



For Lease

Brampton Freestanding Facility With Multiple Configurations

187 Deerhurst Drive, Brampton

Jason Bailey*

Vice President
+1 416 620 2810
Jason.Bailey@colliers.com

Colin Alves

Vice Chairman
+1 416 620 2848
Colin.Alves@colliers.com

Colliers

Property Overview



Highly accessible location
in close proximity to
Highway and transit notes



Landlord to Whitebox
Property



Brand New LED Lighting

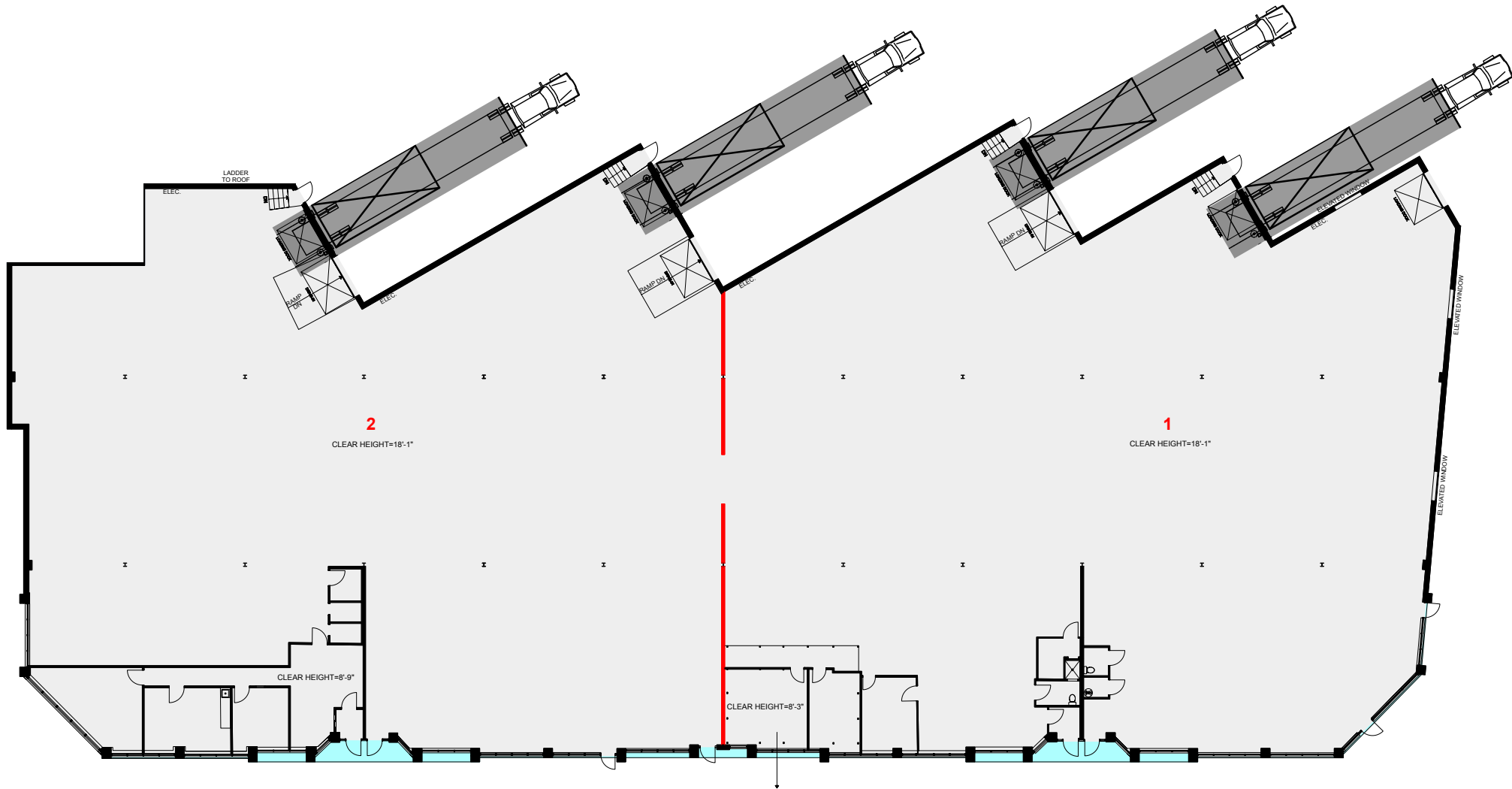


Multiple Configurations
Available

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



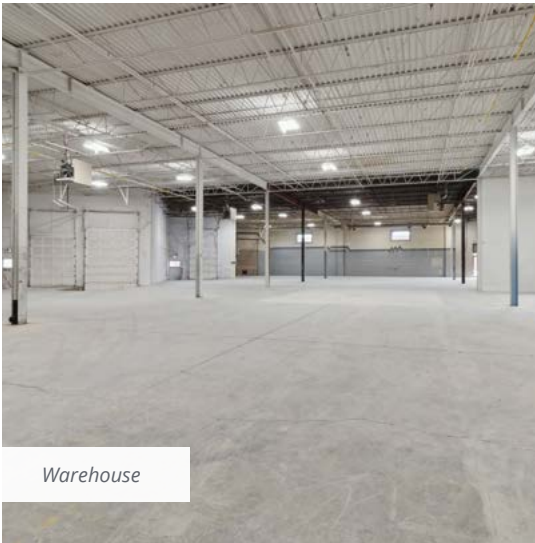
53' Trailer Access



Drive-In Capabilities



Natural Light



