

4 AUCTION LANE

Brampton, Ontario



±64,001 Sq. Ft. on ±2.68 Acres

3-Storey Self-Storage Facility

NEWLY CONSTRUCTED WITH EXPANSION LAND

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SPECIFICATIONS

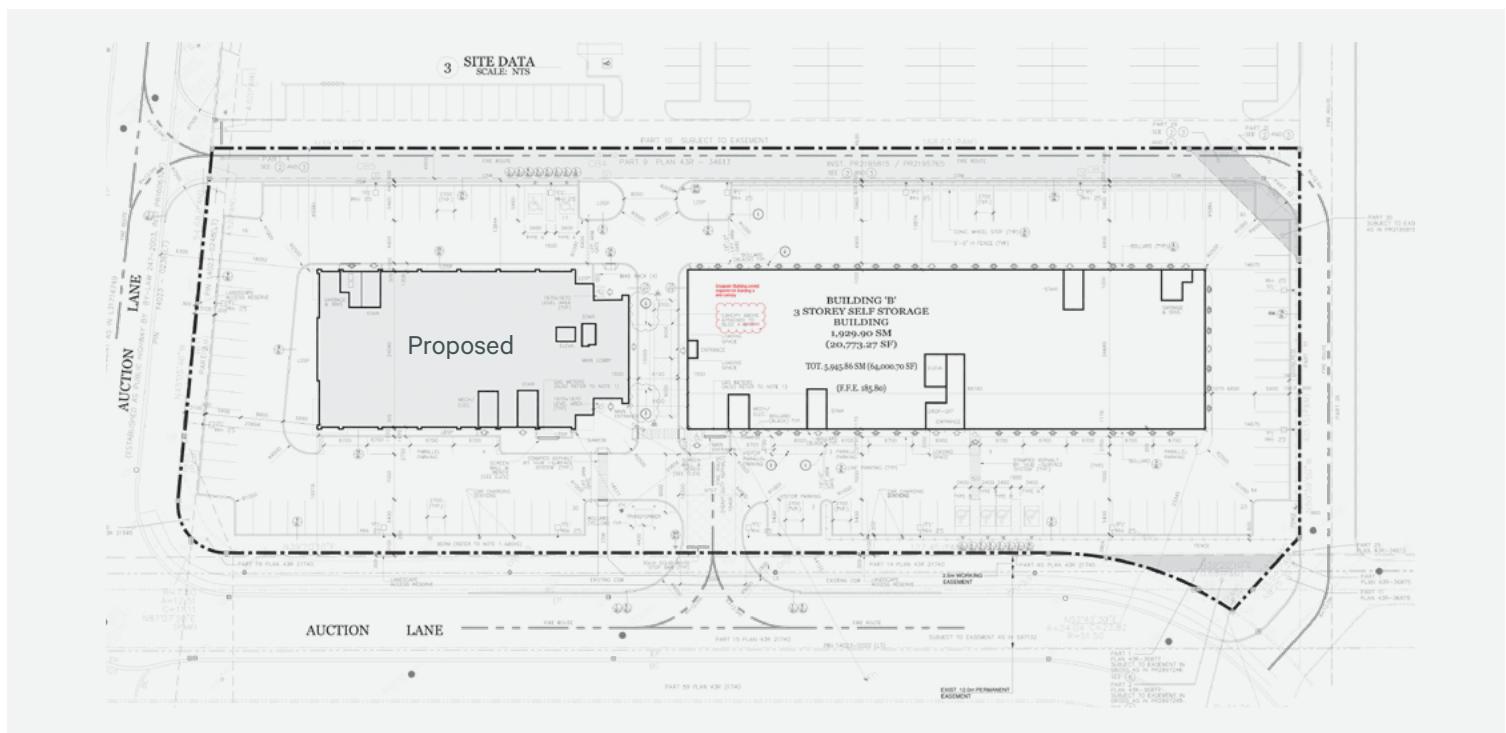
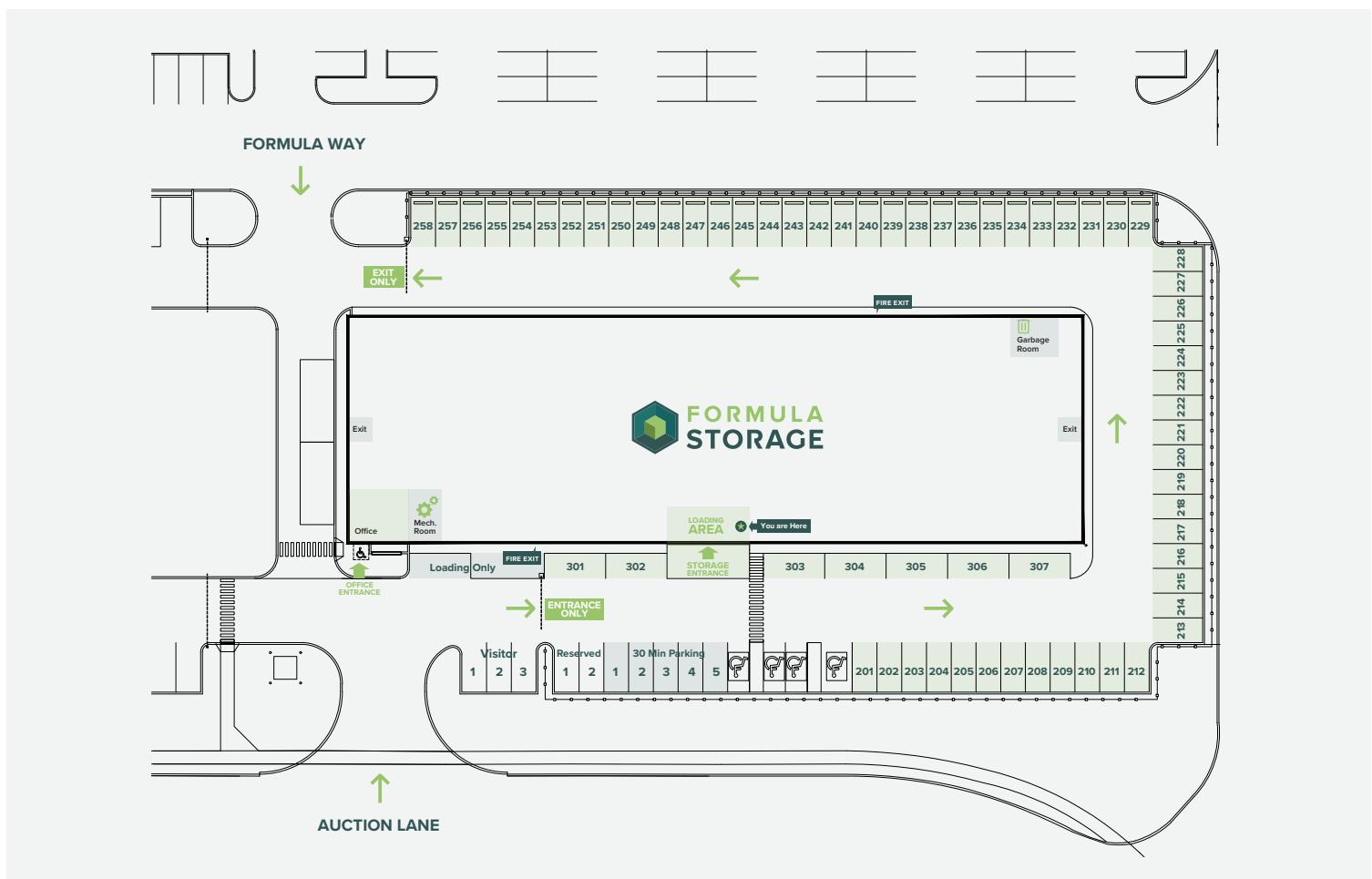
Self-Storage Building	<p>±64,001 Sq. Ft. (Gross) ±46,175 Sq. Ft. (Leasable Storage Locker - 411 Units) ±40% Leased</p>
Lot Size	<p>Total Land Area: ±2.68 Acres Self-Storage Building: ±1.61 Acres Land for Future Development: ±1.07 Acres (Serviced, accesses completed, engineered soil & pre-levelled)</p>
Asking Price	Speak to Listing Agents
Taxes (2024)	\$174,778.16
Zoning	SC-1923
Due Diligence Items Available	<ul style="list-style-type: none">- Rent Roll- Property Drawings (Floor plans, site plans, surveys)- Recent Property Tax Bill- Operating expenses and budgeting summaries- Phase I ESA Report with a Reliance Letter prepared by Soil Engineers Ltd. dated September 2021- SPA & Proposed Office Suites Plans Zoned for Commercial and Industrial Uses- Permit Plans, Certificates, Occupancy and Reports

