



Industrial Unit For Lease

200 FIRST GULF BLVD UNIT C, BRAMPTON

±60,680 Sq. Ft. • 28' Clear Height

Large Fenced Shipping Apron

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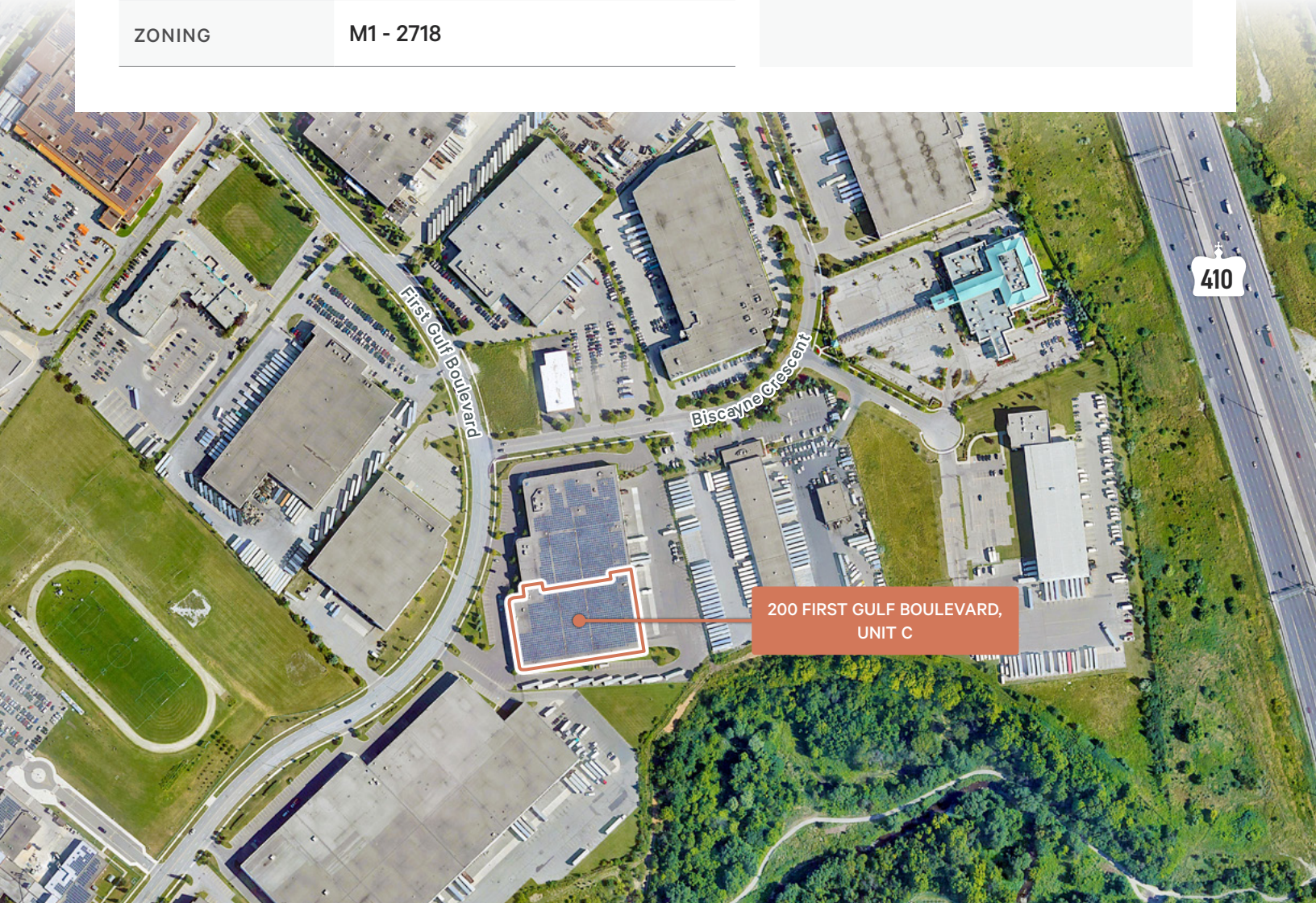
CBRE

Property Details

LOCATION	Steeles Avenue East & Highway 410	
TOTAL AREA	±60,680 Sq. Ft. (±12% Office)	
ASKING RATE	\$22.00 Per Sq. Ft. Net	
T.M.I. (EST. 2022)	Property Taxes:	\$1.86
	Operating Expense:	\$2.07
	<u>Reserve for Roof & Asphalt:</u>	<u>\$0.50</u>
	Total Per Sq. Ft. :	\$4.43
CLEAR HEIGHT	28'	
SHIPPING	5 Truck Level Doors 1 Drive-In Door	
POSSESSION	July 1, 2023	
ZONING	M1 - 2718	

