

PRIME INDUSTRIAL SPACE

82,926 SF ON 4.5 ACRES FOR LEASE

1810

STEELES AVE. E.



±1 ACRE OF EXCESS LAND ZONED FOR OUTSIDE STORAGE

DIRECT STEELES AVENUE EXPOSURE

1810 STEELES AVENUE EAST | BRAMPTON, ONTARIO

Ben Sykes, SIOR

Sales Representative, Principal
+1 416 903 5340
ben.sykes@avisonyoung.com

Tristan Bogler, MBA

Sales Representative
+1 647 213 3049
tristan.bogler@avisonyoung.com

**AVISON
YOUNG**

HIGHLIGHTS

±1 ACRE OF EXCESS LAND ZONED FOR OUTSIDE STORAGE

- Shipping court accommodates 53' trailers
- 5 minutes from Bramalea GO Station
- Public transit at doorstep
- Ample access to labour
- Zoned M2A - permits outside storage

ASKING NET RENT **\$12.00 psf**
ADDITIONAL RENT **\$3.25 psf**



4,475 sf office
 78,451 sf industrial
 82,926 sf total area



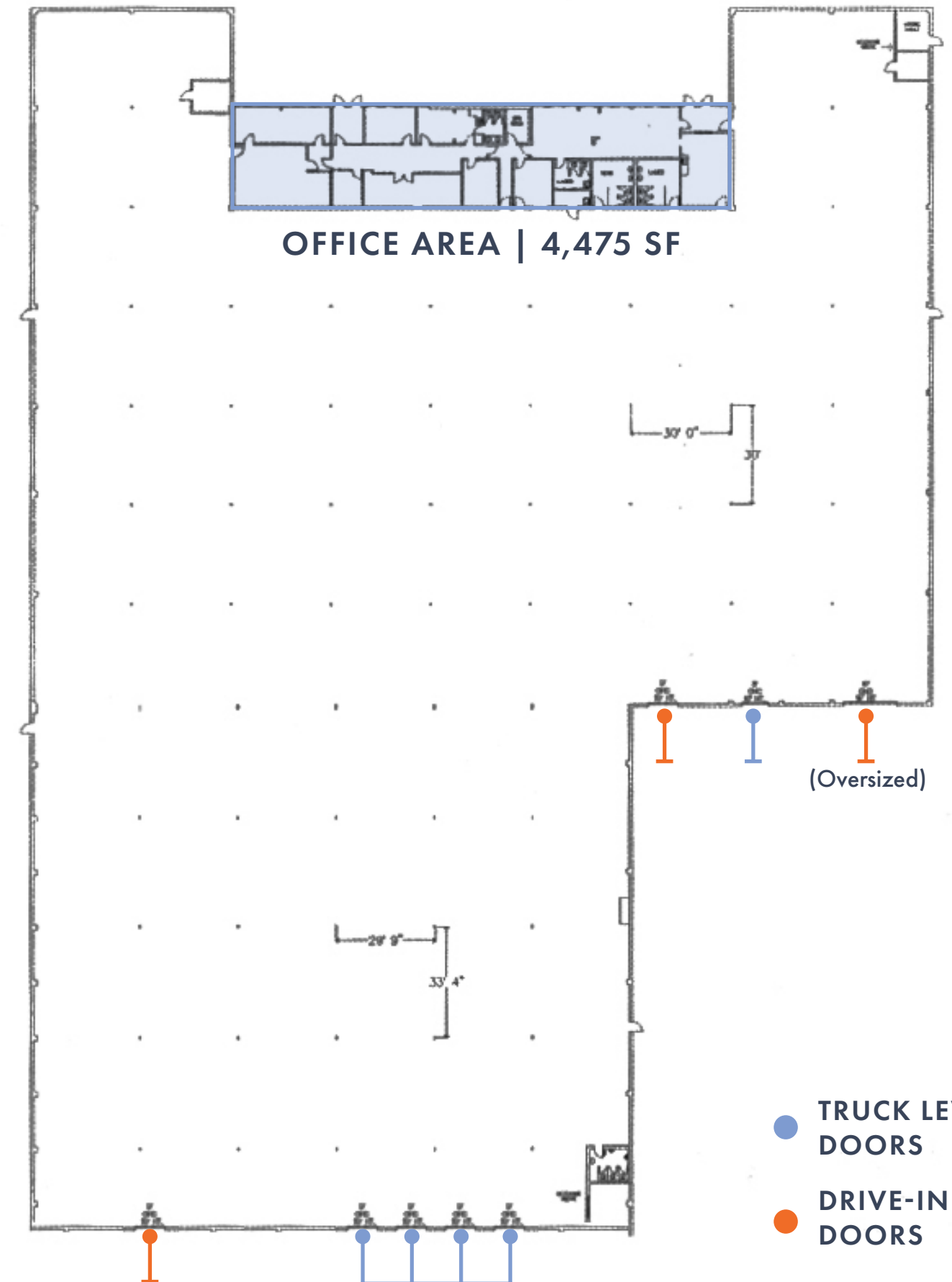
8 truck level doors
 3 drive-in doors
Landlord to add 4 additional truck level



