

FOR LEASE

55 NUGGETT COURT

BRAMPTON, ON



**HIGH QUALITY PRECAST BUILDING
WITH ± 0.80 ACRES OF EXTRA LAND**



PROPERTY HIGHLIGHTS



HEAVY POWER



EXCESS LAND



FREE MEZZANINE SF

ASKING RATE \$21.50 PSF

SHORT TERM DEALS WILL BE CONSIDERED

31,374 SF

TOTAL BUILDING SIZE

22'

CLEAR HEIGHT

1,000 AMPS, 600 VOLTS

POWER

3,950 SF

OFFICE SIZE

M3A (OUTSIDE STORAGE)

ZONING

± 2.34 ACRES

TOTAL SITE SIZE

2 TRUCK LEVEL, 1 DRIVE IN

SHIPPING

NEAR HWY 407 & 410

ACCESSIBILITY

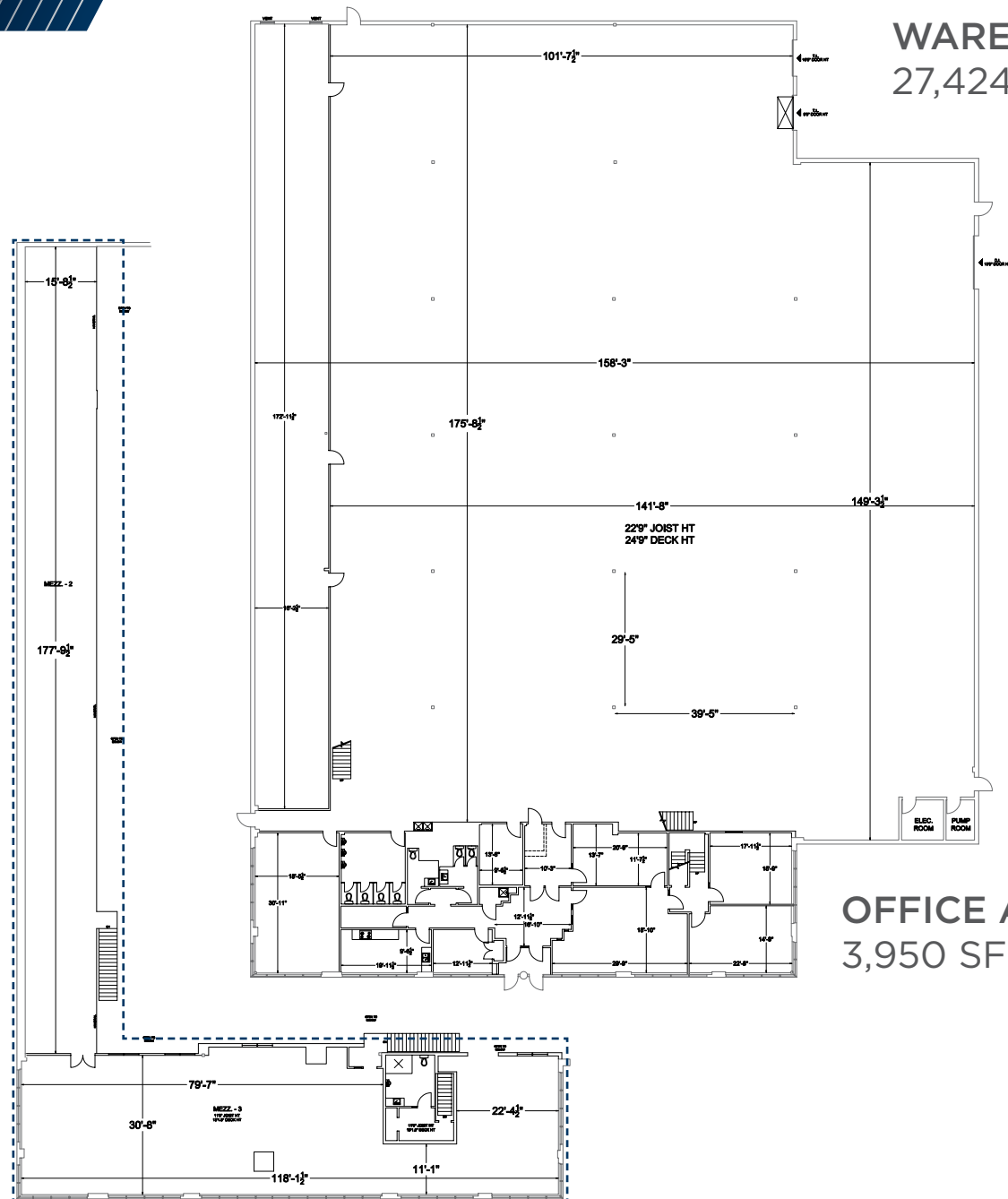
FEATURES

- Well maintained industrial freestanding building with great curb appeal
- Zoning permits outside storage
- ± 0.8 Acres of yard, to be scraped & gravelled
- Heavy power - 1,000 Amps
- 7,109 SF of bonus free mezzanine space (not included in total SF)
- Minutes to Hwy 407, 410 & 427
- Great access to public transit & amenities
- Flexible lease terms (1+ year deals considered)