Warehouse



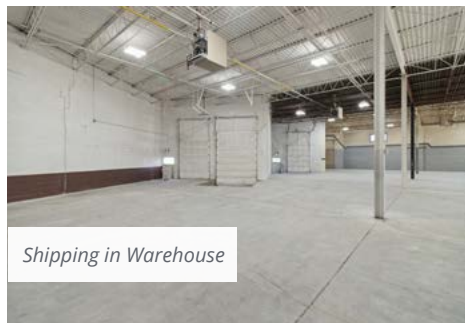
Blank Canvas



Exterior Shot



Warehouse Lighting





Shipping in Warehouse

Site Access

 Major Highway

 Bus Stop

 Highway 427
7 minutes

 Highway 407
6 minutes

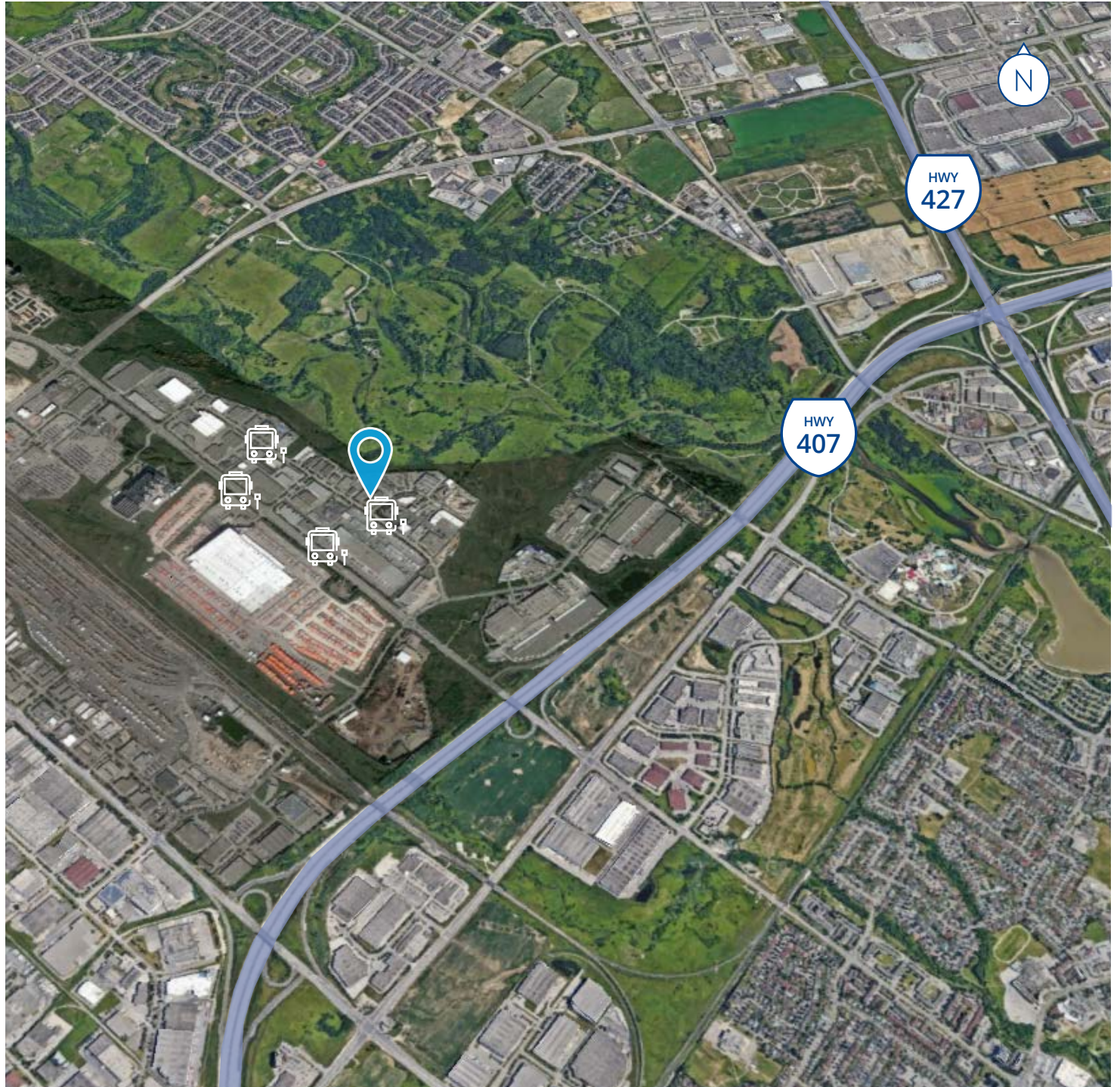
 Highway 410
11 minutes

 Airport
12 minutes

Mississauga
24 minutes

Brampton
19 minutes

Downtown Toronto
38 minutes





Colliers



187 Deerhurst Drive, Brampton

Colin Alves*

Vice Chairman
+1 416 620 2848
Colin.Alves@colliers.com

Jason Bailey*

Vice President
+1 416 620 2810
Jason.Bailey@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



[collierscanada.com](https://www.collierscanada.com)