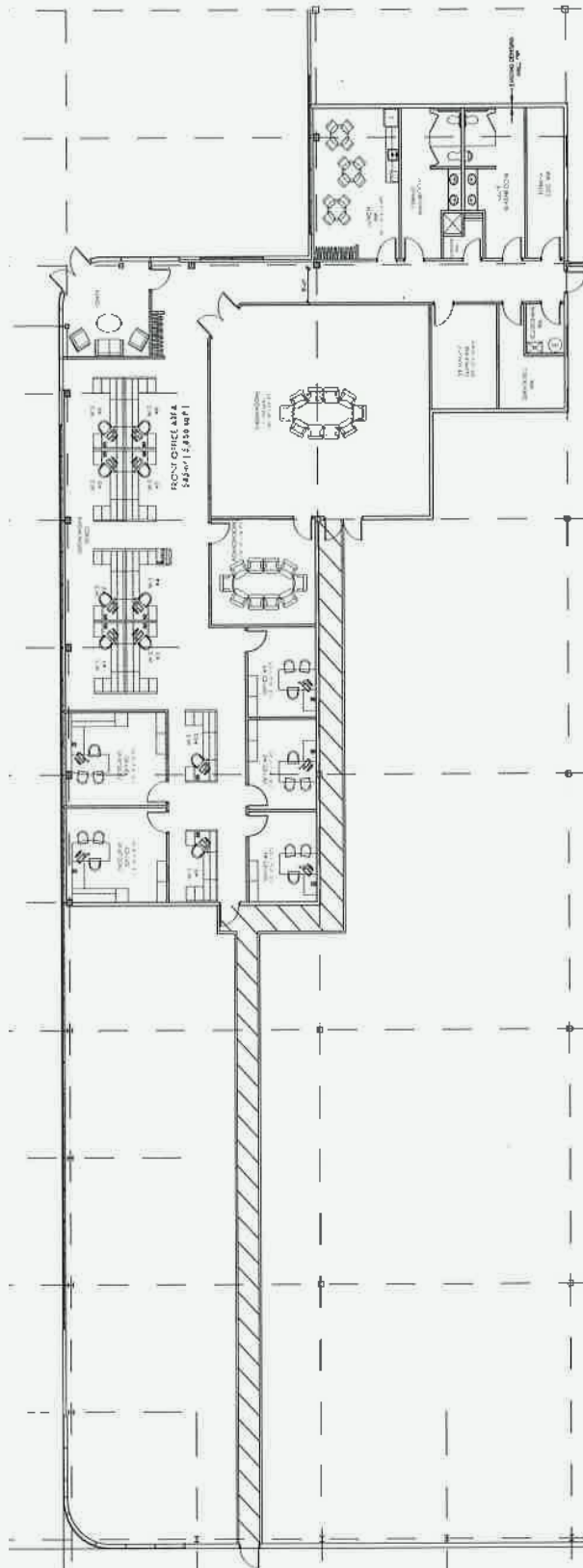
COMMENTS

- ◆ Sooner Possession Might be Possible, Please Speak with Listing Agent.
- ◆ Large Fenced Shipping Apron.
- ◆ ±1,200 Sq. Ft. Shipping Office.
- ◆ ±5,800 Sq. Ft. of Office with ±1,200 Sq. Ft. of Showroom Space.
- ◆ Great Access to Highway 410 & 407 and Close Proximity to Amenities Nearby.



Floor Plan

Office



Zoning • M1 - 2718

Permitted Uses

Industrial (A)

- ◆ The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
- ◆ Printing Establishment
- ◆ Warehouse
- ◆ Parking Lot

Non-Industrial (B)

- ◆ Radio or television broadcasting and transmission establishment
- ◆ Furniture and appliance store
- ◆ Recreational facility or structure
- ◆ Community club
- ◆ Animal hospital
- ◆ Place of worship only within areas shown on Schedules G, H, and I

Accessory (C)

- ◆ A retail outlet operated in connection with a particular purpose permitted by (A) 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
- ◆ Associated educational use
- ◆ Associated office
- ◆ Purposes accessory to the other permitted purposes

The lands designated M1 - 2718 on Sheet 77 of Schedule A to this by-law:

1. *shall only be used for the uses permitted by the M1 zone.*
2. *shall be subject to the following requirement and restrictions:*
 - *a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along First Gulf Boulevard.*
 - *a Landscaped Open Space Area having a minimum width of 3.0 metre shall be provided along the rear property boundary.*
 - *no loading or overhead truck doors shall face First Gulf Boulevard.*

Location Overview

Public transportation at doorstep. Minutes to various amenities.

