



10410 Coleraine Drive, ON

Heavy-Duty Industrial Building with Overhead Bridge Cranes and Outdoor Crane Area **For Lease**

Daniel Bahrami

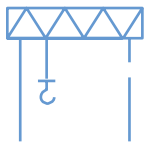
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Property Overview

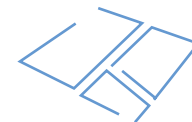
Legal Address	10410 Coleraine Drive, Brampton, ON L6P 0V4
Location	Highway 50 & Coleraine Drive
Zoning	M1A-1510-Industrial (property is not zoned outside storage)
Site Area	26,800 SF + 13,800 SF Outdoor Crane Area
Warehouse Area	90%
Office Area	10%
Ceiling Height	20'2"
Loading	2 Drive-In Level Doors
Parking	Ample Surface Parking Available
Available	September 1, 2025
Asking Lease Rate	\$37,500 Net Lease
TIA	\$10,500 (2025)



Suitability:
Ideal for heavy manufacturing or fabrication businesses



Location & Exposure:
Located near Major Mackenzie Drive & Highway 50



Total Size:
Offers 21,000 SF of dry industrial space, and an additional 13,800 SF of exterior outdoor yard space suitable for crane operation



Outdoor Crane & Storage Space:
Includes an additional 13,800 SF of outdoor yard space available with crane usage



Heavy-Duty Cranes:
Equipped with five overhead cranes-capacities include 5 tonne, 6 tonne, 7.5 tonne, 10 tonne and 11 tonne, for substantial lifting needs

26,800 SF + 13,800 SF Outdoor Crane Area Available

- This rare offering provides the flexibility of both indoor and outdoor heavy industrial use
- Ideal for manufacturers, metal fabricators, or any business requiring significant lifting infrastructure and storage
- Additional 13,800 SF outdoor yard space available for crane use and storage

