

WELL CONFIGURED UNIT WITH T/L & D/I SHIPPING

FOR LEASE



129 Devon Road | Unit A Brampton, ON

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CBRE



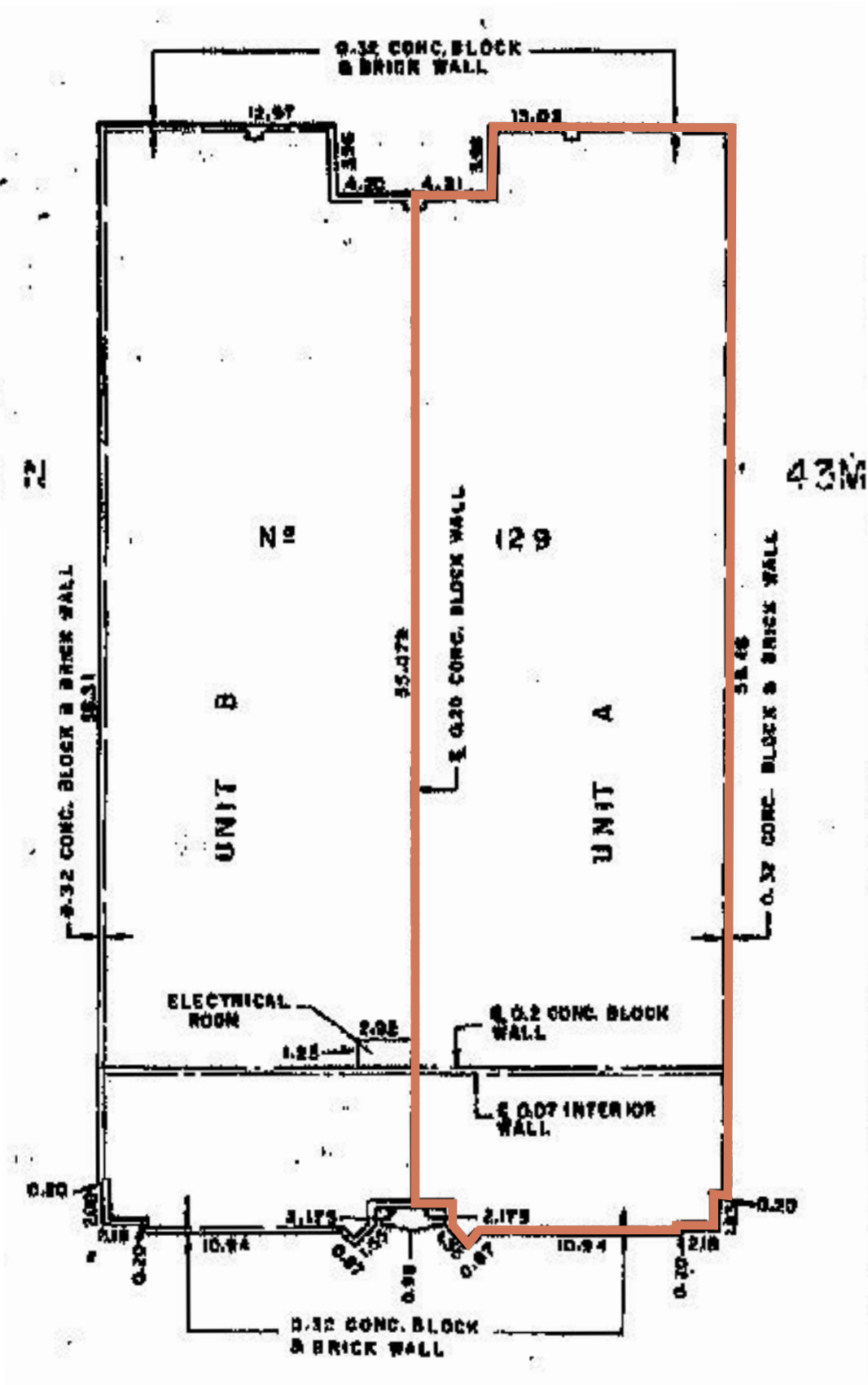
PROPERTY DETAILS

SIZE	10,837 Sq. Ft
OFFICE	15%
CLEAR HEIGHT	17'6"
SHIPPING	1 T/L & 1 D/I
HEAT	Gas Forced Air Open
POSSESSION	May 1, 2024
NET RENT	\$16.95 Per Sq. Ft.
TMI (2024)	\$5.20 Per Sq. Ft.

