

For Lease

Industrial Building with Excess Land

2600

NORTH PARK DRIVE

BRAMPTON, ON



331,027 Sq. Ft. on 30.00 Acres



CBRE

Property Information

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NORTH
PARK
DRIVE
BRAMPTON, ON

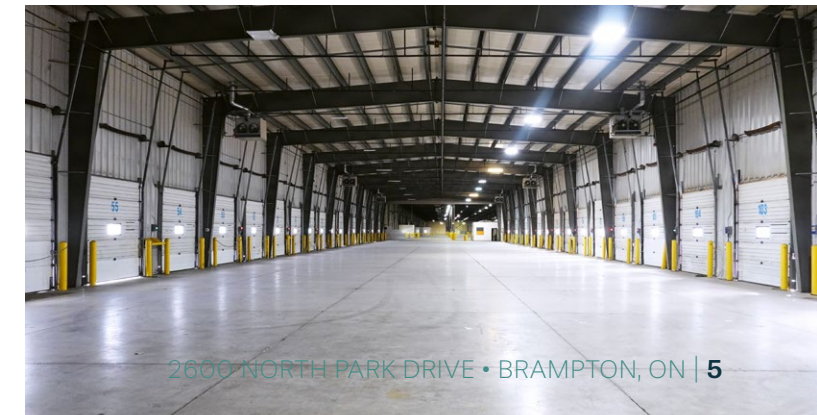
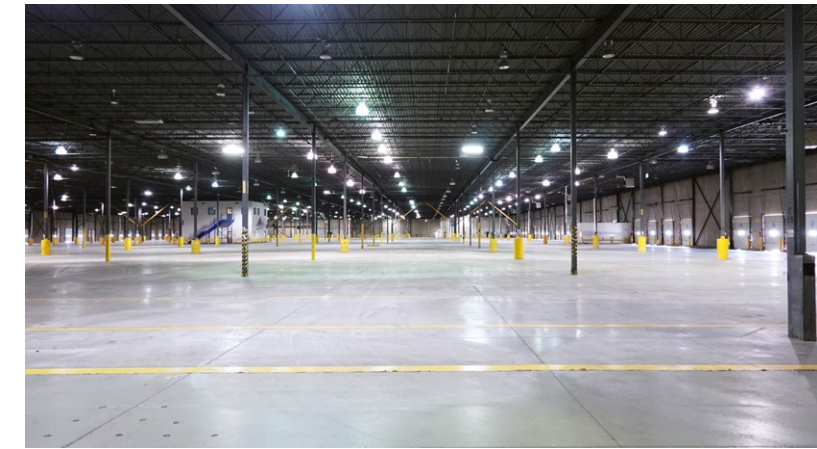
