

FOR SALE OR LEASE

10

EDVAC DRIVE

BRAMPTON, ONTARIO

EDVAC DRIVE

16,190 SQ. FT. INDUSTRIAL
FREESTAND ON 1.3 ACRES



CONTACT US

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CBRE

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RARE INDUSTRIAL FREESTAND ON 1.3 ACRES OF LAND

PROPERTY
DETAILS

SITE PLAN

ZONING

LOCATION



HIGHLIGHTED FEATURES

- + Rare industrial freestand with 0.50 acres of extra paved storage land
- + Full solid concrete construction
- + Large updated office component
- + Oil interceptor installed in warehouse and rear yard
- + Highly desirable location in east Brampton industrial node
- + Easy access to Highways 407 & 427

TOTAL AREA	16,190 sq. ft.	LAND AREA	1.3 Acres
OFFICE	50%	CLEAR HEIGHT	18 ft.
SPRINKLERS	Yes	SHIPPING	2 Drive-in doors
A/C	Yes	CAPITAL IMPROVEMENTS	• Roof replaced in 2007
ZONING	M3-1513		• Asphalt replaced in 2007
OCCUPANCY	July 1, 2018		• New windows installed in 2008
ASKING PRICE	\$4,400,000		• Concrete shipping pad in 2008
RENTAL RATE	\$10.00 Net per sq. ft.		• HVAC replaced in 2012
TAXES (2017)	\$50,779.65		

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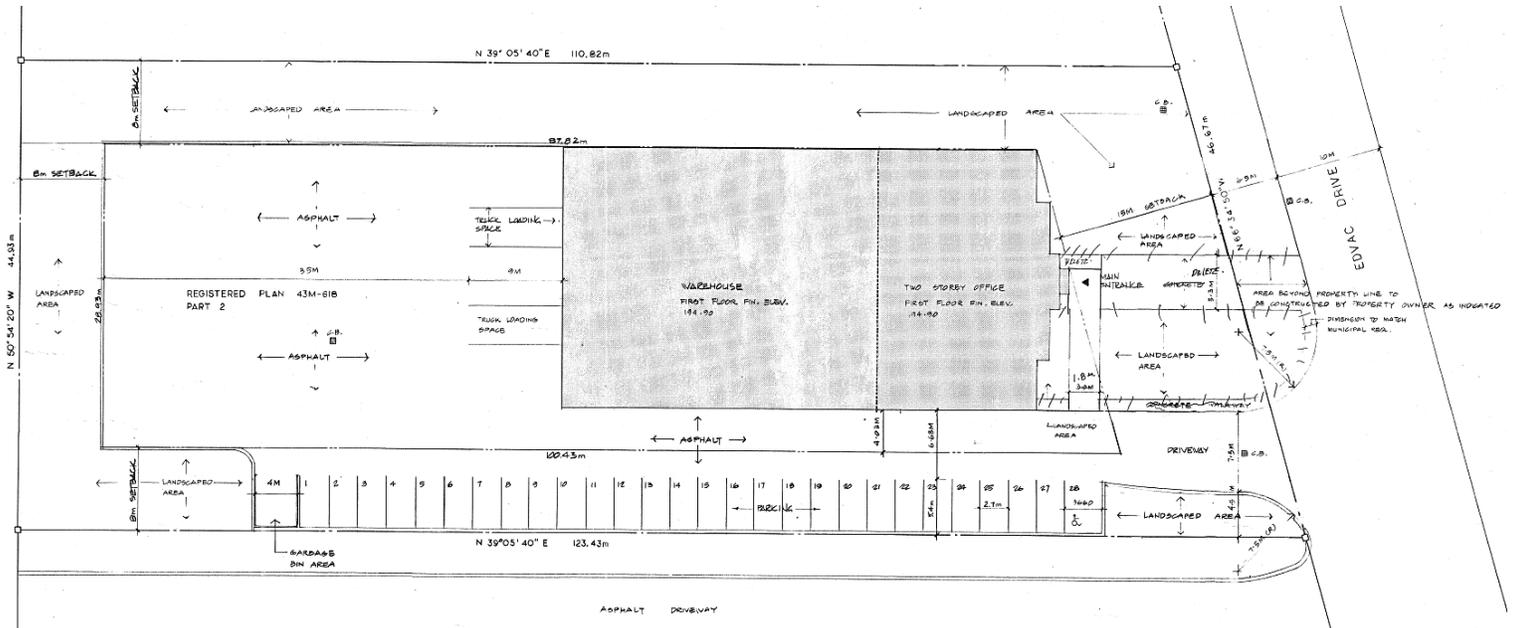
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ZONING BY-LAW: M3-1513

PERMITTED USES

INDUSTRIAL

- 1) the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
- 2) industrial uses involving the storage of goods and materials in the open
- 3) a printing establishment
- 4) a warehouse
- 5) A parking lot
- 6) Non-hazardous Solid Waste Processing Use, Non-hazardous Solid Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization, provided such uses are located a minimum of 300 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
- 7) Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, provided such uses are located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
- 8) Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
- 9) Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone - I2.

