

# Industrial Freestand For Lease



## 6 Baker Road

Brampton | ON

**±16,924 Sq. Ft. • 20' Clear Height**

For more information, please contact:

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Vice Chairman

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\*Sales Representative

**CBRE**

# Property Details

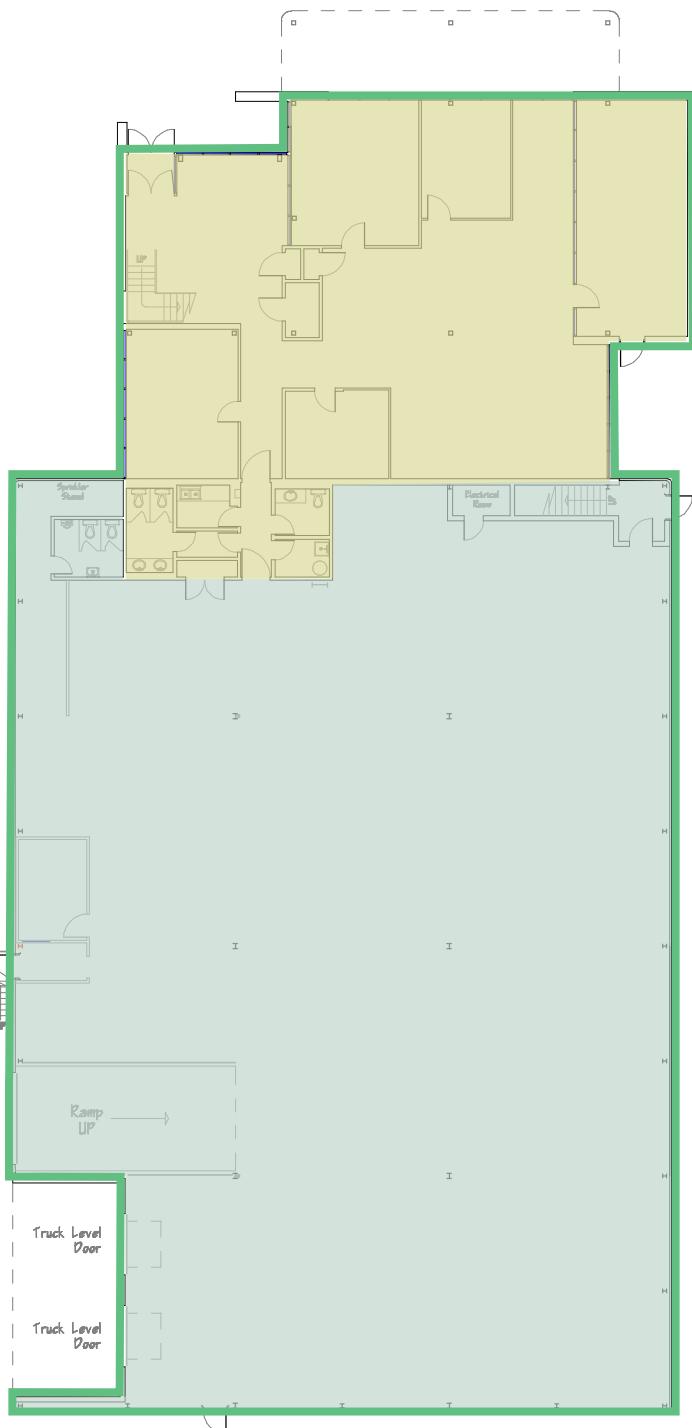
<b>BUILDING SIZE</b>	±16,924 SQ. FT.
<b>INDUSTRIAL AREA</b>	±10,864 SQ. FT.
<b>OFFICE AREA</b>	±6,060 SQ. FT. over 2 storeys
<b>SHIPPING DOORS</b>	2 Truck Level Doors Equipped with Levelers & 1 Drive-In Door
<b>CLEAR HEIGHT</b>	20.0'
<b>ZONING</b>	M3A - Industrial
<b>HEAT TYPE</b>	Gas, forced air
<b>POWER</b>	400 Amps
<b>POSSESSION</b>	October 2025
<b>ASKING RENTAL RATE</b>	\$16.95 Per Sq. Ft. Net
<b>T.M.I. (2025)</b>	\$4.29 Per Sq. Ft.

## Comments

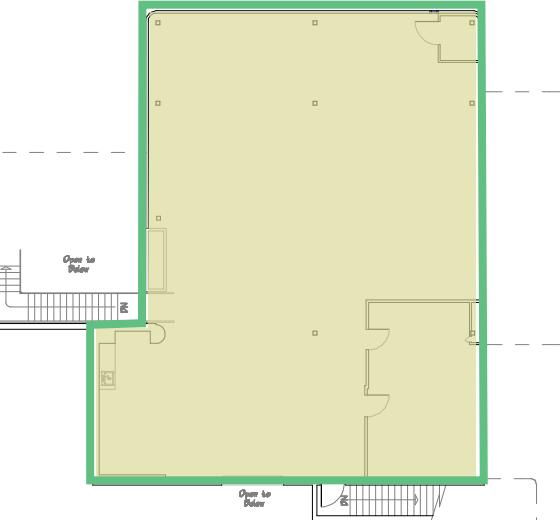
- Well maintained building with new roof in 2020 and newer asphalt in parking lot
- Warehouse is fully sprinklered
- Ceiling fans provide good air circulation
- Office area is a good mix of private offices and open area with lots of natural light
- Modular shipping office in warehouse
- Lots of employee parking and nearby amenities
- Property is located in an area with good access to 400-series highways and public transit
- Close proximity to CN Intermodal



