

**Self Storage Facility  
Brampton Airport/Victoria Business Park  
Logistics Node**



# 10 Acres - Improved Land

(8.413 acres + 1.509 acres)

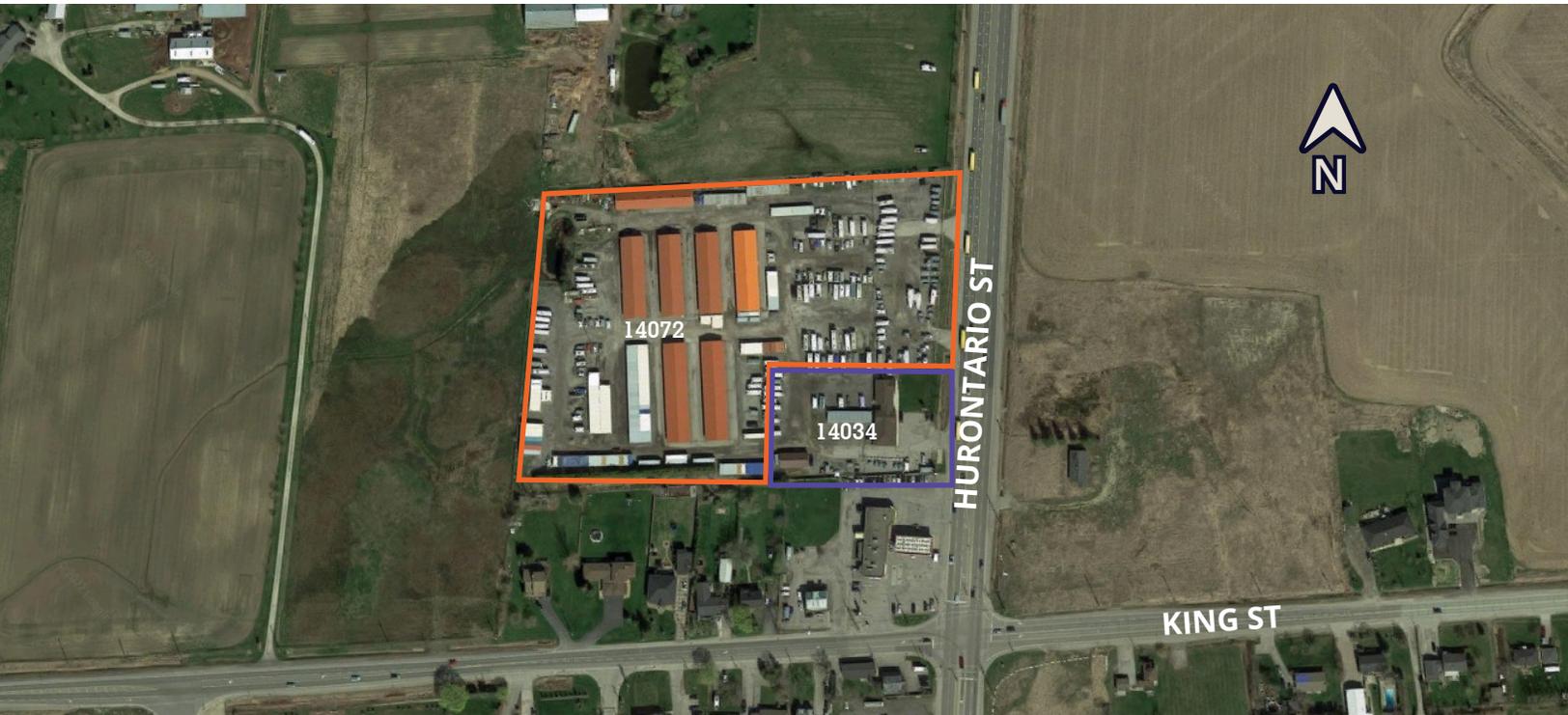
**On the urban periphery  
Located 3 minutes from Highway 410**

**For more information, please contact**

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# Improved Land 10 Acres

14034 / 14072 Hurontario Street  
Caledon, ON



## Features

### A/ 14034 Hurontario Street - 1.509 acres

- Improved with a 6,500 square feet dwelling converted to office on 1.509 acres; 218' x 462', with one entrance on Hurontario, paved lot

### B/ 14072 Hurontario Street - 8.414 acres

- 8.414 acres, paved or gravel base, fenced secure yard
- 2 entrances with 347' on Hurontario Street
- Approx. 44,700 square feet of unheated storage buildings, in total, plus 65,280 sf of storage containers.
- Fenced with electronic gate and security camera system
- Approved signage on Highway 10 - 3 pylons
- Serviced with municipal water, gas and hydro
- Front section is highway commercial zone, allowing vehicle rental, repairs, sales open storage, parking, retail among other uses (CH/C300), rear zone RR
- With village limits of Victoria, not in the greenbelt
- Used as a self storage facility for over 30 years
- Located near Brampton border, 3 minutes to Highway 410, just north of new proposed Highway 413 interchange, on the urban periphery
- Full set of reports available for environmental, traffic, storm water, archaeological, geotechnical, noise study, hydrological, urban design brief and planning justification for trucking or other uses

