

**AVISON
YOUNG**



BERKSHIREAXIS
DEVELOPMENT

253

**Summerlea Road
Brampton, ON**

Industrial Condo Units For Sale



New Units Now Available!

Offering units from 2,266 sf - 4,462 sf

Get more information

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The Opportunity

Located in a central Brampton location, **253 Summerlea Road** presents occupiers and investors alike with a rare opportunity to own state-of-the-art industrial condos. This Project offers twenty-seven (27) condominium units featuring customized office space and dedicated drive-in shipping. The Project is surrounded by premium industrial and retail uses.

Connect better with your customers and employees with quick access to three 400-series Highways. The Project is in close proximity to neighbourhood amenities and public transit.

The Benefits of Owning vs. Leasing



Security in your investment

A rare opportunity to invest in Canada's strongest real estate market. Build wealth and realize stable investment growth.



Provides flexibility for your business

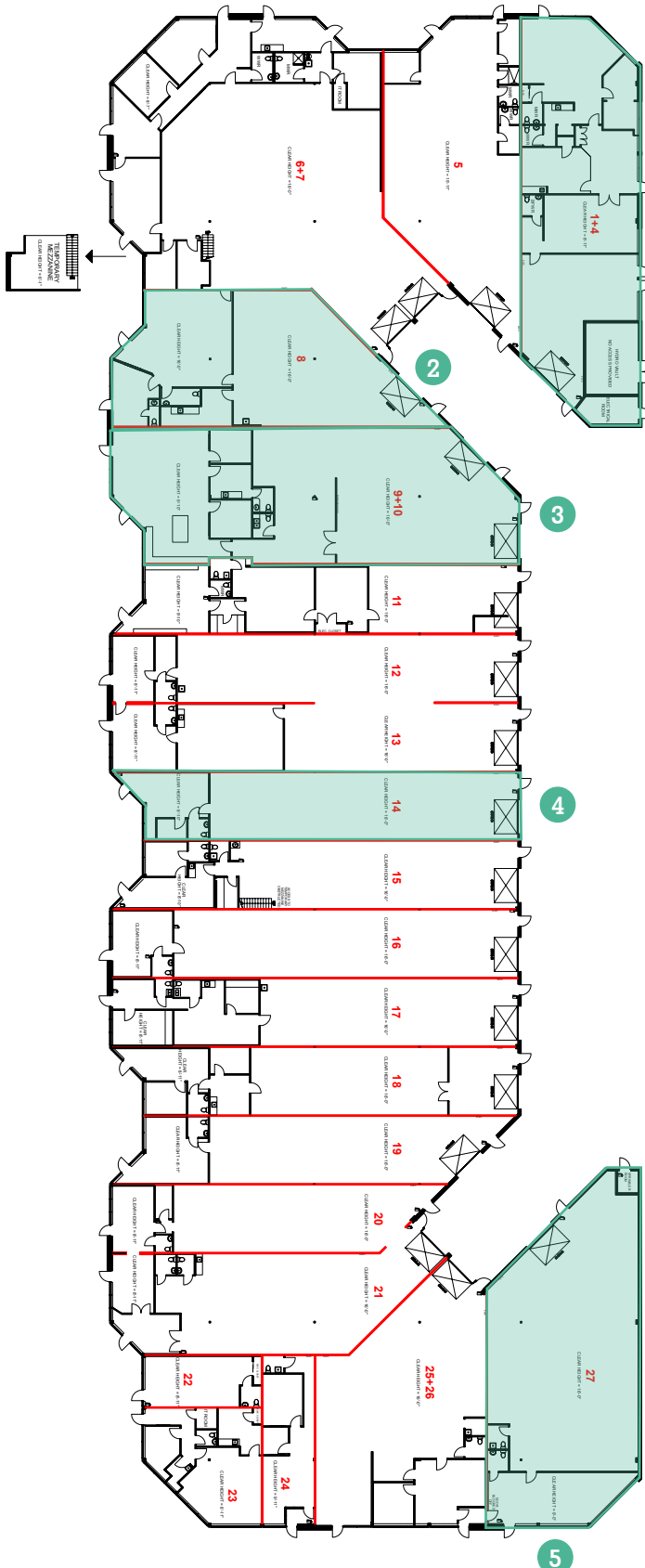
Just as you own your business, owning your space allows for customization and greater control over your operating costs.



Financing advantages

Speak to Listing Agents regarding financing options

Availabilities | Building Plan



Units Now Available For Sale



Speak to Listing Agents for pricing details and standard offer process



Current Availabilities:

- | | |
|--|---|
| <p>1 Units 1-4
3,397 sf (90% office)
1 DI Door
16' 0" Clear Height</p> | <p>4 Unit 14
2,266 sf (10% office)
1 DI Door
16' 0" Clear Height</p> |
| <p>2 Unit 8*
3,057 sf (10% office)
1 DI Door
16' 0" Clear Height</p> | <p>5 Unit 27
3,994 sf (25% office)
1 TL 1 DI Door
16' 0" Clear Height</p> |
| <p>3 Units 9-10*
4,462 sf (25% office)
2 DI Door
16' 0" Clear Height</p> | |



Condo is fully registered

Property Highlights

- Well maintained complex
- Clean and bright units
- Zoning permits a variety of different uses
- Close proximity to Highways 401, 407 & 410
- Brampton transit stop in front of the complex
- Ample parking
- Brand new asphalt in parking lot (2024)
- New roof (2024)
- **These units permit automotive uses*

Pictures

UNITS 1-4





Transit Legend

1 - Queen

14 - Torbram

20 - East Industrial

30 - Airport Road

501 - Zum Queen

505 - Zum Bovaird



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