Comments

- + Custom Built by Maple Reinders
Completed July 2023
- + Unique opportunity to purchase a newly constructed 3-storey self-storage facility with expansion land.
- + Currently ±40% leased and tracking with positive leasing activity.
- + Approx. 1.07 acres of expansion land with approved SPA for Office Suites
Zoned for Commercial and Industrial uses.
- + Approx. 65 leasable parking spots.
- + Located at a major intersection (Queen Street East and Goreway Drive) with access to Highway 407 ETR.



SITE PLAN

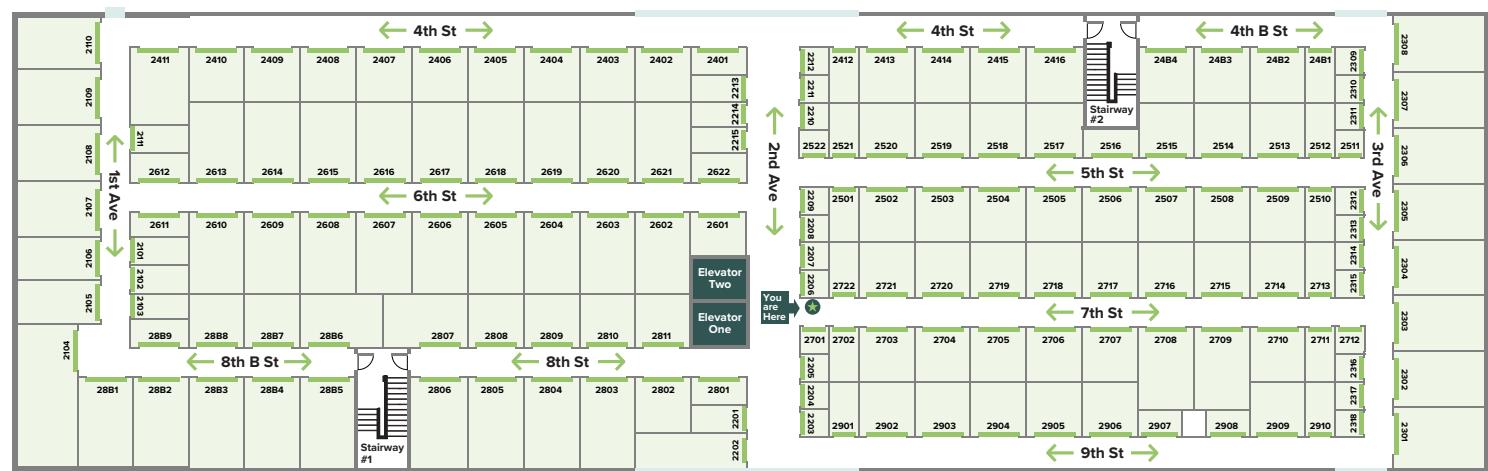


FLOOR PLAN

Floor 1

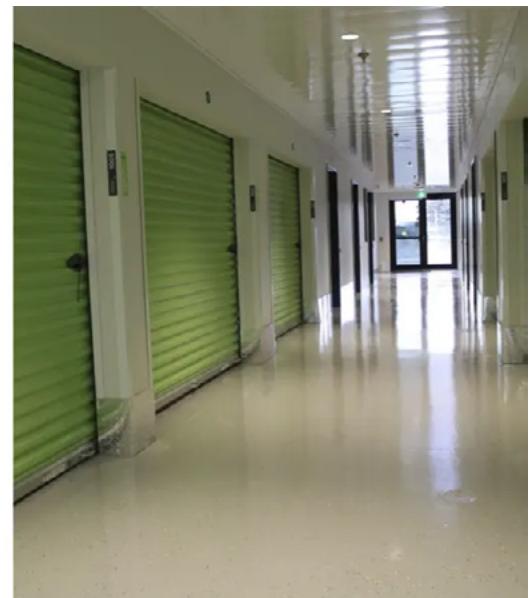


Floor 2



Floor 3





LAND FOR FUTURE DEVELOPMENT

Approx. 1.07 acres

- + Access to 4 Auction Lane and to the E-W Shared Roadway, are completed as approved with heavy duty asphalt, curbs and entry landscaping w/ irrigation and sidewalk
- + Supervised engineered fill placement has been completed to pre grade. Soil Engineers Ltd.
- + Services are finalized for the entire Parcel (two buildings) and to main elect room building B.

See approved Site Services and
Grading Plan G-1, Architecture plans
and Electric plans.

- + Storm and Sanitary Sewer lines with manholes and catch basin.
- + Firemain and Domestic Water Lines.
- + Fire Hydrant.
- + Transformer and Electric panels.
- + Natural Gas header system.
- + Bell service Telephone and Internet with grade level box.
- + Light posts working on the perimeter of all lands.



DEVELOPMENT CONCEPTS

SPA Approved for Office Suites

Site Plan

Full drawings available in the data room!