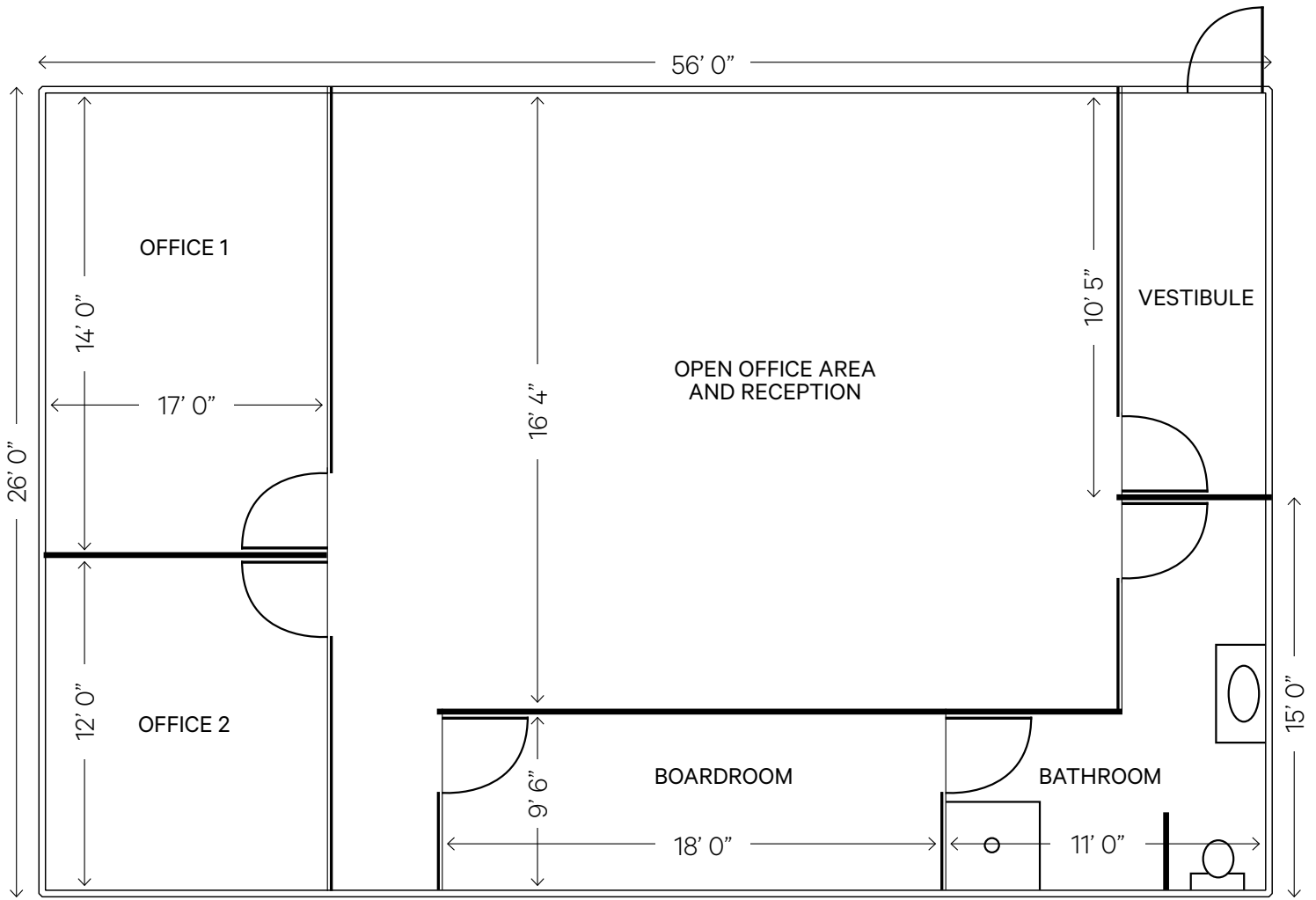
COMMENTS

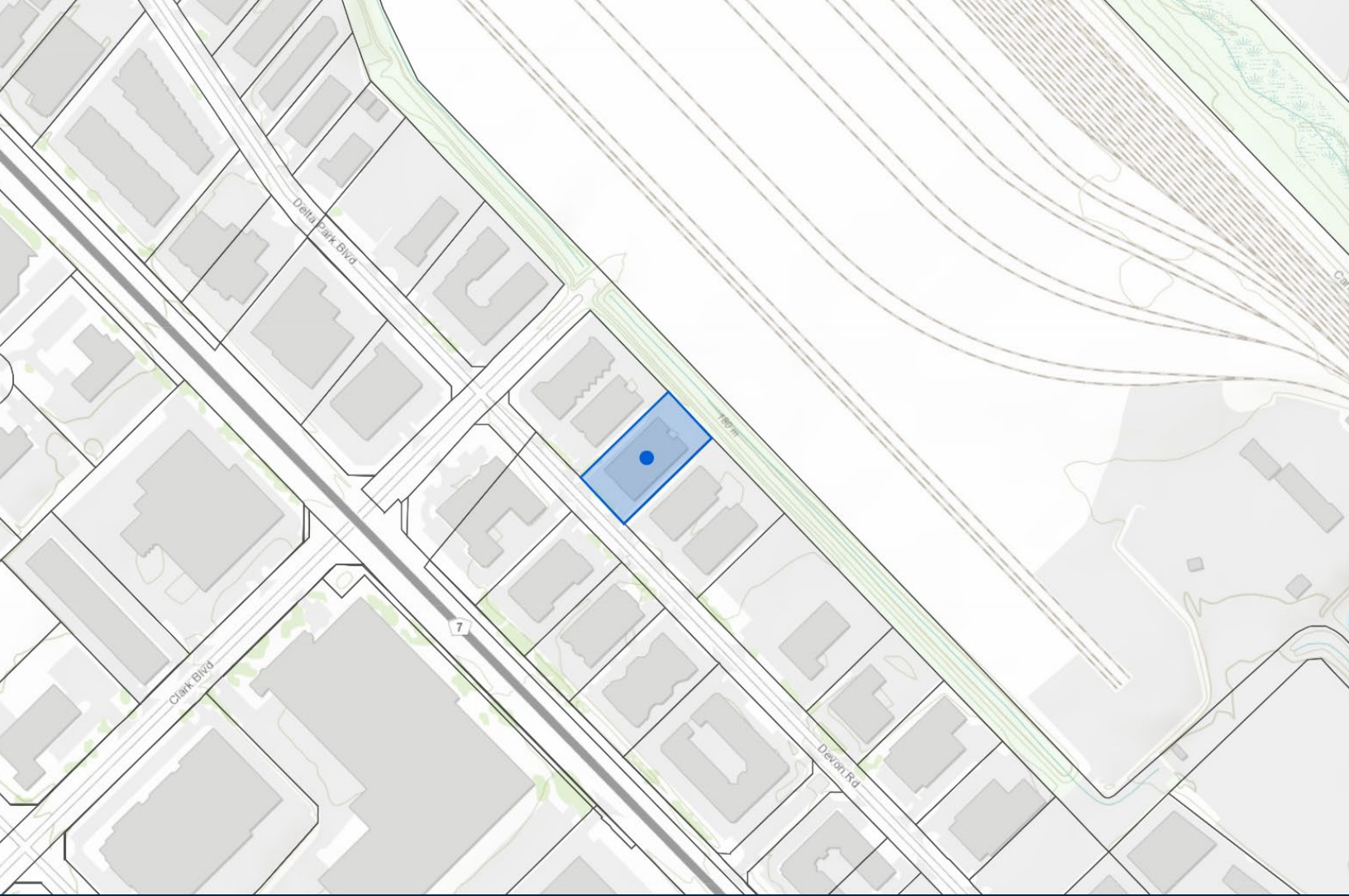
- Functional unit comprising half of a freestanding building
- Combination of T/L & D/I shipping
- Sought after M3 zoning
- Ideally suited for a variety of tenants including warehousing and light manufacturing
- No automotive uses, recreational uses, or places of worship permitted by the Landlord

