

Clean Environmental Test
from December 2024

Colliers



322 Rutherford Road South, Brampton, ON

Freestanding Automotive Building With Excess Land **For Sale**

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Colliers

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Property Overview

Address 322 Rutherford Road South,
Brampton, ON

Lot Area 1.18 acres

Total Area 11,384 SF

Office Area 1,484 SF (10%)

Warehouse Area 9,900 SF

Clear Height 16'

Zoning M2

Shipping 10 Drive-in Doors

Lot Coverage Ratio 22%

Asking Rate Speak with Listing Agent

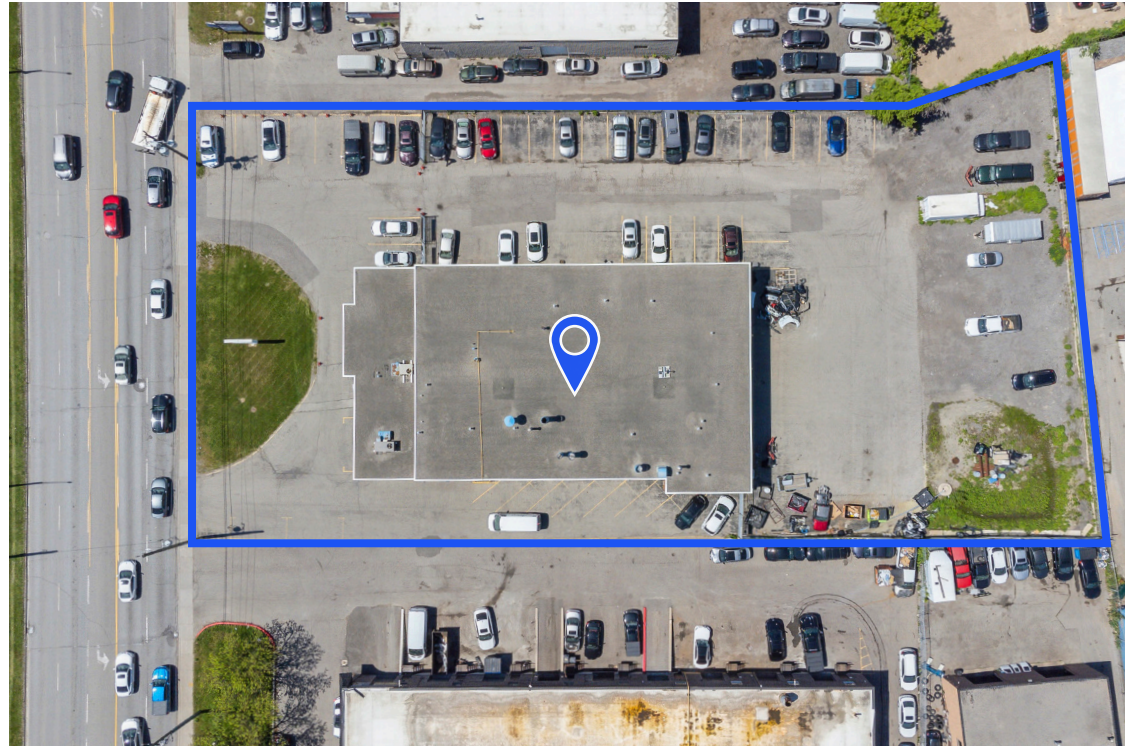
Taxes \$38,470.25 (2024)

Availability TBD

**Auto Body
Equipment
Available**

- a. Spray Booth
- b. Prep Station
- c. Paint Mixing Room
- d. Air Compressors
- e. Vacuum System

* All specifications to be confirmed by Buyer.



M2 Zoning | Permitted Uses

(a) Industrial

- (1) The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop
- (2) non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit
- (3) a printing establishment
- (4) a warehouse
- (5) a parking lot
- (6) a freight classification yard
- (7) Non-hazardous Solid Waste Processing Use, Nonhazardous Solid Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization, provided such uses are located a minimum of 300 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- (8) Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, provided such uses are located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- (9) Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.

- (10) Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.

(b) Non-Industrial

- (1) a radio or television broadcasting and transmission establishment
- (2) a building supplies sales establishment
- (3) a recreational facility or structure
- (4) a community club
- (5) an animal hospital
- (6) a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

(c) Accessory

- (1) an associated educational use
- (2) an associated office
- (3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- (4) purposes accessory to the other permitted purposes
- (5) Thermal Degradation (Energy from Waste) Use provided that the source of waste input into the energy generation is a by-product of the primary use of the site and is not a Hazardous Waste.

