



For Lease

Brampton Freestanding Facility With Multiple Configurations

187 Deerhurst Drive, Brampton

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Property Overview



Highly accessible location
in close proximity to
Highway and transit notes



Landlord to Whitebox
Property



Brand New LED Lighting

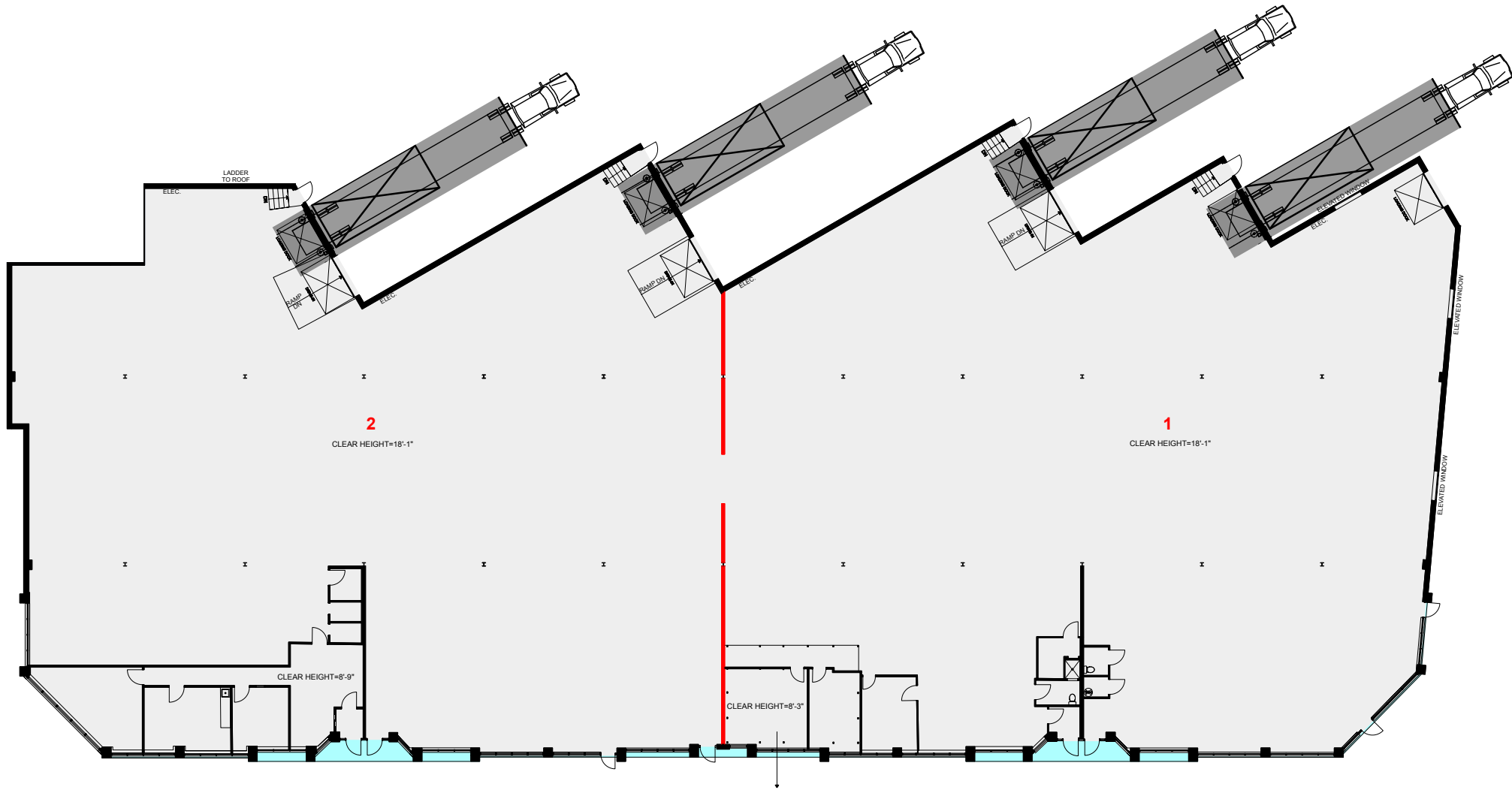


Multiple Configurations
Available

Total Area	Unit 1+2: 31,446 SF Unit 1: 16,037 SF Unit 2: 15,049 SF
Office Area	5%
Lot Size	1.83 AC
Clear Height	18'
Shipping	5 TL / 3 DI
Zoning	M3-1536
Asking Price	\$18.95
TMI	\$4.45
Occupancy	Immediate
Power	600V / 800A
Parking	+/- 63 Spaces
Entrance	2 Points of Access



Site Plan



Zoning Information

187 Deerhurst Drive, Brampton



Permitted Uses - M3 - 1565

Employment/Office Uses

- manufacturing, cleaning, packaging, processing, repairing,
- assembly of goods, foods or materials
- storage of goods and materials in the open
- a printing establishment
- a warehouse
- a parking lot
- Non-hazardous solid waste processing or solid waste transfer use
- Power Generation (Fuel Combustion) Use
- Hazardous waste processing for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste
- Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste
- Thermal Degradation (Non-Energy Producing)
- Thermal Degradation (Energy from Waste) use, provided source of waste input into energy generation is a by-product of the primary use and is not a Hazardous Waste

- Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization

Office/Service Commercial

- radio or television broadcasting / transmission establishment
- a recreational facility or structure
- a community club
- an animal hospital
- place of worship when located in a Business Corridor Area
- an associated educational use
- an associated office
- a retail outlet operated in connection w/ a particular permitted industrial use
- purposes accessory to the other permitted purposes
- Thermal Degradation (Energy from Waste) Use provided that the source of waste input into the energy generation is a byproduct of the primary use of the site and is not a Hazardous Waste



