

# 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<sup>†</sup>

### 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

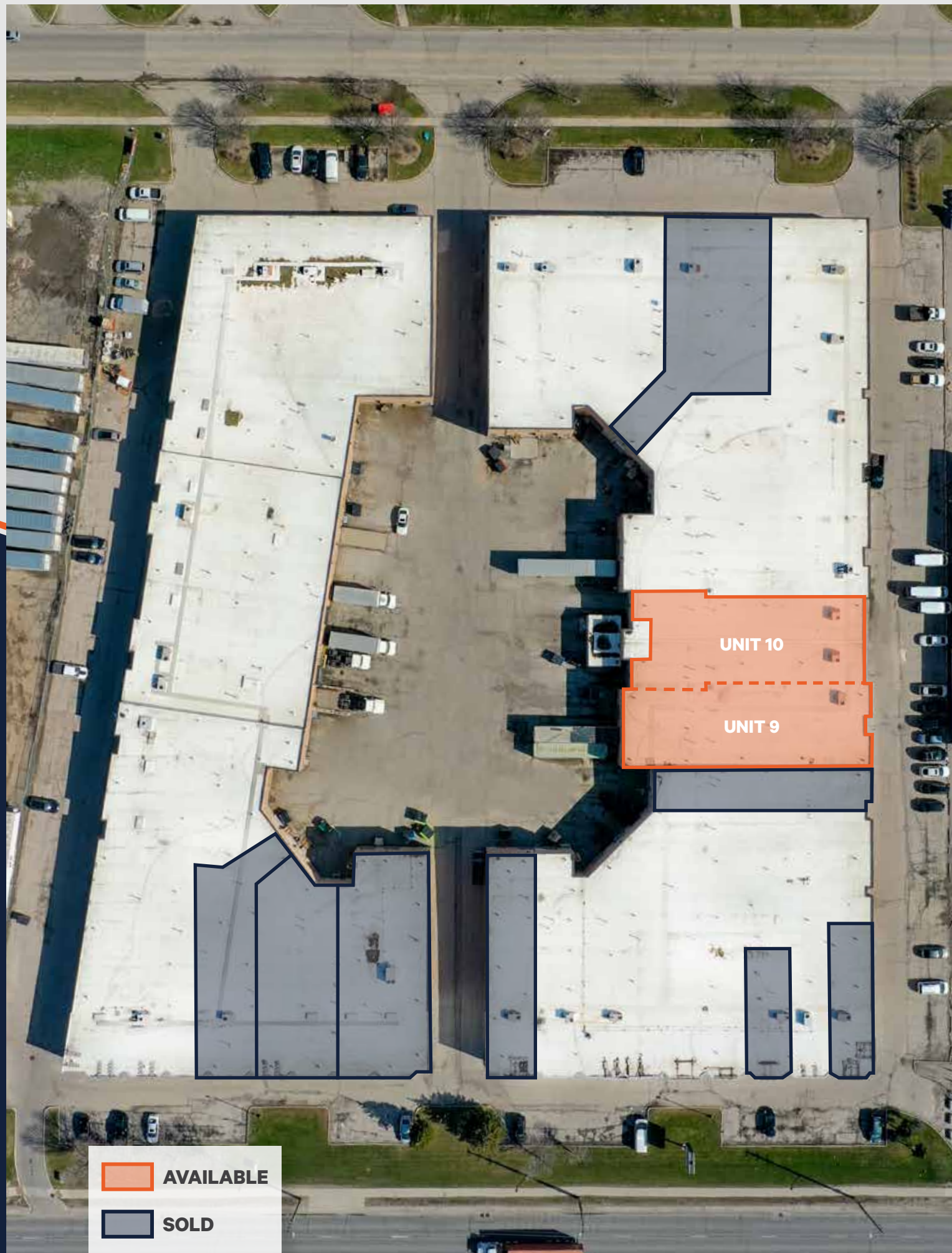
- » A radio or television broadcasting and transmission establishment
- » A furniture and appliance store
- » A recreational facility or structure
- » A community club
- » An animal hospital

