



Industrial Unit For Lease

200 FIRST GULF BLVD UNIT C, BRAMPTON

±60,680 Sq. Ft. • 28' Clear Height

Large Fenced Shipping Apron

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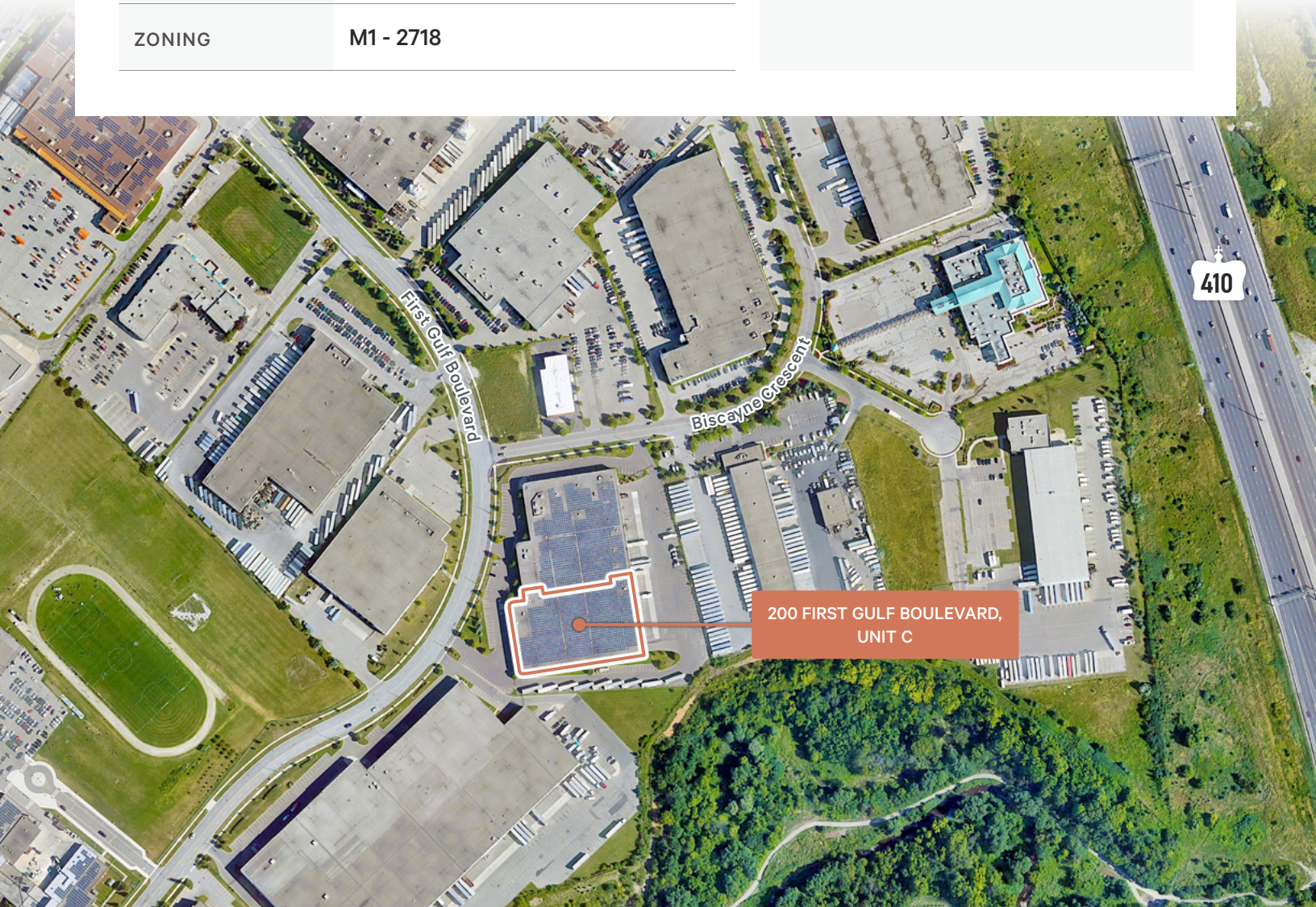
CBRE

Property Details

LOCATION	Steeles Avenue East & Highway 410
TOTAL AREA	±60,680 Sq. Ft. (±12% Office)
ASKING RATE	\$22.00 Per Sq. Ft. Net
T.M.I. (EST. 2022)	Property Taxes: \$1.86 Operating Expense: \$2.07 <u>Reserve for Roof & Asphalt: \$0.50</u> Total Per Sq. Ft. : \$4.43
CLEAR HEIGHT	28'
SHIPPING	5 Truck Level Doors 1 Drive-In Door
POSSESSION	July 1, 2023
ZONING	M1 - 2718

