

FREESTANDING INDUSTRIAL FACILITY

AVAILABLE FOR LEASE

2-8

HOLTBY AVE.



MULTIPLE CONFIGURATIONS AVAILABLE

CONFIGURATIONS FROM 36,748 TO 94,182 SF

2-8 HOLTBY AVENUE | BRAMPTON, ONTARIO

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HIGHLIGHTS

- Fenced yard with 53’ trailer accomodation
- Recent renovations completed
- Zoning permits variety of uses
- Access to great labour pool
- Highways 407 & 401 access
- 5 minute drive to Brampton Innovation GO

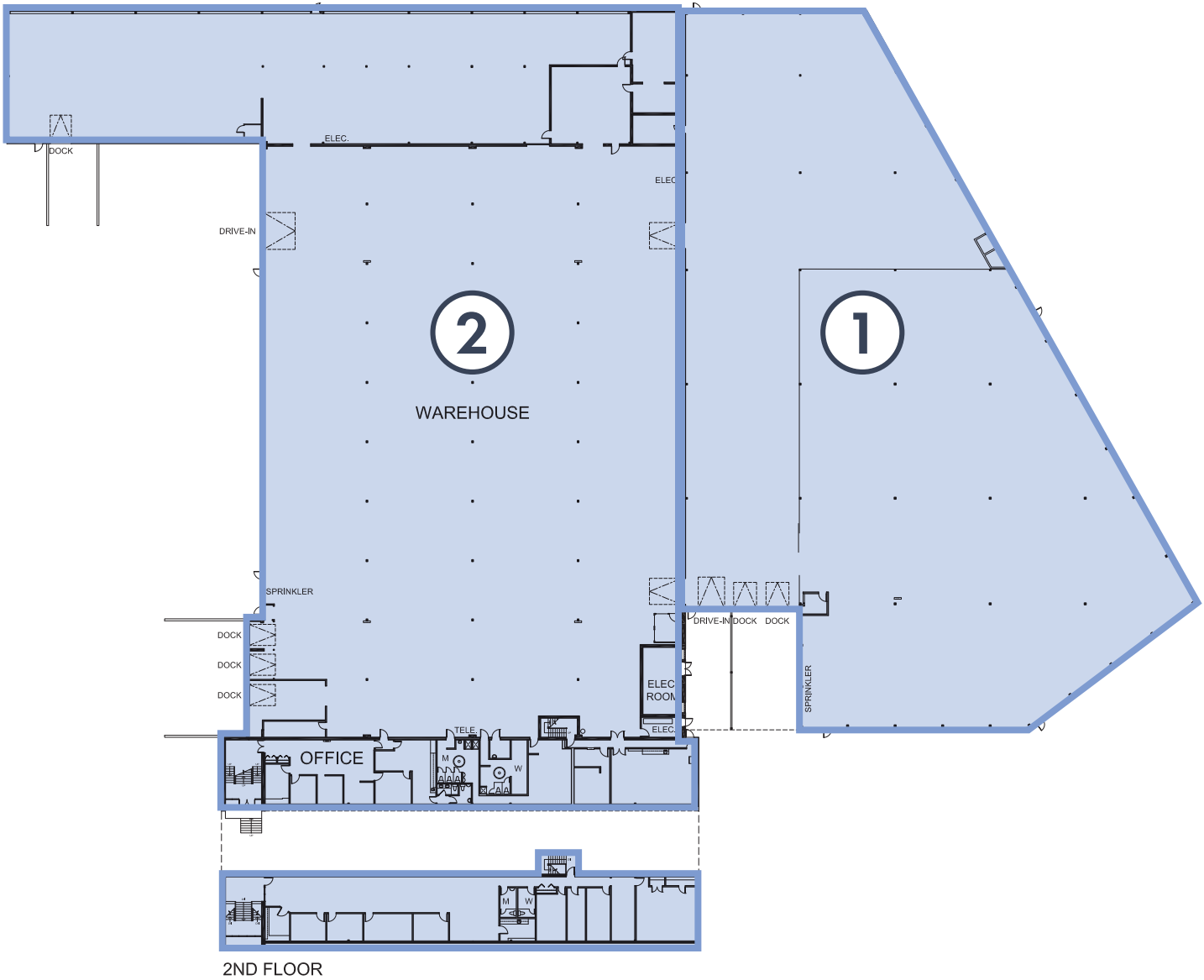
NET RENT \$12.50 - \$13.50 psf
T.M.I. \$2.95 psf

