



**HWY 410**

**Unit 23-24**

**WELL CONFIGURED DOUBLE UNIT  
WITH COMBINED SHIPPING**

**FOR LEASE**

# **54 BRAMSTEELE ROAD** UNIT 23-24 | BRAMPTON, ON

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**CBRE**

FOR LEASE

# PROPERTY SPECIFICATIONS



## 54 BRAMSTEELE ROAD | BRAMPTON, ON

### Unit 23-24

### PROPERTY HIGHLIGHTS

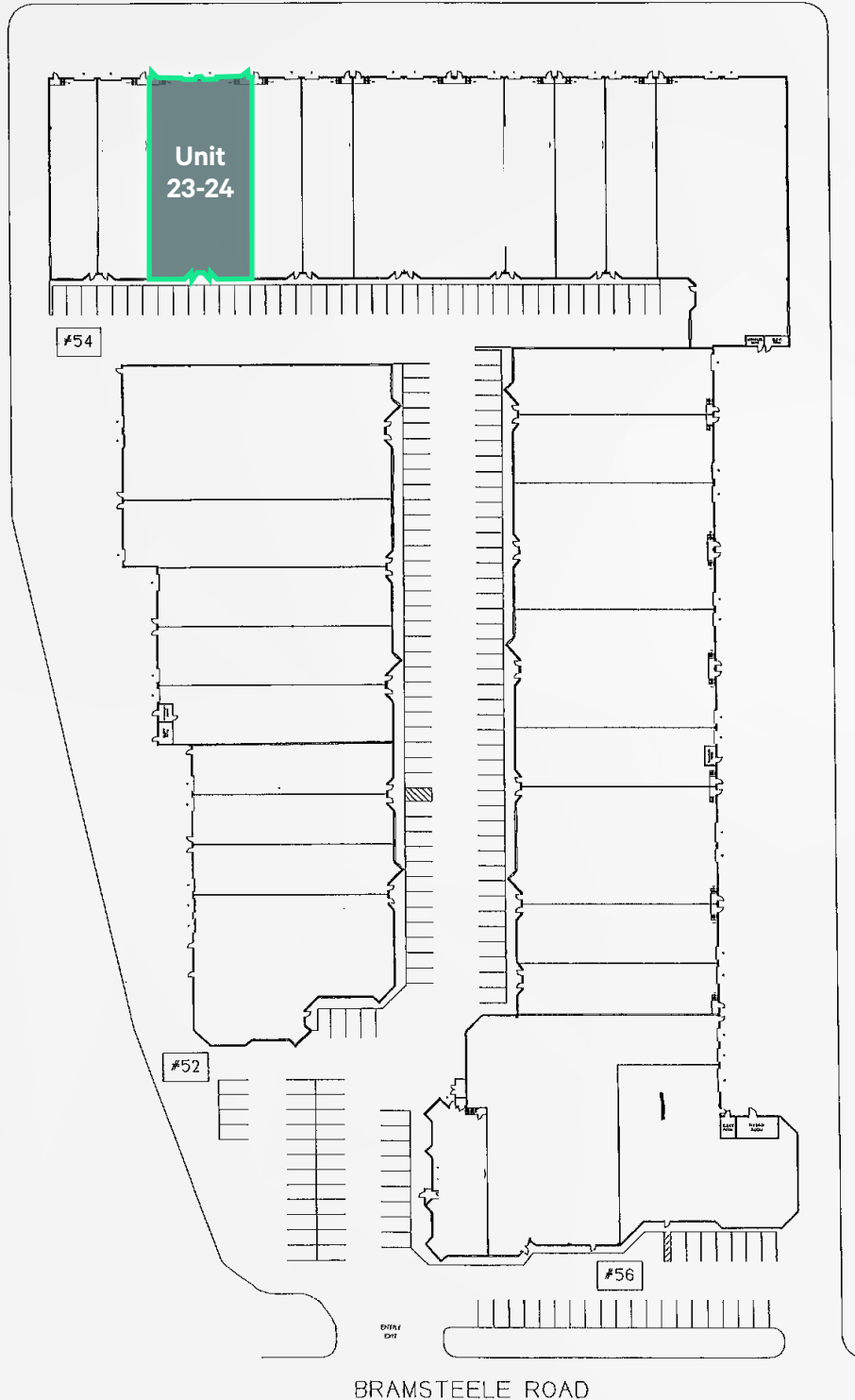
<b>SIZE</b>	7,200 sq. ft.
<b>OFFICE</b>	20%
<b>CLEAR HEIGHT</b>	18'
<b>SHIPPING</b>	1 T/L, 1 D/I
<b>HEAT</b>	Gas Forced Air Open
<b>POSSESSION</b>	30 Days Notice
<b>NET RENT</b>	\$17.25 per sq. ft.
<b>TMI (2023)</b>	\$4.12 per sq. ft.

