

FOR LEASE
+/- 9,717 SF AVAILABLE



6 CARSON COURT

BRAMPTON | ONTARIO

*INDUSTRIAL WAREHOUSE WITH EXCESS LAND
OUTSIDE STORAGE PERMITTED*



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PROPERTY HIGHLIGHTS

Unique warehousing opportunity situated close to Airport Road & Hwy 407 interchange, minutes to Brampton's CN Intermodal.

Total Area: 9,717 sf
Office Area: 1,492 sf
Lot Size: 1.004 acres

Clear Height: 14'10"

Shipping: 1 TL, 1 DI

Power: 400 amps

Year Built: 1988

Lease Rate: \$22.95 psf

T.M.I. (2023): \$5.50 psf**

Possession: Immediate

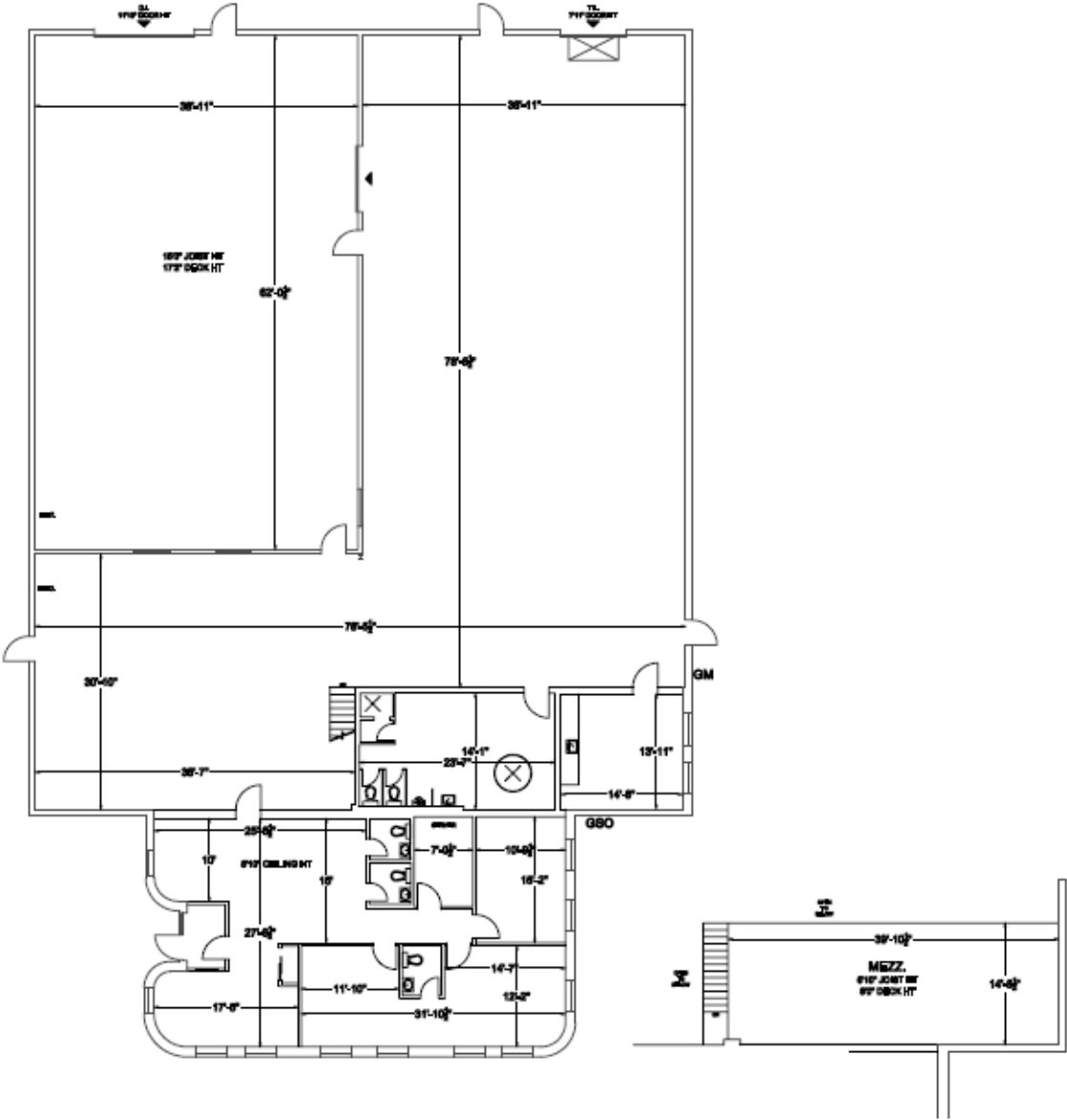
Zoning: M3A (outside storage permitted)

