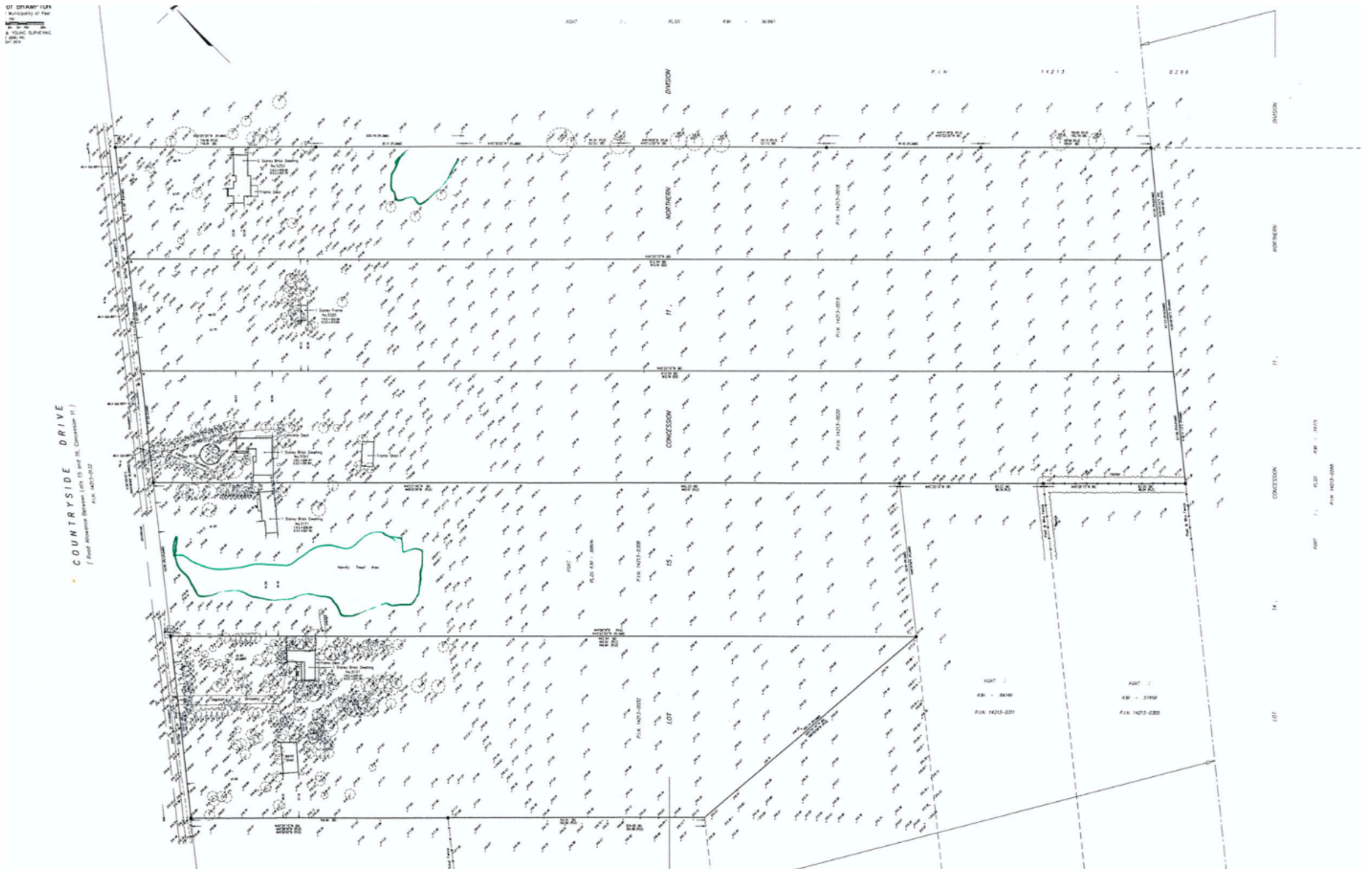




LAND ASSEMBLY FOR SALE
5253, 5235, 5193 & 5137 Countryside Drive,
Brampton



OVERVIEW OF OPPORTUNITIES

CSMM FIVE INC, CSMM ONE INC, GROUP 14213-0019 INC, and CSMM BRAMPTON INC. (the "vendor") have retained Triple Net Realty Inc. Brokerage (the Advisor") sell a 100 % freehold interest in four developable land parcels located at 5137, 5253, 5235, and 5193 Countryside Drive, Brampton Ontario (collectively the "Property").

STRATEGIC LOCATION

The rare opportunity asset zoned **PRESTIGE INDUSTRIAL** and **MEDIUM DENSITY RESIDENTIAL** Zoning within the Brampton Highway 427 industrial plan offering a wide range of uses is situated on over 40 acres of developable land. The subject property is located outside of the Highway 413 freeze area. Neighboring properties are owned by top Canadian developers: Prologis and Orlando.

The Subject property is situated in the City of Brampton and located in a desirable area between Clarkawy and Collorine on the south side of the countryside drive. The Highly accessible location offers immediate access to Highway 50 and Newly extended Highway 427. The superior location of the property makes it ideal for development to serve a variety of communities of Brampton, Caledon, and Vaughan.

UNIQUE OPPORTUNITY TO ACQUIRE LAND PARCEL IN THE CITY OF BRAMPTON

The location and zoning of the subject property make it a fantastic opportunity for near-future development uses:

Auto dealerships

Warehousing

Industrial manufacturing

Outdoor storage



PROPERTY #1 : 5253 COUNTRYSIDE DRIVE, BRAMPTON



Municipal Address 5253 Countryside Drive, Brampton ON

PIN#: 14213-0018

Property Ownership: CSMM ONE INC.

Land Size: 10.1466 ACRES

Developable Land Size: 10.1466 ACRES

Zoning: Prestige Industrial and Special Policy Area

Existing Use: Residential and Agriculture.

Legal Description: PT LT 15 CON 11 ND TORONTO GORE AS IN VS313639 CITY OF BRAMPTON



PROPERTY #2 : 5235 COUNTRYSIDE DRIVE, BRAMPTON



Municipal Address

5235 Countryside Drive, Brampton ON

PIN#:

14213-0019

Property Ownership:

GROUP 14213-0019 INC.

