

**AVISON
YOUNG**

8 Abacus Road
Brampton, ON

NEWLY REDUCED PRICE!



Freestanding Industrial Building For Lease

**For additional information,
please contact:**

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For Lease

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Property Details

TOTAL AVAILABLE AREA	64,641 sf
OFFICE AREA	13%
LOT SIZE	3.15
CLEAR HEIGHT	24'
SHIPPING	5 TL / 2 DI
POWER	1200 amps
ZONING	M1-1536
POSSESSION	Immediate
ASKING NET RENT	\$17.95 psf
TMI	\$4.25 psf

Property Highlights



Freestanding building on 3.15 acre lot near end of a cul de sac



Oversize drive-in doors, and very functional building with easy access for 53' trailers



Good clear height, and heavy power



Newly renovated office space across two storeys



Quick access to major highways



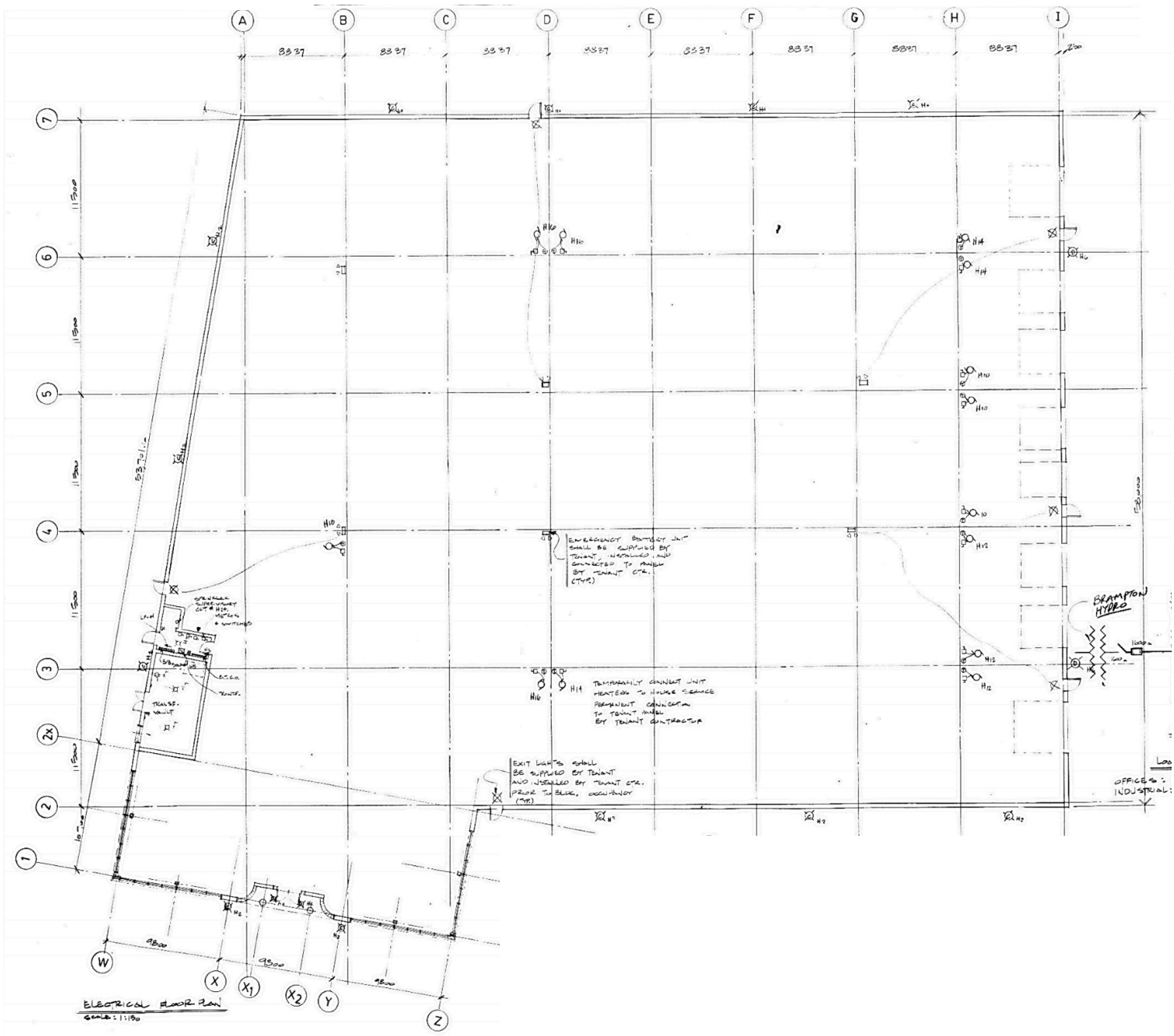
Located in Southeast Brampton near border of Woodbridge, Mississauga, and Etobicoke