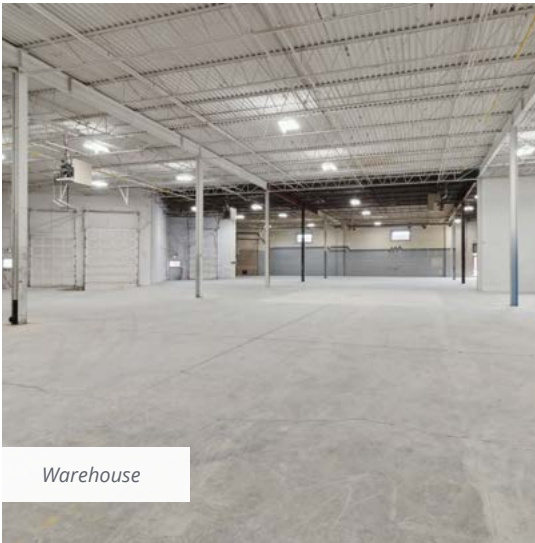
53' Trailer Access



Drive-In Capabilities



Natural Light



Warehouse



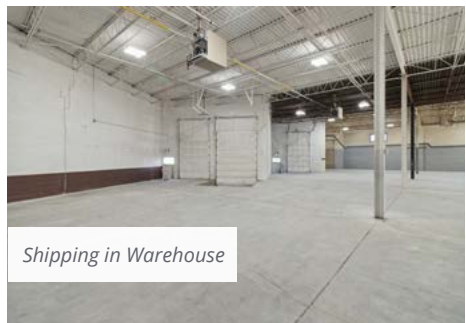
Blank Canvas



Exterior Shot



Warehouse Lighting





Shipping in Warehouse

Site Access

 Major Highway

