

Clean Subsurface Environmental Test  
December 2024



322 Rutherford Road South, Brampton, ON

Freestanding Automotive Building With  
Excess Land **For Sale**

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# Property Overview

**Address** 322 Rutherford Road South,  
Brampton, ON

**Lot Area** 1.18 acres

**Total Area** 11,384 SF

**Office Area** 1,484 SF (10%)

**Warehouse Area** 9,900 SF

**Clear Height** 16'

**Zoning** M2

**Shipping** 10 Drive-in Doors

**Lot Coverage Ratio** 22%

**Asking Rate** \$8,950,000

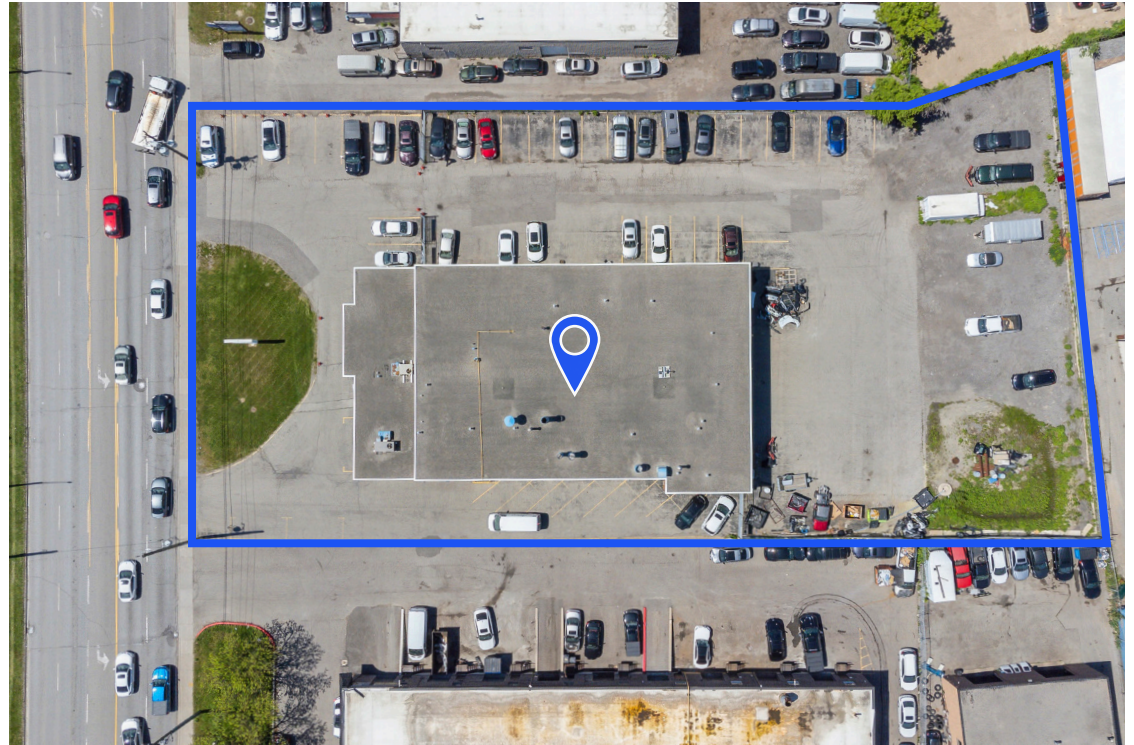
**Taxes** \$38,470.25 (2024)

**Availability** Immediate

**Auto Body  
Equipment  
Available**

- a. Spray Booth
- b. Prep Station
- c. Paint Mixing Room
- d. Air Compressors
- e. Vacuum System

*\* All specifications to be confirmed by Buyer.*



# M2 Zoning | Permitted Uses

## (a) Industrial

- (1) The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop
- (2) non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit
- (3) a printing establishment
- (4) a warehouse
- (5) a parking lot
- (6) a freight classification yard
- (7) Non-hazardous Solid Waste Processing Use, Nonhazardous 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.
- (8) 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.
- (9) 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.

- (10) 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.

