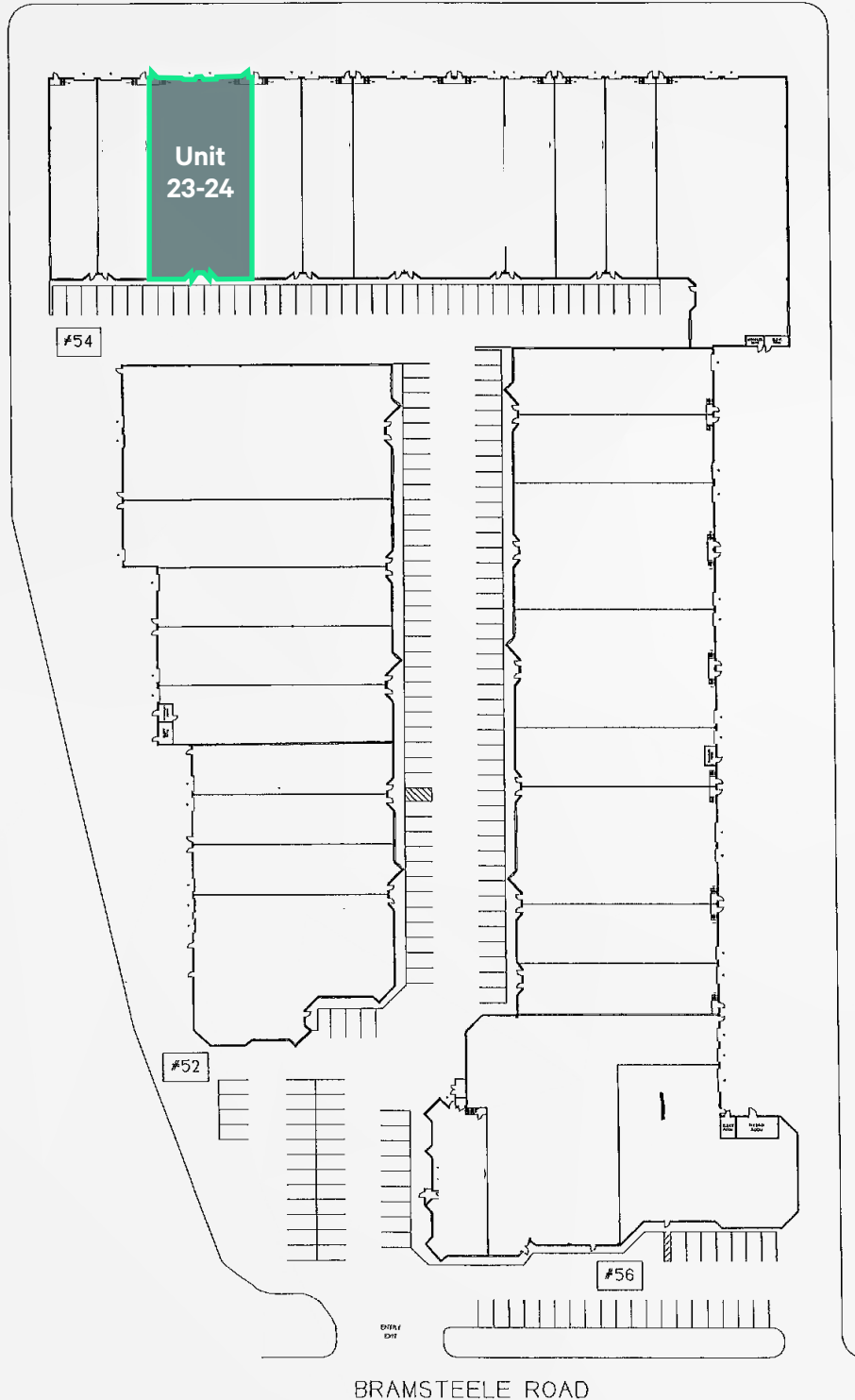
SIZE	7,200 sq. ft.
OFFICE	20%
CLEAR HEIGHT	18'
SHIPPING	1 T/L, 1 D/I
HEAT	Gas Forced Air Open
POSSESSION	30 Days Notice
NET RENT	\$17.25 per sq. ft.
TMI (2023)	\$4.12 per sq. ft.