 Bus Stop

 Highway 427
7 minutes

 Highway 407
6 minutes

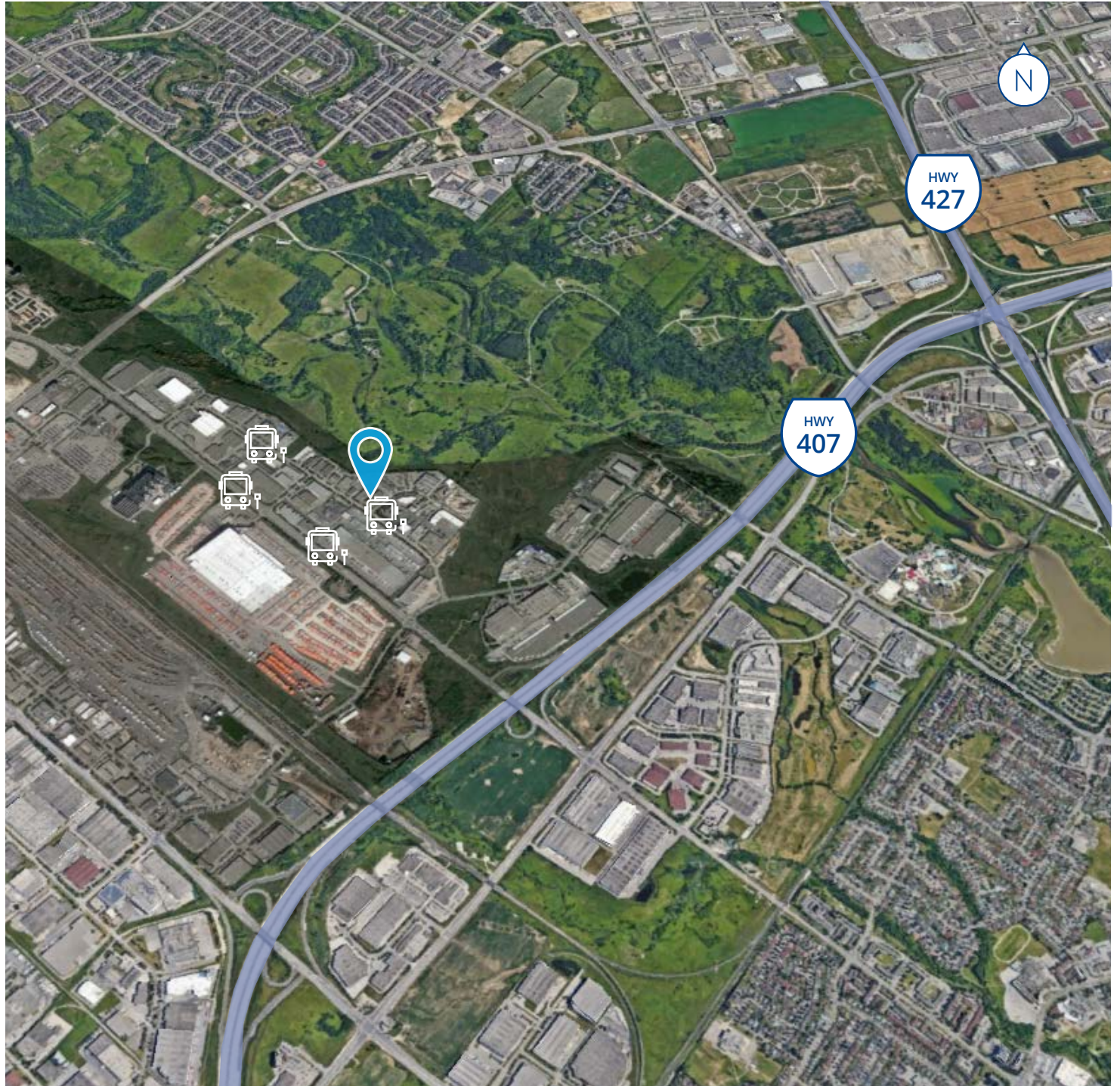
 Highway 410
11 minutes

 Airport
12 minutes

Mississauga
24 minutes

Brampton
19 minutes

Downtown Toronto
38 minutes





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