# Floor Plan



Main Floor



Second Floor Office

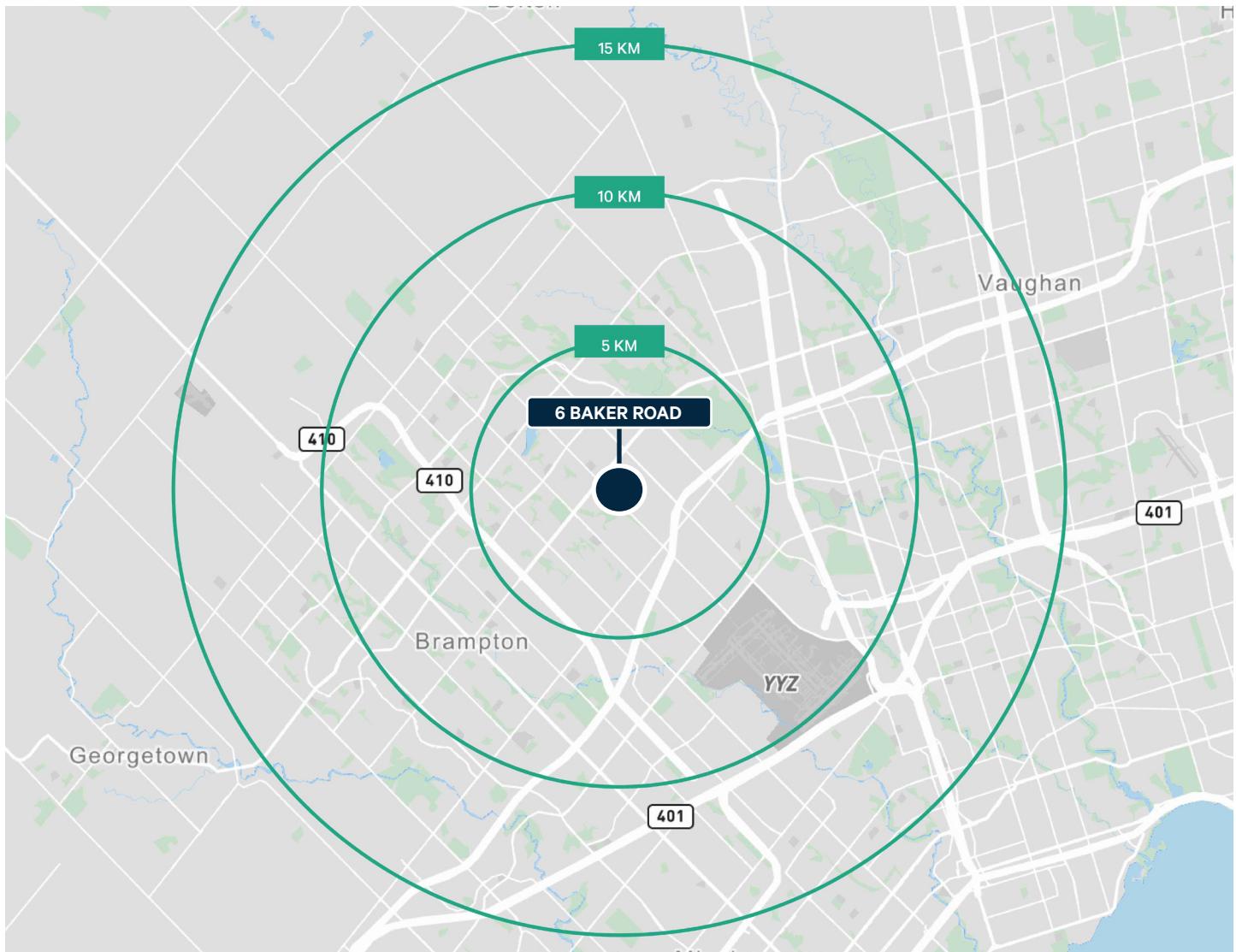
## LEGEND:

Warehouse: ±10,864 SQ. FT.

Office: ±6,060 SQ. FT.

Total Available Area: ±16,924 SQ. FT.

# Location



## DEMOGRAPHICS & LABOUR

### 5 KM

#### POPULATION

173,553

#### LABOUR FORCE

95,983

### 10 KM

#### POPULATION

695,769

#### LABOUR FORCE

385,301

### 15 KM

#### POPULATION

1,447,802

#### LABOUR FORCE

803,398

# Nearby Amenities & Transit



## Drive Times

<b>BRAMPTON CN INTERMODAL</b>	4 Min	● 2.2 km
<b>HIGHWAY 407</b>	4 Min	● 2.3 km
<b>HIGHWAY 410</b>	7 Min	● 9.3 km
<b>HIGHWAY 27</b>	11 Min	● 13.6 km
<b>HIGHWAY 401</b>	11 Min	● 13.6 km
<b>HIGHWAY 403</b>	11 Min	● 14.4 km
<b>HIGHWAY 427</b>	13 Min	● 7.3 km
<b>PEARSON AIRPORT</b>	17 Min	● 15.6 km



*All map locations are approximate. Drive times are estimated based on Google maps.*

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## Contact Us

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