

3925 Steeles Avenue East

Brampton, Ontario



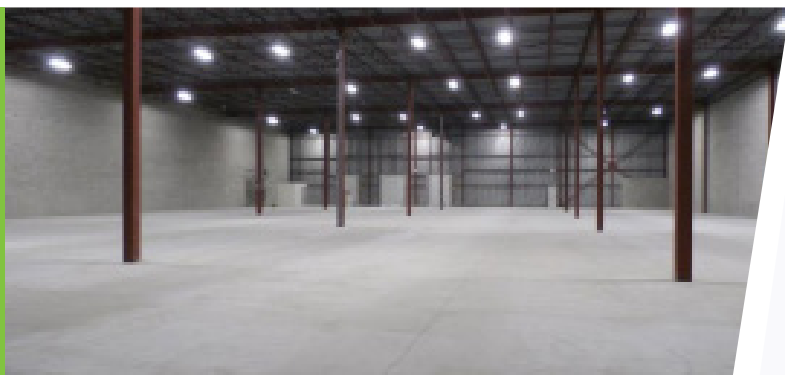
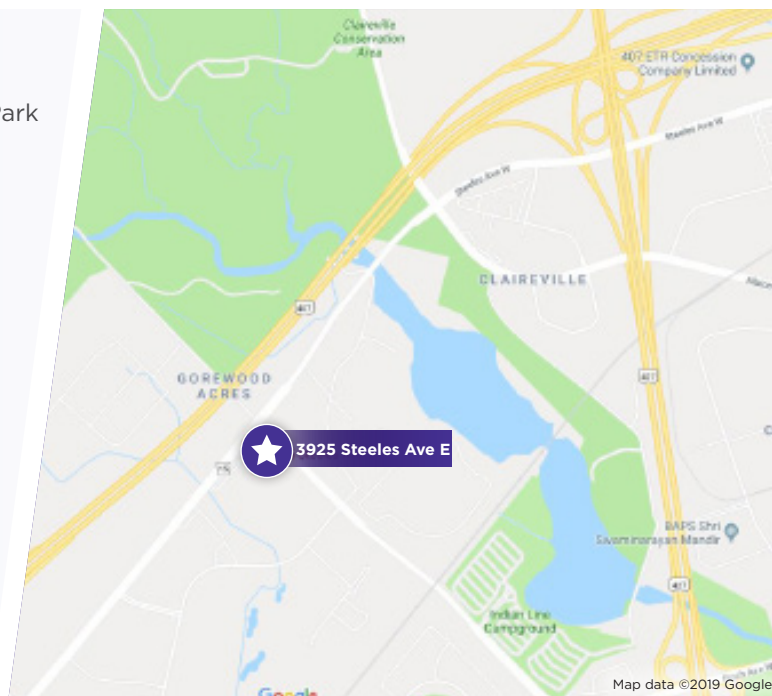
51,260 SF CONTIGUOUS SPACE

IMMEDIATE OCCUPANCY AVAILABLE



Building Highlights

- State of the art facility located in the GTA West Intermodal Park at Steeles & Goreway Drive
- 13% office
- 6 truck level shipping doors
- 1 drive in door
- 28' clear ceiling height
- 36' x 46' Bay size
- T5 Lighting with motion sensors
- 130' shipping court accommodates 53' trailers
- Ample parking at front and rear of building
- Minutes away from 400 series highways
- Proximity CN & CP Intermodal
- M1 industrial zoning allows for a variety of uses
- ESFR sprinkler system
- Energy efficient heating systems (Cambridge)
- Steeles Avenue signage & exposure



Rent

Basic Rent

Negotiable

Additional Rent

\$3.71 psf*

Building Information

Total Building GLA

216,469 sf

*Additional rent based on 2020 annual estimates.