## (b) Non-Industrial

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

## (c) 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.

*\*Tenant or tenant's broker to confirm zoning and permitted uses.*

[https://www1.brampton.ca/EN/Business/planning-development/zoning/cob%20zoning/type/section32.1\\_m2.pdf](https://www1.brampton.ca/EN/Business/planning-development/zoning/cob%20zoning/type/section32.1_m2.pdf)



# HIGHLIGHTS



Well maintained and rare freestanding building with strong street presence



Ample parking and approx. half acre of excess land in rear and side yards



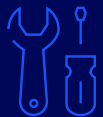
Exposure to Rutherford Rd S



Excellent access to major highways



Highly sought after M2 zoning enabling of most industrial uses including outdoor storage and automotive repair



Ideal site configuration and location for Auto & Truck Repair/Service



Doors on multiple sides of buildings for drive through capability



Potential for turnkey auto body repair shop - auto body equipment and business available



Vacant possession



Located amidst best labor pool in GTA



Secured yard



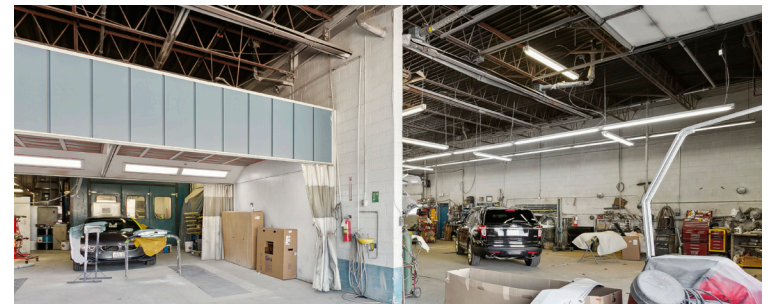
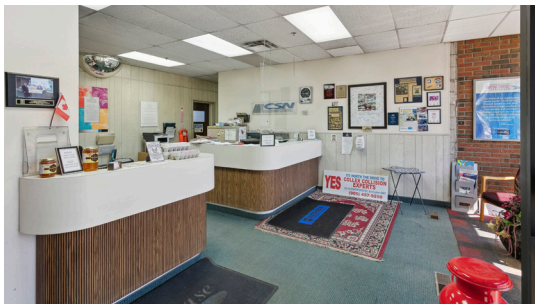
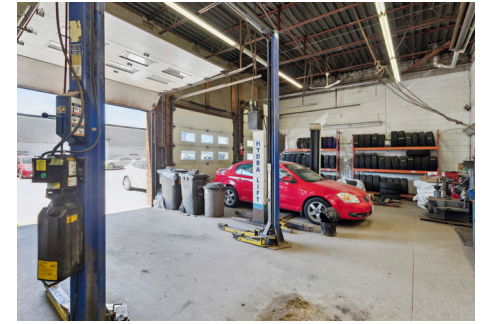
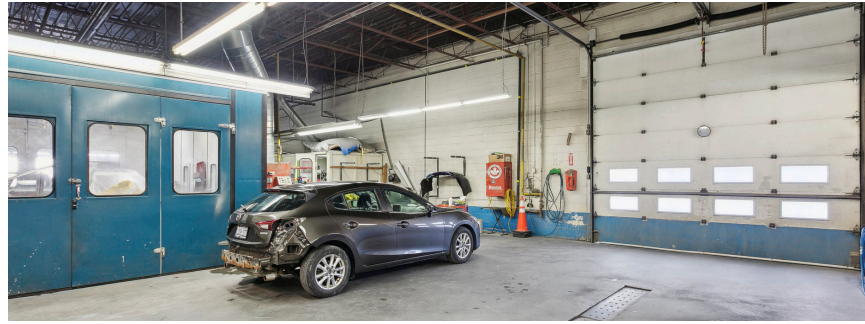
Oil interceptors in shop





# Property Photos

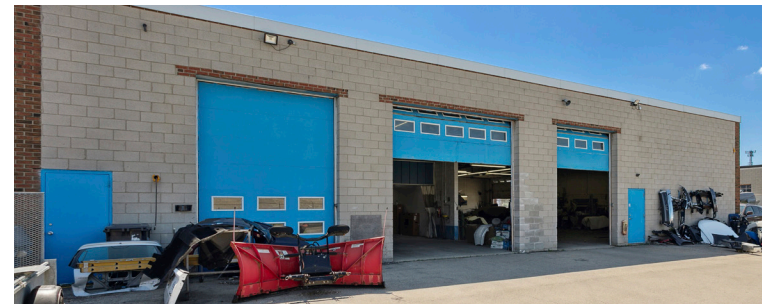
## Interior





# Property Photos

## Exterior





# Amenities

## Major Occupiers

1. SVP Sports
2. RONA +
3. Walmart Supercentre
4. The Home Depot
5. Planet Fitness
6. Playdium
7. Drive Test
8. Costco Wholesale
9. Clorox Company of Canada
10. CanRoof Corporation Inc.