Land Size:

10.1214 ACRES

Developable Land Size:

10.1214 ACRES

Zoning:

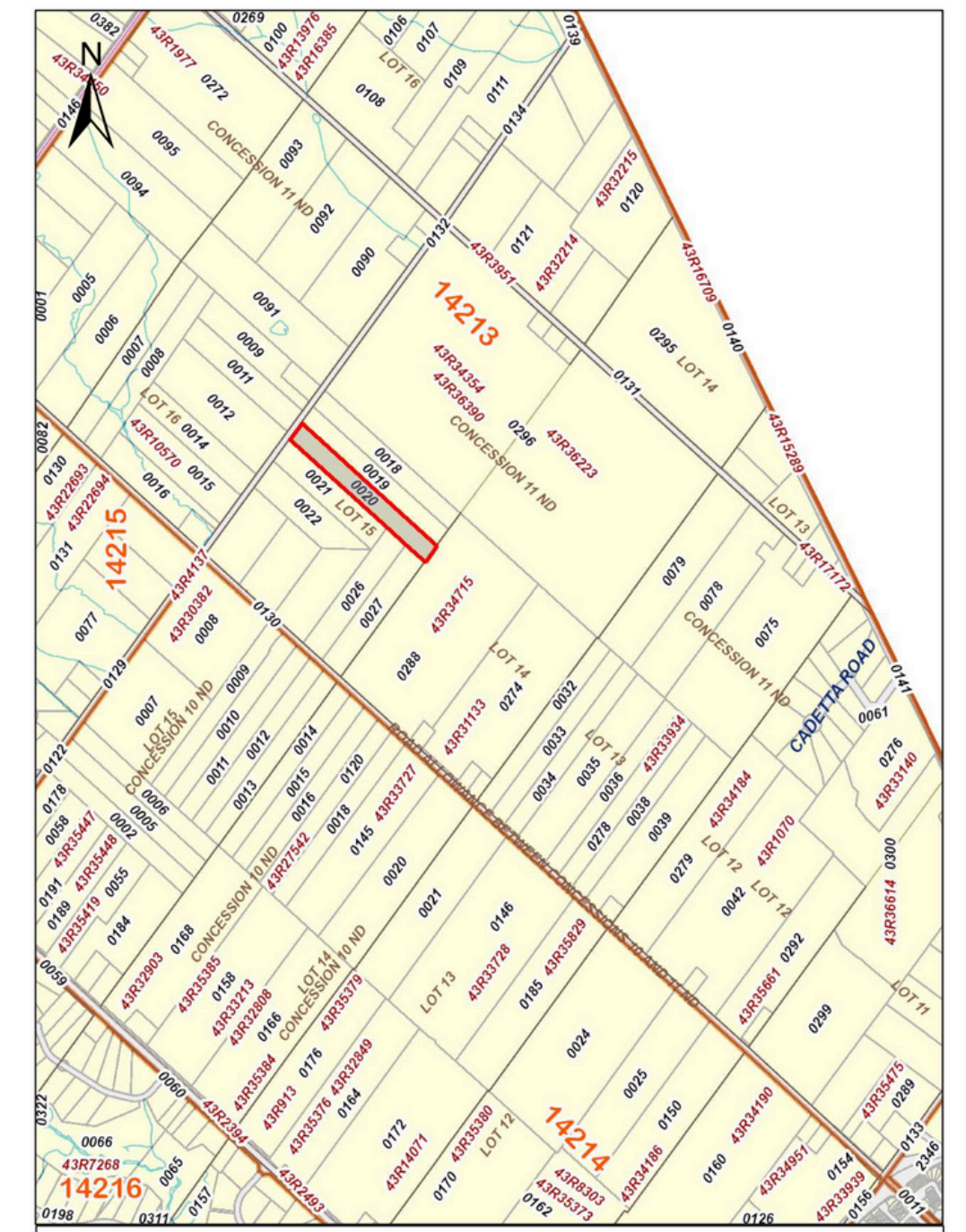
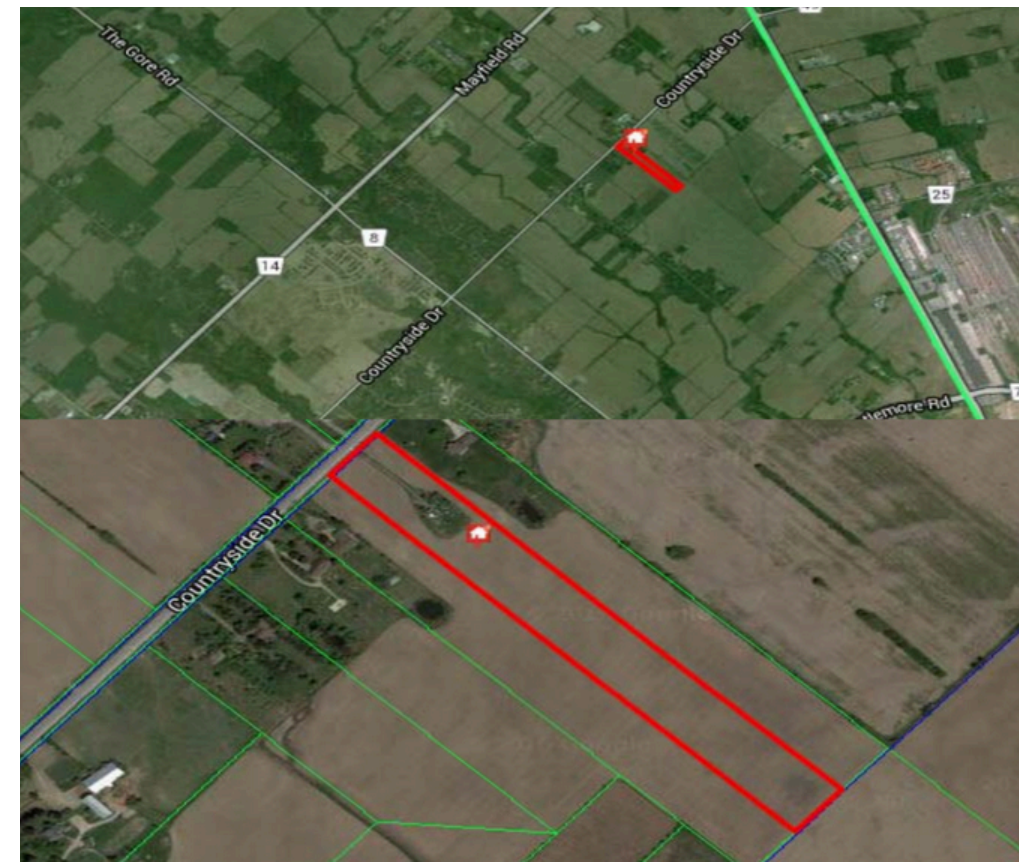
Prestige Industrial and Special Policy Area

Existing Use:

Residential and Agriculture.

Legal Description:

PT LT 15 CON 11 ND TORONTO GORE AS IN VS130932 ; BRAMPTON PIN: 14213-0019



ServiceOntario

PRINTED ON 18 MAY, 2016 AT 13:20:24 FOR SUMANJIT

SCALE
0 125 250 375 500 625 Meters

PROPERTY INDEX MAP
PEEL(No. 43)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