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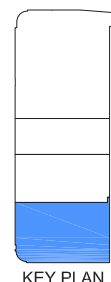
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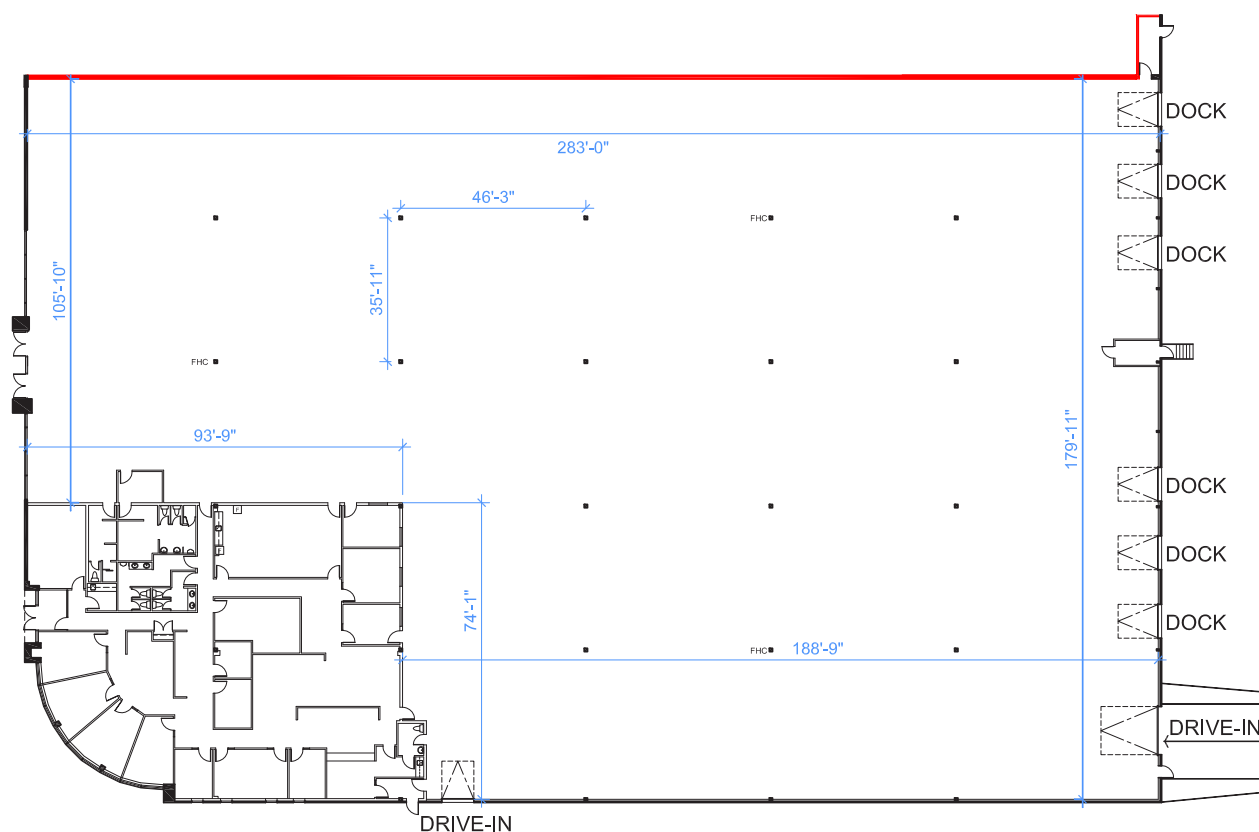
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SUITES 1 - 2 / 51,260 SF



KEY PLAN



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Access



3925 Steeles Avenue East provides easy access to **407**, **427**, **410** and **401** highways. Proximity to **CN**, **CP Intermodal** and **Toronto Pearson International Airport**. **Züm** transit adjacent to premises.



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OUR APPROACH

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs approximately 500 employees to manage 380 properties out of regional offices in Toronto, Montreal, Mississauga, Winnipeg, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.



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CORPORATE OFFICES
CANADA-WIDE

500+
EMPLOYEES

\$10+

BILLION
PORTFOLIO UNDER
MANAGEMENT

38+

MILLION
SQUARE FEET

380

PROPERTIES
ACROSS
CANADA

\$2

BILLION
UNDER
DEVELOPMENT