- Well configured unit in the heart of Brampton
- Professionally managed complex
- Quick access to all major 400 series highways and amenities
- Ideally suited for distribution, warehousing or light manufacturing
- No automotive uses, recreational uses, or places of worship permitted by the Landlord

All Information to be verified

# PROPERTY

## SITE PLAN



FOR LEASE

# PROPERTY

## ZONING | M1-3092



## PERMITTED USES<sup>†</sup>

- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials
- Printing establishment
- Warehouse
- Parking lot
- Radio or television broadcasting and transmission establishment
- Furniture and appliance store
- Community club
- Animal hospital
- Restaurant
- Bank
- Associated educational use
- Associated office
- Retail outlet operated in connection with a permitted use (maximum 15% of gross floor area)
- Purposes accessory to the other permitted uses

<sup>†</sup>Not All Uses Permitted By Landlord | Click [HERE](#) For More Zoning Info

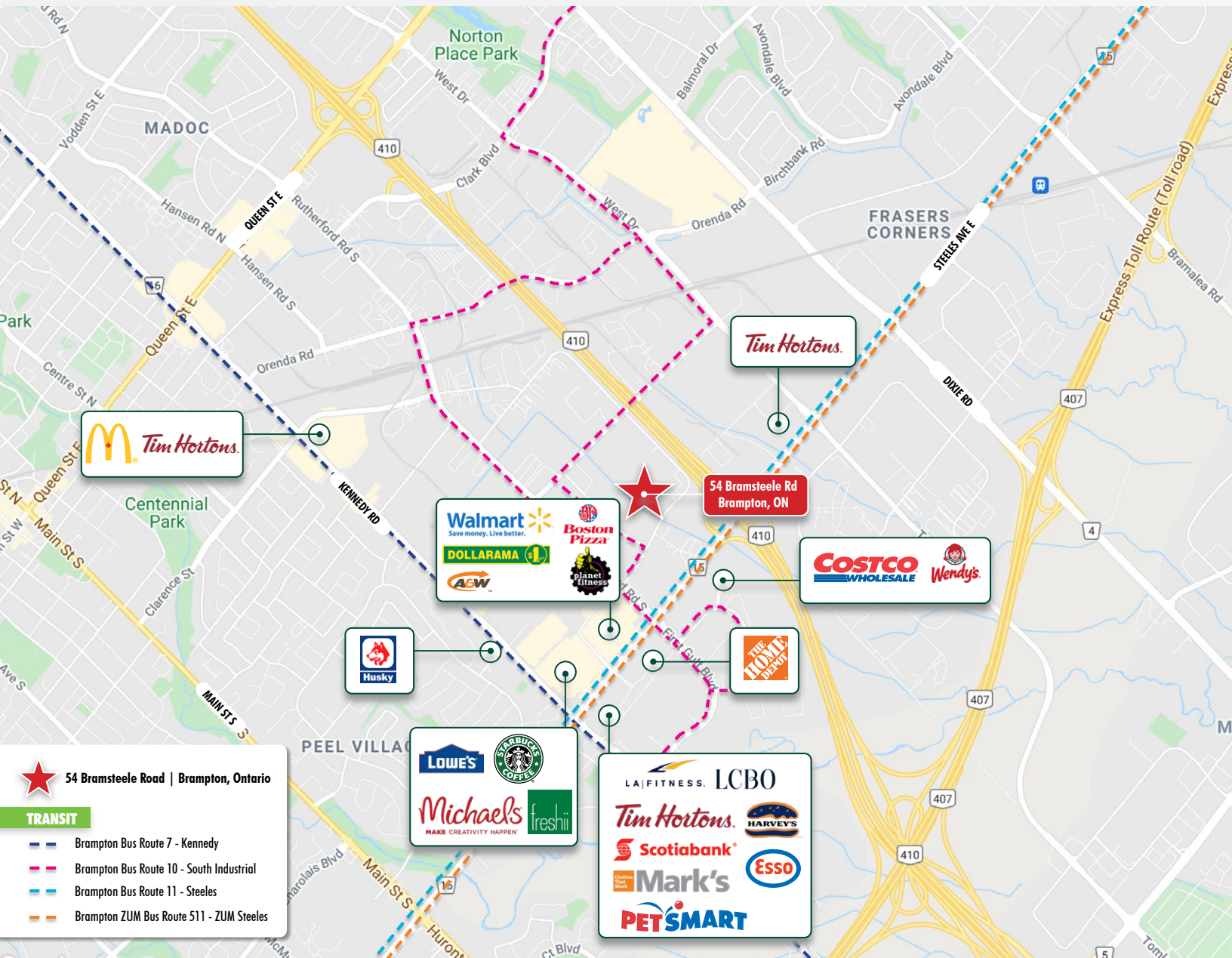
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FOR LEASE

CBRE

# 54 BRAMSTEELE ROAD

UNIT 23-24 | BRAMPTON, ON



★ 54 Bramsteele Road | Brampton, Ontario

- TRANSIT**
- Brampton Bus Route 7 - Kennedy
  - Brampton Bus Route 10 - South Industrial
  - Brampton Bus Route 11 - Steeles
  - Brampton ZUM Bus Route 511 - ZUM Steeles

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**\*\*All Info To Be Verified**

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