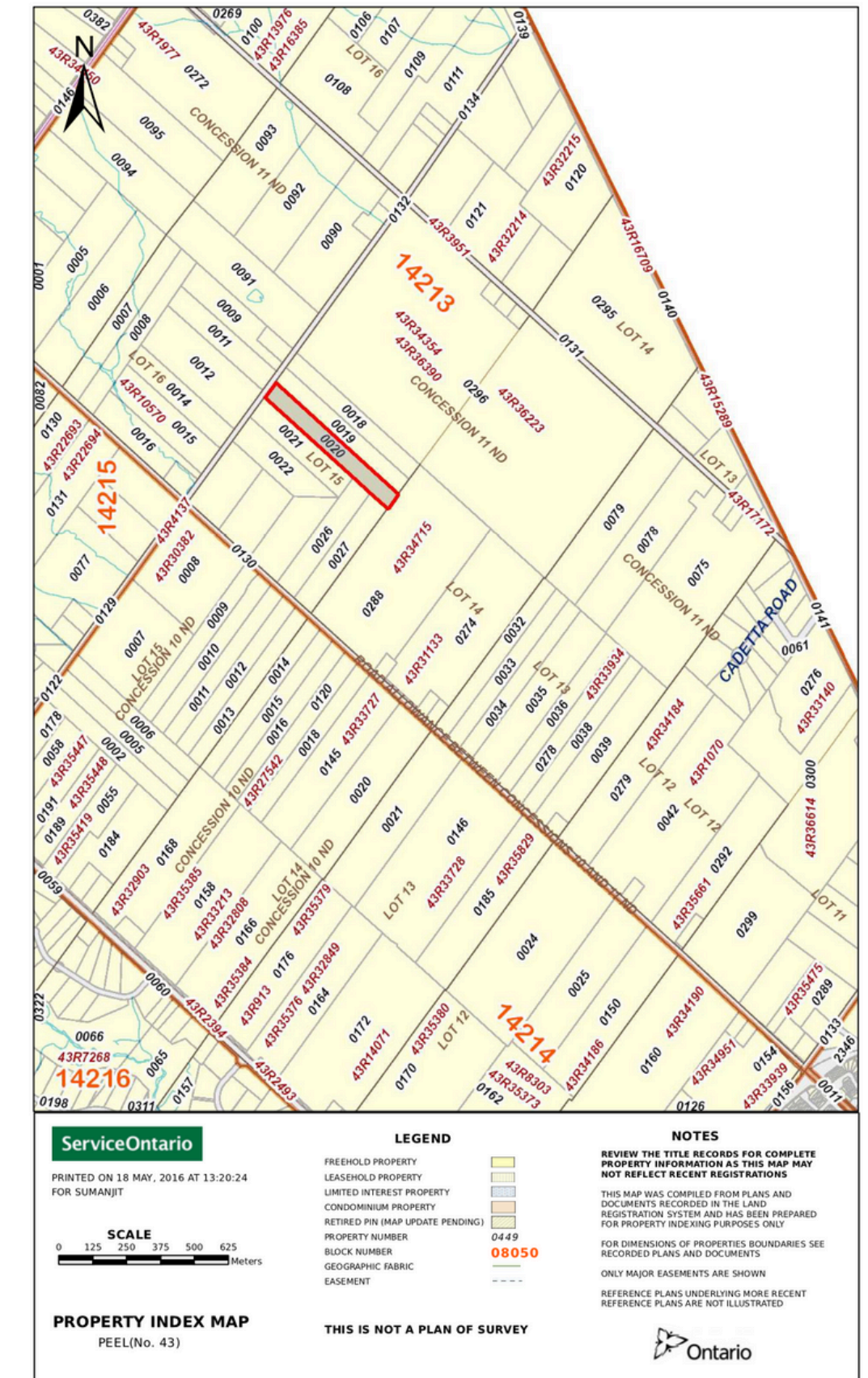
Ontario

Queen's Printer for Ontario, 2016

PROPERTY #3 : 5193 COUNTRYSIDE DRIVE, BRAMPTON



Municipal Address	5193 Countryside Drive, Brampton ON
PIN#:	14213-0020
Property Ownership:	CSMM BRAMPTON INC.
Land Size:	10.1187 ACRES
Developable Land Size:	10.1187 ACRES
Zoning:	Prestige Industrial and Special Policy Area
Existing Use:	Residential and Agriculture.
Legal Description:	PT LT 15 CON 11 ND TORONTO GORE AS IN RO1109443 ; BRAMPTON PIN: 14213-0020



PROPERTY #4 : 5137 COUNTRYSIDE DRIVE, BRAMPTON



Municipal Address 5137 Countryside Drive, Brampton ON

PIN#: 14213-0022

Property Ownership: CSMM FIVE INC.