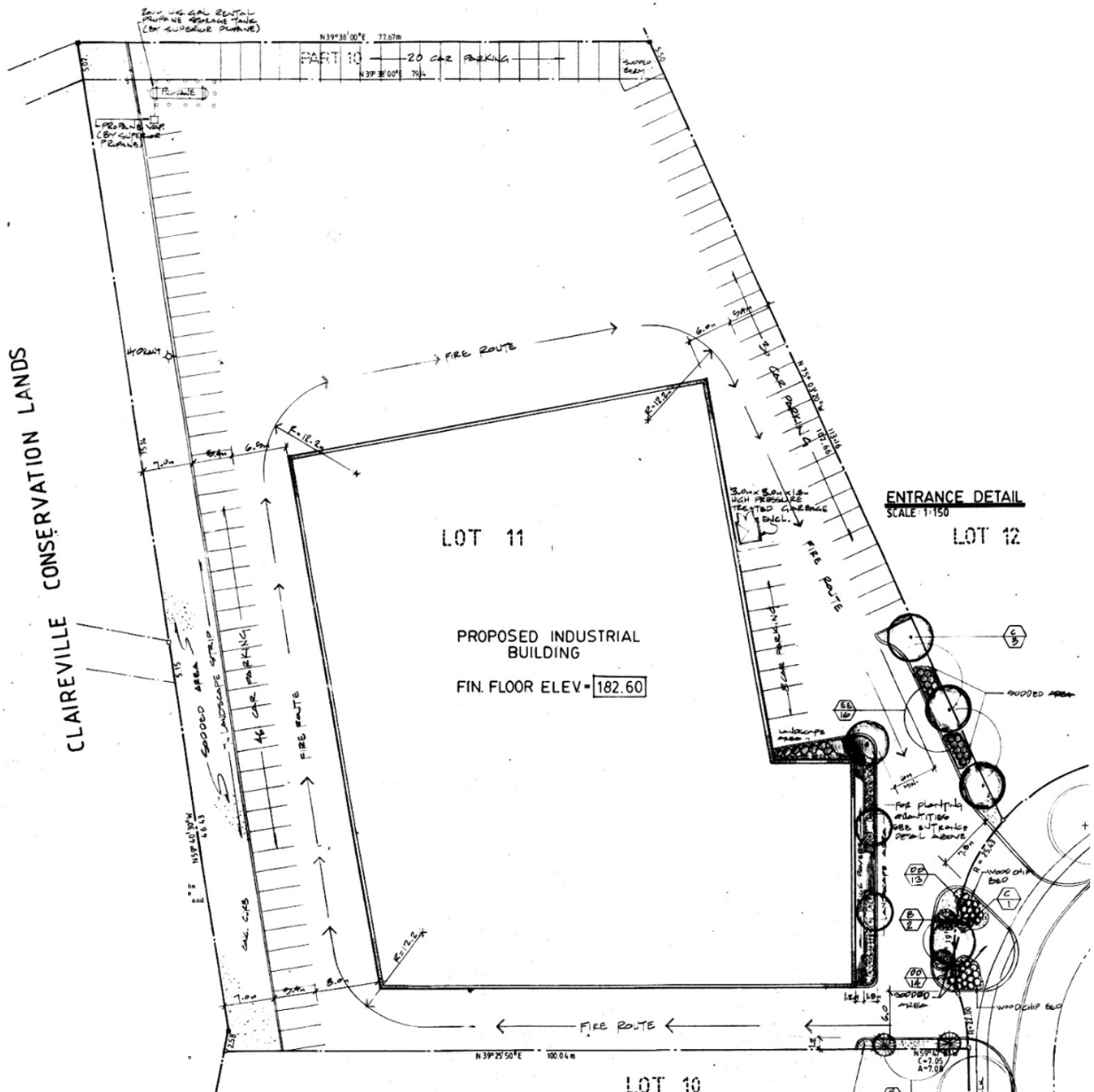
New lighting being installed



Floor Plan