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Platinum member

# Financial Information

<b>ASKING PRICE</b>	\$26,500,000
<b>2025 NOI</b>	\$1,485,048.85
<b>MANAGEMENT</b>	By Access Storage, with ability to continue or terminate on 30 days notice
<b>REVENUE &amp; EXPENSE BREAKDOWN</b>	Available upon request by signing a Confidentiality Agreement
<b>STORAGE UNITS</b>	812; approx. 94% / 760 occupied in 2025
<b>UNHEATED BUILDINGS</b>	1 x 3,900 sf 4 x 6,000 sf 2 x 7,200 sf 1 x 2,400 sf
<b>OFFICE</b>	6,500 sf with basement
<b>CONTAINERS</b>	Total 65,280 sf 318 (8' X 20') 45 (8' X 40') divided into either 8' X 10' or 5' X 8' units Room for additional expansion of units
<b>REALTY TAX</b>	\$132,212 (2025)

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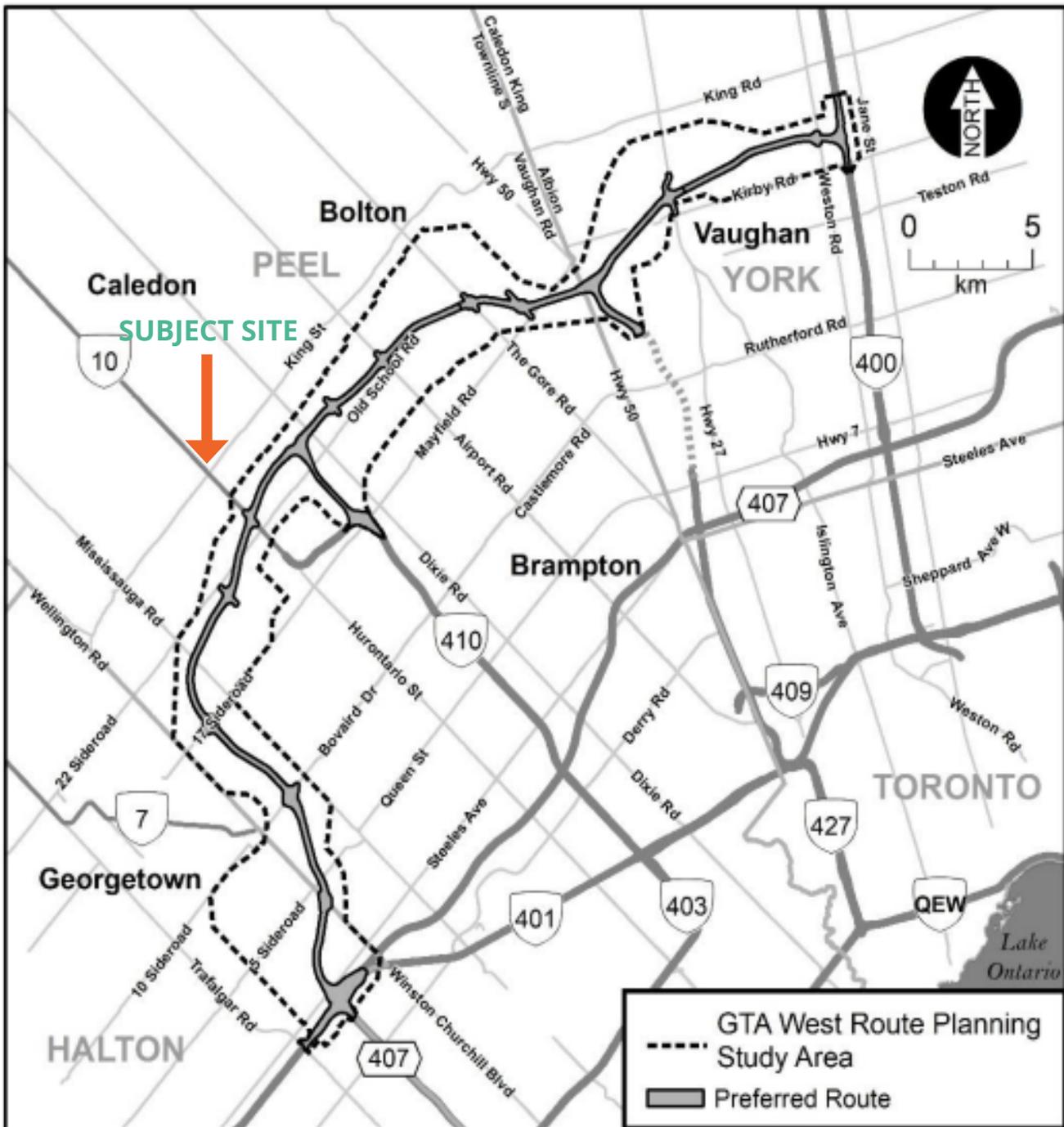


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10 Acres

14034 / 14072 Hurontario Street  
Caledon, ON

## GTA West Route Planning - Hwy 413

On the urban periphery - top of Highway 410



Map from: [https://www.highway413.ca/wp-content/uploads/2021/08/CEW-1-Presentation\\_Final.pdf](https://www.highway413.ca/wp-content/uploads/2021/08/CEW-1-Presentation_Final.pdf)

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10 Acres**

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Victoria Business Park logistics node adjacent to Brampton airport



**Get more  
information**

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