Rendering

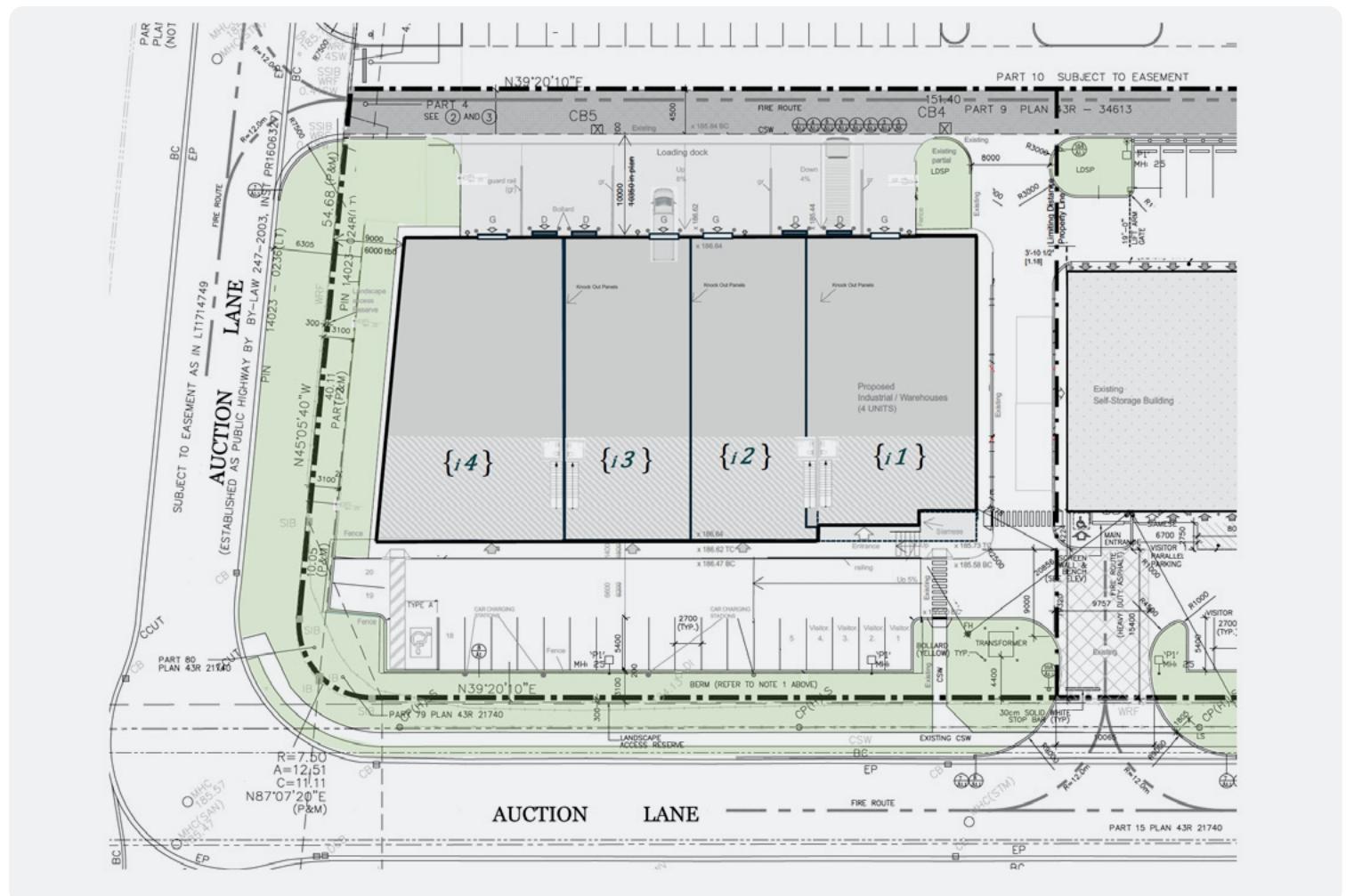


DEVELOPMENT CONCEPTS

Proposed Multi-Unit Industrial Warehouse

Site Plan 4 Industrial Units totaling $\pm 25,000$ Sq. Ft.

Full drawings available in the data room!



Rendering





4



ABOUT FORMULA STORAGE

Formula Storage offers a modern solution to your self-storage needs. Our state-of-the-art facility and expert management team meets the highest self-storage standards in the industry and provides our customers with a stress-free, convenient, and personalized experience from the moment you move-in to the moment you move out.

- + 24/7 Access to Your Belongings
- + Top-Tier Security for Safe Storage
- + All Climate Controlled
- + Fast and Easy Access
- + Bright, Fresh and Clean

Our Mission

Our Mission is to be the premier solution for all individuals' and businesses' storage needs in Brampton with convenient commute on Hwy 407. Through our high standards of design, management, and development, we strive to offer a valuable self-storage experience that delivers convenience, satisfaction, and peace of mind to each of our valued customers.

- + Premium Storage Units
- + Specialty Units
- + Parking rentals

Whether looking for storage for your personal values, in need of storage during your household move or renovation; or are interested in storage for your excess business inventory and operation. The Safety of our customers and their belongings is our top priority. We aim to meet the highest safety standards through a variety of measures including:

Each customer's storage needs are different and providing you with a personalized and comprehensive storage solution is important to us. That is why we feature Brampton's best storage solution, offering:

- + A large assortment of unit sizes from 20 to 290 sq. ft.
- + All climate controlled Indoor and Drive-Up access storage units

- + 24/7 Access secured with personalized Access Cards
- + Fast and Easy access
- + Well-lit, individually Alarmed units
- + Gated Perimeter with Video Surveillance
- + All Climate Controlled

ZONING

SC-1923 Service Commercial Permitted Uses

Commercial Use

- + a recreation facility and structures;
- + a public and utility use;
- + a banquet hall;
- + a retail warehouse, having no outside storage;
- + the following uses located with 180 meters of Goreway Drive:
 - i. a retail establishment, having no outside storage;
 - ii. a service shop;
 - iii. a personal service shop;
 - iv. a bank, trust company and financial company;
 - v. an office use;
 - vi. a dry cleaning and laundry distribution station;
- vii. Any combination of two of the following restaurants: a dining room restaurant, a convenience restaurant and a take-out restaurant;

viii. a printing establishment;

ix. a health or fitness centre

x. a commercial, technical or recreational school;