SITE PLAN



OFFICE FLOOR PLAN



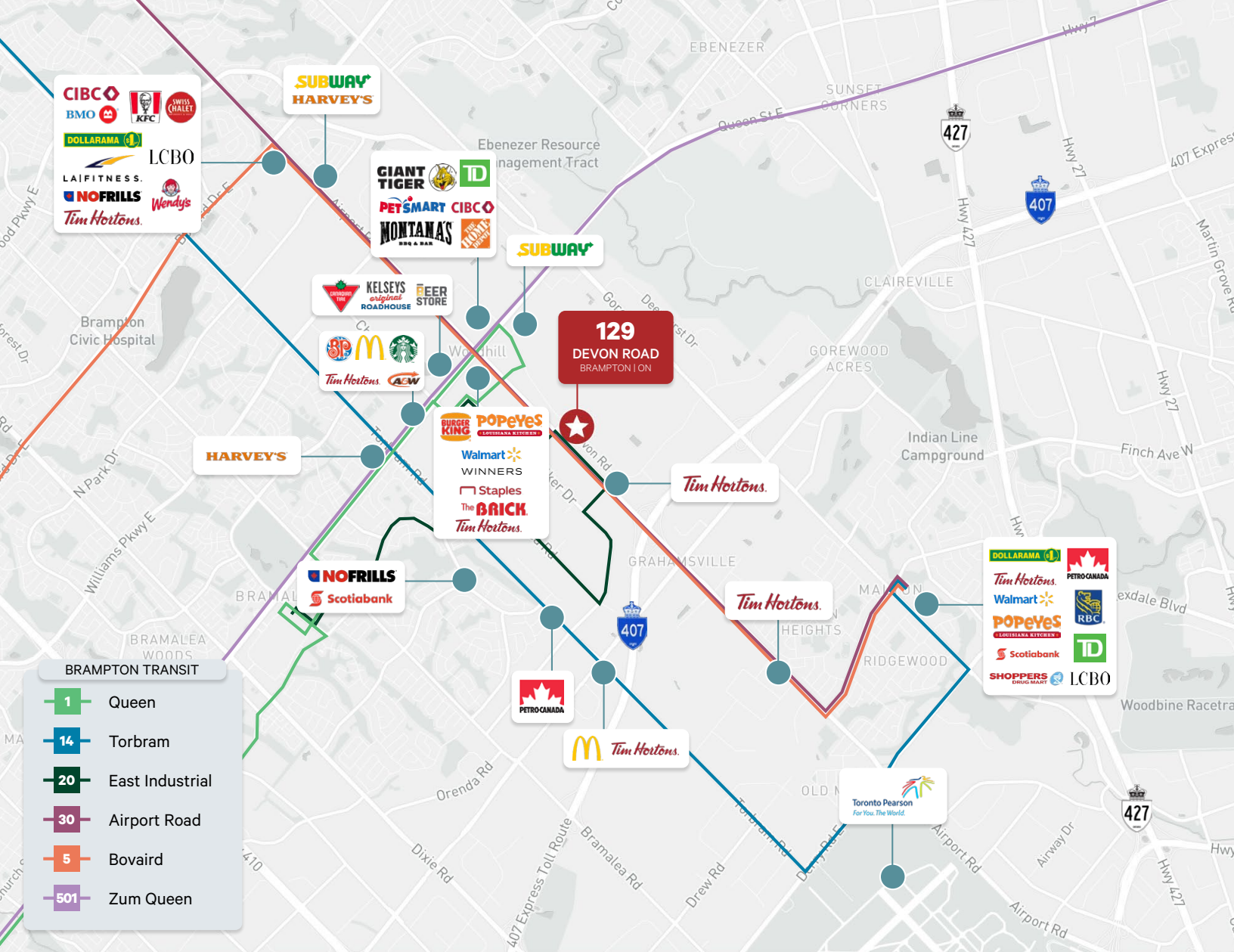


PROPERTY ZONING

M3-1529 Permitted Uses^(t):

Click [HERE](#) For More Zoning Information

- » Warehousing and storage of goods and products and materials within an enclosed building
- » The manufacture and assembly of clothing and finished textile or fabric products
- » Printing, bookbinding, and lithographing
- » Die casting involving the use plastics and light metals including aluminum and zinc
- » Light manufacturing of tubing, pipes, tools, and instruments, electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products
- » Beverage and food processing plants excluding any obnoxious uses such as a slaughter house, a fowl killing establishment, blood boiling, bone boiling, animal or fish glue or fertilizer factory, tannery, storage of hides, rags and bones
- » Shops for the repair or manufacturing of small goods and wares
- » Exhibition and conference halls
- » Radio, television broadcasting and transmission facilities
- » Research establishment
- » Business and professional and administrative offices connected with another permitted use
- » Any use by a public body of the same general character as other permitted purposes;
- » Purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use
- » The manufacturing, assembly, storage and distribution of semi-finished and finished products, and a truck terminal
- » Dry cleaning plants, laundry and dyeing establishments, excluding any dangerous uses
- » Dairy products plants and bakeries
- » A builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yards
- » A personal service shop



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Contact Us

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