9,547 sf office
84,635 sf industrial
94,182 sf total

6 truck level doors
2 drive-in doors

14’ - 29’ clear height

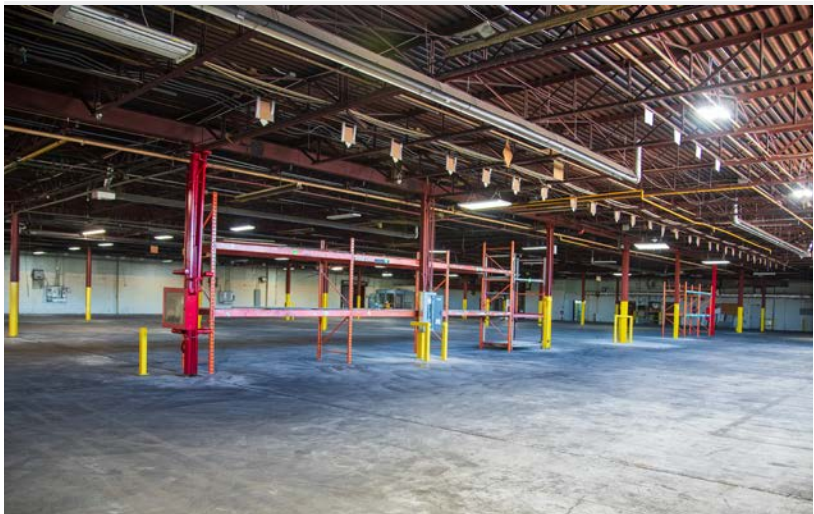
Available immediately



CONFIGURATION OPTIONS

MULTIPLE CONFIGURATIONS AVAILABLE

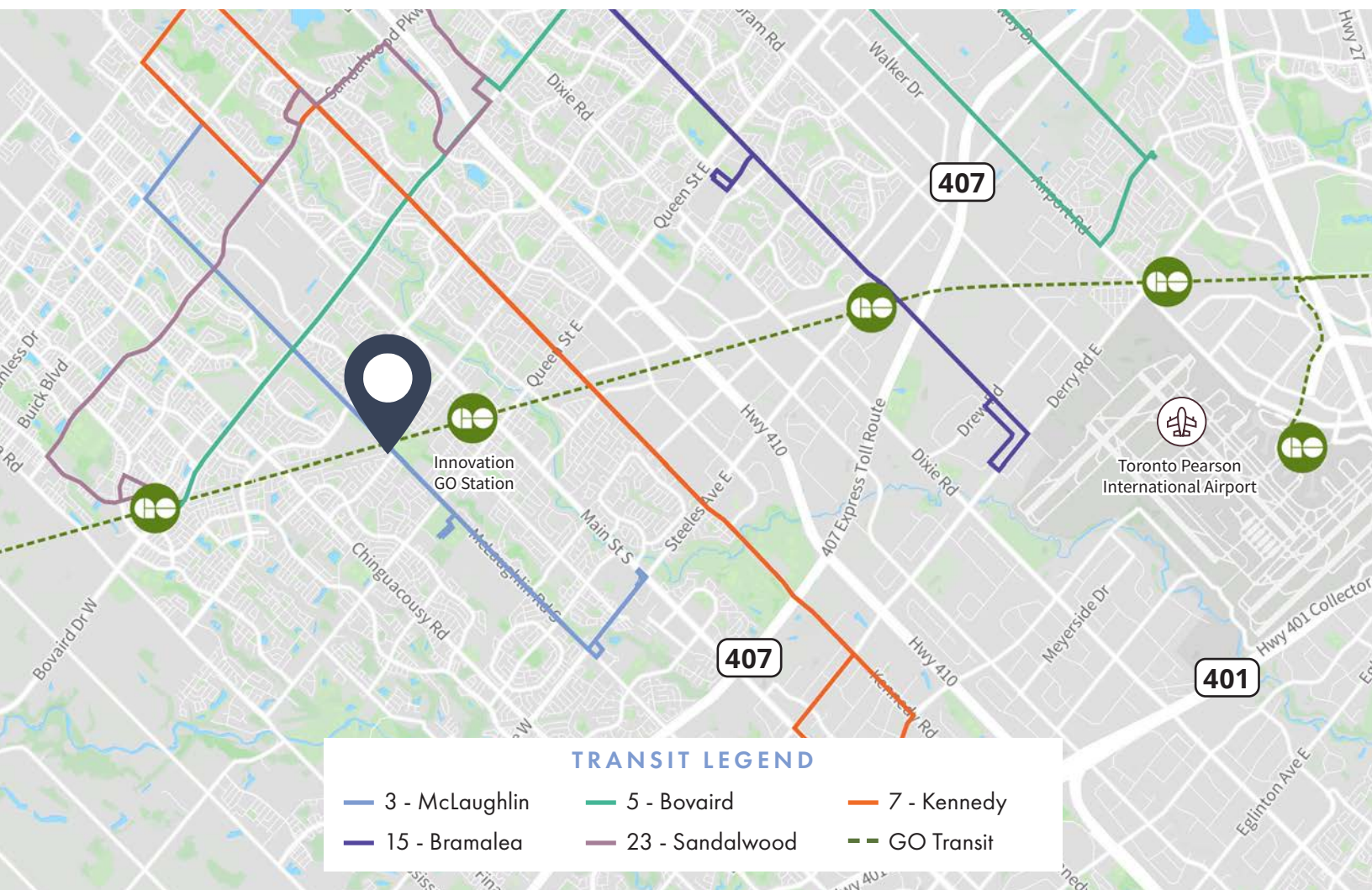
Option	Total Space	Office	Clear Height	Shipping	Net Rent	T.M.I.
1	36,748 sf	1,000 sf (Buildout)	14' - 29'	2 TL / 1 DI	\$13.50 psf	\$2.95 psf
2	57,434 sf	9,547 sf	14' 10'''	4 TL / 1 DI	\$12.50 psf	\$2.95 psf
1 & 2	94,182sf	9,547 sf	14' - 29'	6 TL / 2 DI	\$13.50 psf	\$2.95 psf
Warehouse Only	84,635 sf	N/A	14' - 29'	6 TL / 2 DI	\$13.50 psf	\$2.95 psf



LOCATION OVERVIEW

TAP INTO BRAMPTON'S SKILLED WORKFORCE

Brampton is home to a diverse and multicultural workforce, offering a broad range of skills and experiences that benefit employers across industries. The city's strong presence in manufacturing, logistics, and warehousing has cultivated a substantial pool of experienced labour, making it an ideal location for industrial operations. Additionally, the proximity to educational institutions and training centers supports workforce development and ongoing skill enhancement, ensuring access to a continually evolving talent base.



GET MORE INFORMATION



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