

Investment or User Opportunity!

# 316 Orenda Road

Brampton, Ontario

±95,900 Sq. Ft. | Rare Industrial Freestanding | 35% Leased



**Evan T. White\***  
Vice President  
905 234 0377  
evan.white2@cbre.com

**Evan S. White\***  
Vice Chairman  
416 798 6232  
evan.white@cbre.com

**CBRE**

\*Sales Representative

# Specifications

Building Size ±95,900 Sq. Ft. (±10% Office)

Lot Size ±4.606 Acres

Asking Price Speak to Listing Agents

Property Tax (Final 2024) \$126,979.44

Shipping 3 Truck Level Doors, 8 Drive-In Doors

Clear Height 14' - 16'

Power 1,000 Amps, 600 Volts <sup>1</sup>

Zoning M1A + Variance

Significant Improvements

- + Over \$4 Million in Improvements:
  - New Roof
  - New HVAC Systems
  - New Asphalt
  - New Lighting
  - New Transformer

## Comments

- + 35% Leased! Possibility to be fully leased prior to closing, speak with Listing Agent for more details.
- + Approximately 62,250 Sq. Ft. can be delivered vacant, or Vendor is willing to leaseback, speak with Listing Agent for more details.
- + Great investment or user opportunity!

## Due Diligence Items Available

- + Property taxes for 2023 & 2024
- + Property floor plan
- + Existing insurance policy
- + Tenant lease information

<sup>1</sup> Power to be confirmed



# Floor Plan<sup>1</sup>

## The Opportunity

- + ±20,000 Long Term Tenant.
- + ±13,600 Sq. Ft. comprised of 5 tenants on short term leases. Tenants are motivated to sign long term leases depending on buyer requirement.
- + ±62,250 Sq. Ft. Owner/Occupied.
  - Can be delivered vacant.
  - Owner is willing to lease back a portion of the space on a long term lease depending on buyer requirement.

Speak to LA for more details.

## Legend

 Vacant (Owner/Occupied) ±62,250 Sq. Ft.

### Long Term Lease

 Tenant 1 ±20,000 Sq. Ft.

### Short Term Lease

 Tenant 2 ±2,000 Sq. Ft.

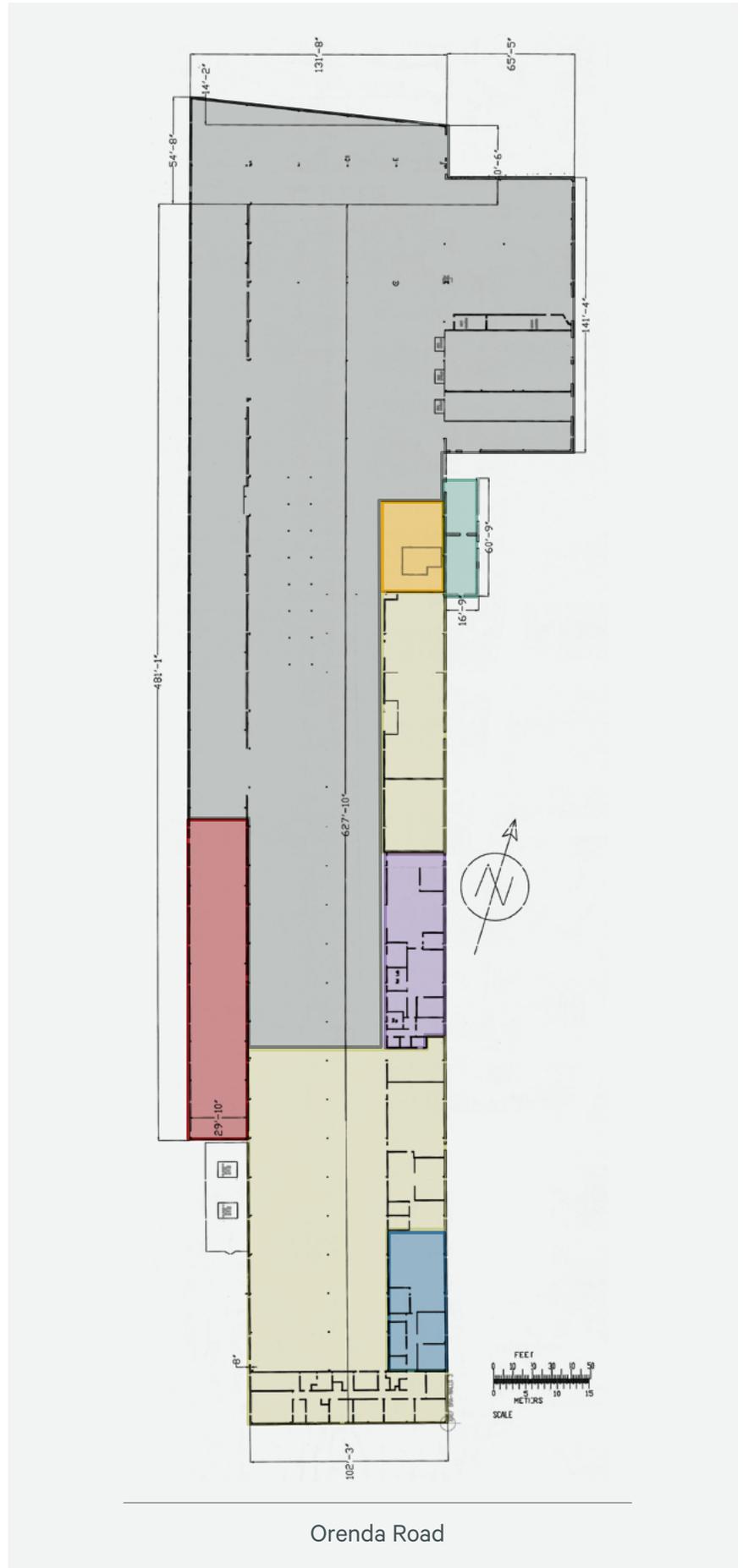
 Tenant 3 ±1,000 Sq. Ft.