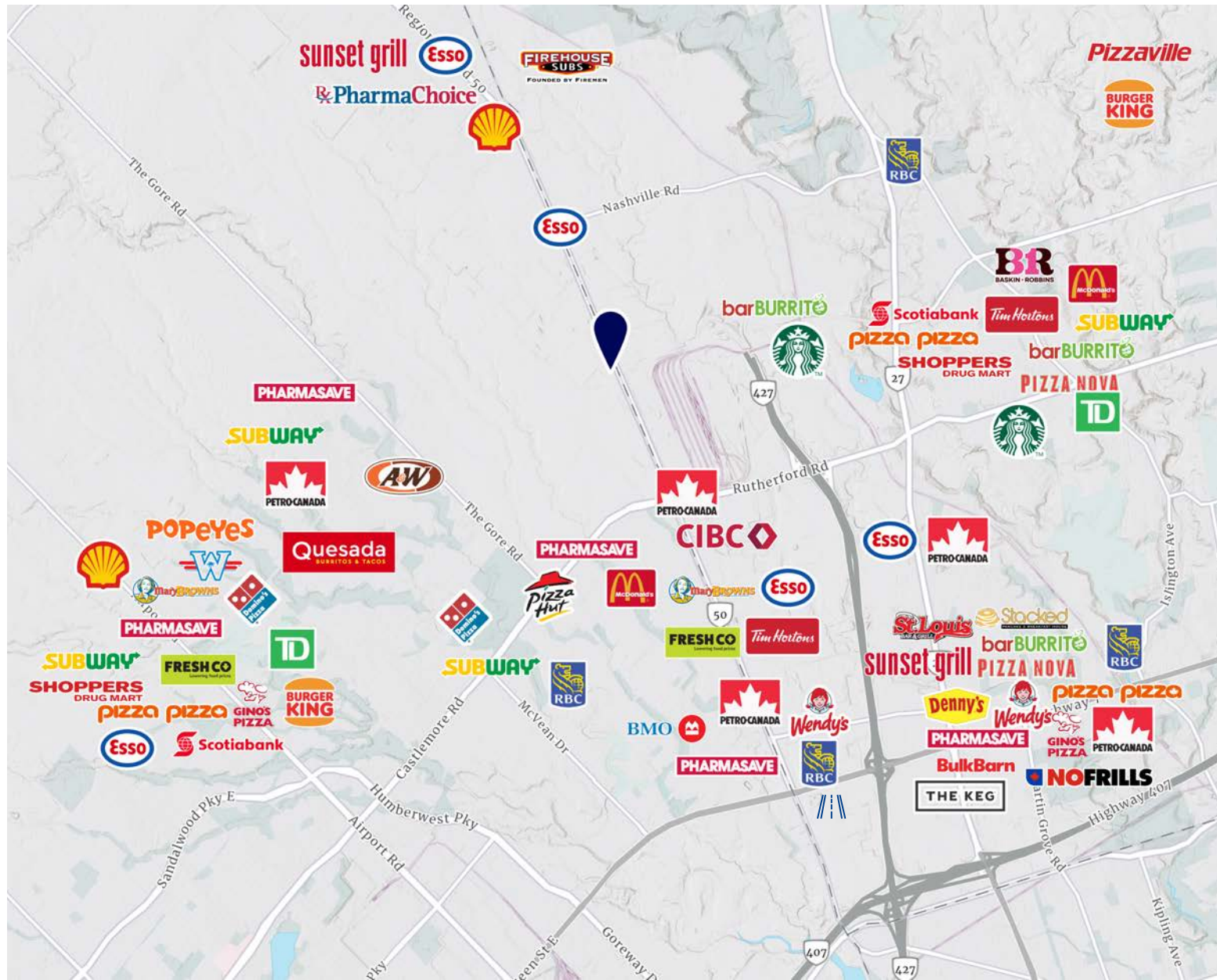


Amenities Map

📍 10410 Coleraine Drive

Other Nearby Amenities

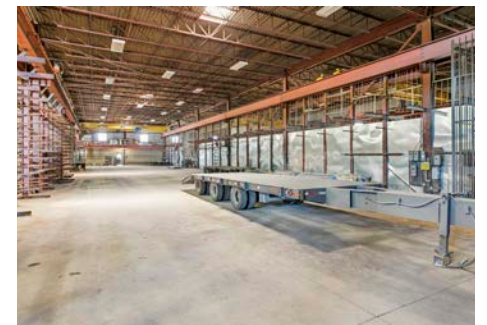
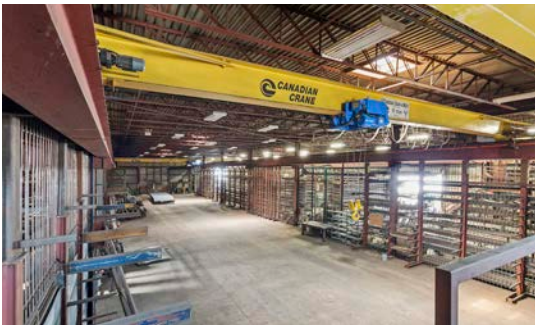
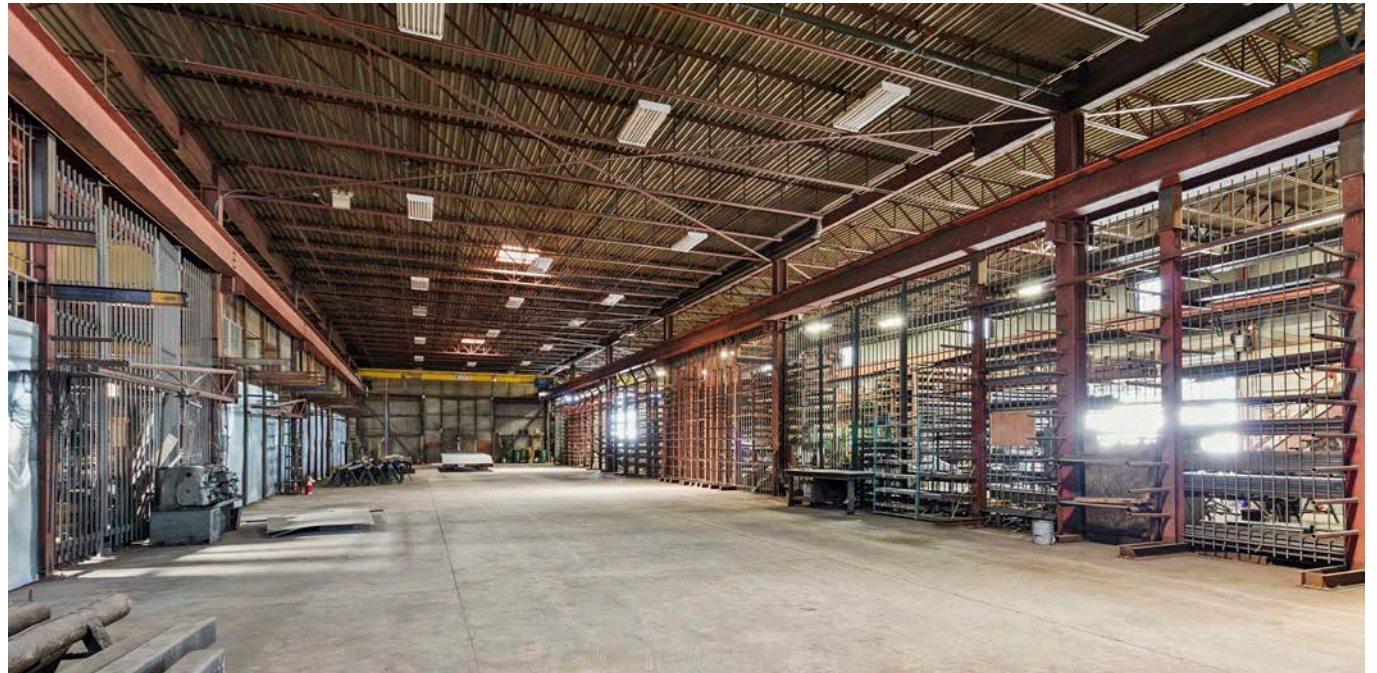
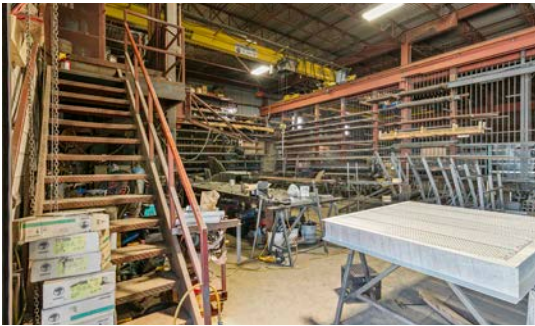
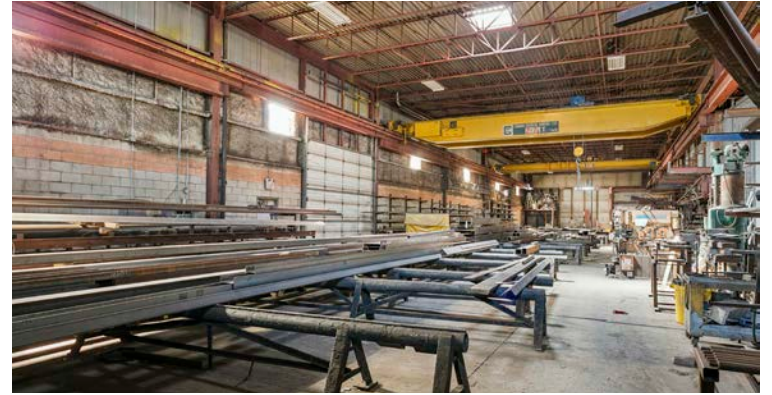
- 1 Super Asia Foods & Spices
3 km
- 2 Golden Groceries Ltd.
3 km
- 3 Diner on 50
1.39km
- 4 Flavco Coffee
3.8 km
- 5 LCBO
4.4 km
- 6 The Beer Store
5.6 km
- 7 Superior Fitness Club Inc.
3 km
- 8 Anytime Fitness
4.3 km
- 9 Gore Meadows Community
Centre & Library
3 km
- 10 Brampton Library
3 km



Aerial Photos



Interior Photos



Exterior Photos





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