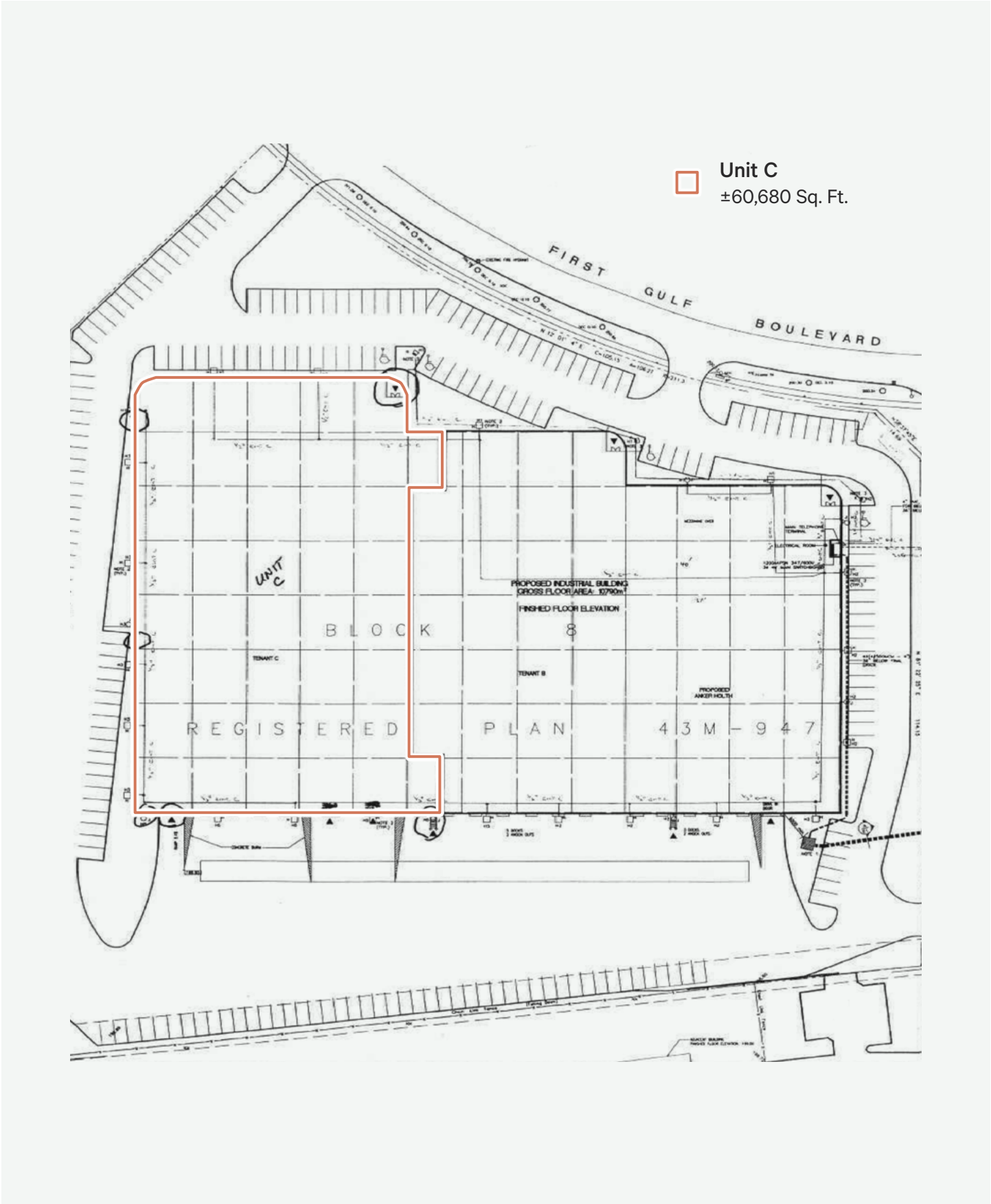
COMMENTS

- ◆ Sooner Possession Might be Possible, Please Speak with Listing Agent.
- ◆ Large Fenced Shipping Apron.
- ◆ ±1,200 Sq. Ft. Shipping Office.
- ◆ ±5,800 Sq. Ft. of Office with ±1,200 Sq. Ft. of Showroom Space.
- ◆ Great Access to Highway 410 & 407 and Close Proximity to Amenities Nearby.