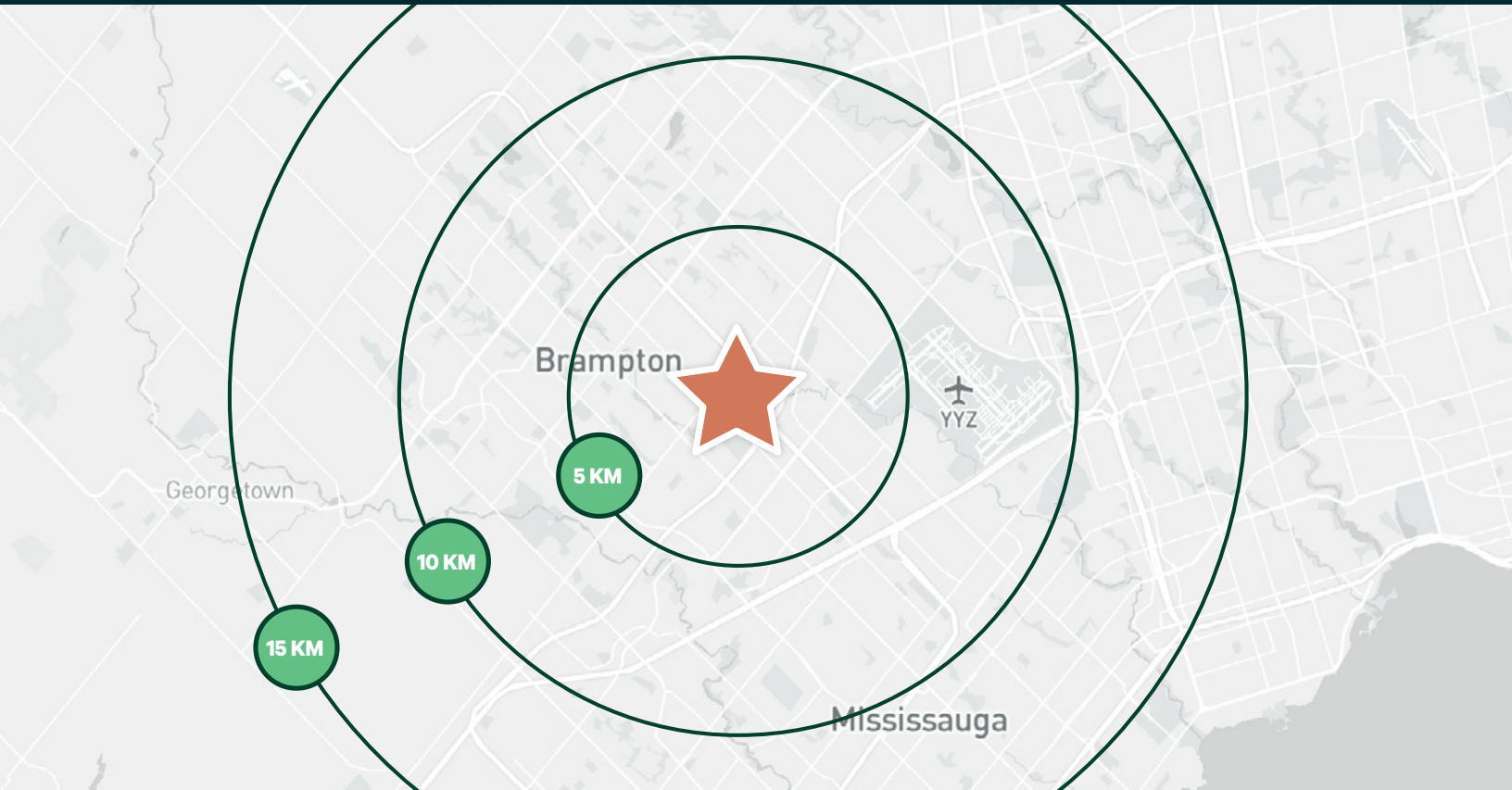


→ PEARSON AIRPORT
14 MIN / 18.8 KM

- ★ SITE
- BRAMPTON TRANSIT ROUTE #10 - SOUTH INDUSTRIAL E / W
- BRAMPTON TRANSIT ROUTE #7 - KENNEDY N / S
- BRAMPTON TRANSIT ROUTE #11 - STEELES E / W

Industrial Unit For Lease

200 FIRST GULF BOULEVARD UNIT C • BRAMPTON



TRAVEL TIMES

HIGHWAY 410

2 MIN / 1.3 KM

HIGHWAY 407

4 MIN / 3.3 KM

HIGHWAY 401

7 MIN / 9.5 KM

HIGHWAY 427

12 MIN / 16 KM

PEARSON I'NTL AIRPORT

14 MIN / 18.8 KM

CN INTERMODAL BRAMPTON

10 MIN / 12.3 KM

CP INTERMODAL VAUGHAN

20 MIN / 24.9 KM

DOWNTOWN TORONTO

24 MIN / 37.7 KM

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