

**125 SUN PAC
BLVD.** BRAMPTON
ONTARIO

FORLEASE



VANGUARD
REALTY BROKERAGE CORP.
BROKERAGE

PROPERTY OVERVIEW



HIGHWAY 407
6 Minutes

HIGHWAY 427
10 Minutes

HIGHWAY 401
14 Minutes

HIGHWAY 410
15 Minutes



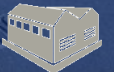
Pearson
Airport
15 Minutes



Downtown
Toronto
34 Minutes



CENTRAL LOCATION
Located minutes from Highway 407 and 427



FREESTANDING BUILDING
Freestanding building



ZONING
M4 / Industrial



ASKING RATE (\$ PSF NET)
\$ 19.95



ADDITIONAL RENT (\$ PSF TMI)
\$ 6.88



SITE AREA
1.50 ACRES



OFFICE AREA
+5,982 SF
(ON 2 FLOORS)



SHIPPING
2 - TRUCK-LEVEL DOORS
1 - DRIVE-IN DOOR



ELECTRICAL SERVICE
400 AMPS / 600 VOLTS
(TO BE CONFIRMED)



BUILDING AREA
+21,944 SF



CLEAR HEIGHT
26'0"

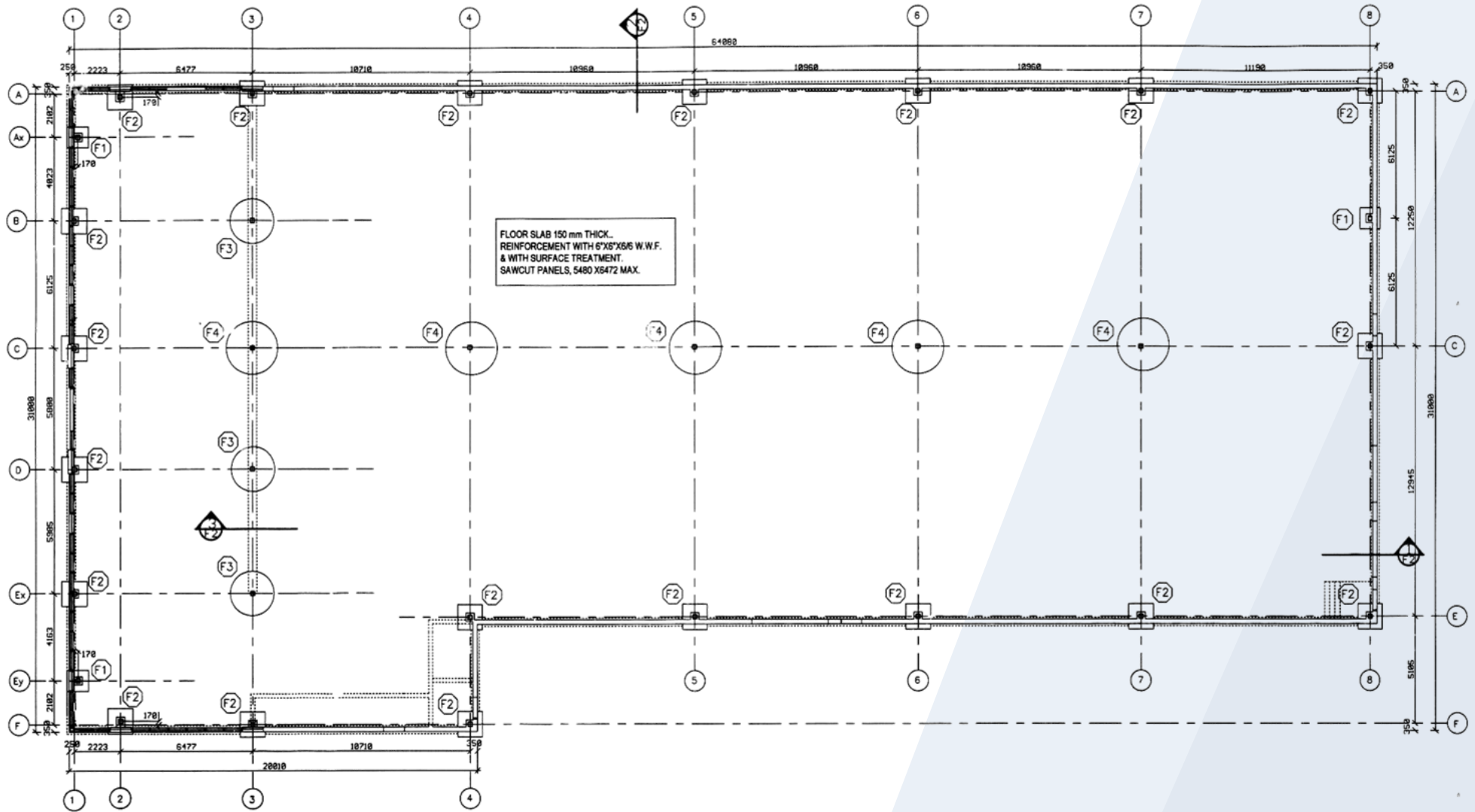


HEATING
RADIANT HEATING

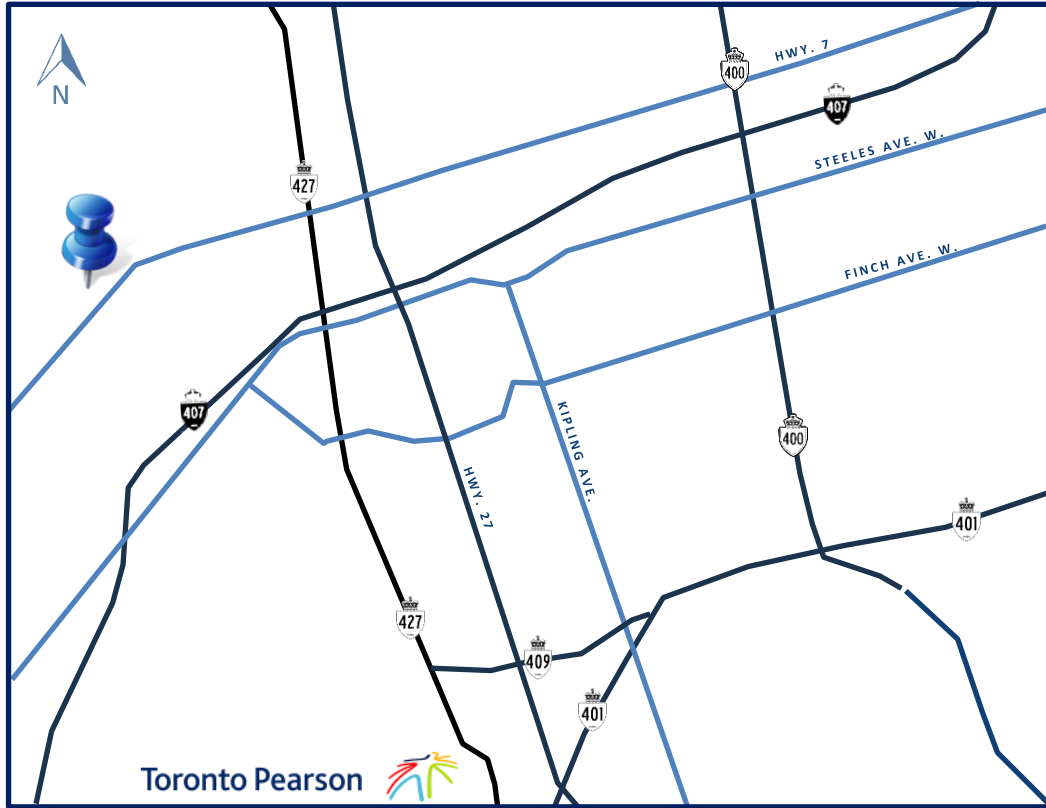


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LAYOUT OVERVIEW



LOCATION



FORLEASE

For more information,
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