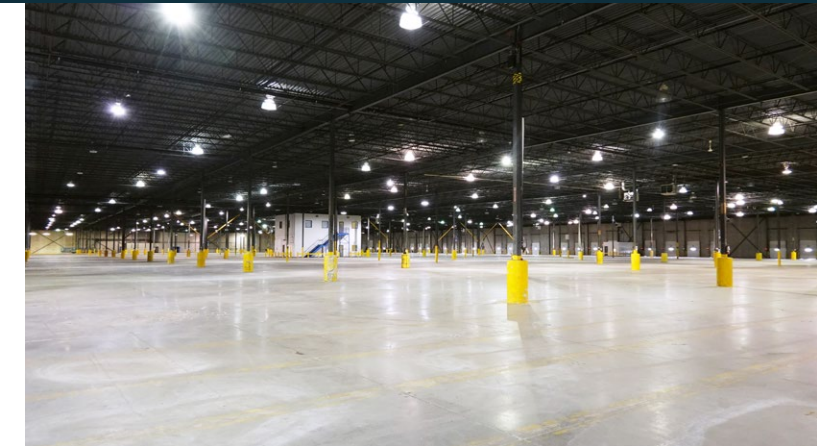
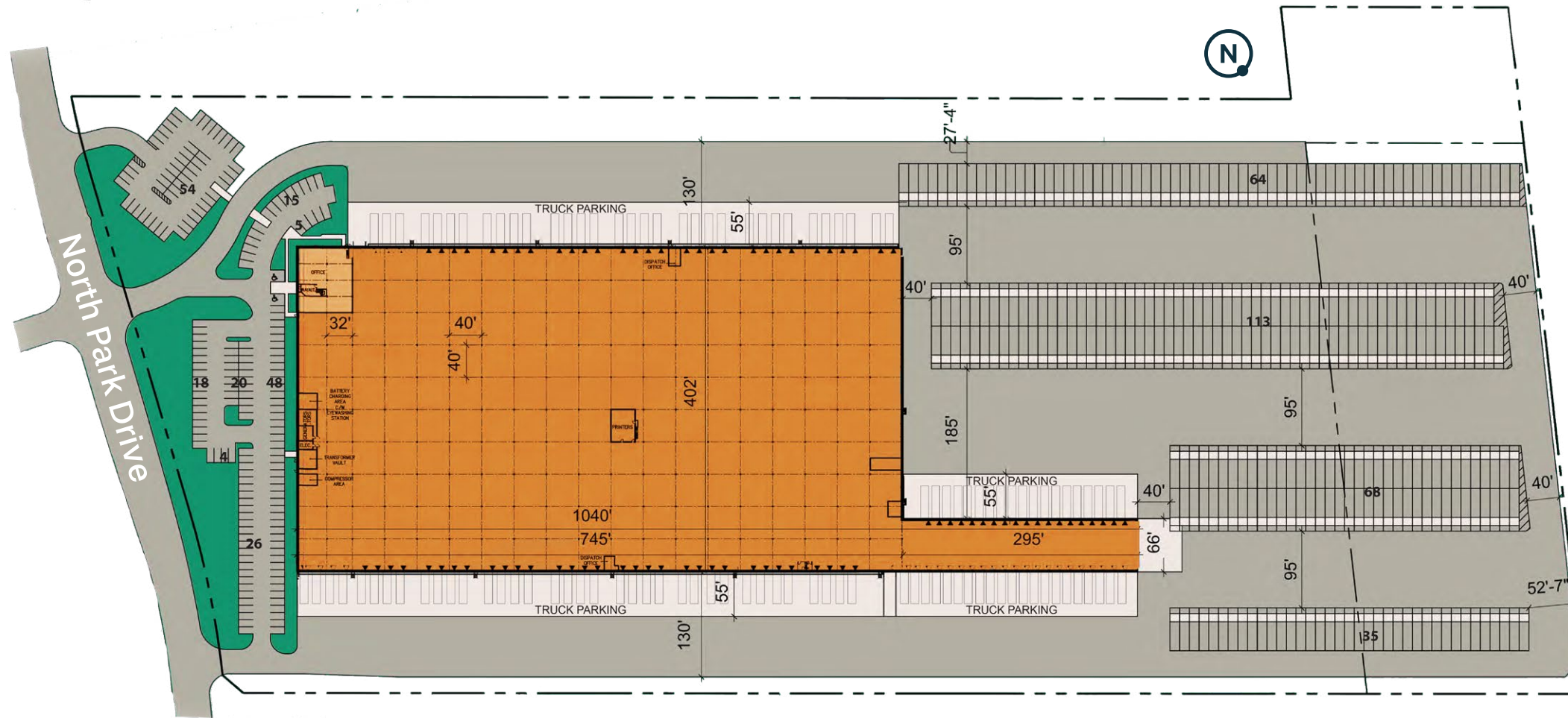
Building Size	331,027 Sq. Ft.
Site Area	30.00 Ac
Office Area	2% - 4%
Clear Height	24' 6"
Typical Bay Size	40' x 40'
Trailer Parking	280 stalls
Employee Parking	117 Stalls
Occupancy Date	Immediate
Taxes (2024)	\$2.08 PSF*