MEZZANINE AREA
7,109 SF (not included in total SF)

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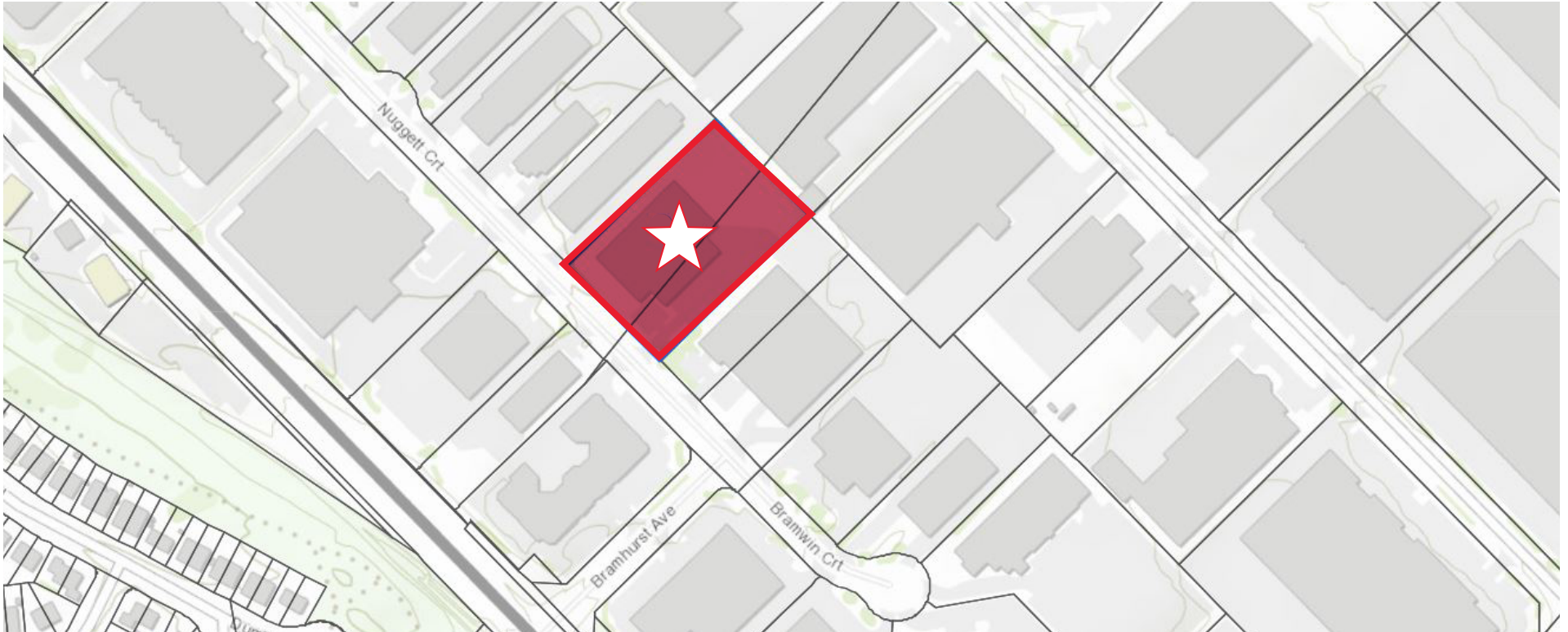
OFFICE AREA
3,950 SF



PROPERTY PHOTOGRAPHY



PROPERTY ZONING



M3A - INDUSTRIAL ZONING








[CLICK HERE FOR MORE INFORMATION](#)

PERMITTED USES

- Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
- Uses involving the storage of goods and materials
- Printing establishment
- Warehouse
- 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
- Thermal degradation use
- Radio or television broadcasting
- Recreational facility or structure
- Community club
- Animal hospital
- Place of worship
- Associated educational use
- Associated office
- Retail outlet