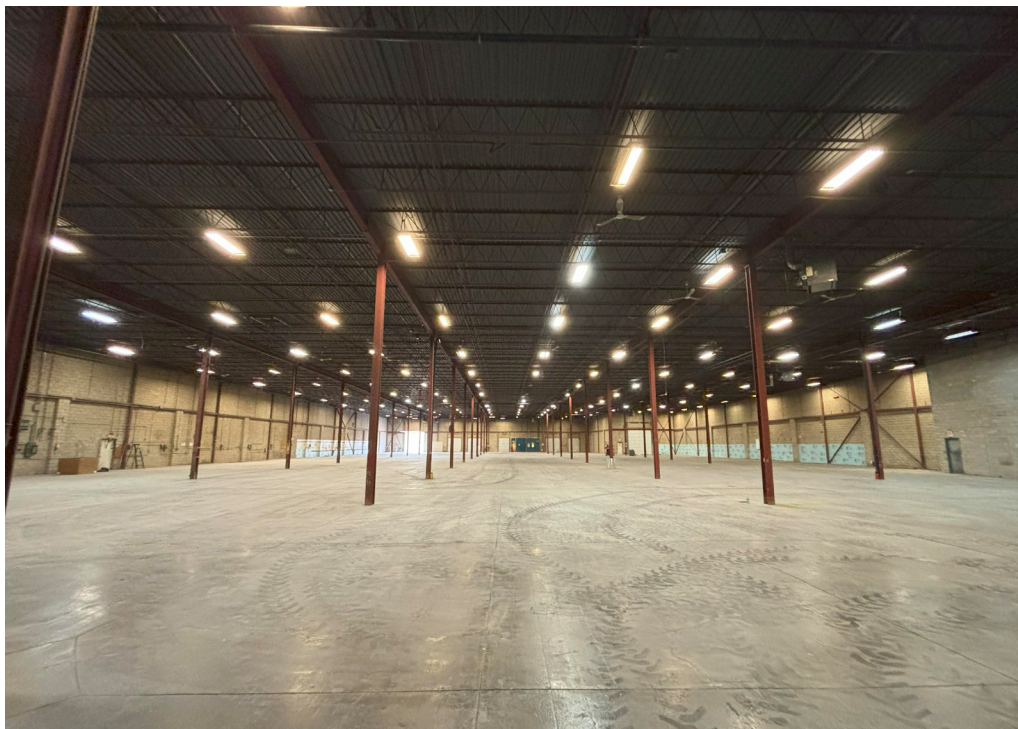
LOT 5. CONCESSION 9. ND.
INSTRUMENT Nº 140022VS