Lease Options

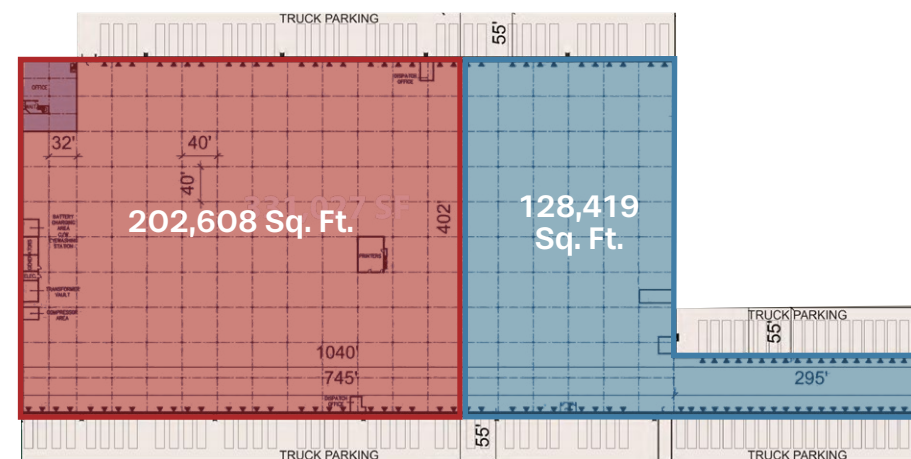
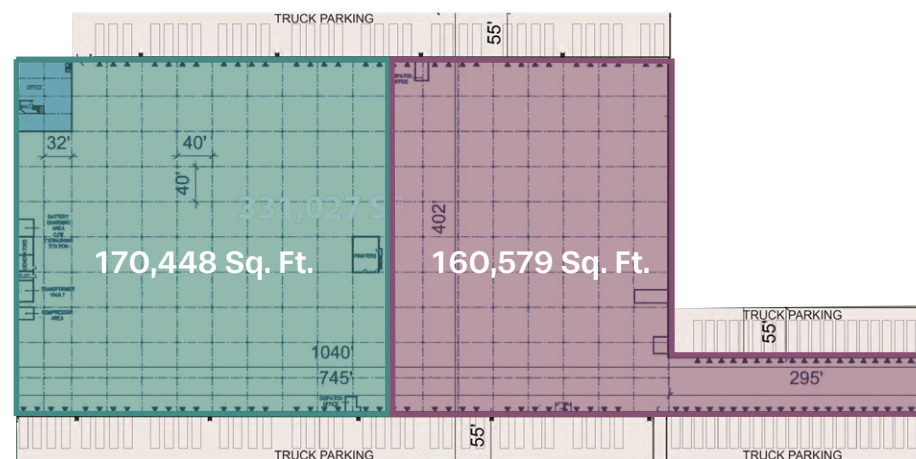
	Available Area	Truck Level	Drive-In	Net Rate (PSF)
Full Building	331,027 Sq. Ft.	149	2	\$17.50
Option #1	128,419 Sq. Ft.	62	1	\$17.95
Option #2	160,579 Sq. Ft.	70	1	\$17.95
Option #3	170,448 Sq. Ft.	37	1	\$17.95
Option #4	202,608 Sq. Ft.	50	1	\$17.95

All Information to be Verified by the Tenant | *Operating Costs and Insurance to be Confirmed





Divisible Options



M2-896 Employment Zone

Permitted Uses★

1. Industrial within an enclosed building:

- a. the warehouse and storage of goods and products and materials;
- b. the manufacturing and assembly of the following products:
 - i. clothing and finished textile or fabric products;
 - ii. printing and bookbinding and lithographing;
 - iii. die castings involving use of plastics, light metals, aluminum and zinc;
 - iv. light manufacturing activities including manufacturing of tubing, pipes, tools and instruments, electrical components, hardware, telephone, television, radio & electronic components, hardware, drugs and pharmaceutical products, cosmetics and associated products.
- c. shops for the repair or manufacturing of small goods and wares;
- d. manufacturing, assembly, storage and distribution of semi-finished and finished products;
- e. dry cleaning plants, laundry and dyeing establishments, excluding any dangerous use; and,
- f. dairy products, plants and bakeries.

