

FOR SALE

122 SUN PAC BOULEVARD

BRAMPTON, ON



Rare 13,908 SF Freestanding Building



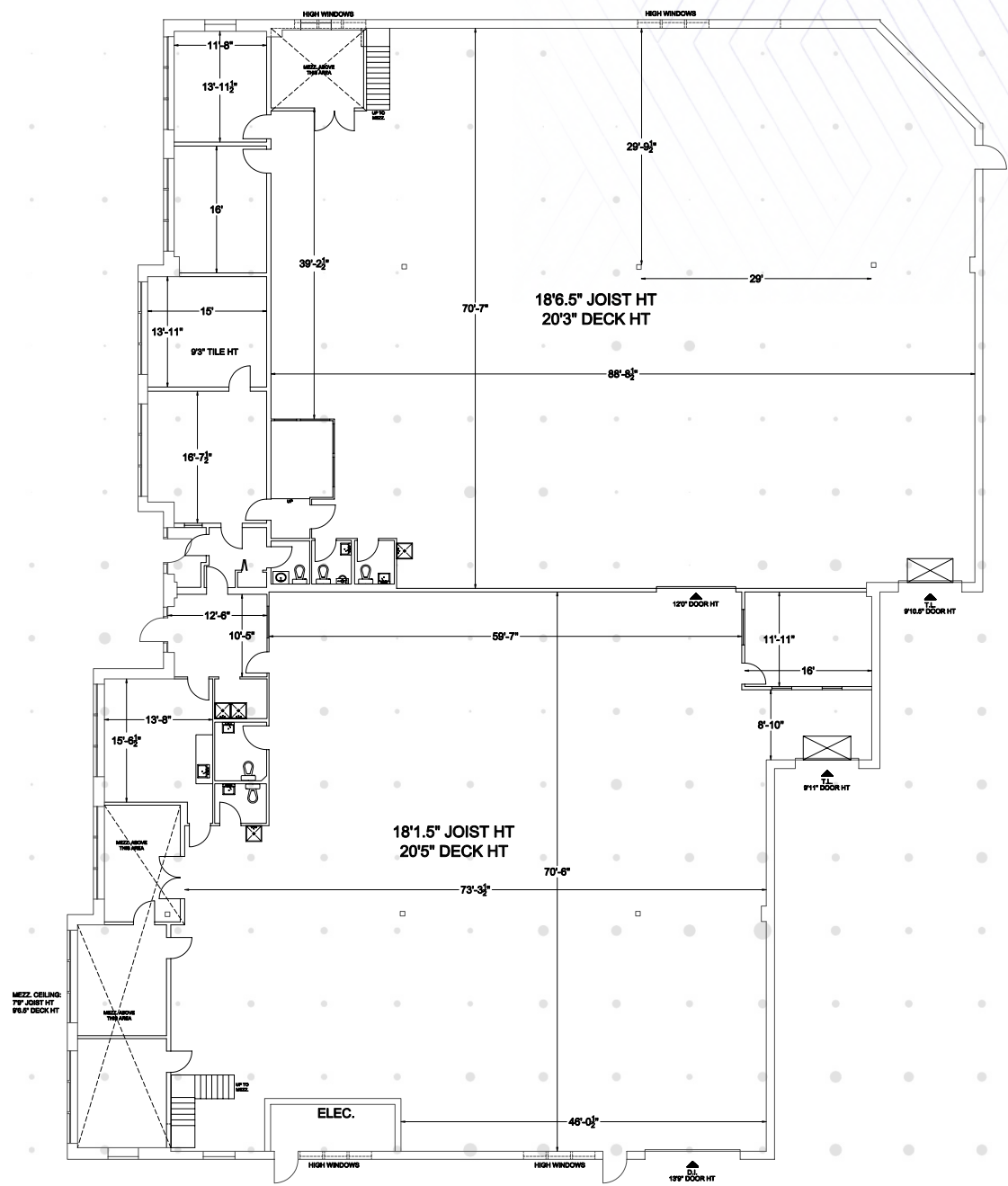
PROPERTY HIGHLIGHTS



Building Area	13,908 SF
Office Area	2,542 SF
Land Area	0.978 Acres
Clear Height	18' 0"
Shipping	2 Truck Level, 1 Drive In
Zoning	M3-1561
Sprinklered	Yes
Power	400A, 600V
Services	Municipal
Possession	January 1st, 2026
Price	\$7,301,700
Taxes	\$48,244.88 (2024)