**Tenant or tenant's broker to confirm zoning and permitted uses.*

https://www1.brampton.ca/EN/Business/planning-development/zoning/cob%20zoning/type/section32.1_m2.pdf

HIGHLIGHTS



Well maintained and rare freestanding building with strong street presence



Ample parking and approx. half acre of excess land in rear and side yards



Exposure to Rutherford Rd S



Excellent access to major highways



Highly sought after M2 zoning enabling of most industrial uses including outdoor storage and automotive repair



Ideal site configuration and location for Auto & Truck Repair/Service



Doors on multiple sides of buildings for drive through capability



Potential for turnkey auto body repair shop – auto body equipment and business available



Vacant possession



Located amidst best labor pool in GTA



Secured yard

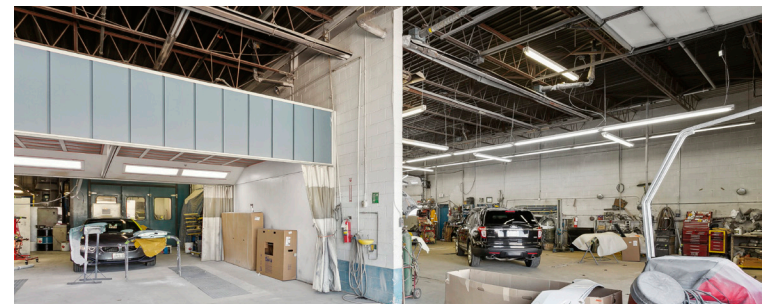
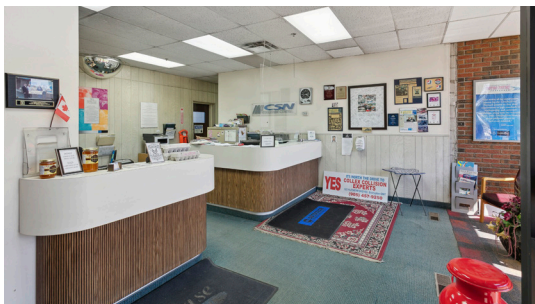
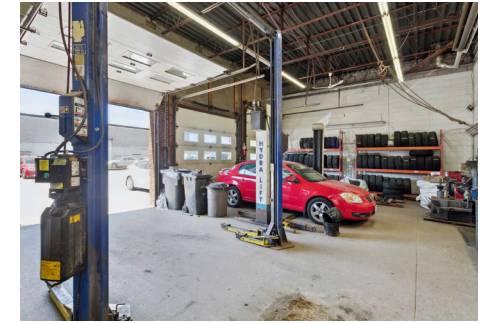
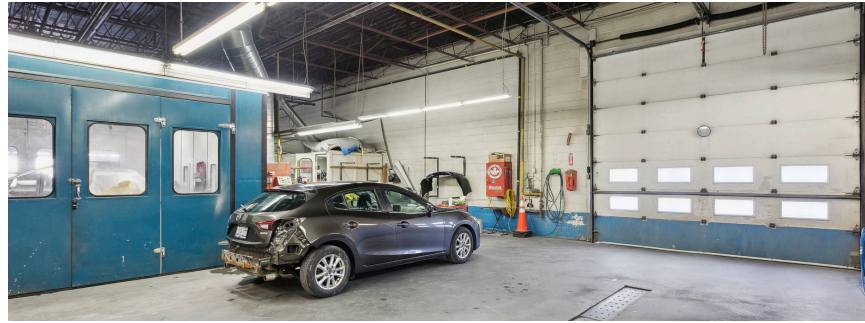


Oil interceptors in shop



Property Photos

Interior



Property Photos

Exterior



Amenities

Major Occupiers

1. SVP Sports
2. RONA +
3. Walmart Supercentre
4. The Home Depot
5. Planet Fitness
6. Playdium
7. Drive Test
8. Costco Wholesale
9. Clorox Company of Canada
10. CanRoof Corporation Inc.

