

Rare 13,908 SF Freestanding Building



PROPERTY HIGHLIGHTS







Building Area	13,300 31
Office Area	2,542 SF
Land Area	0.978 Acres
Clear Height	18' O"
Shipping	2 Truck Level, 1 Drive In
Zoning	M3-1561
Sprinklered	Yes
Power	400A, 600V
Services	Municipal
Possession	January 1st, 2026
Price	\$7,301,700
Taxes	\$48,244.88 (2024)

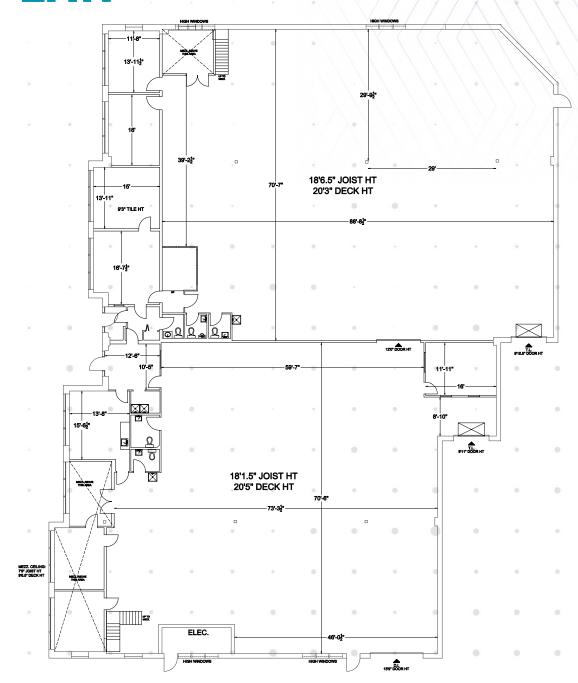
13 908 SE

Building Area

- Property is well located within an industrial node in Northeast Brampton
- Location provides good access to the major highway network via
 Highways 407 and 427, providing commuting paths for labour pools from the West, East and North GTA
- Well maintained freestanding building with potential to demise into two separate units
- · Warehouse area is climate controlled
- Building Condition Assessment & Phase 1 Environmental Assessment Reports Available

FLOOR PLAN

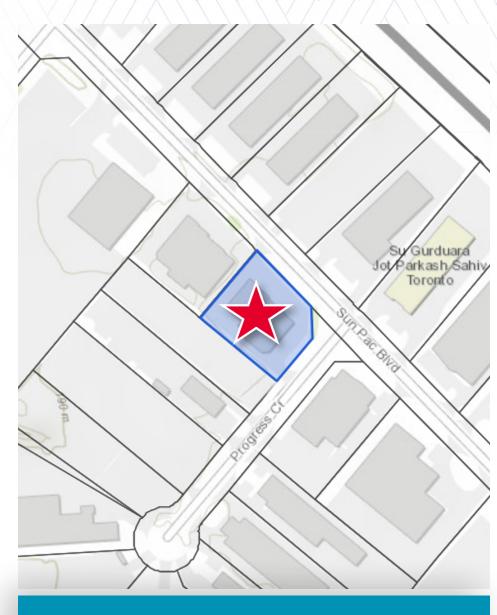




PROPERTY ZONING

CUSHMAN & WAKEFIELD

- 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
- Industrial uses involving the storage of goods and materials in the open
- Printing establishment
- Warehouse
- Parking lot
- 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.
- 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.
- 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.
- 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.
- Radio or television broadcasting and transmission establishment
- Recreational facility or structure
- Community club
- An animal hospital
- A place of worship only when located in a business corridor area as shown on schedule G to this by-law
- Accessory
- An associated educational use
- An associated office
- 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
- Purposes accessory to the other permitted purposes
- 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.



CLICK HERE FOR MORE ZONING INFORMATION

PROPERTY GALLERY











PROPERTY GALLERY











PROPERTY GALLERY





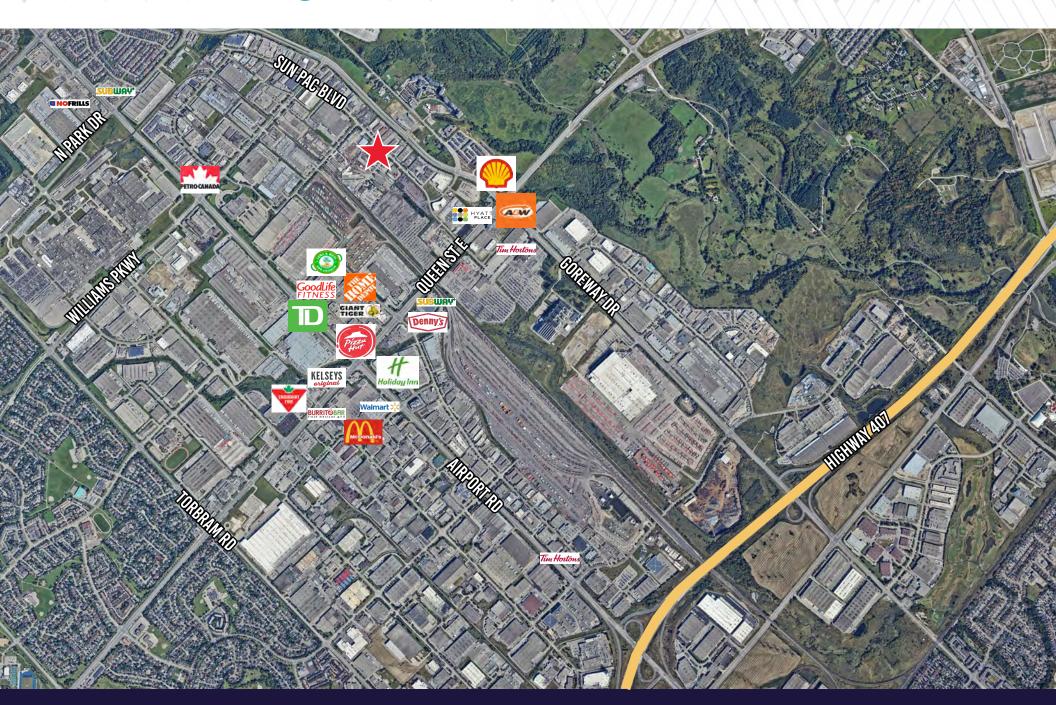






AMENITIES MAP







For more information, please contact:

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