For Lease

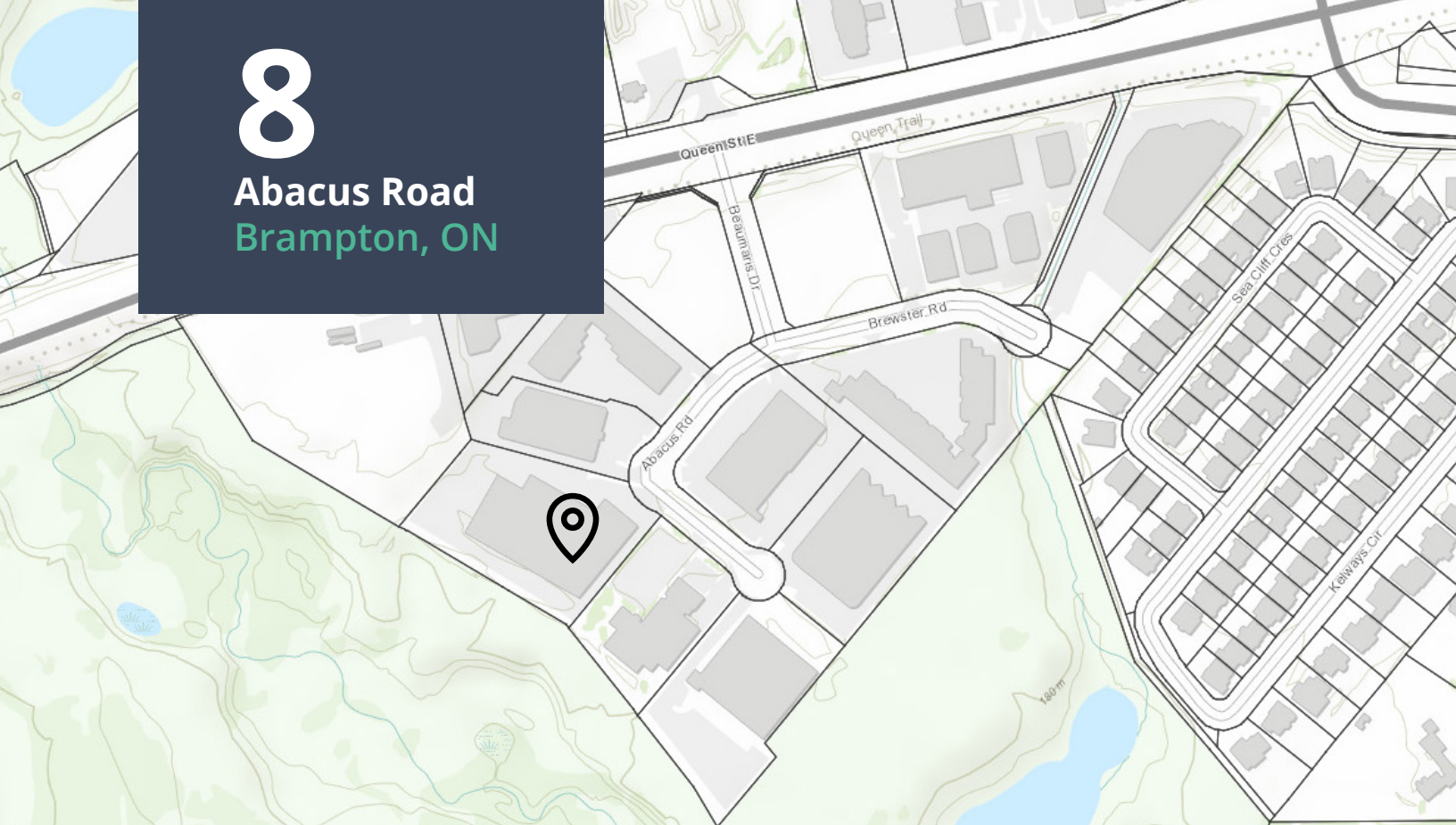
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Property Photos



8

Abacus Road
Brampton, ON



Zoning M1-1536

Industrial

- (1) dry industrial uses;
- (2) a printing establishment; and,
- (3) a parking lot

Non-Industrial

- (1) a radio or television broadcasting and transmission establishment;
- (2) a furniture and appliance store;
- (3) a recreation facility or structure, excluding water oriented or water based activities; and,
- (4) an office use, excluding offices uses for: medical, health care practitioners, dental practitioners, and administrative offices of school boards and governments, shall be permitted to a maximum gross floor area of 575.3 square metres, for three abutting units of which the closest wall shall not be more

than 10 metres from Brewster Road.