Comments:

- Fully paved, secured, and fenced yard
- Newer roof & asphalt
- Public transit within walking distance
- Excellent 400 series hwy access
- Prestigious Bramalea Business Park location

**TMI is still under assessment





FLOOR
PLAN

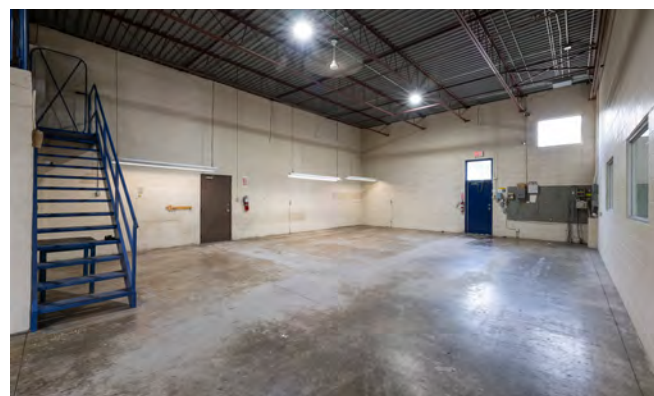
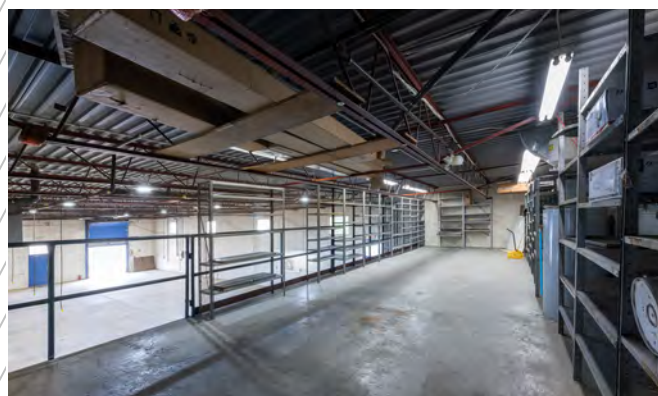
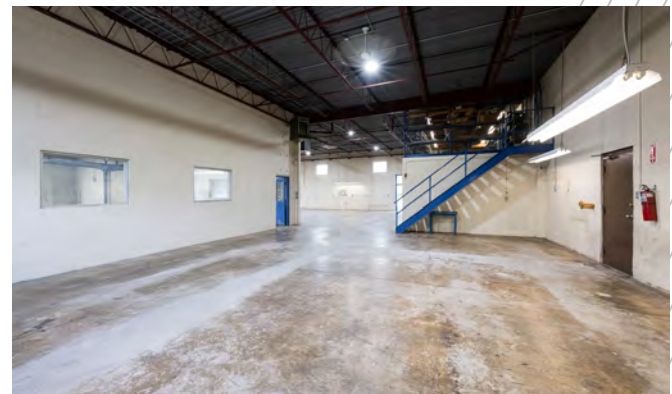
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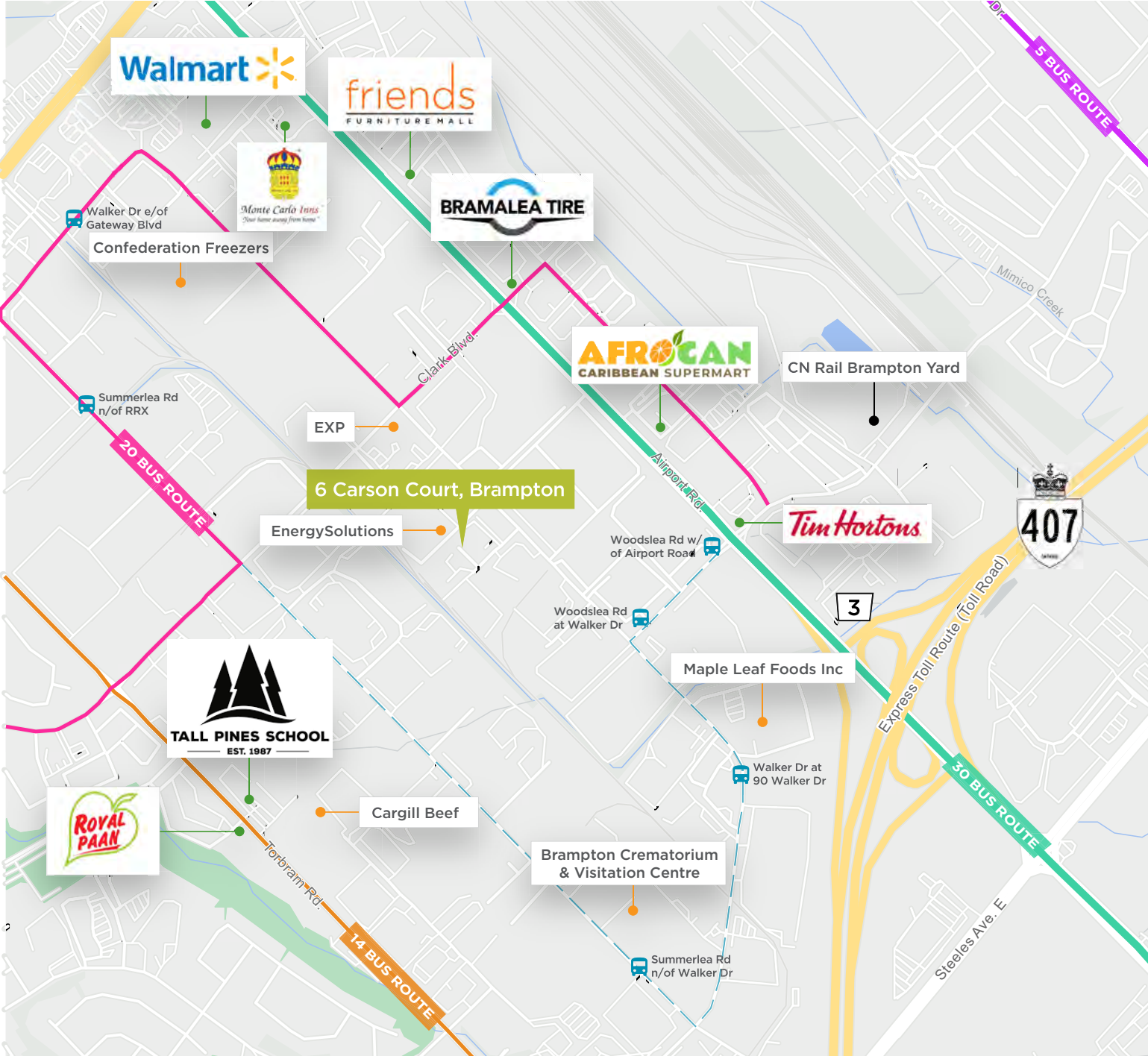
EXTERIOR PHOTOGRAPHS