AMENITIES MAP

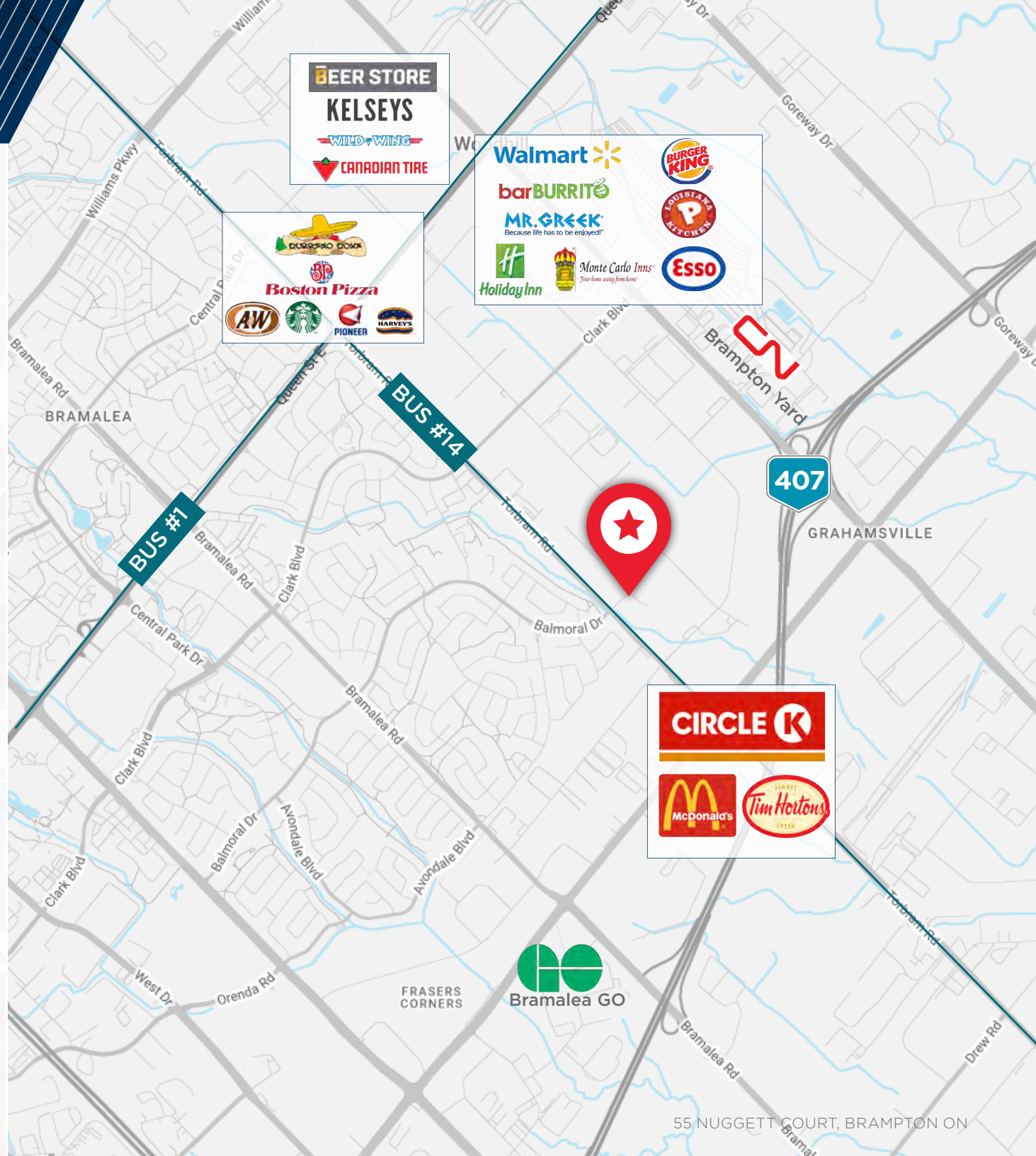
Drive Times

-  14.4 KM / 14 MINS TO TORONTO AIRPORT
-  2.9 KM / 7 MINS TO BRAMALEA GO
-  6.2 KM / 11 MINS TO MALTON GO
-  9.9 KM / 13 MINS TO HIGHWAY 410
-  11.4 KM / 14 MINS TO HIGHWAY 403
-  3.5 KM / 6 MINS TO HIGHWAY 407
-  9.2 KM / 15 MINS TO HIGHWAY 427

Nearby Transit



Queen Street E - Bus 1
Tobram Road - Bus 14



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