 Tenant 4 ±2,600 Sq. Ft.

 Tenant 5 ±5,200 Sq. Ft.

 Tenant 6 ±2,800 Sq. Ft.

**Total ±95,900 Sq. Ft.**



<sup>1</sup>Approximate drawing only, not to scale.

# Zoning

## M1A - Industrial One A

### Industrial

- + The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair and a motor vehicle body shop as a principle or accessory use
- + A printing establishment
- + A warehouse
- + A parking lot

### Non - Industrial

- + A radio or television broadcasting and transmission establishment
- + A furniture and appliance store
- + A recreational facility or structure
- + A community club
- + An animal hospital
- + A place of worship only within areas shown on Schedules G, H and I

### Accessory

- + An associated educational use
- + An associated office
- + A retail outlet operated in connection with a particular purpose permitted by (a) 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

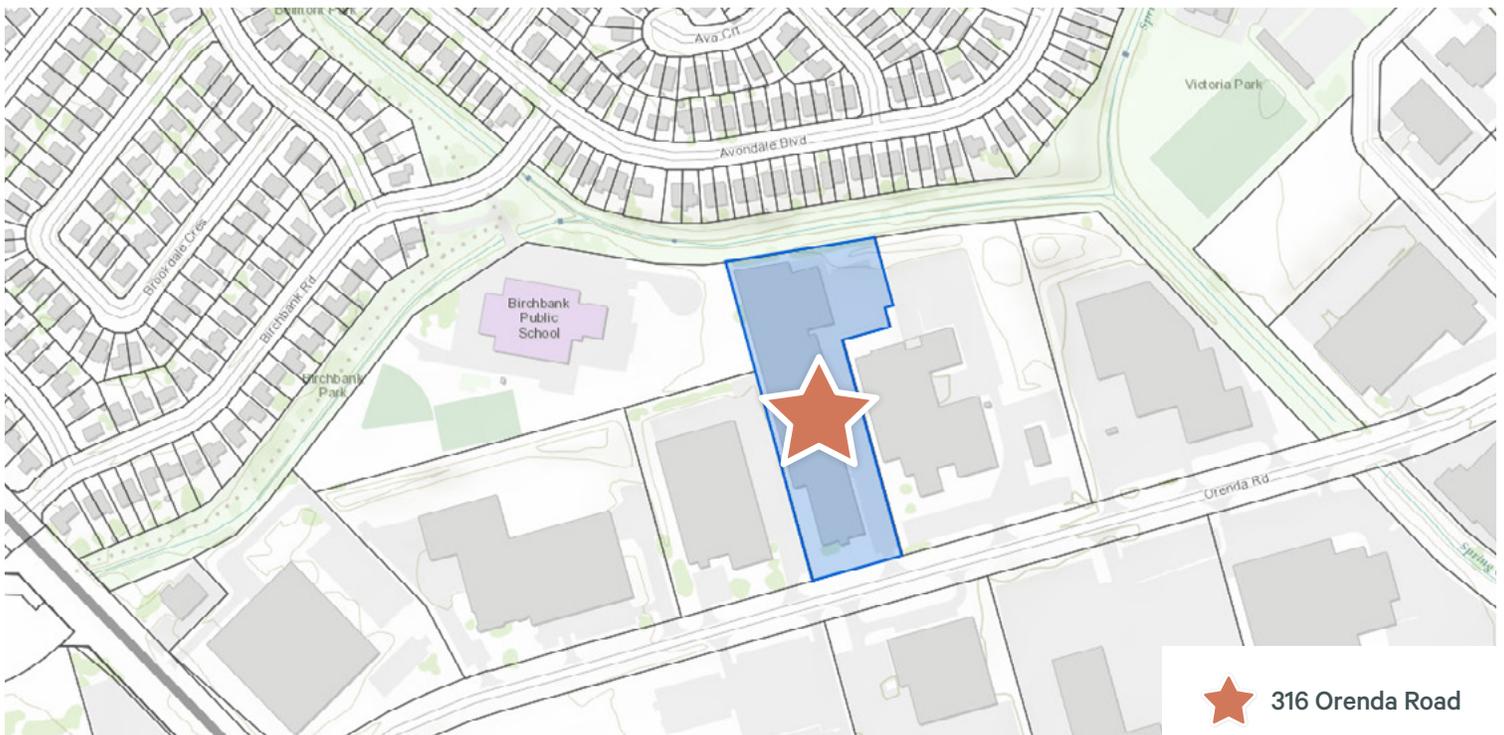
### Minor Variance: A-2023-0081 (Approved)

Application Title: A-2023-0081 2732594 Ontario Inc.