- Well configured unit in the heart of Brampton
- Professionally managed complex
- Quick access to all major 400 series highways and amenities
- Ideally suited for distribution, warehousing or light manufacturing
- No automotive uses, recreational uses, or places of worship permitted by the Landlord

All Information to be verified

PROPERTY

SITE PLAN



FOR LEASE

PROPERTY

ZONING | M1-3092



PERMITTED USES[†]

- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials
- Printing establishment
- Warehouse
- Parking lot
- Radio or television broadcasting and transmission establishment
- Furniture and appliance store
- Community club
- Animal hospital
- Restaurant
- Bank
- Associated educational use
- Associated office
- Retail outlet operated in connection with a permitted use (maximum 15% of gross floor area)
- Purposes accessory to the other permitted uses

[†]Not All Uses Permitted By Landlord | Click [HERE](#) For More Zoning Info

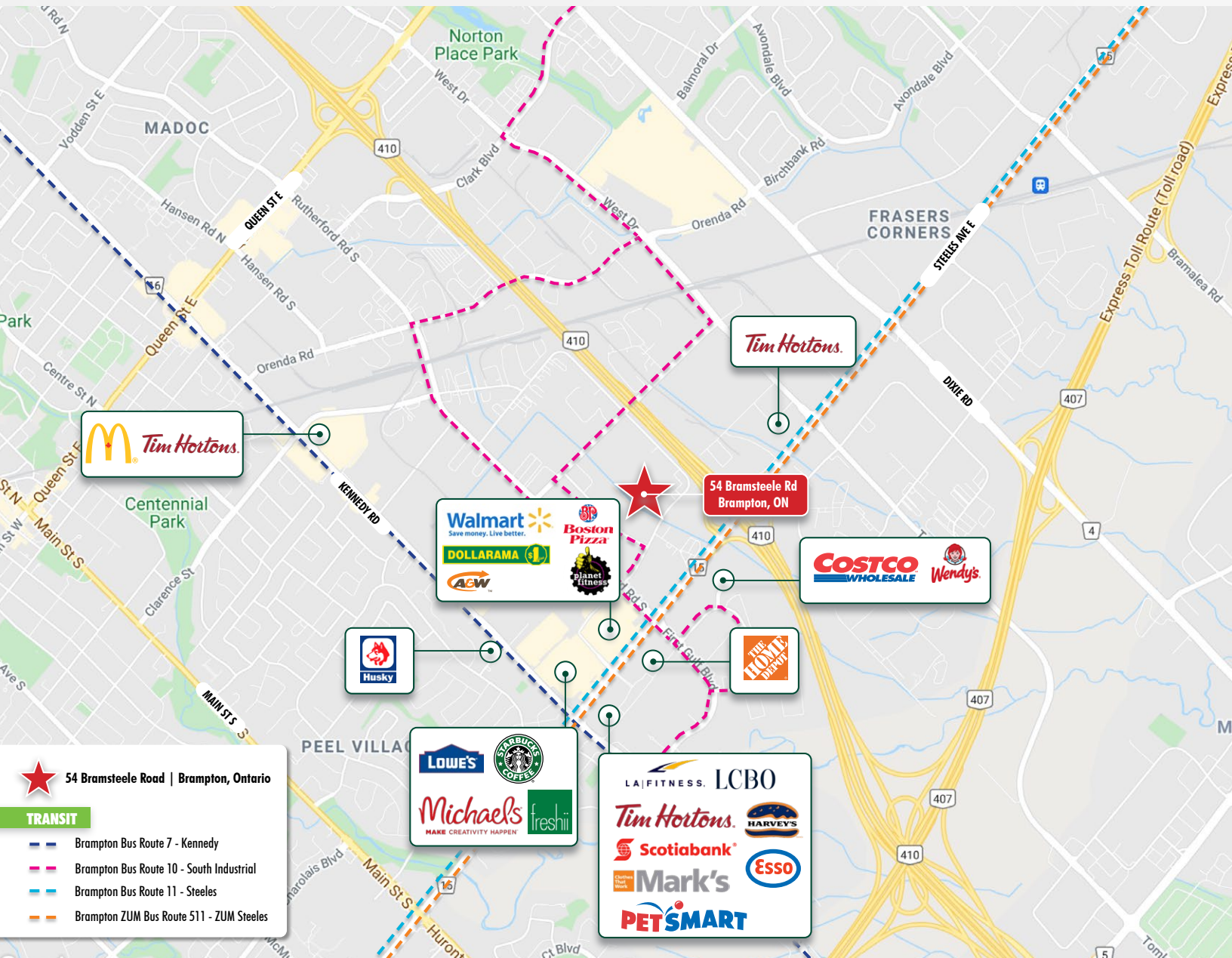
54 BRAMSTEELE ROAD, UNIT 23-24 | BRAMPTON, ON

FOR LEASE

CBRE

54 BRAMSTEELE ROAD

UNIT 23-24 | BRAMPTON, ON



★ 54 Bramsteele Road | Brampton, Ontario

- TRANSIT**
- Brampton Bus Route 7 - Kennedy
 - Brampton Bus Route 10 - South Industrial
 - Brampton Bus Route 11 - Steeles
 - Brampton ZUM Bus Route 511 - ZUM Steeles

JEFF HORD*
 Senior Vice President
 416 798 6258
 jeff.hord@cbre.com

KYLIE RAJIC
 Sales Representative
 416 798 6253
 kylie.rajic@cbre.com

CBRE Limited Real Estate Brokerage Toronto West
 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

****All Info To Be Verified**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

*Sales Representative