### 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

<sup>†</sup>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

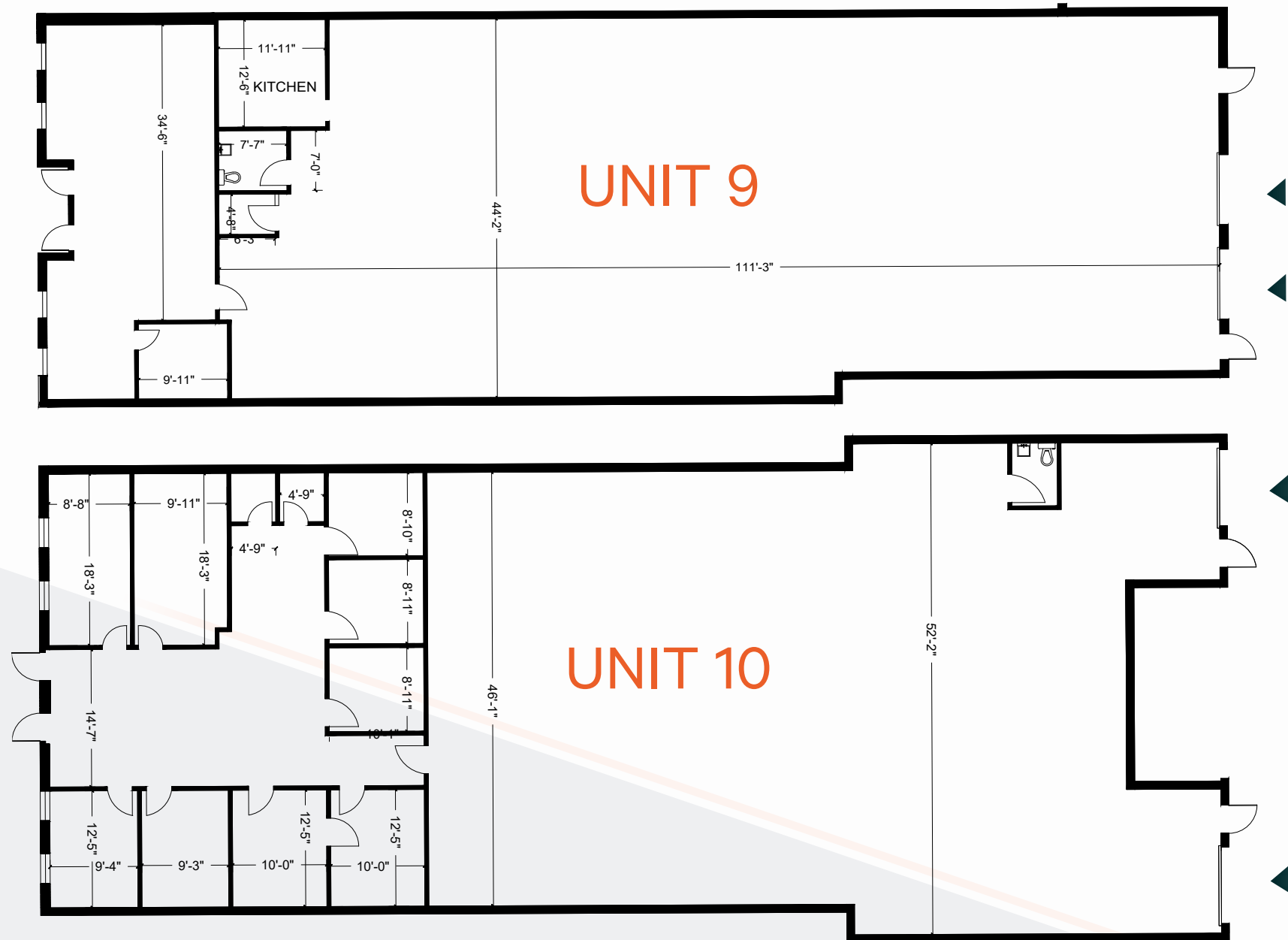


# PROPERTY COMMENTS

- » 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




## 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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