NON-INDUSTRIAL

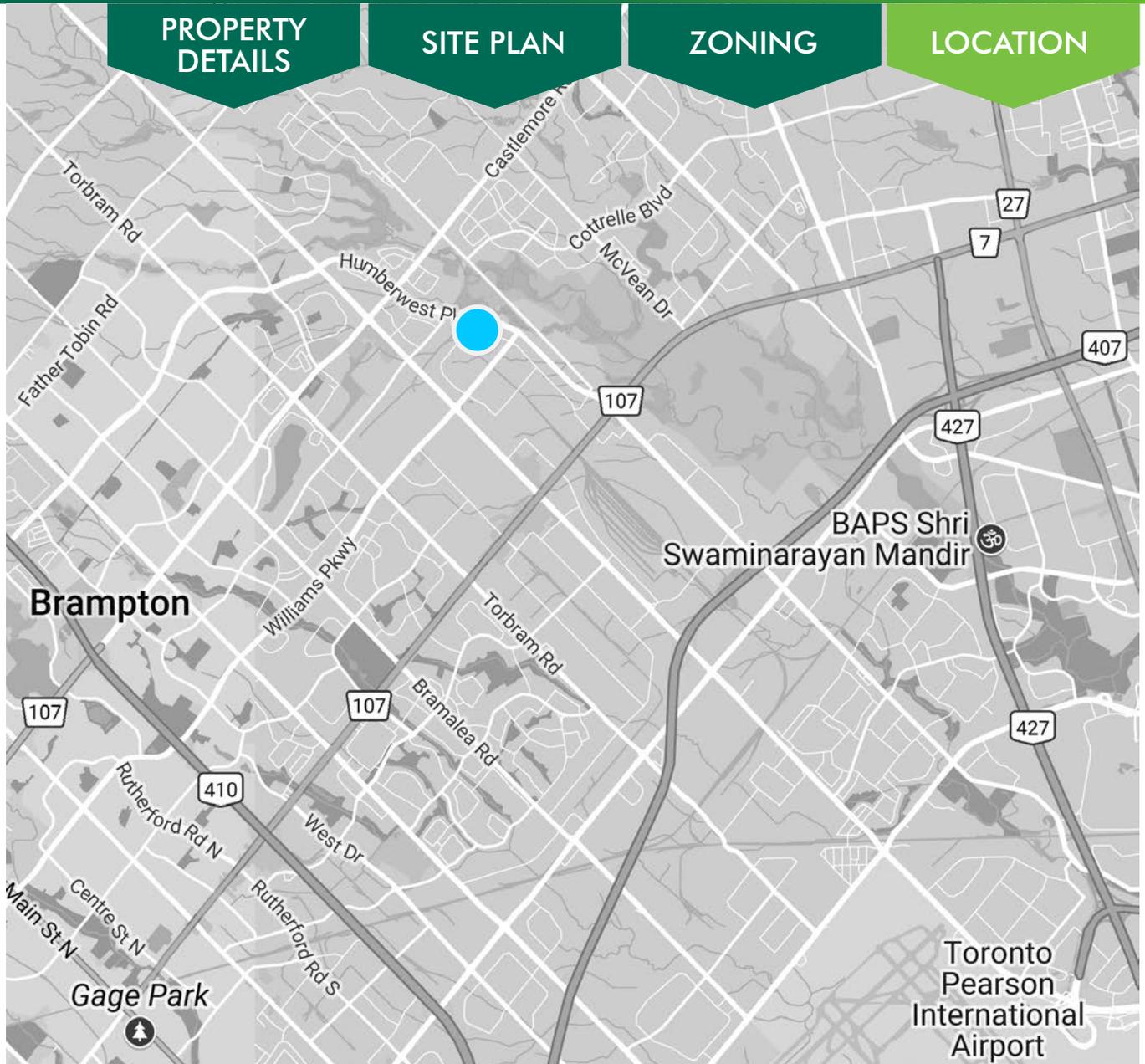
- 1) A radio or television broadcasting and transmission establishment
- 2) a recreational facility or structure
- 3) a community club
- 4) an animal hospital
- 5) a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

ACCESSORY

- 1) an associated educational use
- 2) an associated office
- 3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) 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
- 4) purposes accessory to the other permitted purposes
- 5) Thermal Degradation (Energy from Waste) Use provided that the source of waste input into the energy generation is a by-product of the primary use of the site and is not a Hazardous Waste.

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