

FOR SALE

LEASEBACK OPPORTUNITY AVAILABLE

316
ORENDA ROAD
BRAMPTON, ON

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PROPERTY FEATURES



ASKING PRICE:
\$12,480,000
(\$130 PSF)



LAND AREA:
4.60 ACRES



AVAILABLE AREA:
96,000 SF*



OFFICE AREA:
6,000 SF*



POWER:
2,800A/600V &
1,500A/600V



CLEAR HEIGHT: 14'-16'



ZONING:
M1A



SHIPPING:
3 Truck Level Doors /
3 Drive In Doors



SPRINKLERS:
Control Mode
Sprinkler System

*Building size is an estimate. Actual square footage to be confirmed

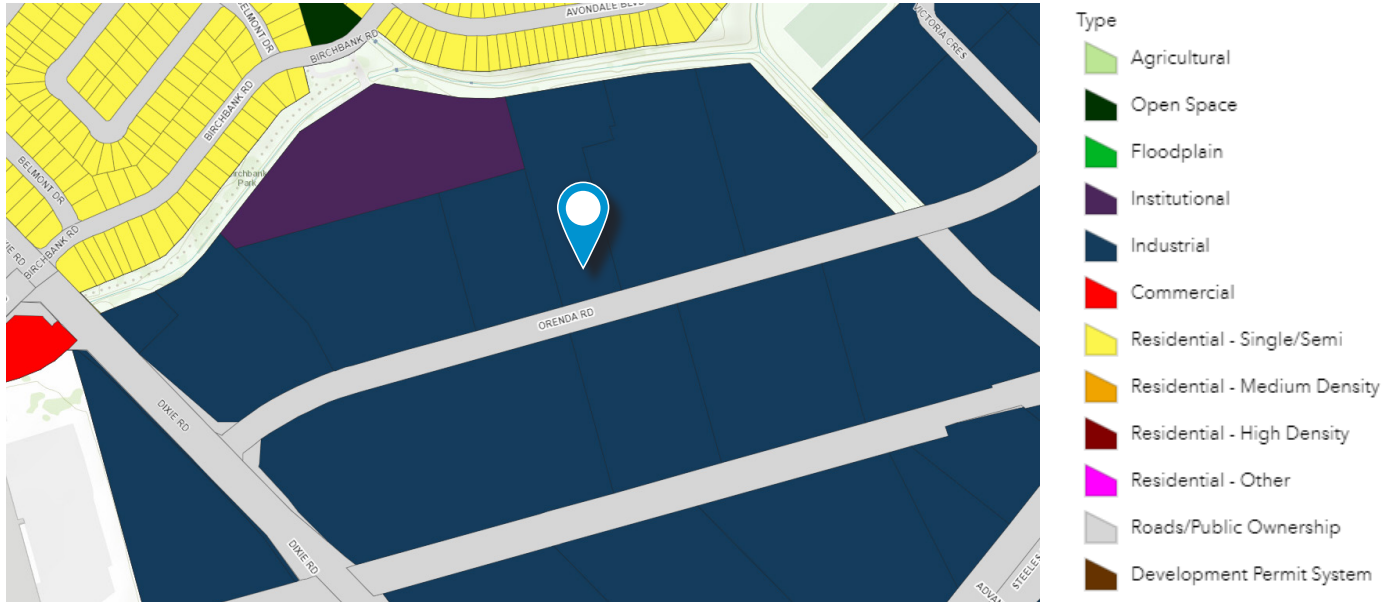


PROPERTY HIGHLIGHTS

- Located within one of the largest labour pools in the GTA
- Suits various manufacturing uses
- Significant power supply served by two (2) transformers
- Highly accessible via Highways 407 & 410
- Brampton transit at the doorstep
- Located in an area poised for future redevelopment
- **Speak to listing agents regarding leaseback term**