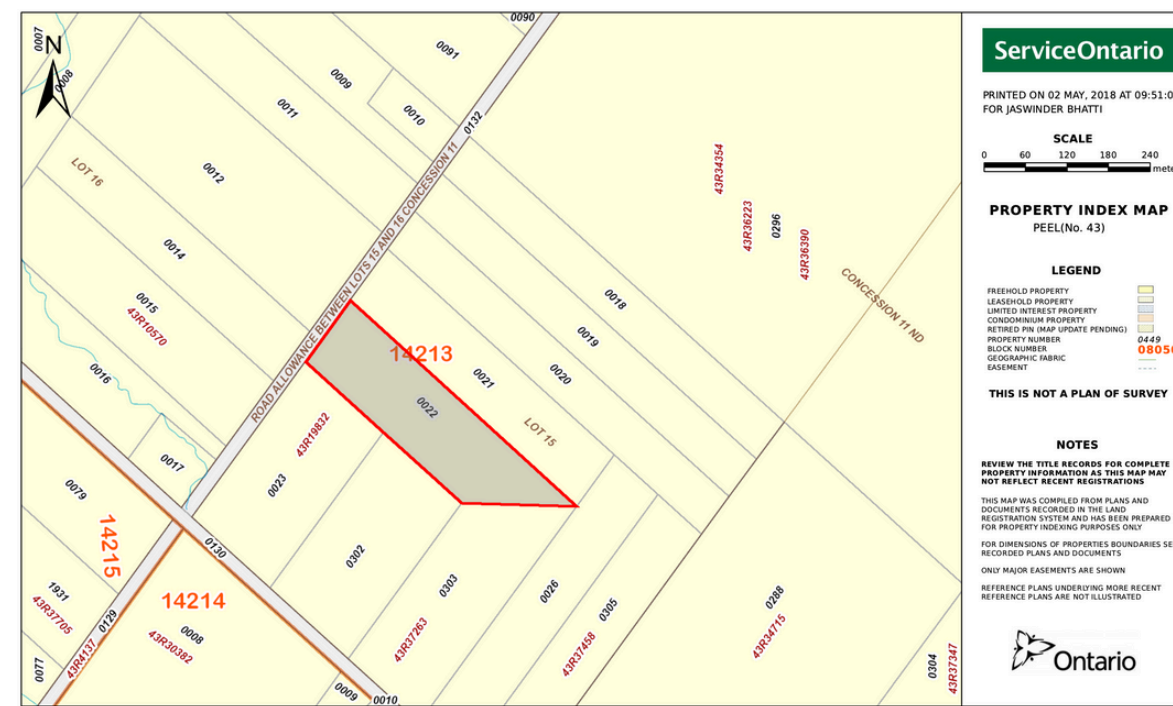
Land Size: 10.0201 ACRES

Developable Land Size: 10.0201 ACRES

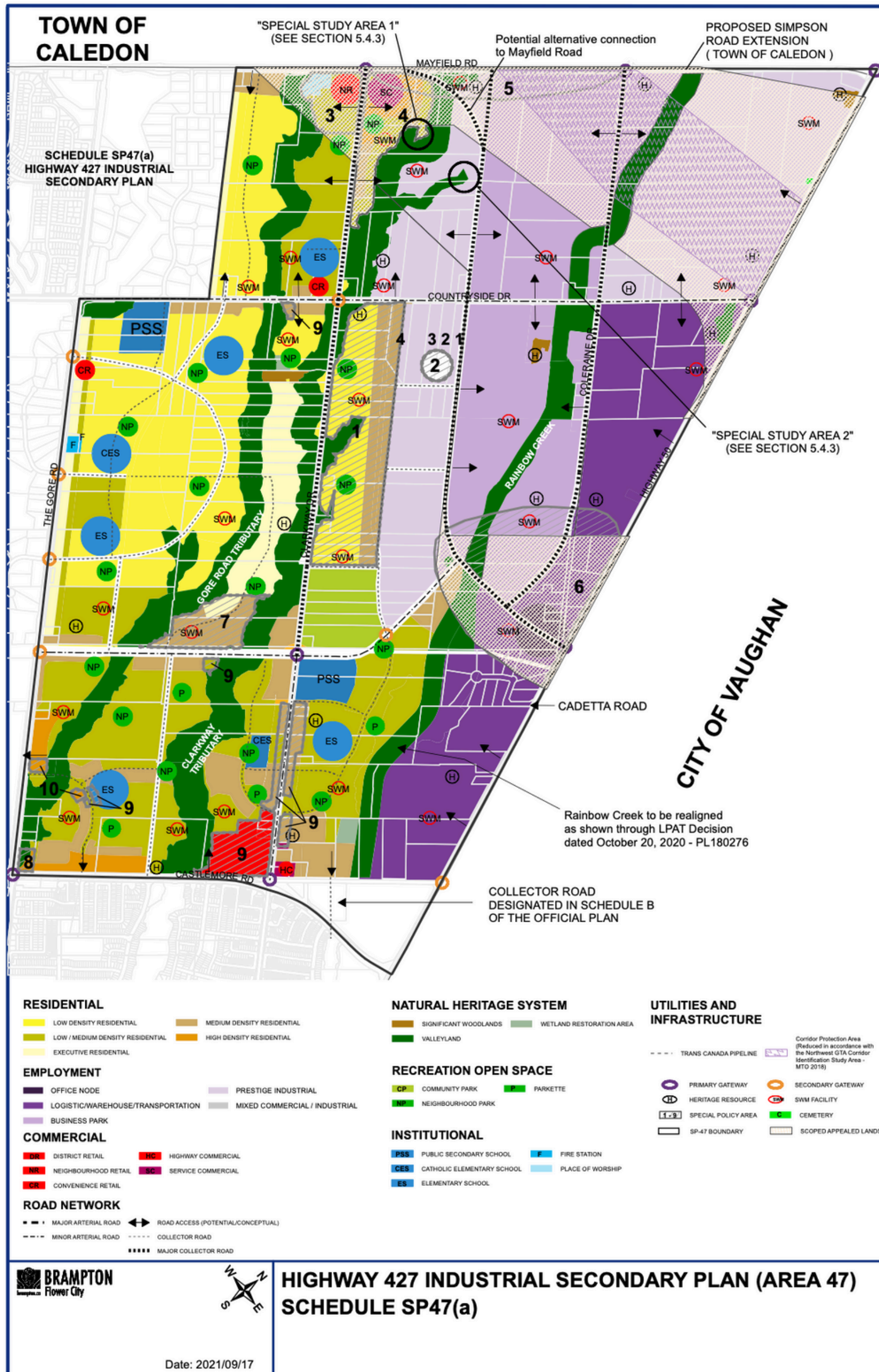
Zoning: Prestige Industrial and Medium Residential

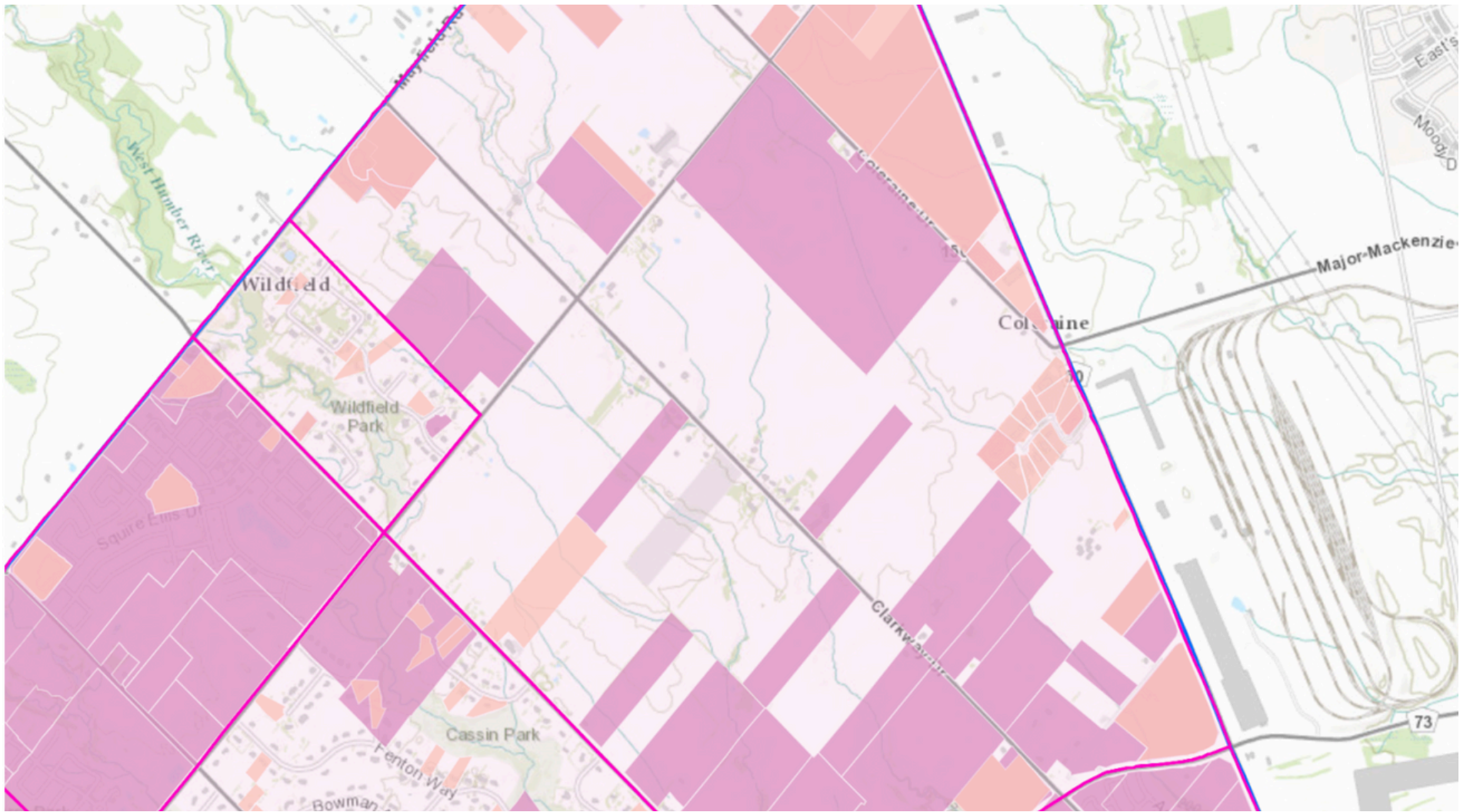
Existing Use: Residential and Agriculture.