2. Transport Terminal

3. Builders Supply Yard

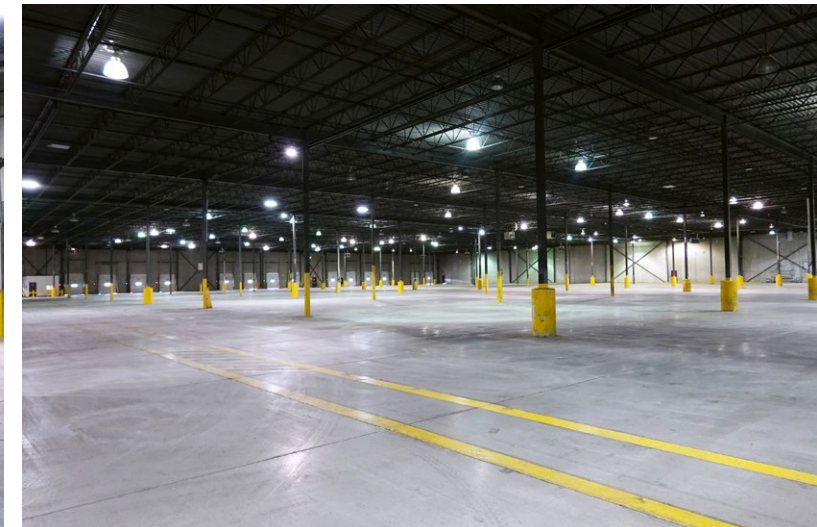
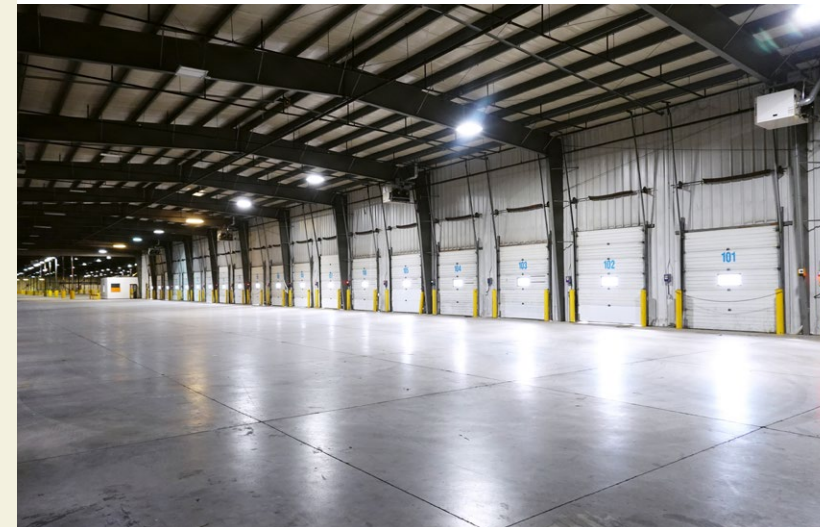
4. Non-Industrial

- a. exhibition and conference halls; and
- b. radio, television, broadcasting and transmission facilities.

5. Accessory

- a. business, professional and administrative offices connected with another permitted use; and
- b. purposes accessory to the other permitted purposes.

*Tenant to independently verify zoning is suitable for their use, not all uses permitted by Landlord.



Transit & Amenities



Woodhill Centre

The BRICK Mark's STAPLES

Walmart WINNERS

Tim Hortons NOFRILLS

SmartCentres Brampton

Amenities within 5 KM	182	5	35
	Restaurants	Hotels	Banks
	248	17	24
	Retail	Fitness Centres	Gas Stations

Transit Lines

Route 5 - Bovaird	Route 29 - Williams
Route 9 - Vodden	Route 30 - Airport
Route 14 - Torbram	Route 35 - Clarkway
Route 505 - Zum Bovaird	

Location & Accessibility

Demographics (10KM)

621,452

2024 Estimated Population

34.9

Median Age

30.4%

Labour Force by Occupation
(Trades, Transport and Equipment Operators and Related, Processing, Manufacturing, and Utilities)

64.7%

Labour Force Participation Rate

	Distance (KM)	Drive Time
CN Brampton Intermodal	5.2 KM	7 Minutes
Highway 410	6.2 KM	8 Minutes
Highway 407	5.8 KM	8 Minutes
Highway 427	12.0 KM	11 Minutes
CPKC Vaughan Intermodal	14.0 KM	15 Minutes
Highway 401	19.8 KM	18 Minutes
Toronto Pearson International Airport	18.3 KM	19 Minutes
CN MacMillan Yard	25.6 KM	34 Minutes
Union Station	43.0 KM	42 Minutes
CPKC Aberdeen Yard	71.7 KM	51 Minutes
CN Hamilton Yard	72.0 KM	53 Minutes
John C. Munro International Airport	86.7 KM	1 Hour
Lewiston-Queenston Bridge	131.0 KM	1 Hour 42 Minutes
Port Huron-Sarna Border Crossing	277.0 KM	2 Hours 40 Minutes
Detroit-Windsor Border Crossing	362.0 KM	3 Hours 30 Minutes
Quebec Border	622.0 KM	4 Hours 30 Minutes



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For more information,
please contact us:

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