Ward: Ward 7

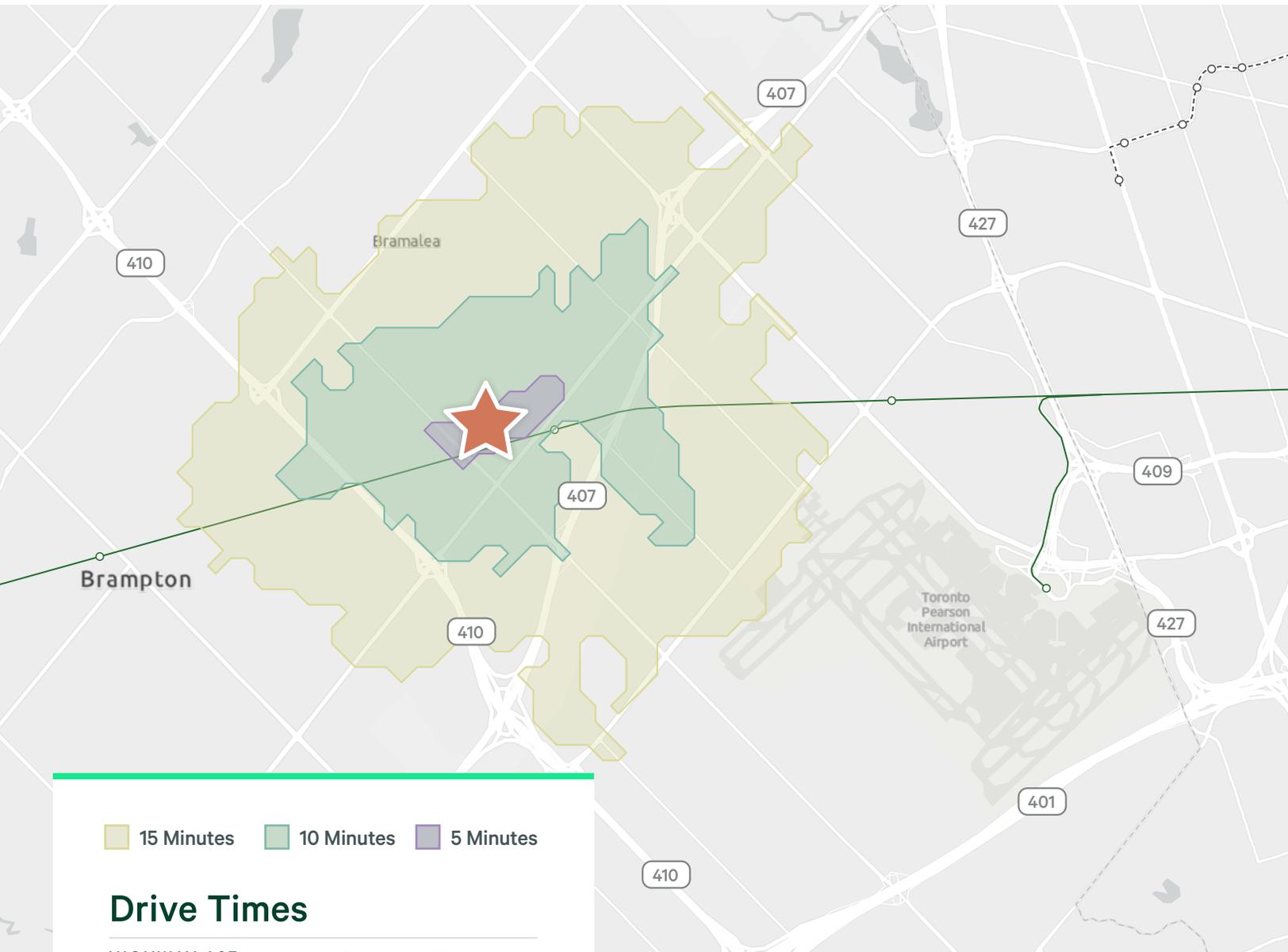
City Planner: Basra, Kiran

Proposal Description: to permit a motor vehicle sales establishment within the existing industrial building end to occupy 15% (1,322 sqm) of the existing Gross Floor Area.



# Location Highlights





15 Minutes 10 Minutes 5 Minutes

## Drive Times

HIGHWAY 407 4.5 KM   10 MIN	HIGHWAY 407 12.4KM   15 MINS
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HIGHWAY 410 4.5 KM   11 MINS	BRAMALEA GO 1.8KM   6 MINS
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HIGHWAY 427 7.8KM   10 MINS	PEARSON AIRPORT 8.3KM   15 MINS
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