Restaurants

1. Wendy's
2. A&W
3. Tim Hortons
4. Subway
5. Starbucks

Within a 5-10 min drive



9

Grocery
Stores



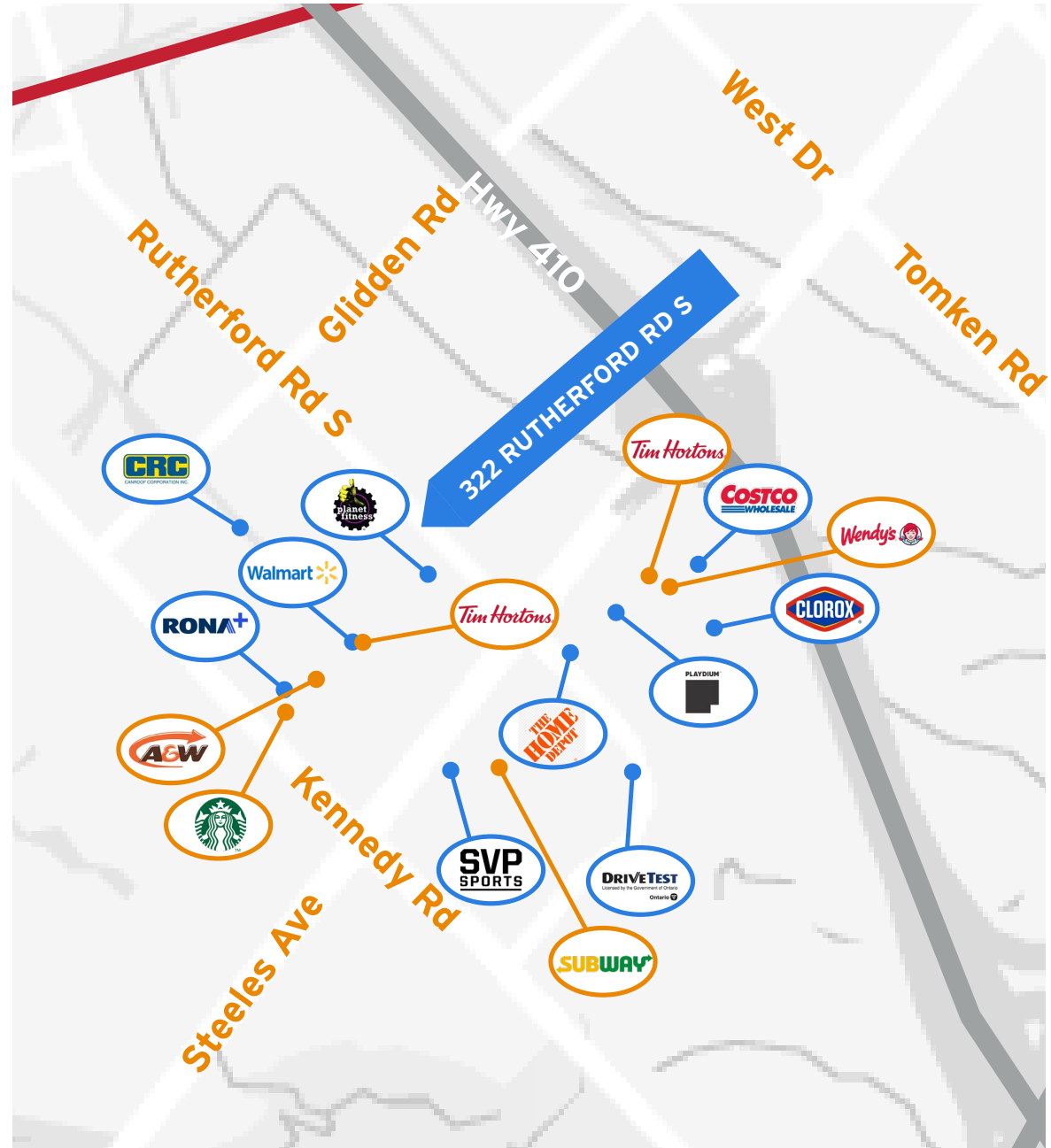
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Gas
Stations



