



RODENBURY
INVESTMENTS GROUP

8550
AIRPORT RD

**264,018 SF
FOR LEASE**

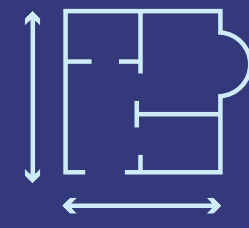


**RARE NEWLY RENOVATED FREESTANDING
BUILDING FOR LEASE IN THE HEART OF BRAMPTON**

8550 AIRPORT ROAD,
BRAMPTON | ON

**ASKING RATE:
\$14.95 NET PSF**

Located in an established business park in Brampton with excellent corporate neighbours, 8550 Airport Road is located close to CN Brampton Intermodal, Highway 407 and Highway 427.



**264,018 SF
TOTAL BUILDING SIZE**



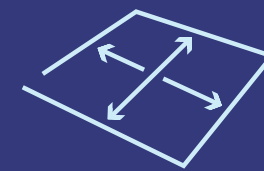
**24' - 28'
CLEAR HEIGHT**



**19 TRUCK
LEVEL DOORS**



**1 DRIVE IN
DOOR**



**11.263 ACRE LOT SIZE /
53% LOT COVERAGE**



**36,000 SF
OFFICE SPACE**



**168 CAR PARKING
STALLS**



**120' SHIPPING
APRON**