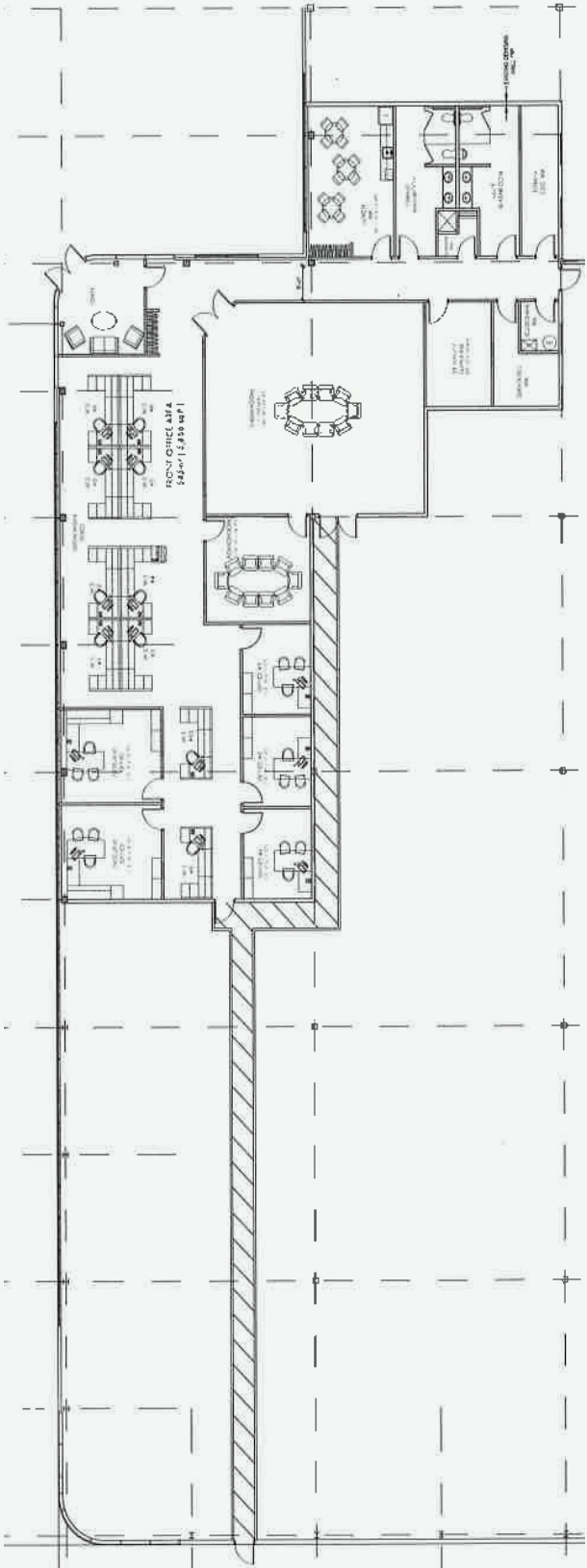
200 FIRST GULF BOULEVARD,
UNIT C

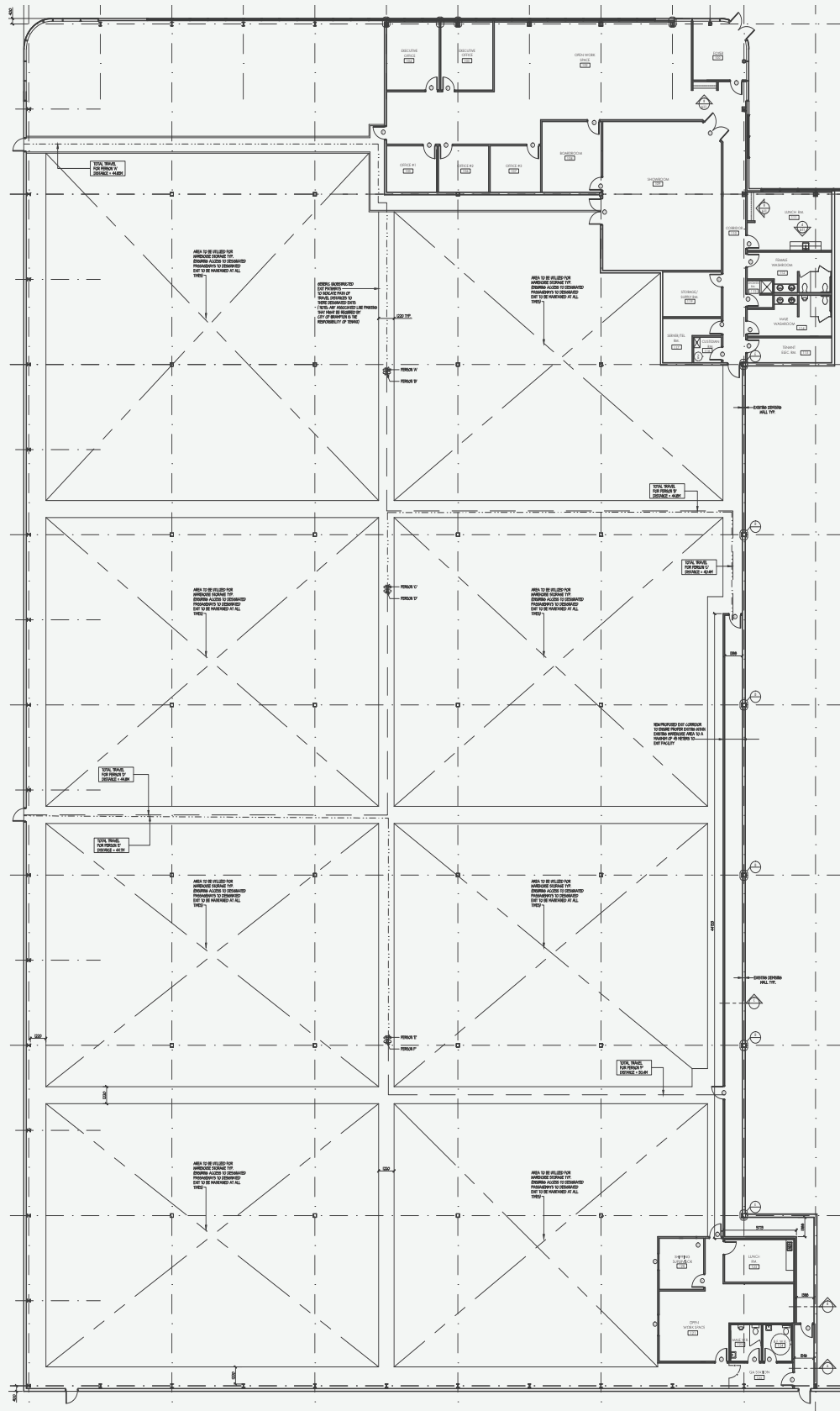
Site Plan



Floor Plan

Office





Zoning • M1 - 2718

Permitted Uses

Industrial (A)

- ♦ 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
- ♦ Printing Establishment
- ♦ Warehouse
- ♦ Parking Lot

Non-Industrial (B)

- ♦ Radio or television broadcasting and transmission establishment
- ♦ Furniture and appliance store
- ♦ Recreational facility or structure
- ♦ Community club
- ♦ Animal hospital
- ♦ Place of worship only within areas shown on Schedules G, H, and I

Accessory (C)

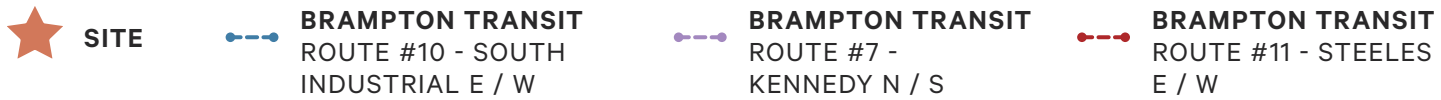
- ♦ A retail outlet operated in connection with a particular purpose permitted by (A) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- ♦ Associated educational use
- ♦ Associated office
- ♦ Purposes accessory to the other permitted purposes

The lands designated M1 - 2718 on Sheet 77 of Schedule A to this by-law:

1. *shall only be used for the uses permitted by the M1 zone.*
2. *shall be subject to the following requirement and restrictions:*
 - *a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along First Gulf Boulevard.*
 - *a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along the rear property boundary.*
 - *no loading or overhead truck doors shall face First Gulf Boulevard.*

