

FOR LEASE

54 VAN KIRK DRIVE

BRAMPTON, ON



54 VAN KIRK DRIVE



DETAILS

| | |
|------------------|------------------------------|
| Property Address | 54 Van Kirk Dr, Brampton, ON |
| Location | Bovaird Dr W/McLaughlin Rd N |
| Building Area | 9,685 SF |
| Office Area | 10% |
| Industrial Area | 90% |
| Shipping Doors | 1 DI / 1 TL |
| Zoning | M4A-157 |

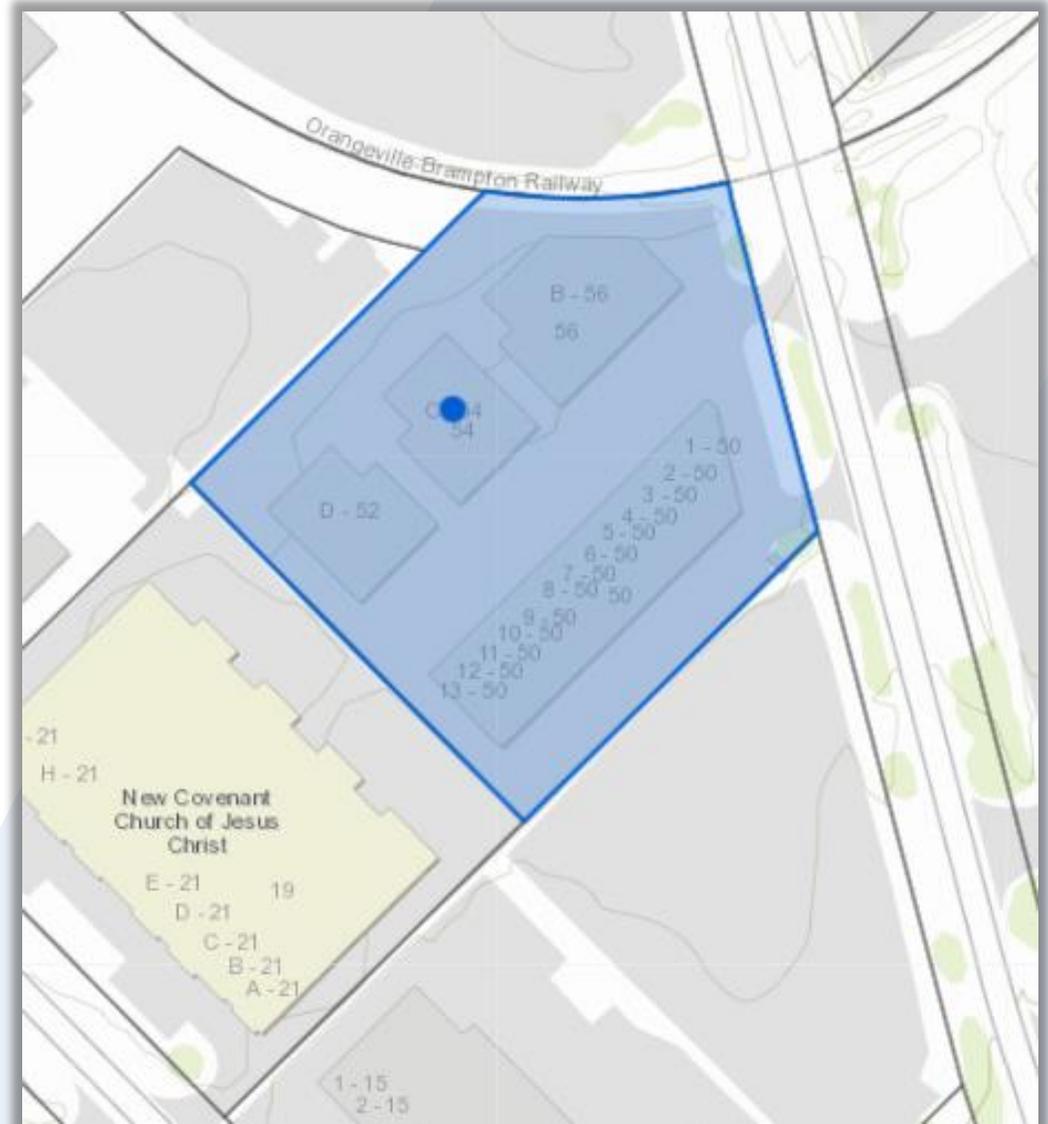
HIGHLIGHTS

- Highly sought after Industrial Freestanding Facility for Lease.
- Two floors of Office (Floor plate 7,135 SF).
- Drive-In and Truck Level shipping doors.
- Mezzanine space included in the Warehouse, can be removed should the Tenant not require it.
- Well situated site with easy access to Highways, Labour pool and Public Transit.
- **Asking Price: \$19.95 PSF Net**

M4A - INDUSTRIAL

PERMITTED USES

- Printing Establishment
- Warehouse
- Parking Lot
- Manufacturing, Cleaning, Packaging, Processing, Repairing, or Assembly of Goods, Foods or Materials Within an Enclosed Building, but Excluding a Motor Vehicle Repair Shop and a Motor Vehicle Body Shop as a Principle or Accessory Use.
- Radio/Television Broadcasting & Transmission Establishment
- Recreational Facility
- Community Club
- Animal Hospital
- Place of Worship
- Associated Educational Use
- Associated Office



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VANGUARD

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