

10 WILKINSON ROAD

Brampton, ON



FOR SALE

Industrial Condominium Units
Ranging From 5,800 - 12,000 Sq. Ft.

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CBRE

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CBRE Limited ("CBRE" or "Advisor") on behalf of its client, Jaks Construction Ltd. (the "Vendor"), is pleased to present well-appointed industrial condo units available for sale in Brampton at 10 Wilkinson Road (the "Property"). Units are available from 2,500 to 12,000 Sq. Ft. with flexible layouts, up to 18' clear height, and a combination of truck-level and drive-in shipping. Select units will offer a unique branding opportunity with direct exposure onto Steeles Avenue. Many recent site upgrades have been completed, including new roof and asphalt.

Situated seconds from major highways, including Brampton's main artery Highway 410, the Property also benefits from ample on site and area amenities, as well as, direct access to both Brampton transit and ZUM lines. Registration is well underway targeting Q2 2023.



PROPERTY DETAILS



M1 Zoning Permits a Variety Of Uses



Combination of T/L and D/I Shipping



Easily Accessible by Transit & Major Highways



Centrally Located to Access All of the GTA



Functional Units in a Range of Sizes



Professionally Managed & Meticulously Maintained



Large Shipping Court that Accommodates 53' Trailers

[CLICK TO VIEW ZONING BY-LAW \(M1 Industrial\)](#)

PERMITTED USES[†]

Industrial

- » The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
- » A printing establishment
- » A warehouse
- » A parking lot

Non-Industrial

- » A radio or television broadcasting and transmission establishment
- » A furniture and appliance store
- » A recreational facility or structure
- » A community club
- » An animal hospital

Accessory

- » An associated educational use
- » An associated office
- » A retail outlet operated in connection with a particular purpose permitted by the **Industrial** uses above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- » Purposes accessory to the other permitted purposes

[†]Not All Uses Permitted by Condominium Board

CURRENT AVAILABILITIES

UNIT	9	10	9-10
SIZE	5,811 Sq. Ft.	5,940 Sq. Ft.	11,751 Sq. Ft.
OFFICE	10%	25%	20%
SHIPPING	2 T/L	1 T/L & 1 D/I	3 T/L & 1 D/I
CLEAR HEIGHT	18'	18'	18'
POWER	100A 600V	200A 600V	300A 600V
POSSESSION	180 Days	30 Days	Speak to LA
CONDO FEES (MONTHLY)	\$967.90	\$989.32	\$1,957.22
TAXES (2022)	\$12,642.37	\$12,922.10	\$25,564.46
ASKING PRICE (PER SQ. FT.)	\$2,993,000 \$515	\$3,060,000 \$515	\$6,053,000 \$515

