

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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CBRE

Property Details

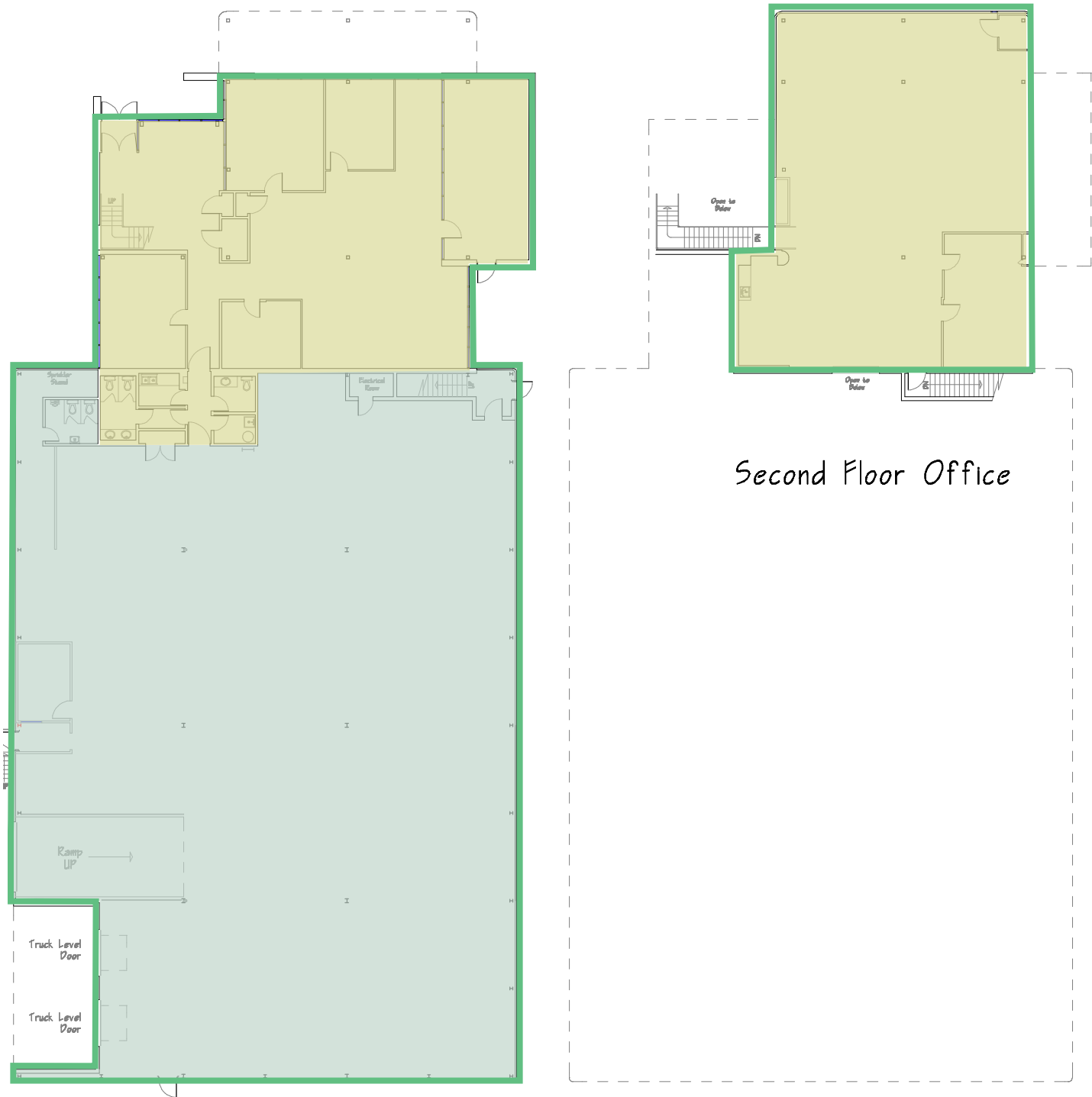
BUILDING SIZE	±16,924 SQ. FT.
INDUSTRIAL AREA	±10,864 SQ. FT.
OFFICE AREA	±6,060 SQ. FT. over 2 storeys
SHIPPING DOORS	2 Truck Level Doors Equipped with Levelers & 1 Drive-In Door
CLEAR HEIGHT	20.0'
ZONING	M3A - Industrial
HEAT TYPE	Gas, forced air
POWER	400 Amps
POSSESSION	October 2025
ASKING RENTAL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