Legal Description: PT LT 15 CON 11 ND TORONTO GORE AS IN TG5968 ; BRAMPTON

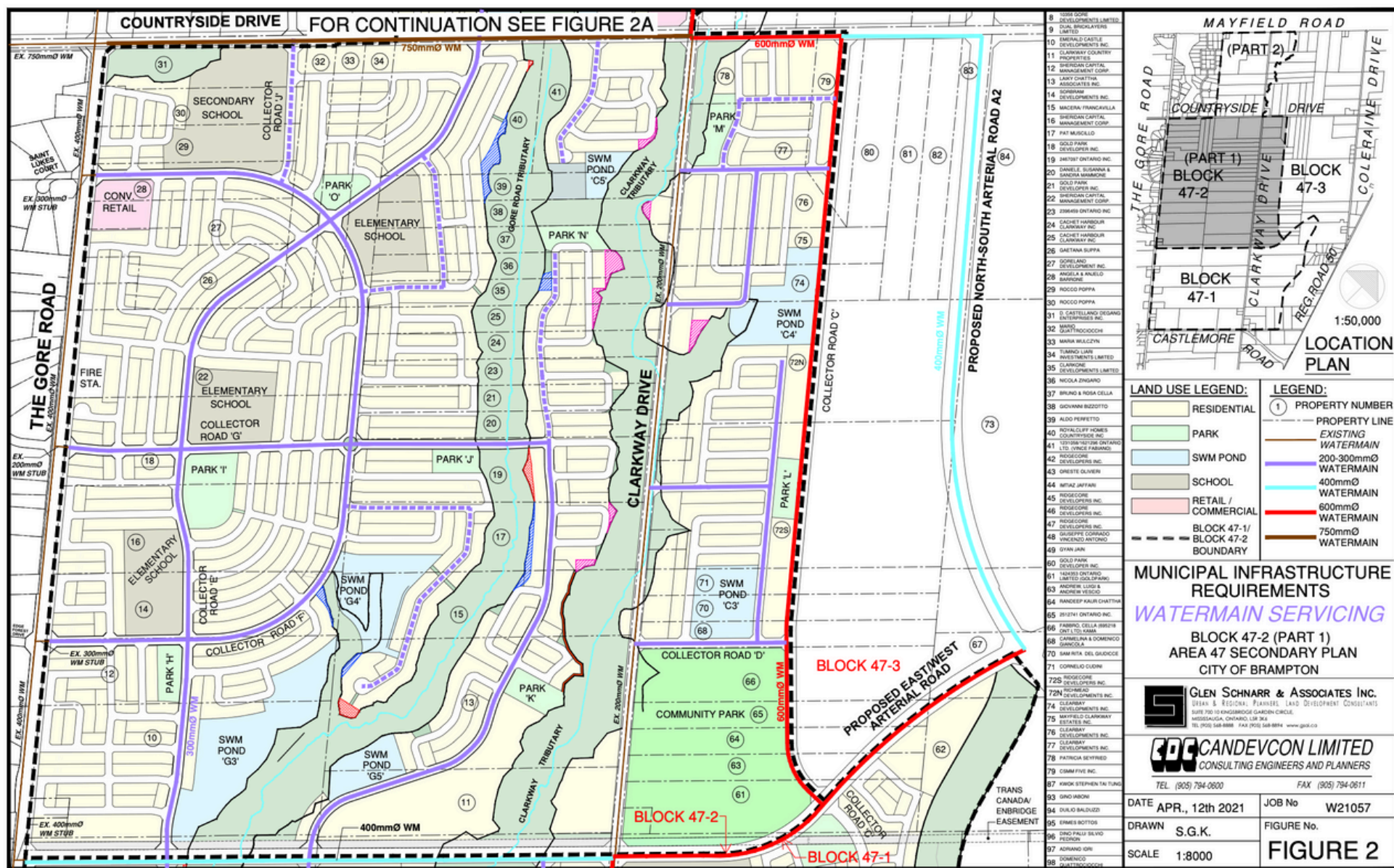