35

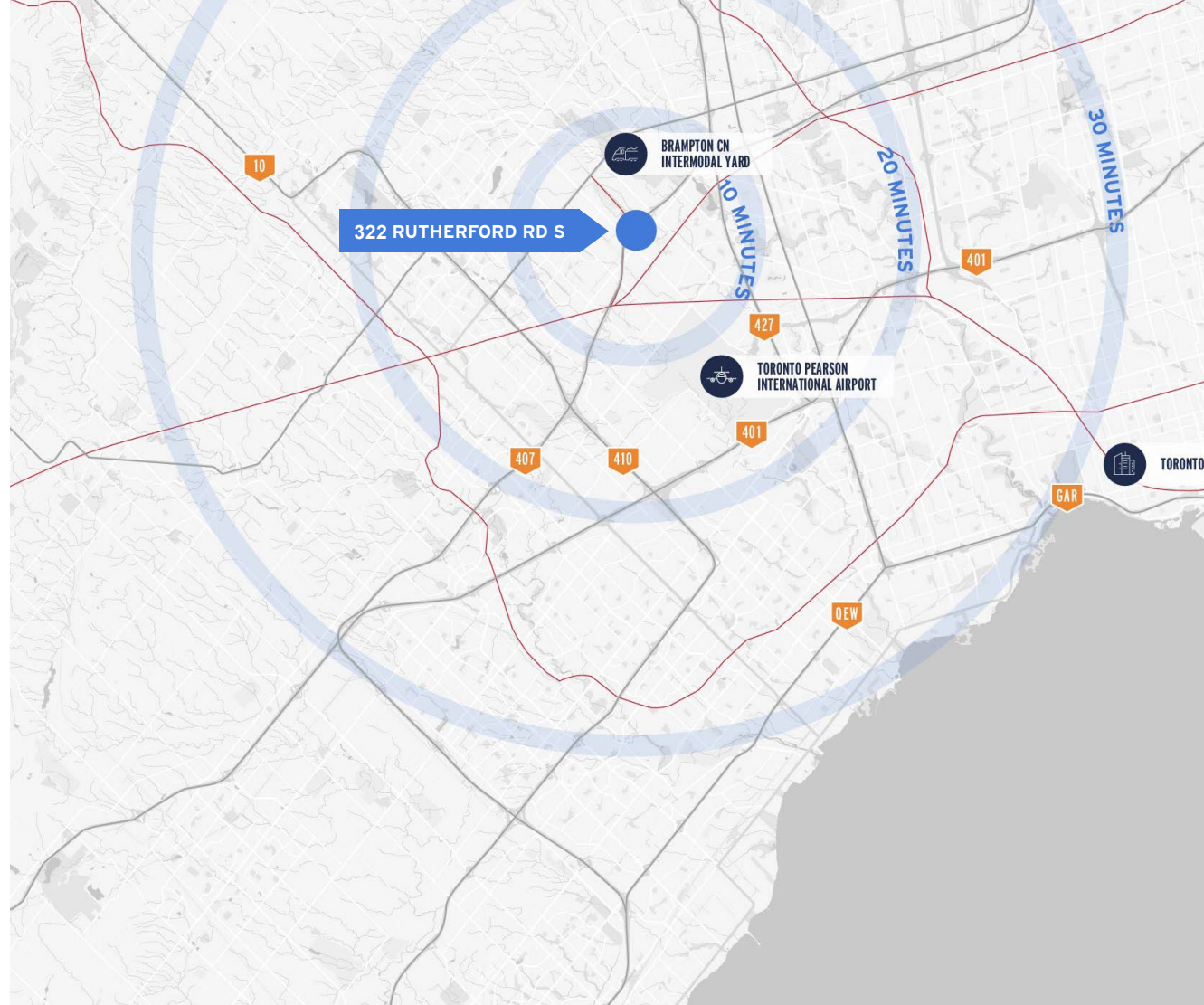
Restaurants,
Cafes & Pubs



Pure Movement

Connecting to the GTA and beyond

The property is located in Brampton, only 8 KM from Toronto Pearson International Airport, Canada's largest and busiest airport, and less than 90-minutes to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 30-minute drive away.



30 Minutes
Downtown Toronto

10 Minutes
Brampton CN
Intermodal Yard

15 Minutes
Toronto Pearson
International Airport

30 minutes
Union Station

401
8 Minutes
Highway 401

410
3 Minutes
Highway 410

403
5 Minutes
Highway 407

Brampton

Canada's Innovation

"Brampton's diverse workforce represents over 230 different cultures speaking 115 languages. Our central location within Canada's Innovation Corridor and our connectivity provide companies with quick and easy access to international markets... We are ready to welcome investors, entrepreneurs, students and businesses." - Mayor Patrick Brown



2nd fastest growing city in Canada with 14,000 new residents per year



60% of the people in the labour force within Brampton have a post-secondary education



Located in the middle of Canada's Innovation Corridor



Brampton has the 4th largest labour force in Ontario



2nd largest tech sector in North America, part of the Toronto region



Adjacent to Pearson International Airport, Canada's largest airport

Demographics

| | |
|------------------|---------|
| Total Population | 139,806 |
|------------------|---------|

| | |
|--------------------------|----------|
| Average Household Income | \$93,199 |
|--------------------------|----------|

| | |
|-------------|----|
| Average Age | 38 |
|-------------|----|

| | |
|--------------------------------|--------|
| Population in the Labour Force | 75,522 |
|--------------------------------|--------|

| | |
|------------------------|-------|
| Labour Employment Rate | 87.8% |
|------------------------|-------|



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