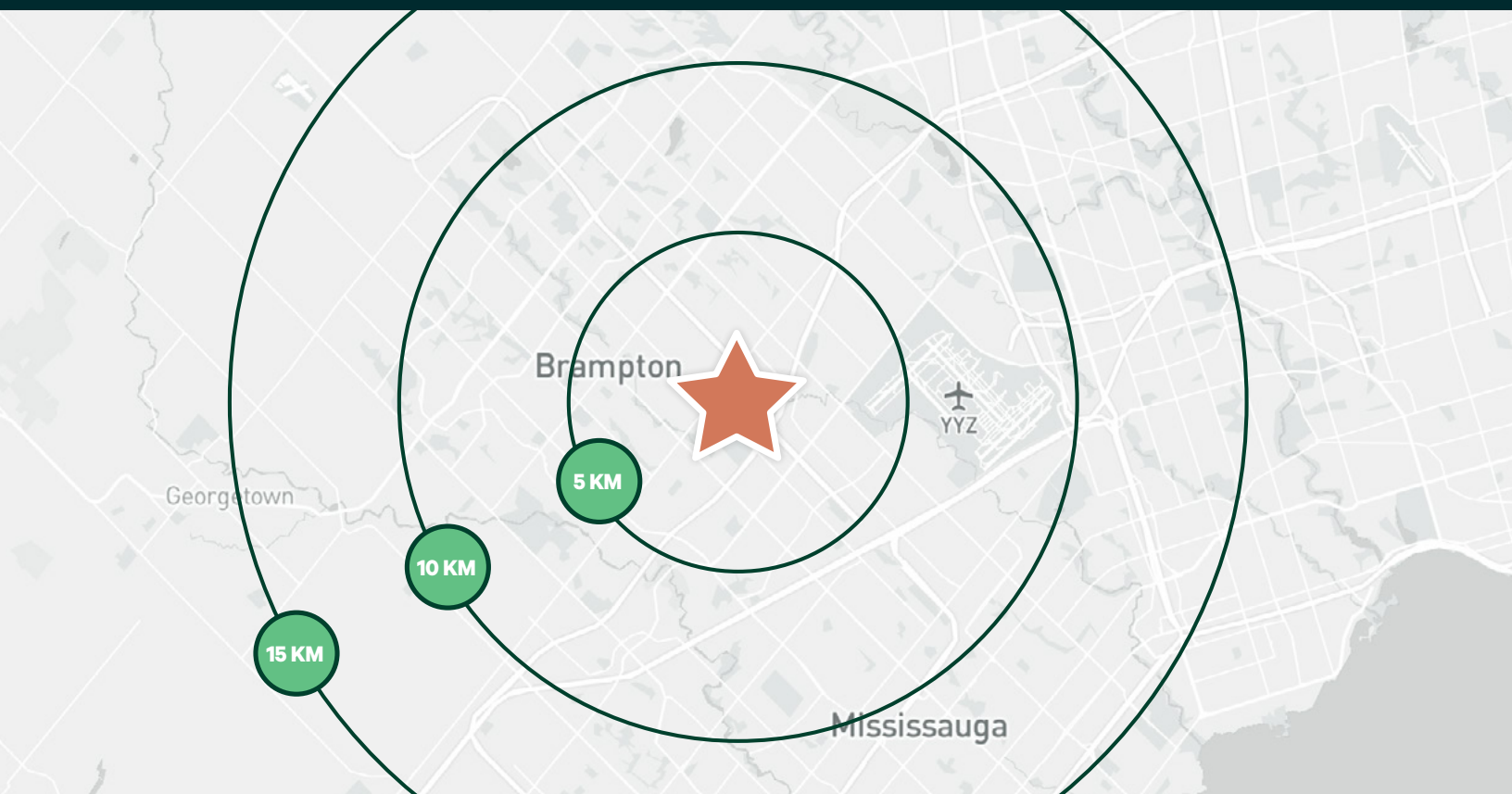
Location Overview

Public transportation at doorstep. Minutes to various amenities.



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TRAVEL TIMES

HIGHWAY 410

2 MIN / 1.3 KM

HIGHWAY 407

4 MIN / 3.3 KM

HIGHWAY 401

7 MIN / 9.5 KM

HIGHWAY 427

12 MIN / 16 KM

PEARSON I'NTL AIRPORT

14 MIN / 18.8 KM

CN INTERMODAL BRAMPTON

10 MIN / 12.3 KM

CP INTERMODAL VAUGHAN

20 MIN / 24.9 KM

DOWNTOWN TORONTO

24 MIN / 37.7 KM

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