**600 VOLTS /
1,600 AMPS**



**M3A
ZONING**



**TWO INGRESS/
EGRESS POINTS**

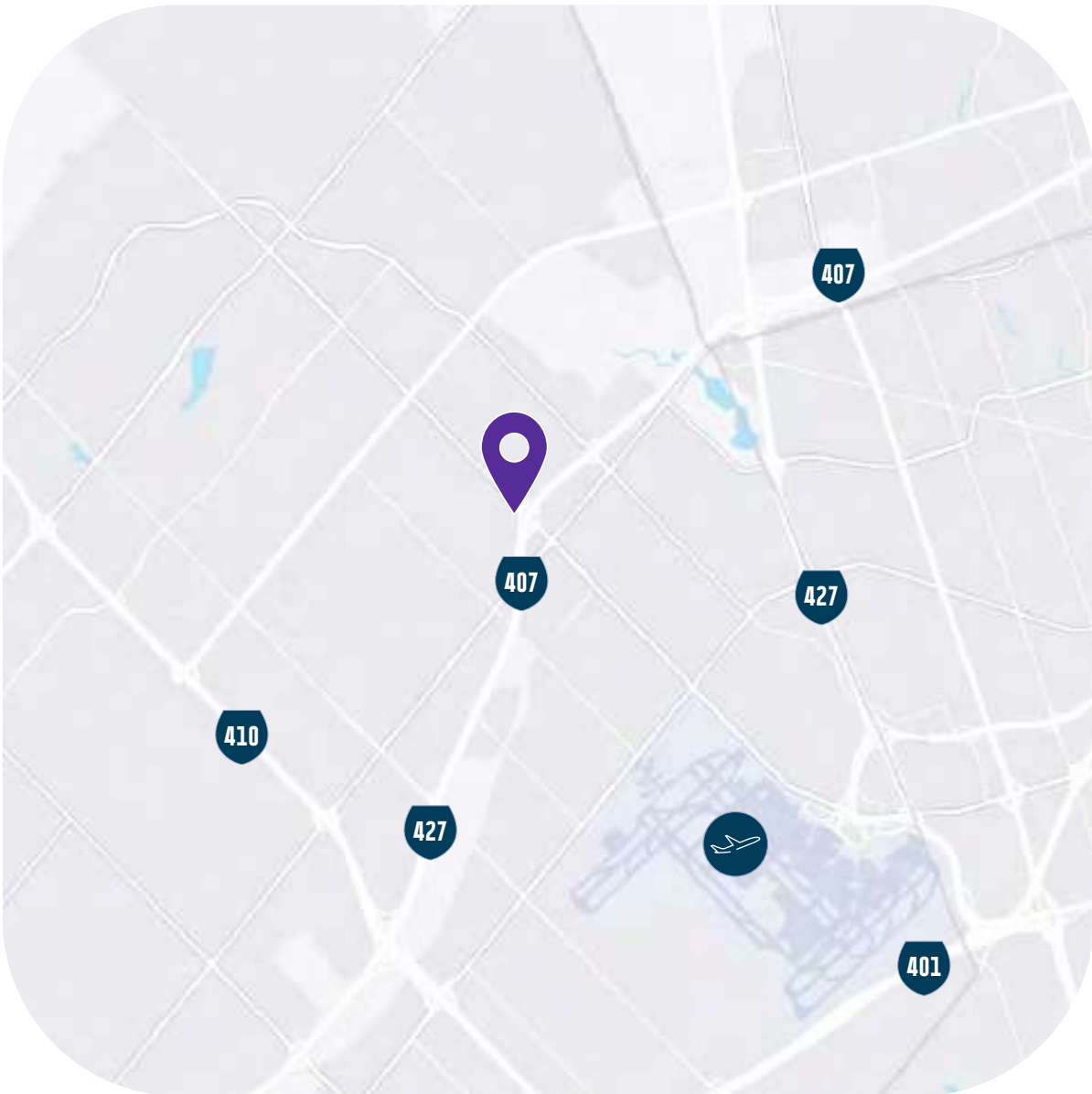


**\$3.49
TMI (2025)**

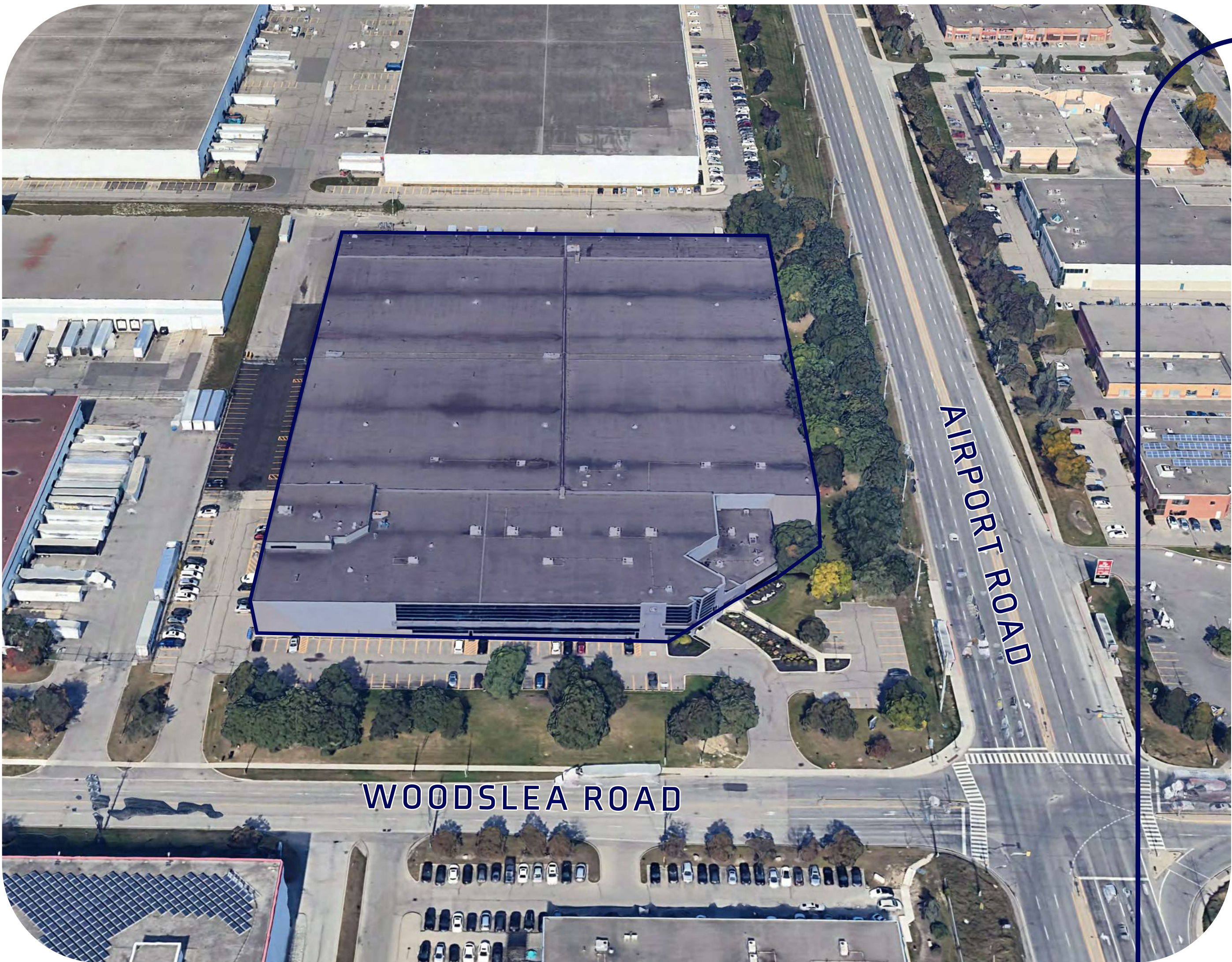
PROPERTY LOCATION

With transit virtually at the property's doorstep, accessibility to major transit arteries connecting to Toronto and the GTA is as seamless as it is convenient. Located in Brampton, ON, 8550 Airport Road is located just northwest of Toronto and is one of Canada's fastest growing and most diverse cities. As of the 2021

Census , Brampton has a population of over 656,000, making it the 9th largest city in Canada. Brampton is known as a logistics hub due to its location near Pearson International Airport, major highways, and accessible transit systems.