AREA 47 BLOCK PLAN

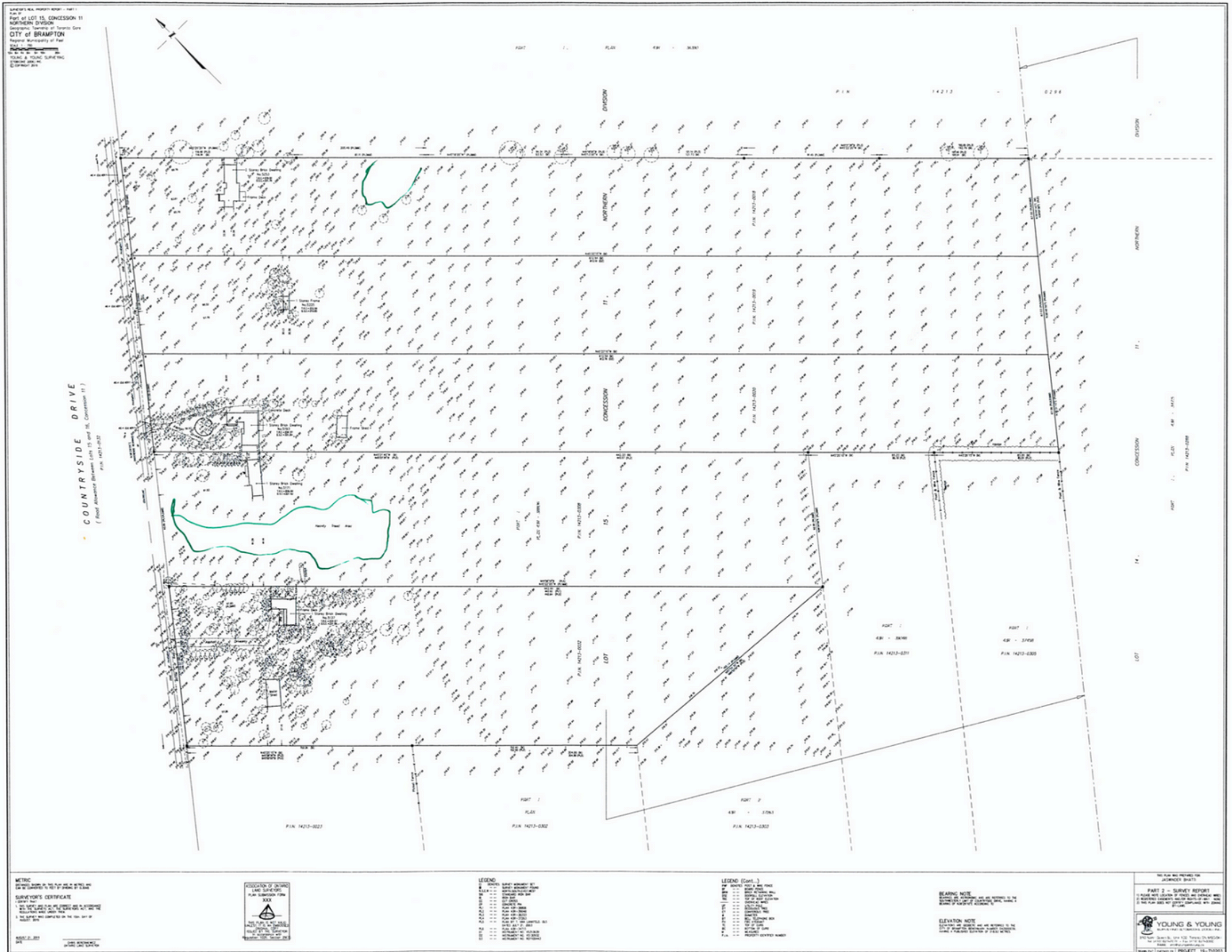




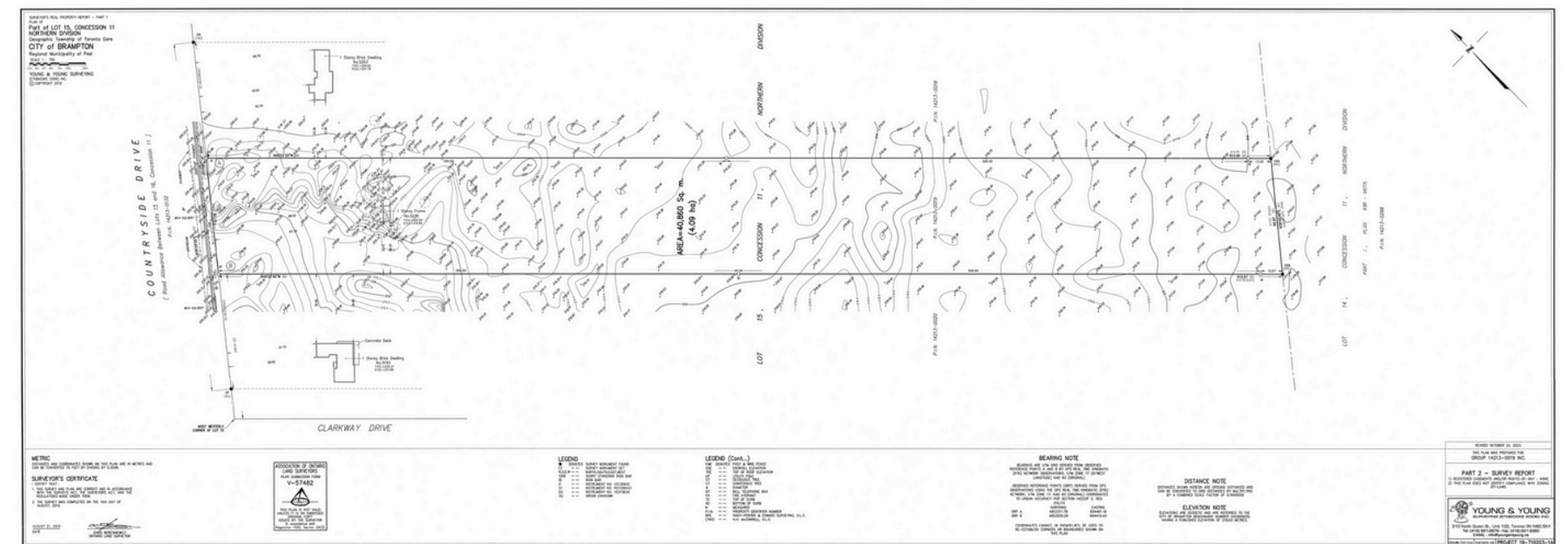
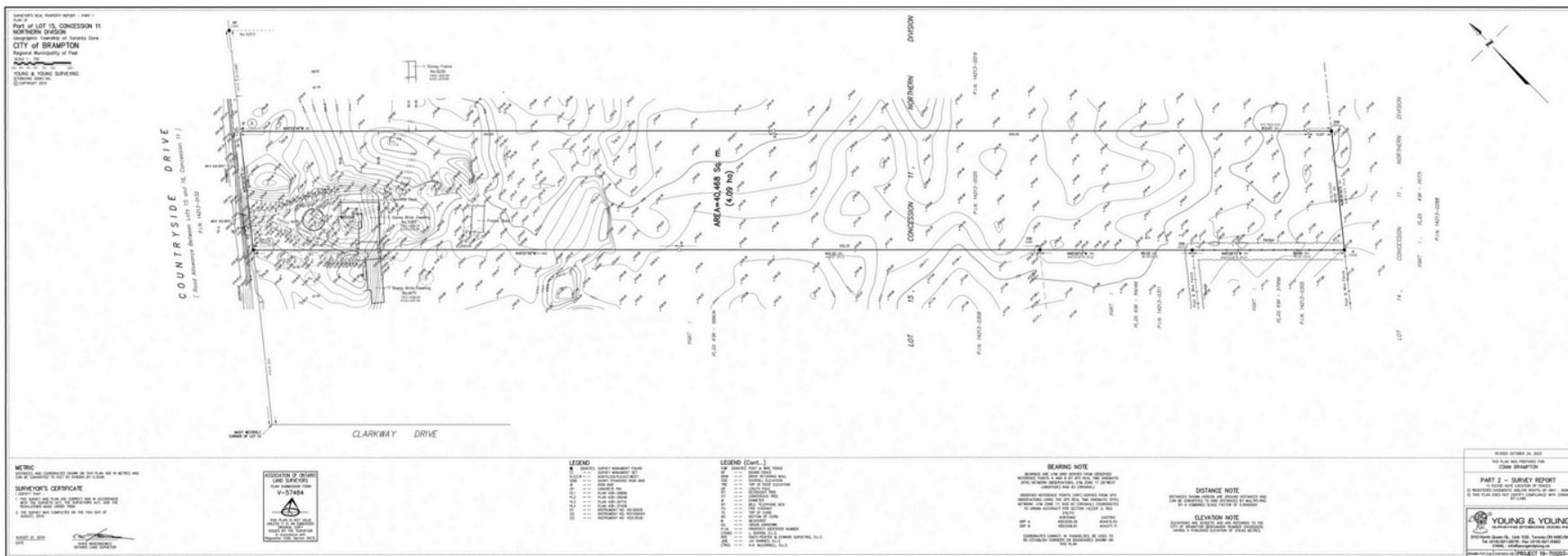