Accessory

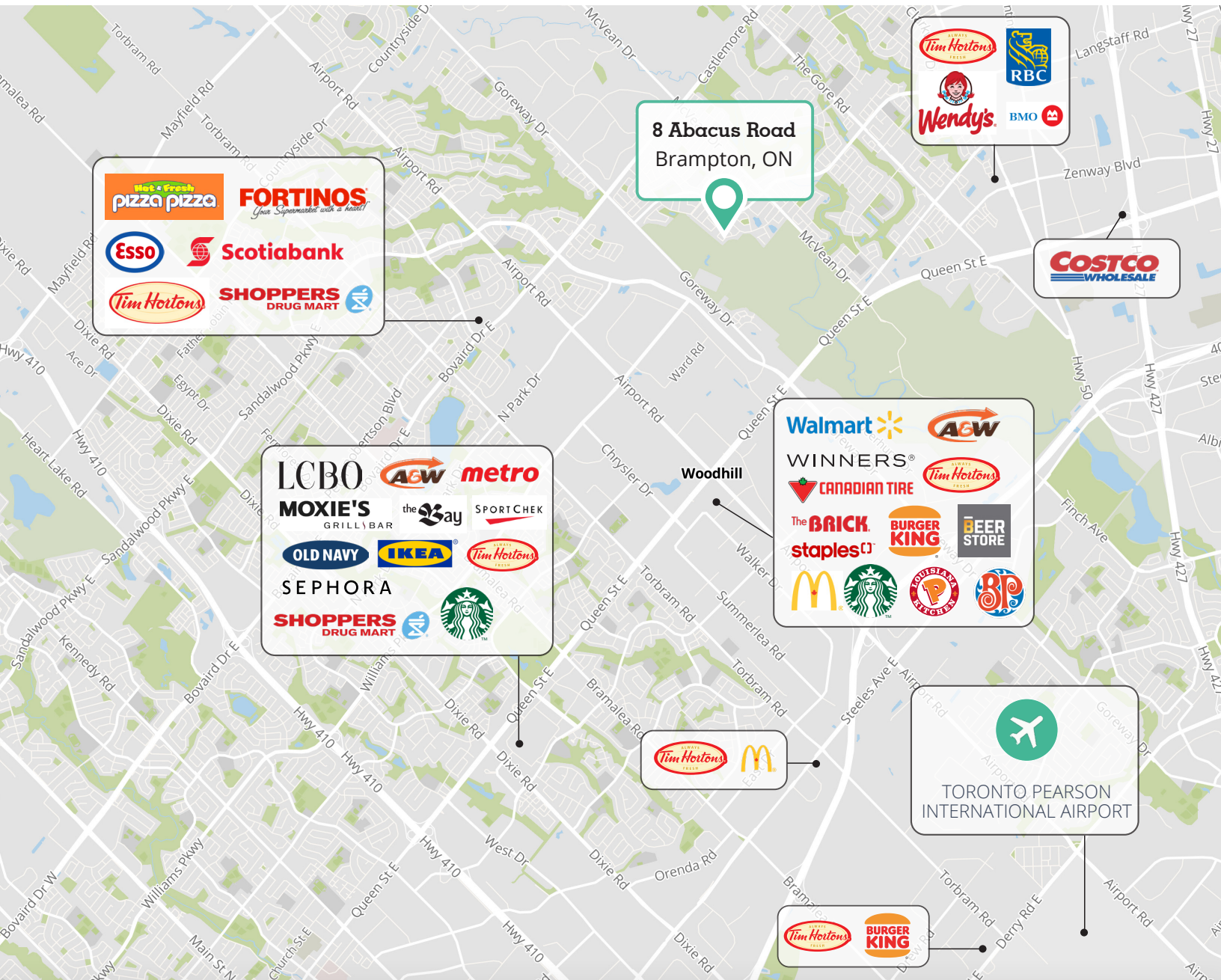
- (1) purpose accessory to the other permitted purposes.

1536.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.8 hectares
- (b) Minimum Lot Width: 35 metres
- (c) Maximum Lot Coverage by all buildings and structures: 35% of the lot area
- (d) Maximum Building Height: 10 metres
- (e) Landscaped Open Space shall be provided and maintained in the areas shown as Landscaped Open Space on SCHEDULE C – SECTION 1536
- (f) no outside storage or display

of goods, materials or machinery shall be permitted

- (g) no loading spaces or areas may be located in yards abutting Highway 7



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