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ZONING

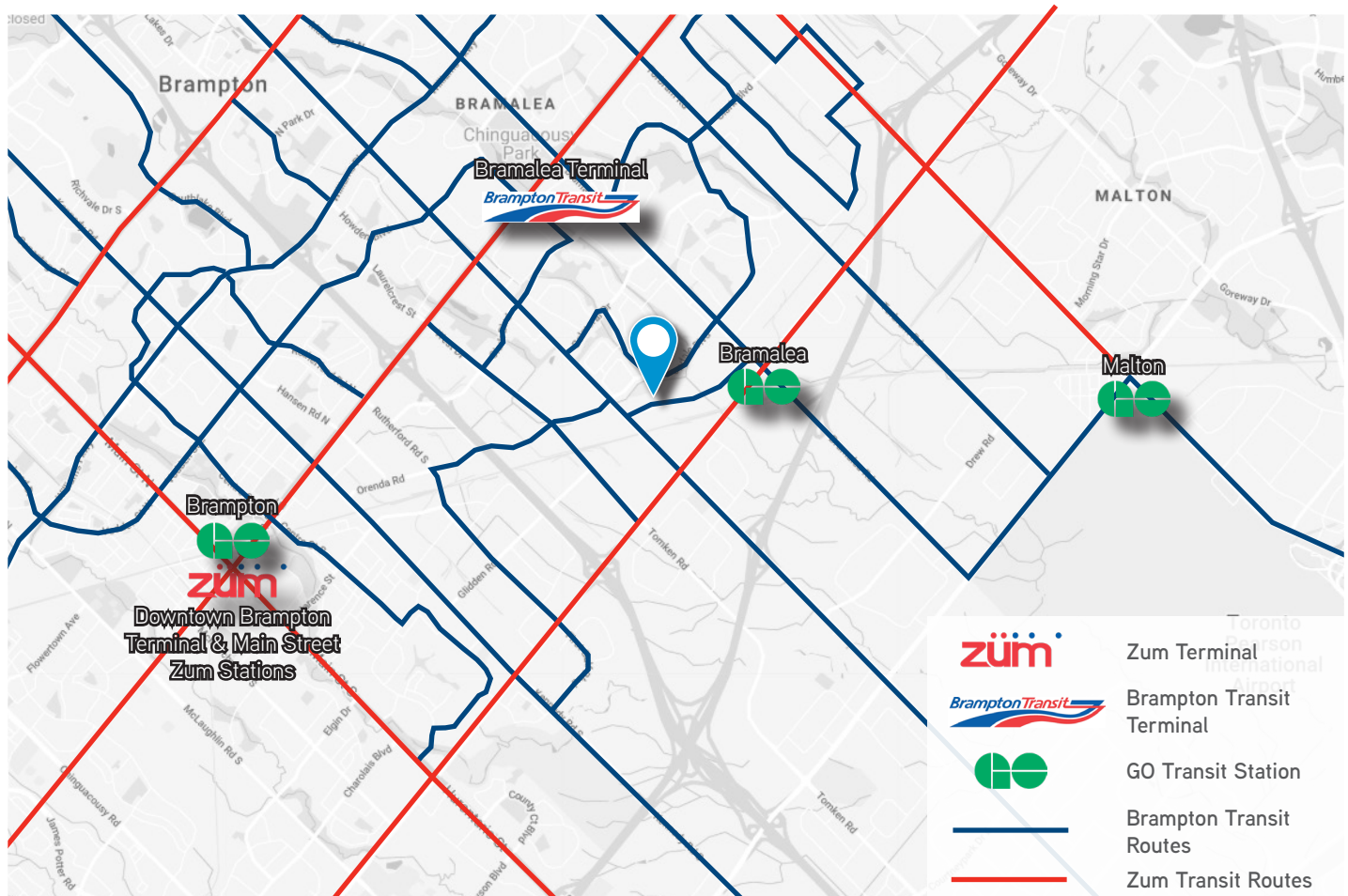


PERMITTED USES




- Manufacturing, cleaning, packaging, repairing, or assembly of goods, foods or materials within an enclosed building, but **excluding** a motor vehicle repair and a motor vehicle body shop as a principle or accessory use
- Warehouse
- Parking lot