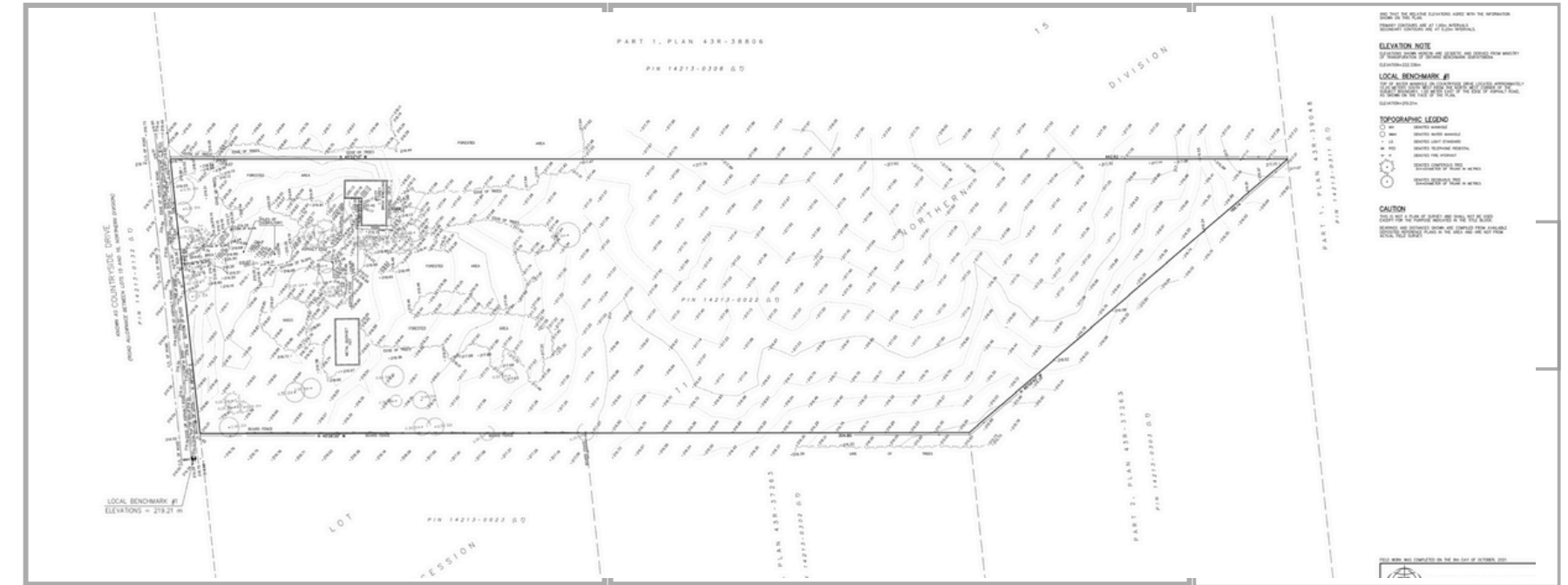
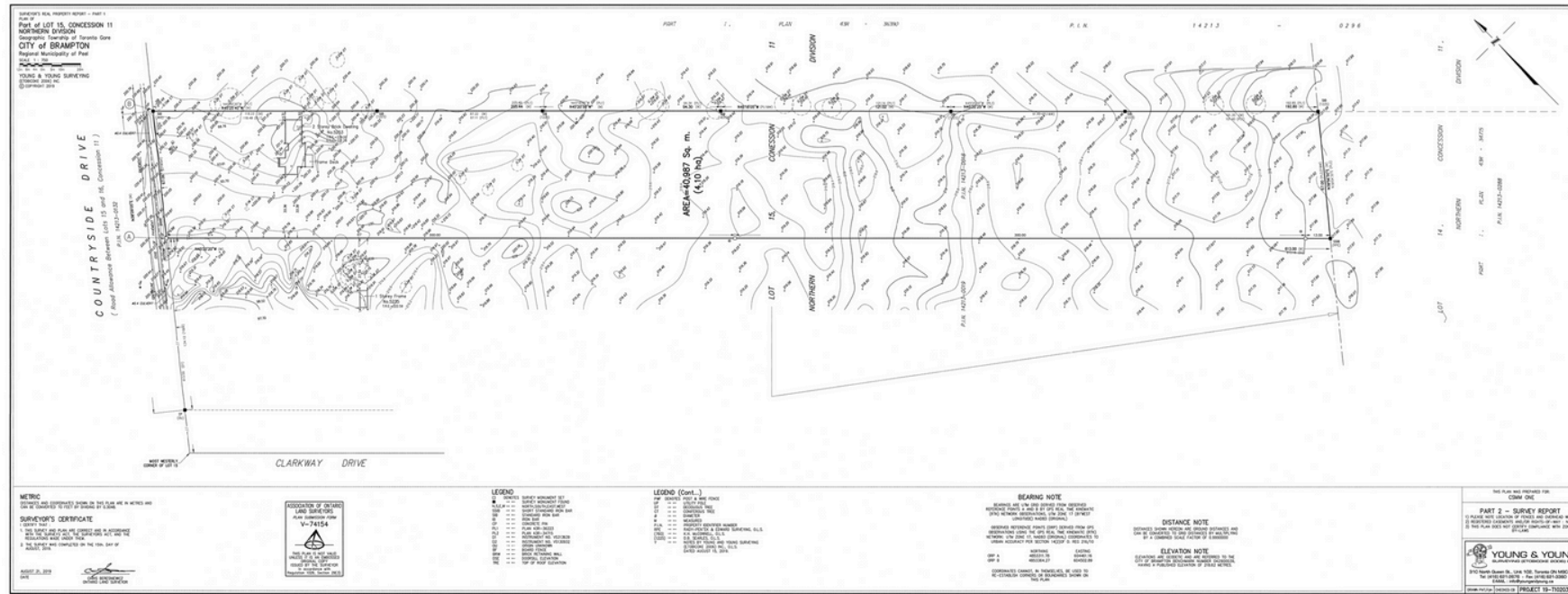
ADJACENT OWNER ZONING APPLICATION