8550 AIRPORT ROAD, BRAMPTON



ZONING M3A

Industrial

- Manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building
- Industrial uses involving the storage of goods and materials in the open
- a printing establishment
- a warehouse
- a parking lot
- Non-hazardous solid waste processing use, non-hazardous solid waste transfer use, power generation use, or hazardous waste transfer use for hazardous waste chemicals or manufacturing intermediaries or medical, veterinary or pathological waste or mechanical sterilization
- Hazardous waste processing use for hazardous waste chemicals or manufacturing intermediaries or medical, eterinary or pathological waste
- Thermal degradation (non-energy producing) use and thermal degradation (energy from waste) use
- Termal degradation (hazardous waste) use for a medical veterinary of pathological waste

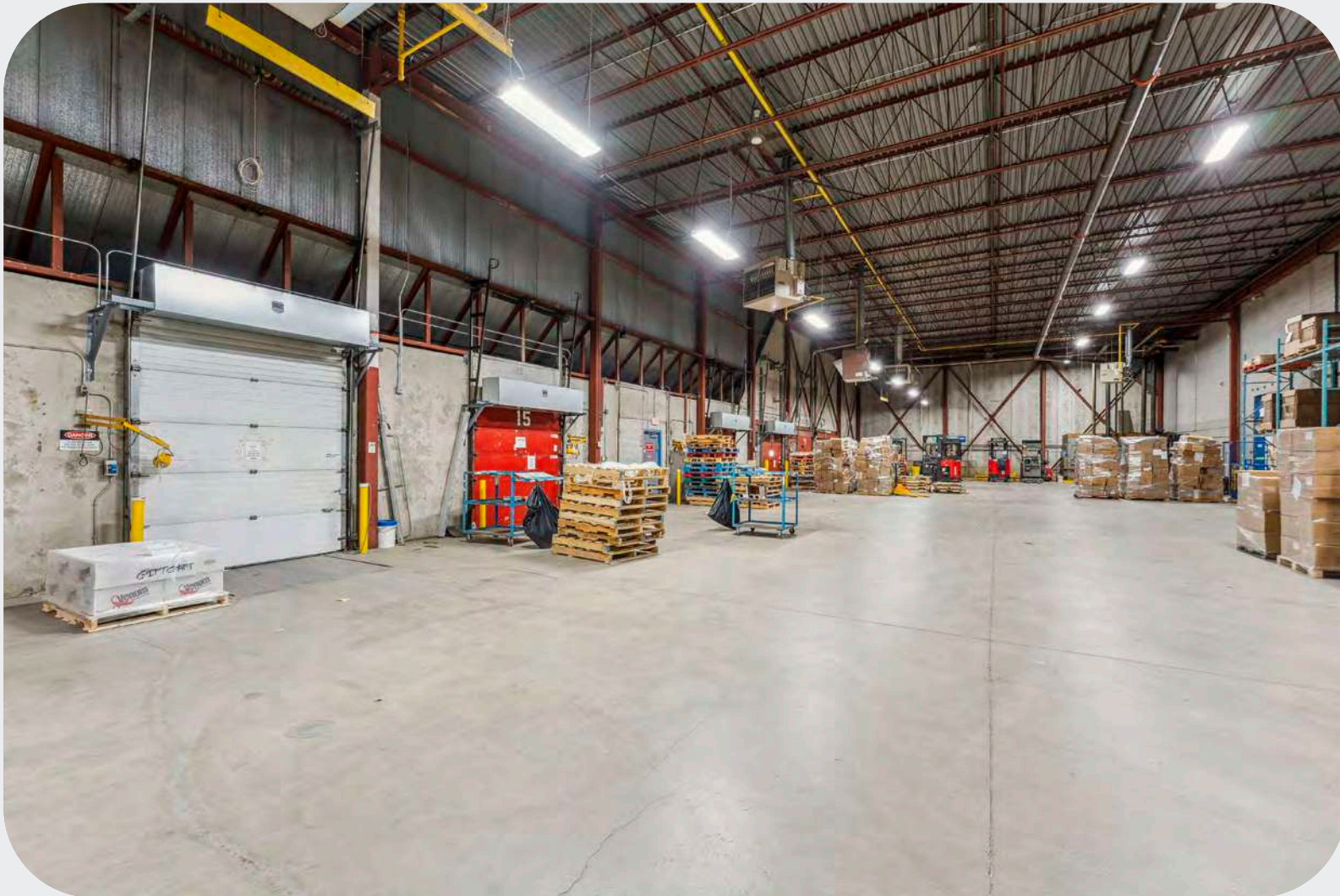
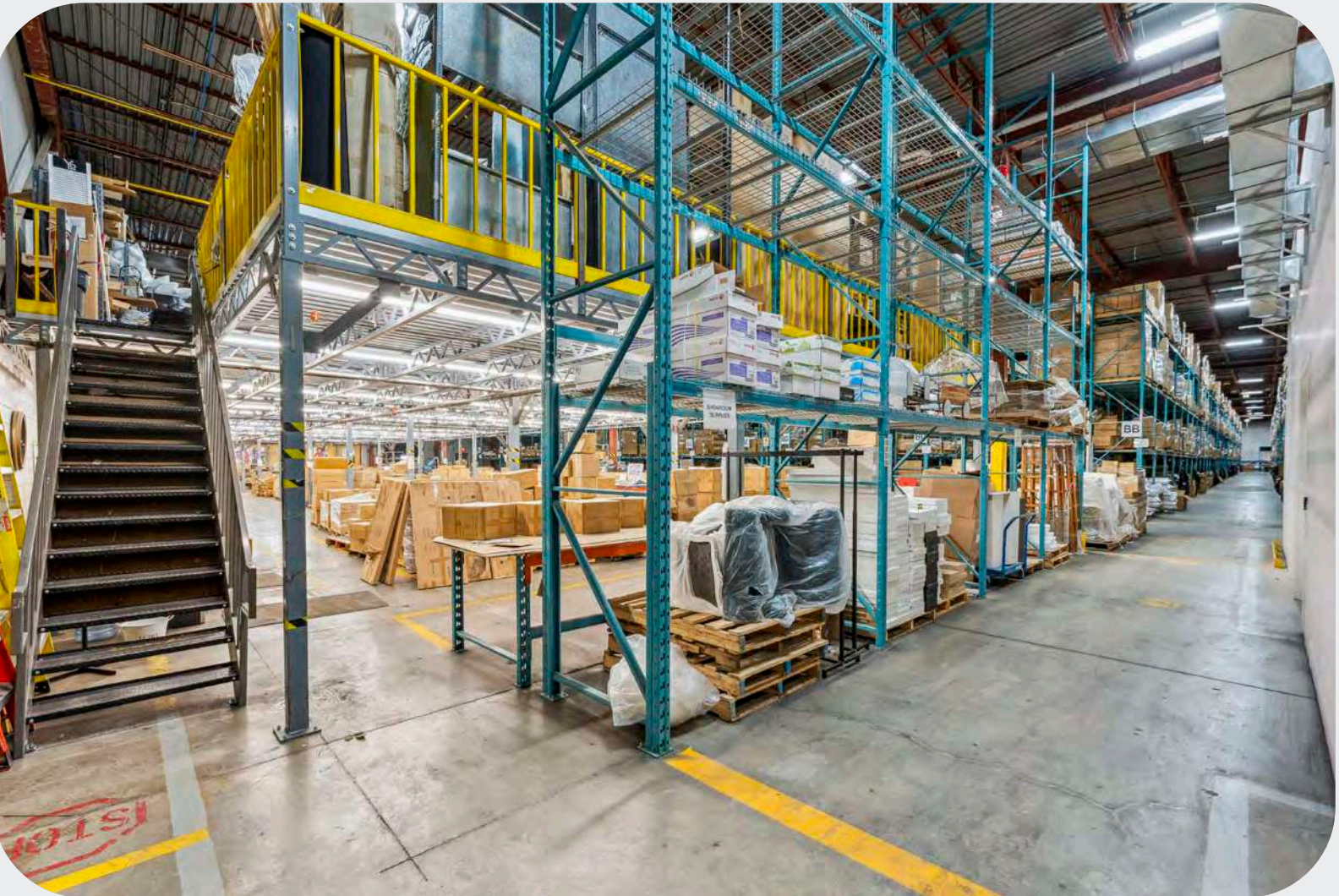
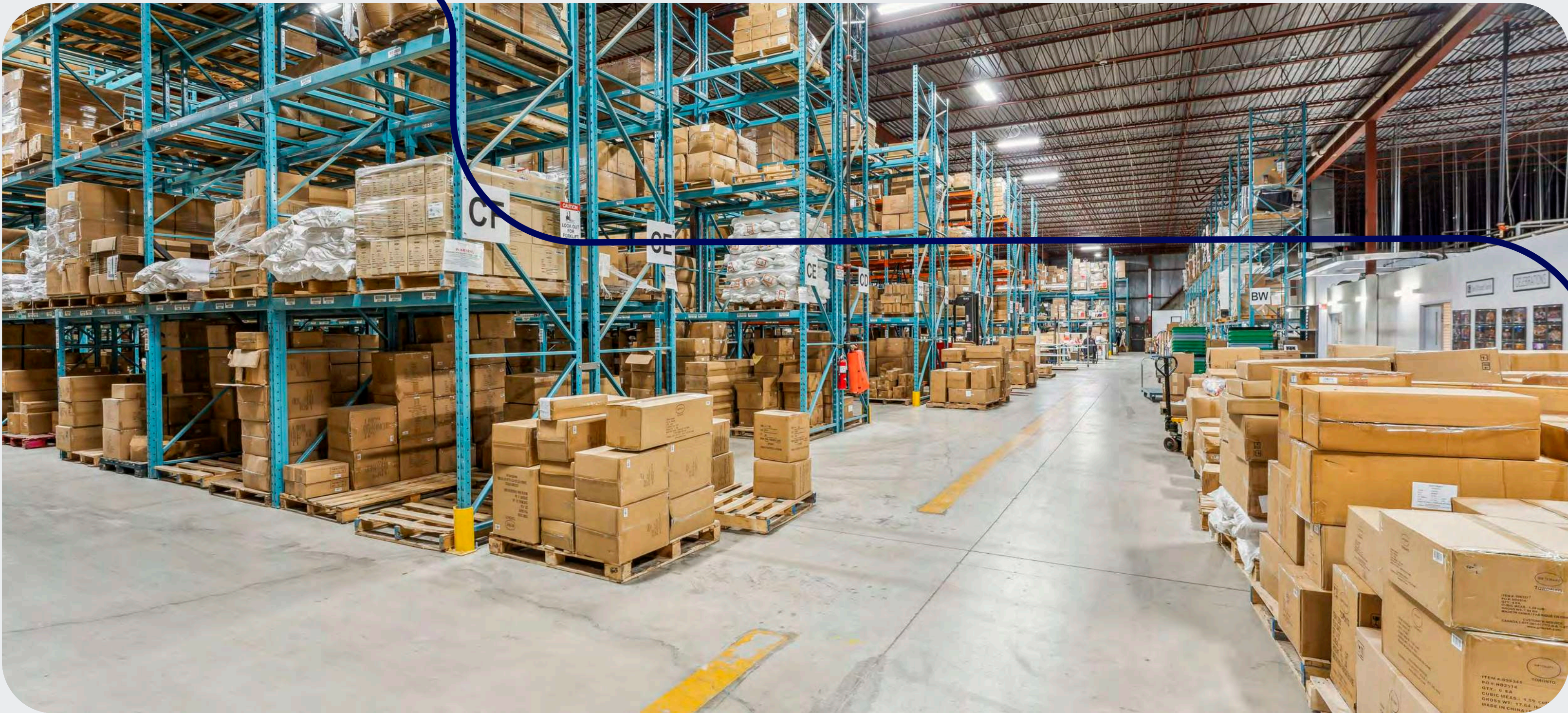
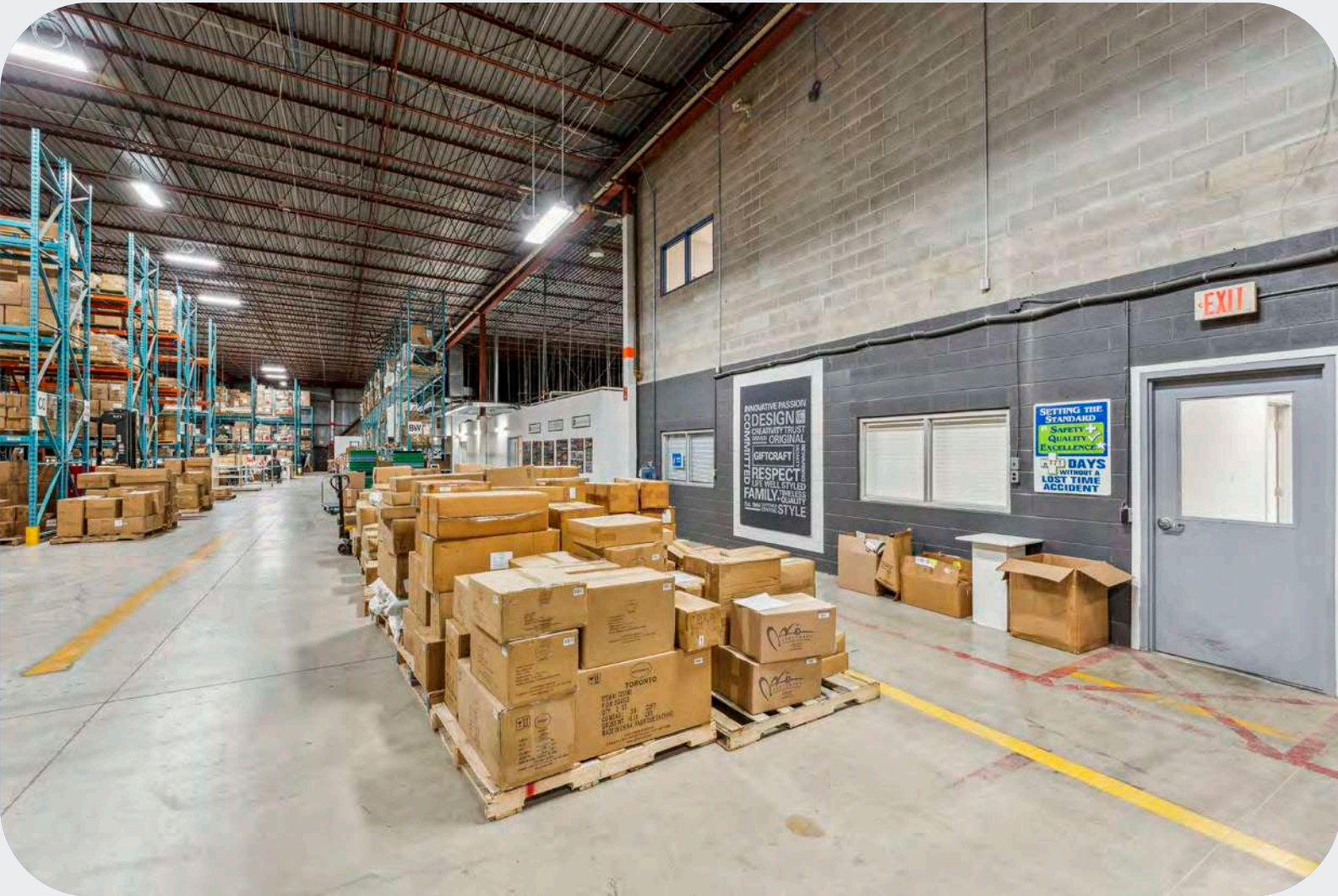
Non-Industrial