xi. a motel; and

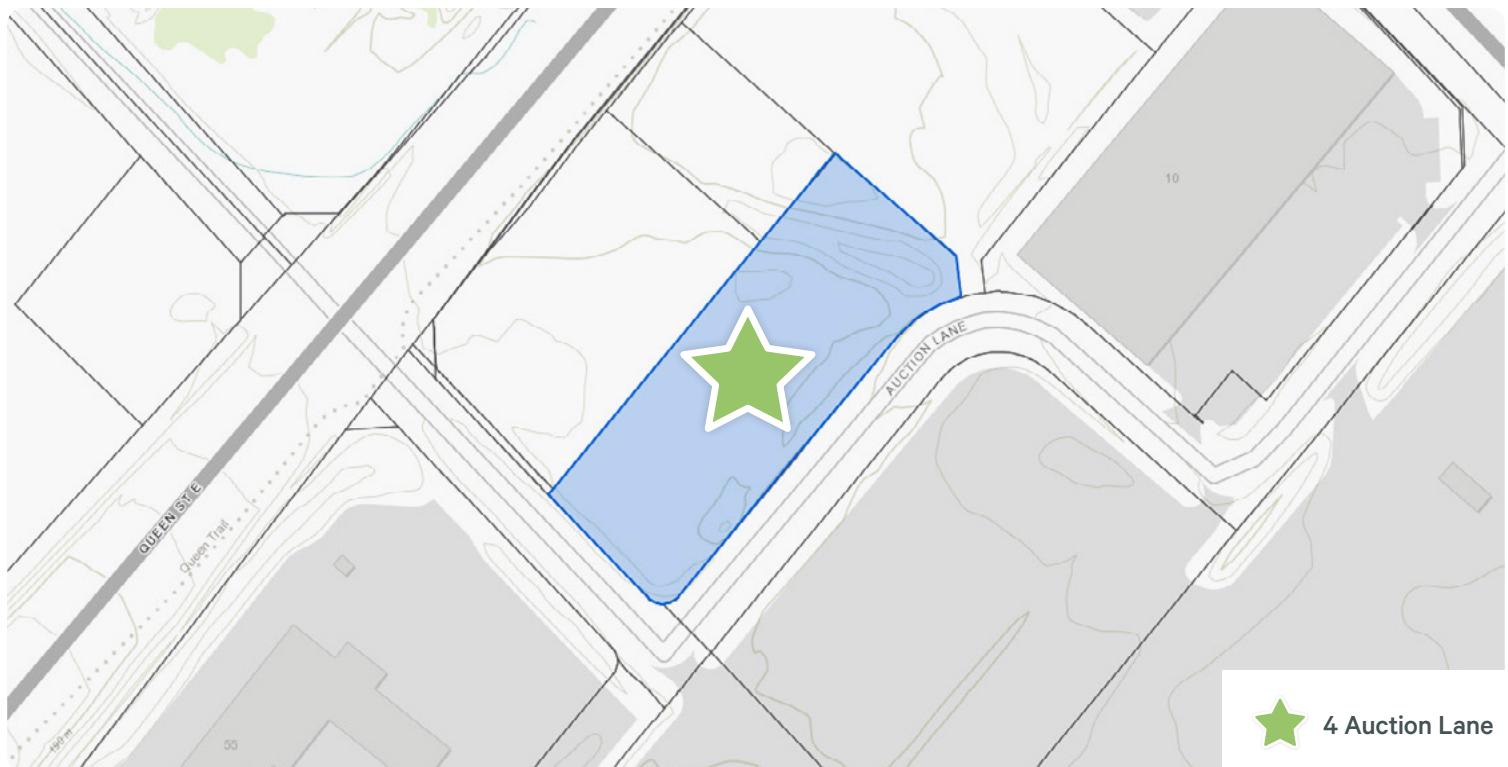
xii. a community club;

Industrial Uses

- + the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- + a distribution centre; and,
- + a warehouse;