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INTERIOR PHOTOGRAPHS





● Amenities

● Corporate Tenants

BUS ROUTE

— Brampton Transit
5 - Bovaird East

— Brampton Transit
14 - Torbram South

— Brampton Transit
20 - East Industrial Eastbound

— Brampton Transit
30 - Airport Rd North

3 MIN | 1.9KM

TO HWY 407

8 MIN | 9KM

TO HWY 410

11 MIN | 14.4KM

TO HWY 401

16 MIN | 21.1KM

TO HWY 427

11 MIN | 13.9KM

TO HWY 403

3 MIN | 1.4KM

TO CN BRAMPTON YARD

17 MIN | 8.4KM

TO PEARSON INTERNATIONAL

INDUSTRIAL

- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials
- Industrial uses involving the storage of goods and materials in the open
- A printing establishment
- A warehouse
- A parking lot
- Non-hazardous Solid Waste Processing Use, Non-hazardous 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
- Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste
- Thermal Degradation (Non-Energy Producing) and Thermal Degradation (Energy from Waste)
- Thermal Degradation (Hazardous Waste) for a Medical Veterinary or Pathological Waste

NON-INDUSTRIAL

- A radio or television broadcasting and transmission establishment
- A recreational facility or structure
- A community club
- An animal hospital
- A place of worship only when located in a Business Corridor Area

ACCESSORY

- An associated educational use
- An associated office
- A retail outlet operated in connection with a particular purpose
- Purposes accessory to the other permitted purposes
- Thermal Degradation (Energy from Waste)

For more information on zoning, visit www.brampton.ca



ZONING
M3A



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