- a radio or television broadcasting and transmission establishment
- a recreational facility or structure
- a community club
- an animal hospital

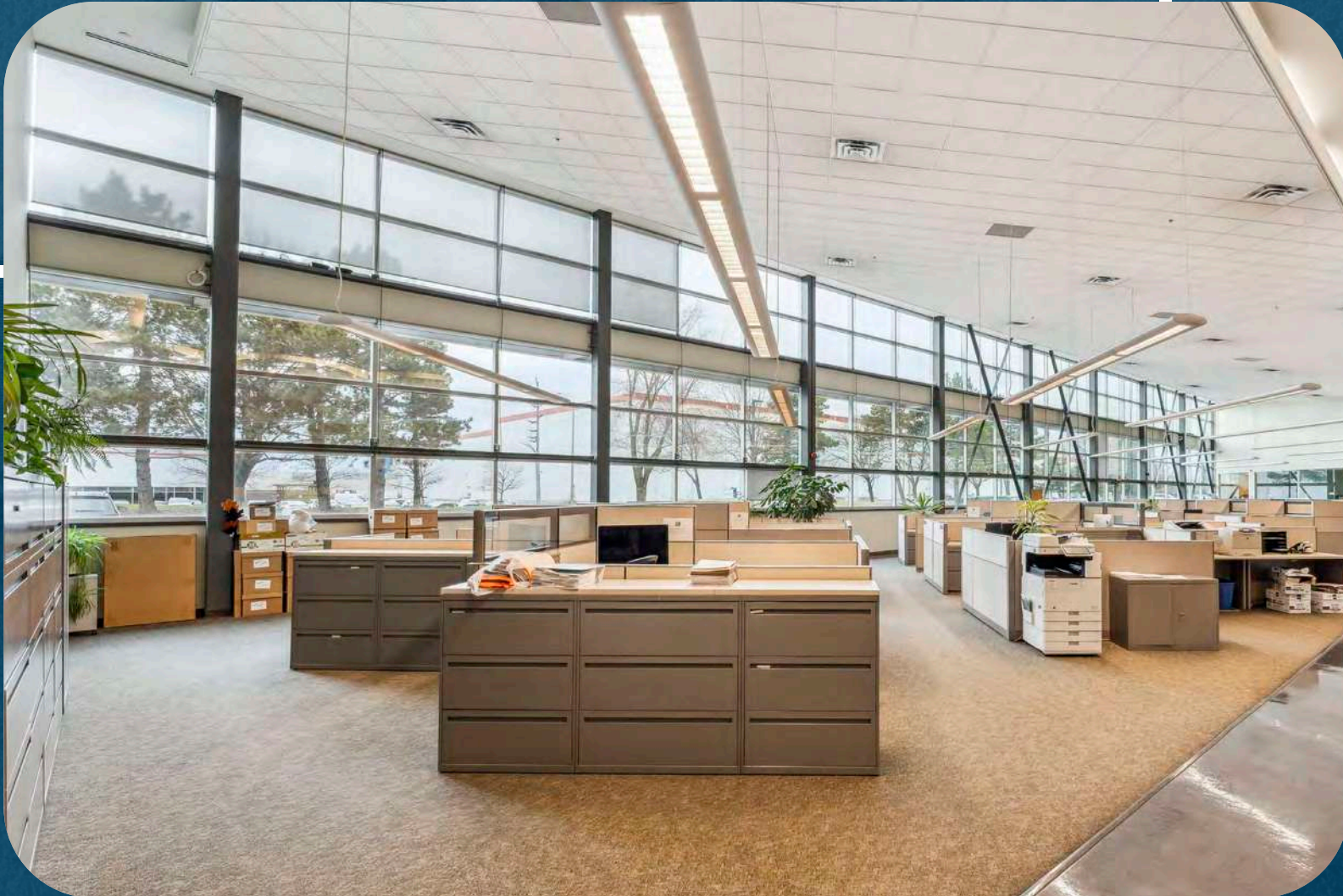