## Restaurants

1. Wendy's
2. A&W
3. Tim Hortons
4. Subway
5. Starbucks

## Within a 5-10 min drive



9

Grocery  
Stores



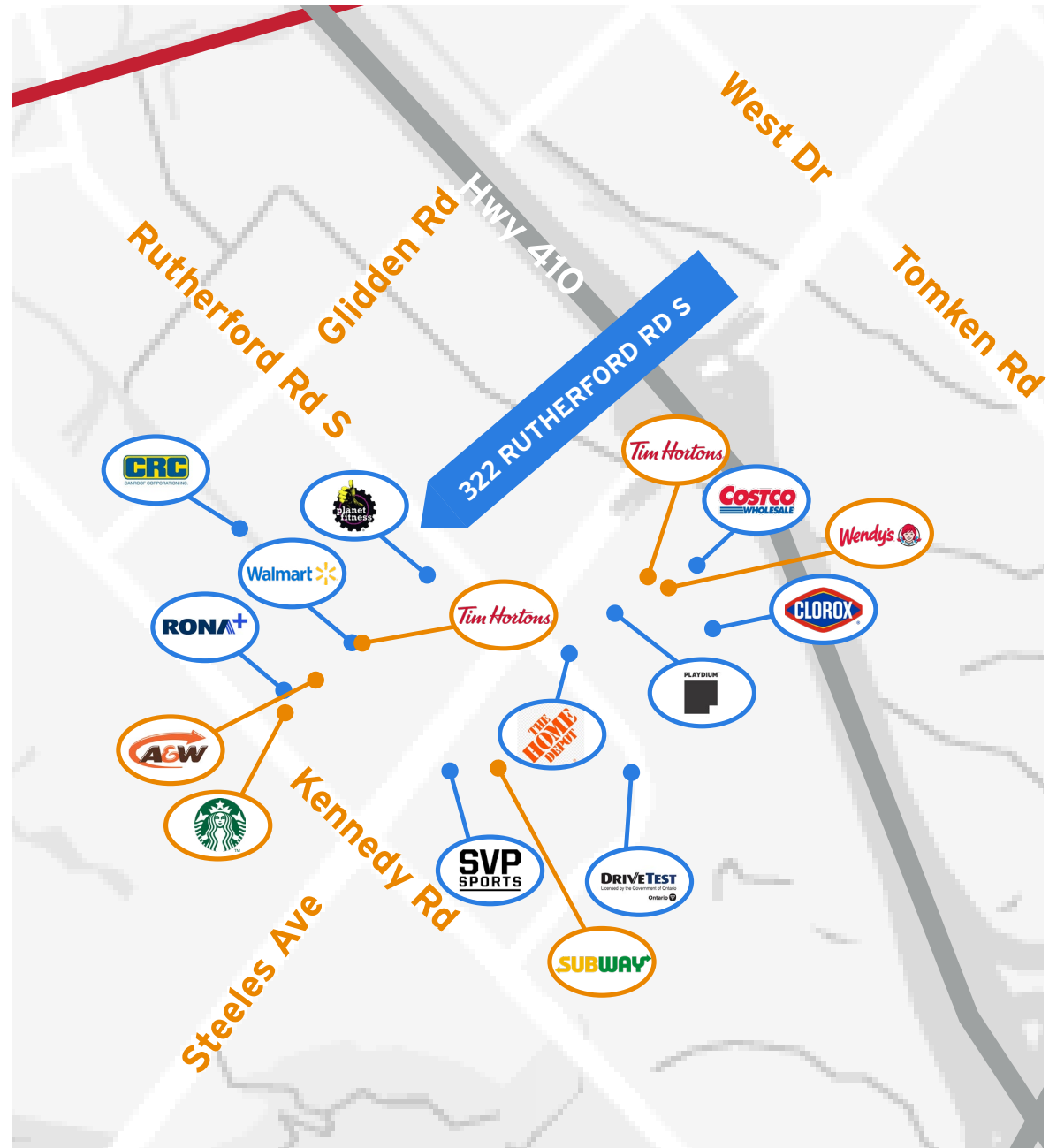
16

Gas  
Stations



35

Restaurants,  
Cafes & Pubs

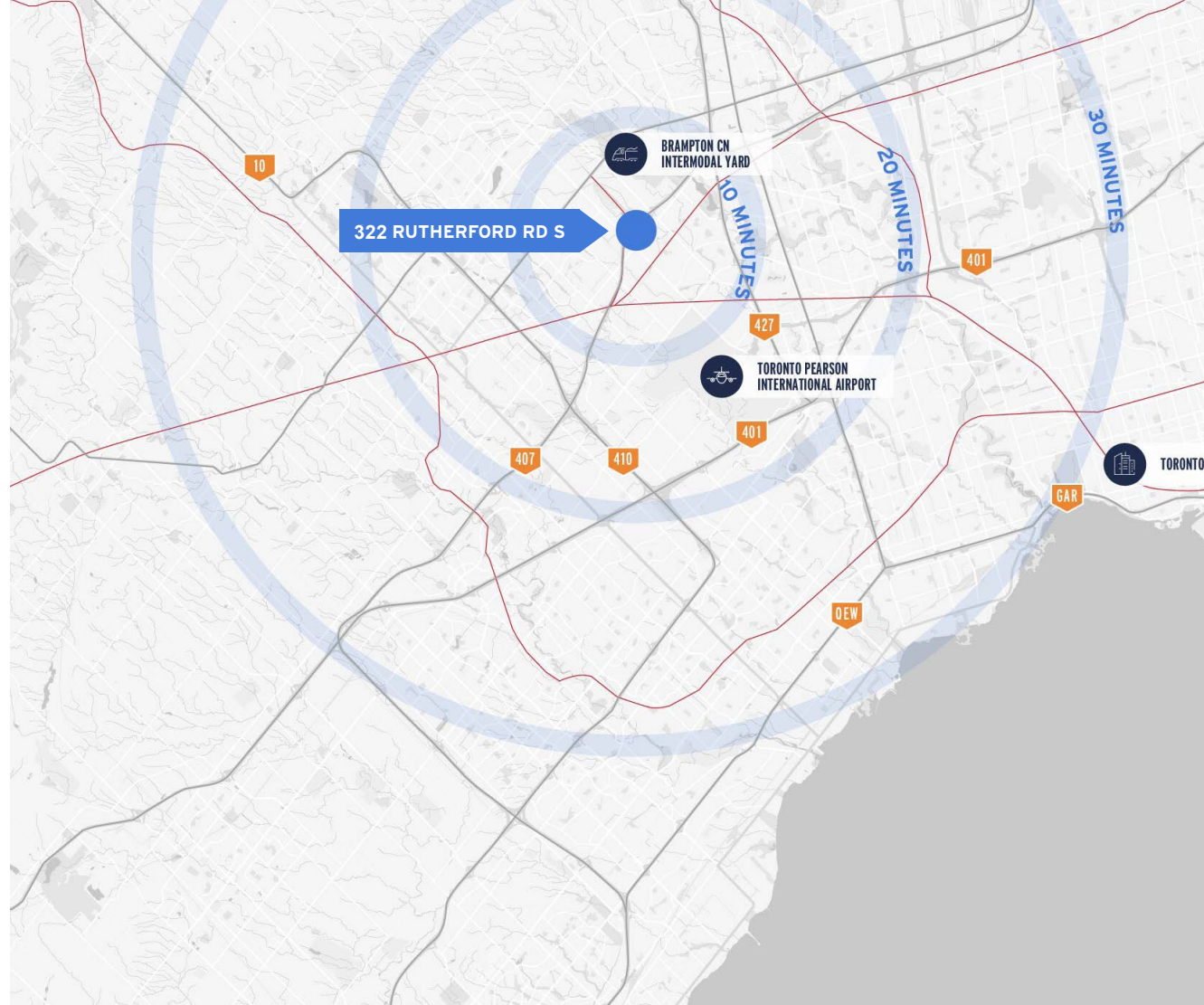




# Pure Movement

## *Connecting to the GTA and beyond*

The property is located in Brampton, only 8 KM from Toronto Pearson International Airport, Canada's largest and busiest airport, and less than 90-minutes to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 30-minute drive away.






# Brampton


## Canada's Innovation

"Brampton's diverse workforce represents over 230 different cultures speaking 115 languages. Our central location within Canada's Innovation Corridor and our connectivity provide companies with quick and easy access to international markets... We are ready to welcome investors, entrepreneurs, students and businesses." - Mayor Patrick Brown


## Demographics




2nd fastest growing city in Canada with 14,000 new residents per year




60% of the people in the labour force within Brampton have a post-secondary education



Located in the middle of Canada's Innovation Corridor



Brampton has the 4th largest labour force in Ontario



2nd largest tech sector in North America, part of the Toronto region



Adjacent to Pearson International Airport, Canada's largest airport

Total Population	139,806
Average Household Income	\$93,199
Average Age	38
Population in the Labour Force	75,522
Labour Employment Rate	87.8%





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