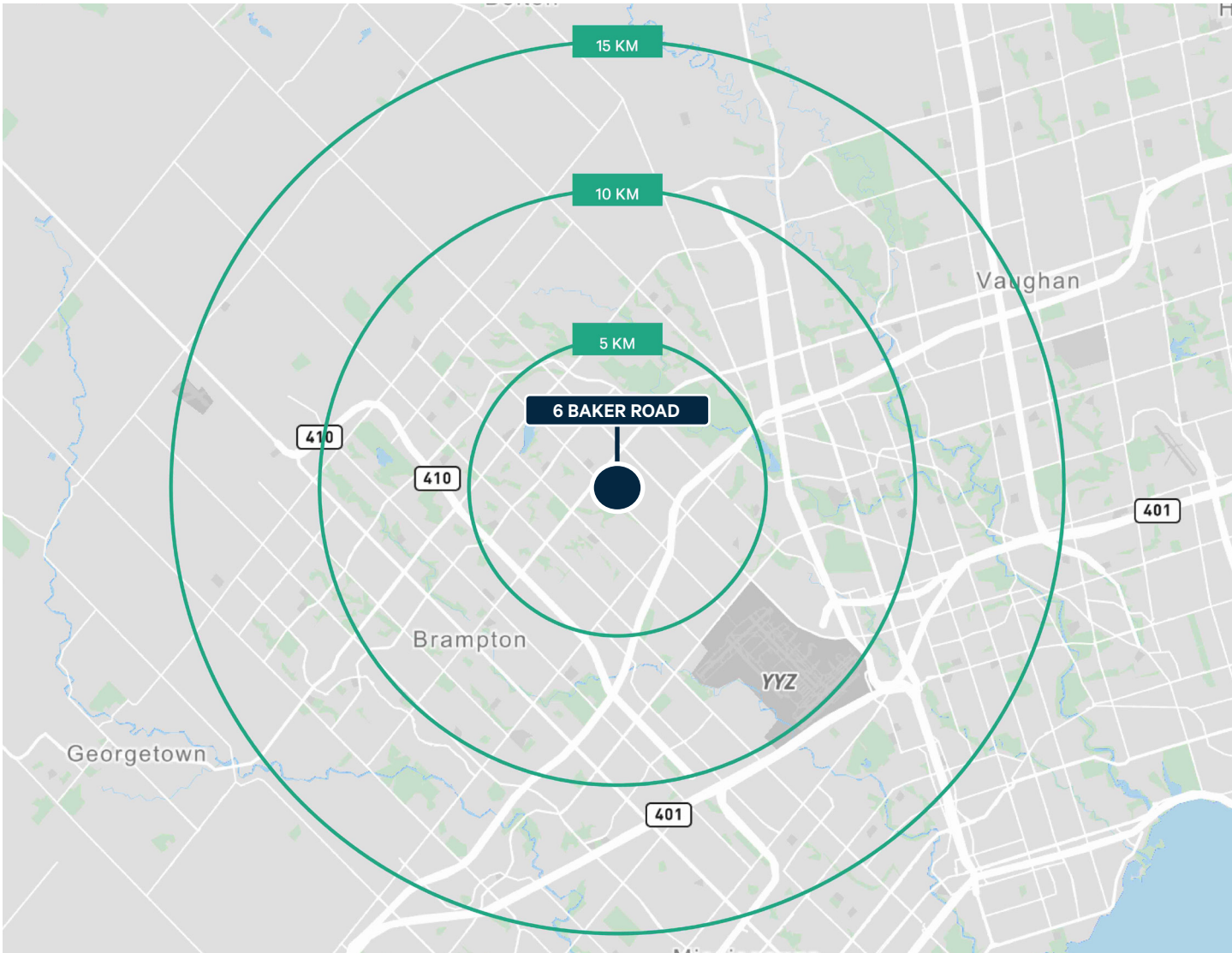
Main Floor

Second Floor Office

- LEGEND:**
- Warehouse: ±10,864 SQ. FT.
 - Office: ±6,060 SQ. FT.
 - Total Available Area: ±16,924 SQ. FT.

All outlines are approximate.

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

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



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

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