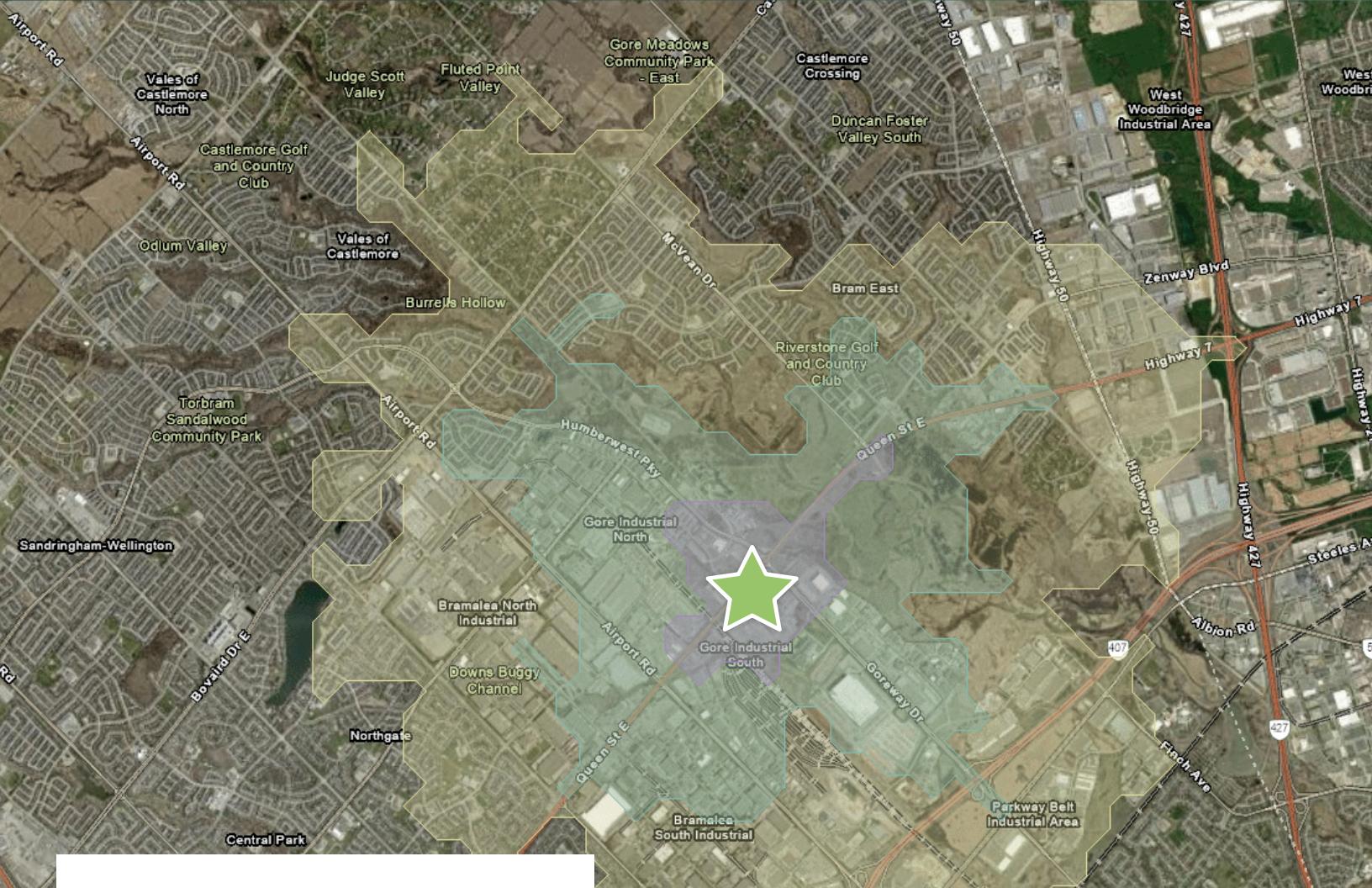
Other

- + a purposes accessory to the other permitted purposes.



LOCATION HIGHLIGHTS





5 km 10 km 15 km

Drive Times

Highway 407	Highway 401
3.2 KM 5 MIN	16.2 KM 13 MINS
Highway 410	Bramalea GO
7.3 KM 13 MINS	7.7 KM 13 MINS
Highway 427	Pearson Airport
6.6 KM 7 MINS	13.5 KM 11 MINS

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