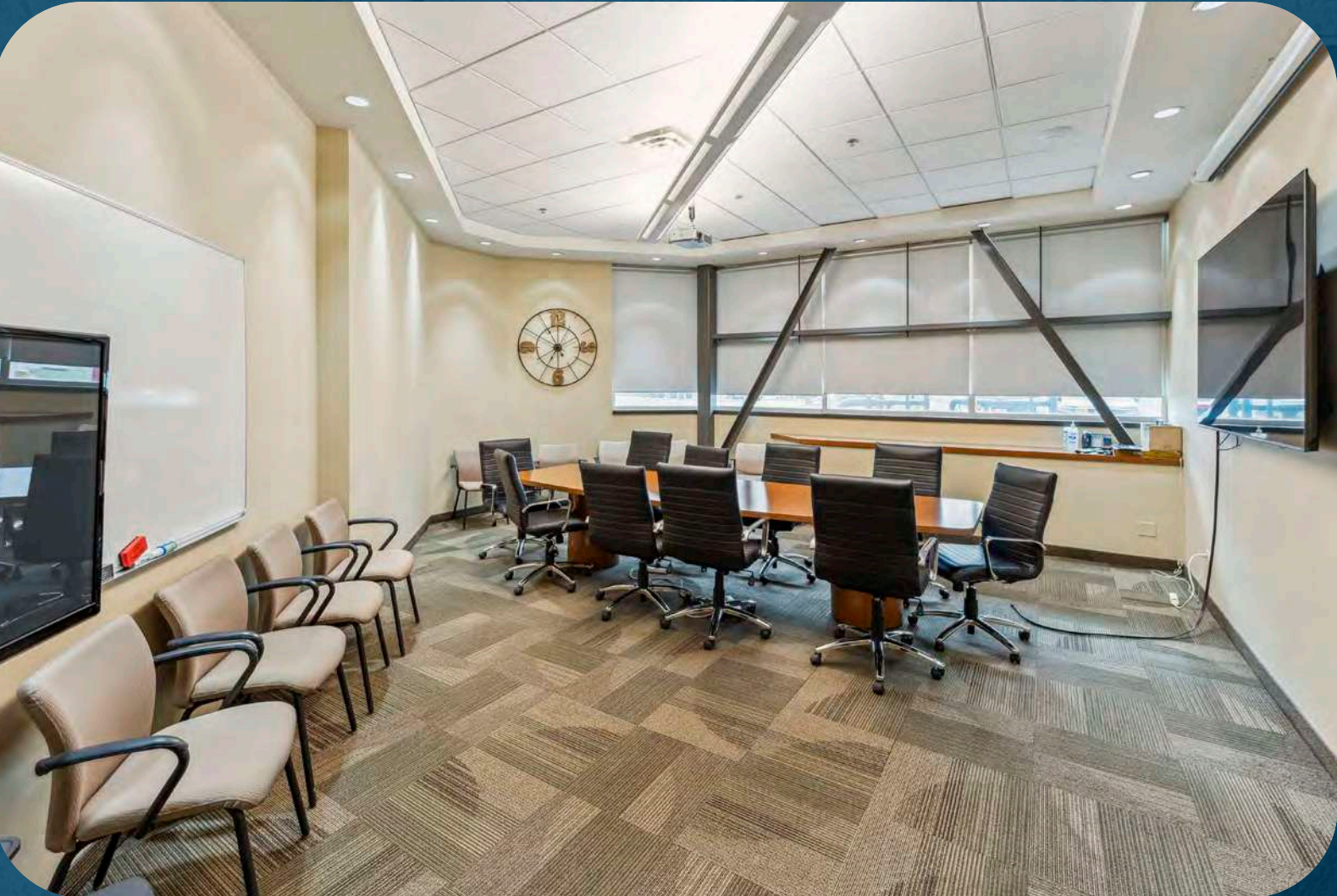
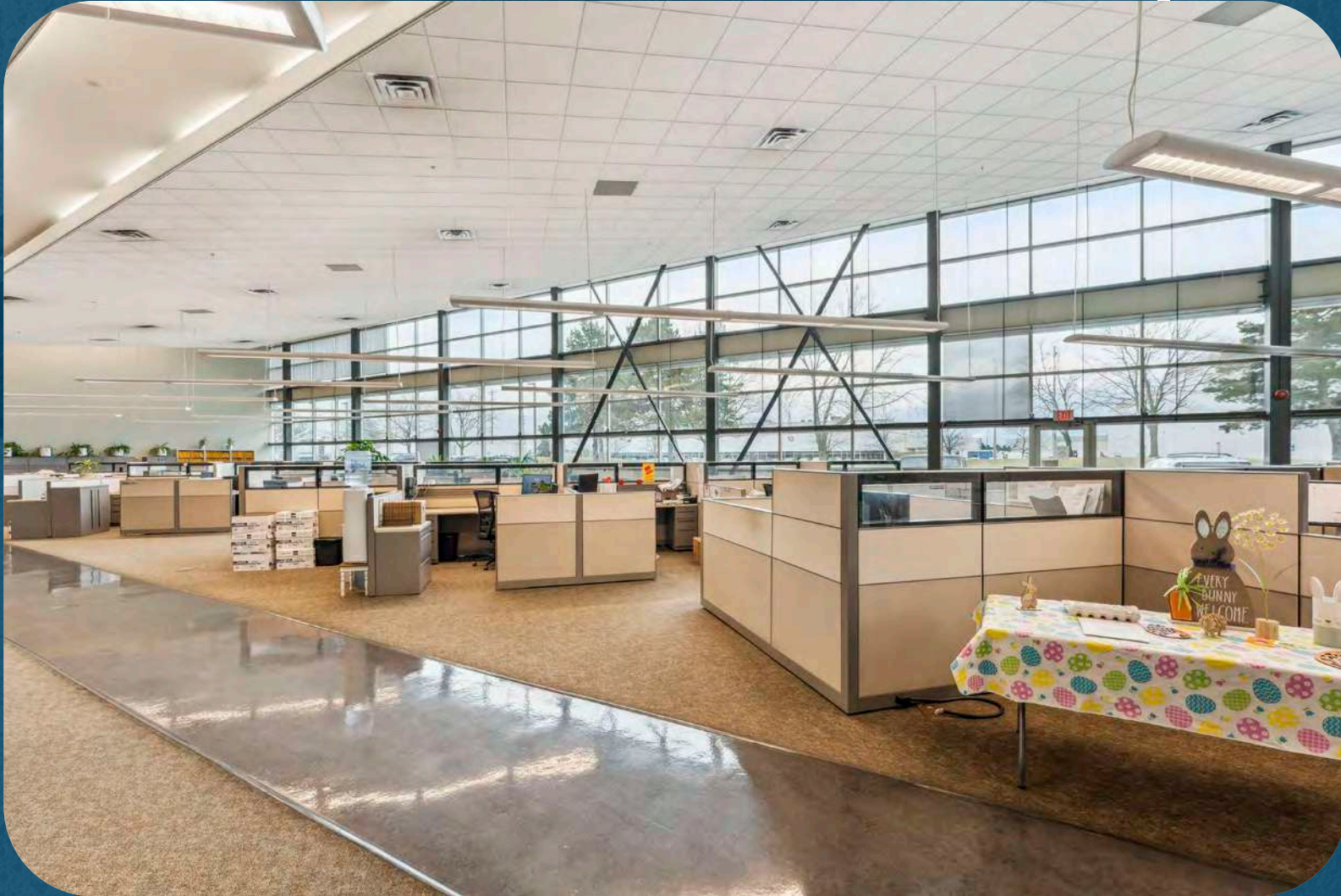
Accessory

- an associated educational use
- an associated office
- a retail outlet
- Purposes accessory to the other permitted purposes
- Thermal Degradation (energy from waste) use

INDUSTRIAL GALLERY



OFFICE GALLERY



EXTERIOR GALLERY



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