16' clear height



July 1, 2025 possession

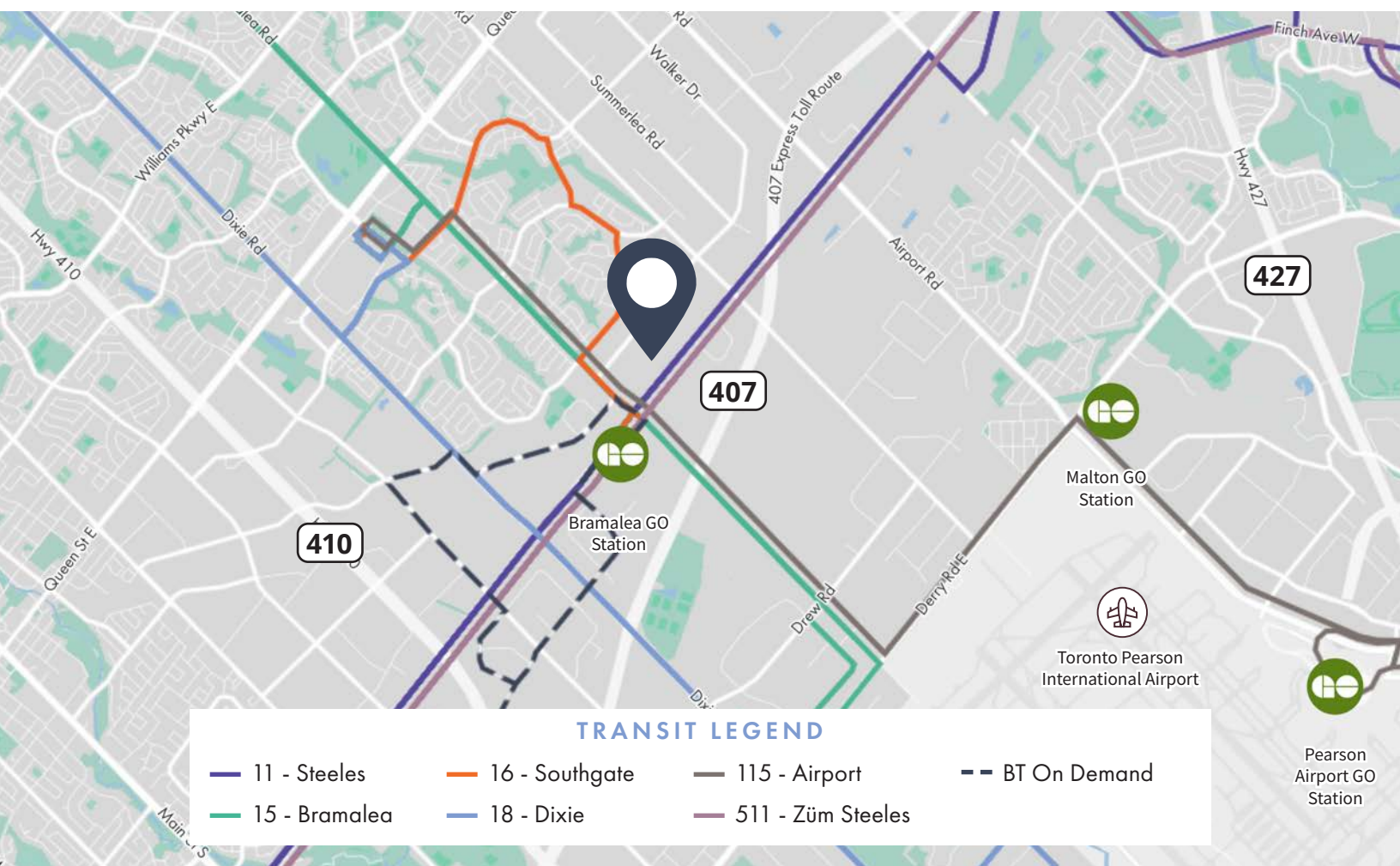




LOCATION OVERVIEW

PURPOSE-BUILT FOR EFFICIENCY AND ACCESS

1810 Steeles Avenue East is a strategically positioned industrial facility offering approximately 83,000 square feet of space on a 4.5-acre lot. The property boasts direct frontage on Steeles Avenue, providing excellent visibility and accessibility. It's situated just five minutes from the Bramalea GO Station, facilitating convenient commuter access. The site is also in close proximity to major transportation networks, including intermodal facilities, making it ideal for logistics and distribution operations. The zoning (M2A) permits outside storage, and the facility can accommodate 53-foot trailers, enhancing its suitability for various industrial uses.



GET MORE INFORMATION



Ben Sykes, SIOR

Sales Representative, Principal
+1 416 903 5340
ben.sykes@avisonyoung.com



Tristan Bogler, MBA

Sales Representative
+1 647 213 3049
tristan.bogler@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 | Fax 905 712 2937 | avisonyoung.ca

© 2025. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

**AVISON
YOUNG**