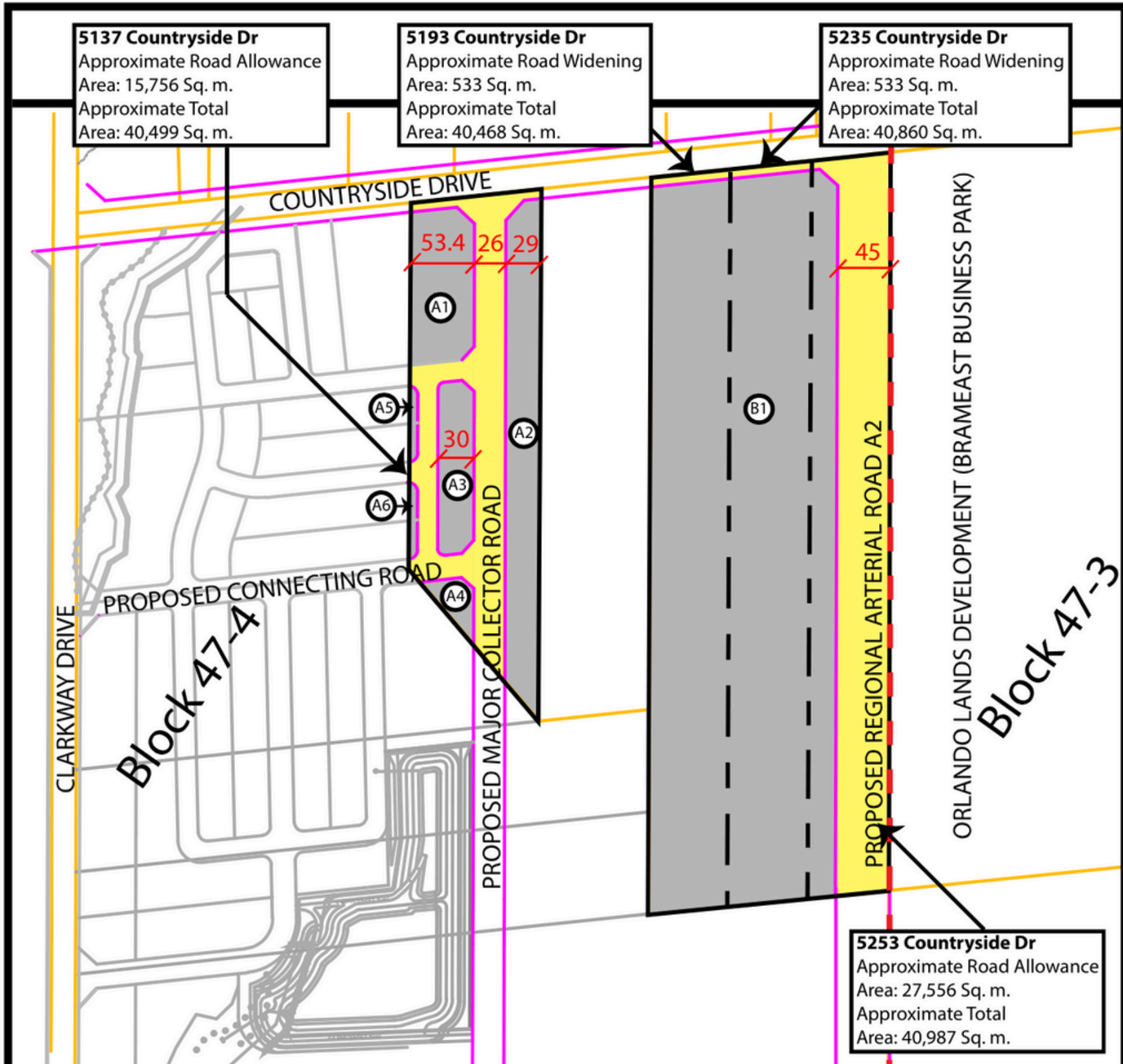
WATERMAIN SERVICING



SURVEY FOR EACH PARCEL



DEVELOPABLE AREA



Scale: NTS	Limits of Developable Areas		
	(A1) +/- 6,630 Sq. m.	(A4) +/- 1,202 Sq. m.	(B1) +/- 93,693 Sq. m.
	(A2) +/- 11,898 Sq. m.	(A5) +/- 371 Sq. m.	
	(A3) +/- 4,204 Sq. m.	(A6) +/- 374 Sq. m.	

Drawing Title: Countryside Drive Proposed Road Ways in Vicinity of Falco Projects (2)

<p>Proposed roads and road widenings in Block 47-2 of the Highway 427 Industrial Secondary Plan have the above noted impacts on the properties owned by Falco Group. The total area of these impacts is approximately 44,378 Sq. m. (4.44 ha) or approximately 27% of the total area of approximately 162,764 Sq. m. (16.28 ha).</p> <p>5137 Countryside Dr - 15,756/40,499 Sq. m. - ~39% 5193 Countryside Dr - 533/40,468 Sq. m. - ~ 1% 5235 Countryside Dr - 533/40,860 Sq. m. - ~ 1% 5253 Countryside Dr - 27,556/40,987 Sq. m. ~ 67%</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Subject Sites - Falco Group Proposed Road Allowances and Widenings on Sites Developable Areas Block Plan Border 	<p>PROJECT 5137 and 5193, 5235, 5253 Countryside Drive Brampton, ON</p>
	<p>Date: June 16, 2020</p> <p>Drawn By: TA Planner: RG</p> <p>File # 1940</p>	<p>rgcdesigngroup.com</p>







This Drawing For Discussion Only - Not Distribution

ZONING

Industrail Uses:

- | | | |
|---|---|--|
|  Assembly Plant |  Contractors Yard |  Manufacturing Plant |
|  Wholesale |  Fabricating Plant |  Workshop |
|  Warehousing |  Processing Plant |  Construction Supply Yard |
|  Marine Sales & Service |  Machine Shop |  Repair & Processing |
|  Automobile Sales & Service |  Service Repair Shop |  Farm Implement or Heavy Equipment Sales Outlet |

Commercial Uses:

- | | | |
|--|--|--|
|  Office |  Accessory Retail |  Commercial Garage |
|  Automobile Sales & Rental |  Commercial Self-storage facility |  Medical/Cannabis production facility |

CONFIDENTIALITY

1. Confidentiality: Recipient undertakes to treat as strictly confidential and not divulge to any person, firm, corporation or other entity (other than Recipients shareholders, directors, officers, employees, representatives or professional advisors who have a need to know such Information and who have been advised of the confidentiality obligations contained in this document) any of the Information disclosed by Discloser and not to make use of any of the Information other than for the Purpose without Disclosers prior written consent.

2. Exceptions: The provisions of Section 1 hereof shall not apply to:
 - (a) Information which at the time of disclosure by Discloser is generally available to the public.
 - (b) Information which after disclosure by Discloser becomes generally available to the public, otherwise than through any act or omission on the part of Recipient.
 - (c) Information which Recipient can show with documentary evidence was in its possession at the time of the disclosure and which was not acquired directly or indirectly from Discloser.
 - (d) Information rightfully acquired by Recipient from others who did not obtain it under an obligation of confidentiality to Discloser; or
 - (e) The information that the Recipient is obligated to disclose by law provided that the recipient shall provide prompt notice to the Discloser of the Recipient's obligation to make such disclosure to permit the other party to seek an appropriate protective order. In the absence of such order, the Recipient will disclose only that portion of the Information which it is advised by written opinion of counsel is legally required.

3. Disclosure to Others: Recipient shall require its shareholders, directors, officers, employees, representatives, and professional advisors to strictly observe the provisions of this document and shall be responsible for any breach by them of the provisions of this document.

OFFERING PROCESS

Triple Net Realty Inc. Brokerage ("Advisor") has been retained by the Seller to act as its exclusive agent in connection with marketing the Property and obtaining an acceptable offer of purchase.

The Property is offered for sale on an AS-IS-WHERE-IS basis. The buyer is to satisfy itself on all aspects of the Property through its advisors.

All information is provided without any representation or warranty concerning the accuracy and completeness thereof.

All inquiries and offers should be addressed to the attention of the Triple Net Realty Brokerage Team or your commercial Realtor.

EXCLUSIVE ADVISOR

All inquiries for the property should be directed to any of our below team members of Triple Net Realty, Brokerage

Karuna Nandrajog

Sales Representative

Direct: 647-393-4663

Email: karuna@thekteam.ca

Surinder Nandrajog

Sales Representative

Direct: 416-388-8003

Email: surinder@thekteam.ca



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Fax: 416-352-1950**