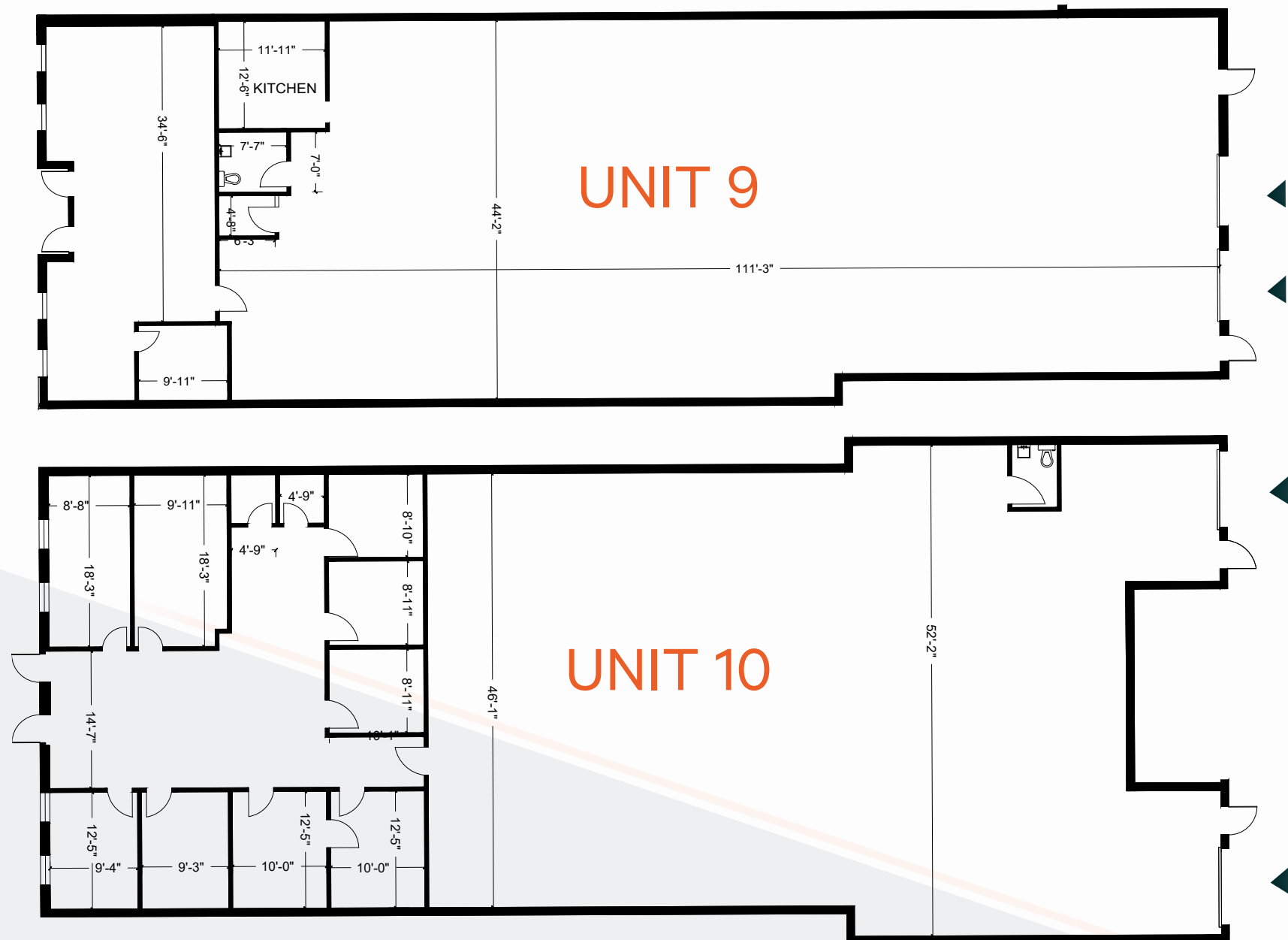
Buyer to Confirm All Information



PROPERTY COMMENTS

- » Zoning permits a variety of uses
- » Unit 10 has ramped D/I door
- » Shipping is 53' trailer accessible
- » Easily accessible by transit and major highways
- » Ample on site and nearby amenities

FLOOR PLANS & PROPERTY PHOTOS



Build-Out Shown on Plans May Not Be 100% Accurate

MANY UPGRADES

- » New Roof
- » New Asphalt
- » Updated Steeles Facing Facade
- » Landscaping
- » Masonery
- » Additional Access Point off Steeles
- » LED Exterior Lighting



AMENITIES & ACCESSIBILITY



COSTCO WHOLESALE

10 - South Industrial

Tim Hortons

BRAMPTON BUS ROUTES

- Route 10 — South Industrial
- Route 18 — Dixie
- Route 11 — Steeles
- ZUM Express Route 511 — Steeles

MAJOR HIGHWAYS

- Highway 407
- Highway 410

DRIVE TIMES

Highway 410 1 KM - 2 Min	Highway 407 1.4 KM - 3 Min	Highway 401 7 KM - 7 Min
Bramalea GO 1.6 KM - 3 Min	Pearson Airport 11 KM - 17 Min	



WELL-APPOINTED INDUSTRIAL CONDO UNITS

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**For More Information,
Please Contact**

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