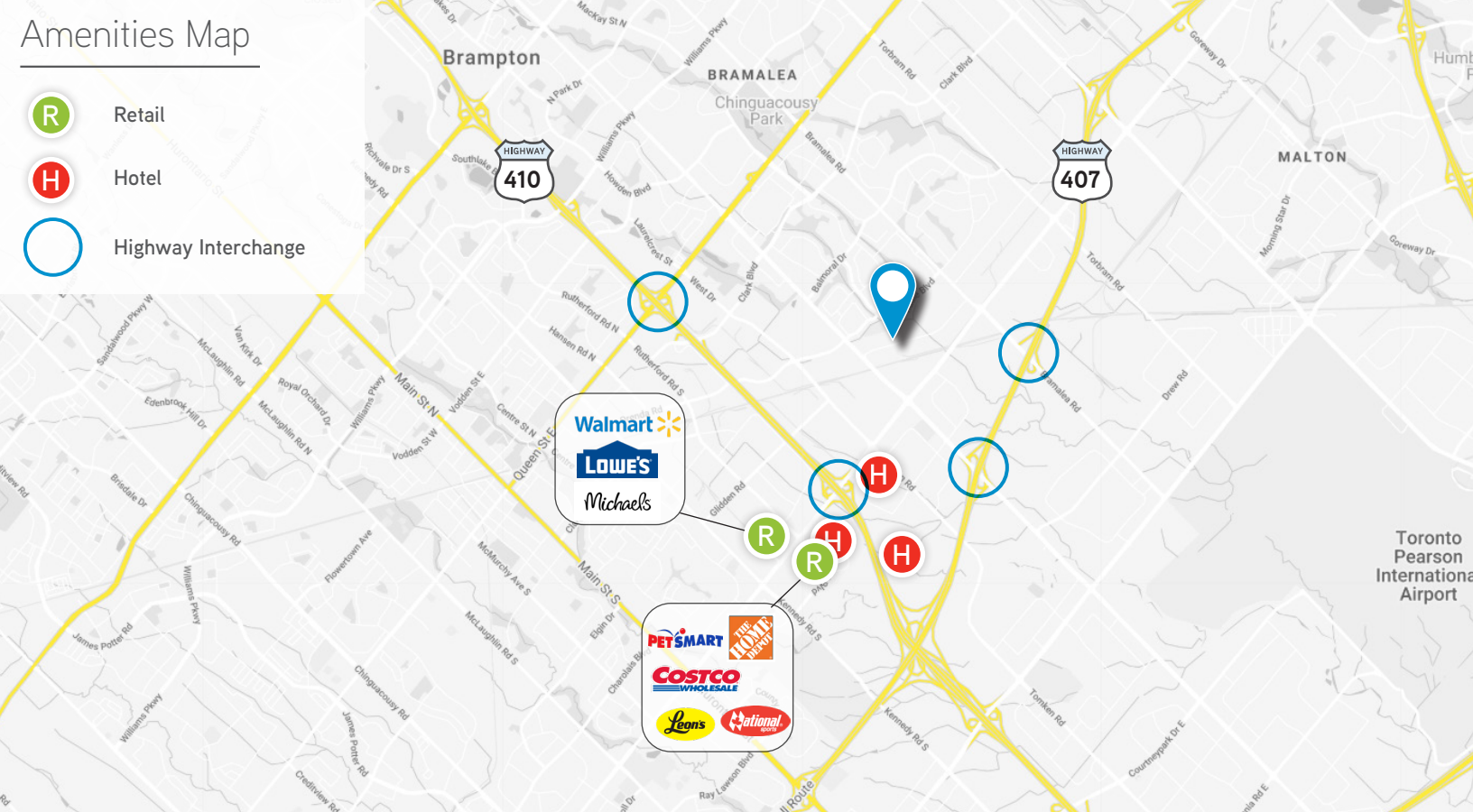
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TRANSPORTATION MAP



Amenities Map

-  Retail
-  Hotel
-  Highway Interchange



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