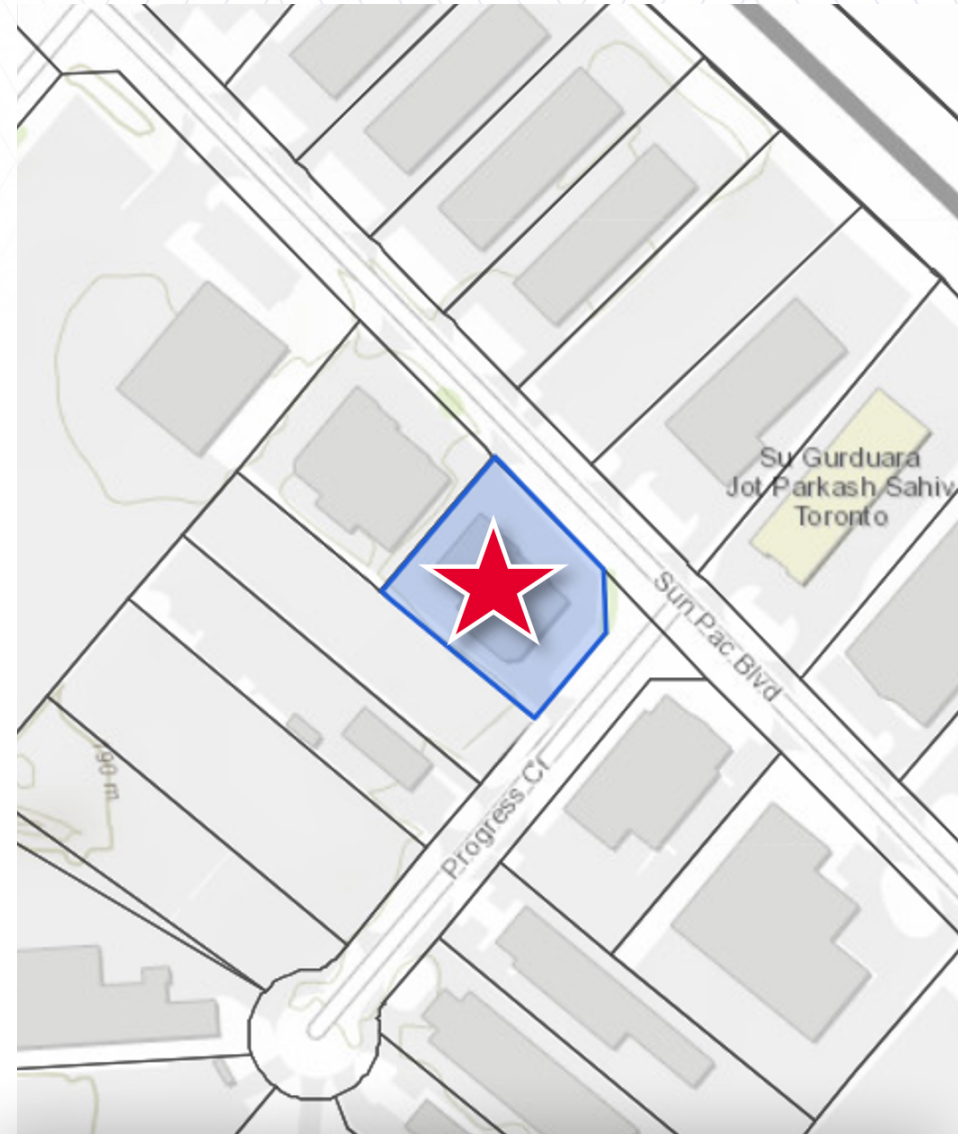
- Property is well located within an industrial node in Northeast Brampton
- Location provides good access to the major highway network via Highways 407 and 427, providing commuting paths for labour pools from the West, East and North GTA
- Well maintained freestanding building with potential to demise into two separate units
- Warehouse area is climate controlled
- Building Condition Assessment & Phase 1 Environmental Assessment Reports Available

FLOOR PLAN



PROPERTY ZONING

- The 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
- Industrial uses involving the storage of goods and materials in the open
- 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, provided such uses are located a minimum of 300 metres from all residential zones, open space zone - OS, institutional one zone - I1 and institutional two zone - I2.
- Hazardous waste processing use for hazardous waste chemicals or manufacturing intermediaries or medical, veterinary or pathological waste, provided such uses are located a minimum of 1,000 metres from all residential zones, open space zone - OS, institutional one zone - I1 and institutional two zone - I2.
- Thermal degradation (non-energy producing) use and thermal degradation (energy from waste) use, provided such use is located a minimum of 1,000 metres from all residential zones, open space zone - OS, institutional one zone - I1 and institutional two zone - I2.
- Thermal degradation (hazardous waste) use for medical, veterinary or pathological waste, provided such use is located a minimum of 1,000 metres from all residential zones, open space zone - OS, institutional one zone - I1 and institutional two zone - I2.
- Radio or television broadcasting and transmission establishment
- Recreational facility or structure
- Community club
- An animal hospital
- A place of worship only when located in a business corridor area as shown on schedule G to this by-law
- Accessory
- An associated educational use
- An associated office
- A retail outlet operated in connection with a particular purpose permitted by (a) (1) and (a)(3) 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
- Purposes accessory to the other permitted purposes
- Thermal degradation (energy from waste) use provided that the source of waste input into the energy generation is a by-product of the primary use of the site and is not a hazardous waste.



[CLICK HERE FOR MORE ZONING INFORMATION](#)

PROPERTY GALLERY



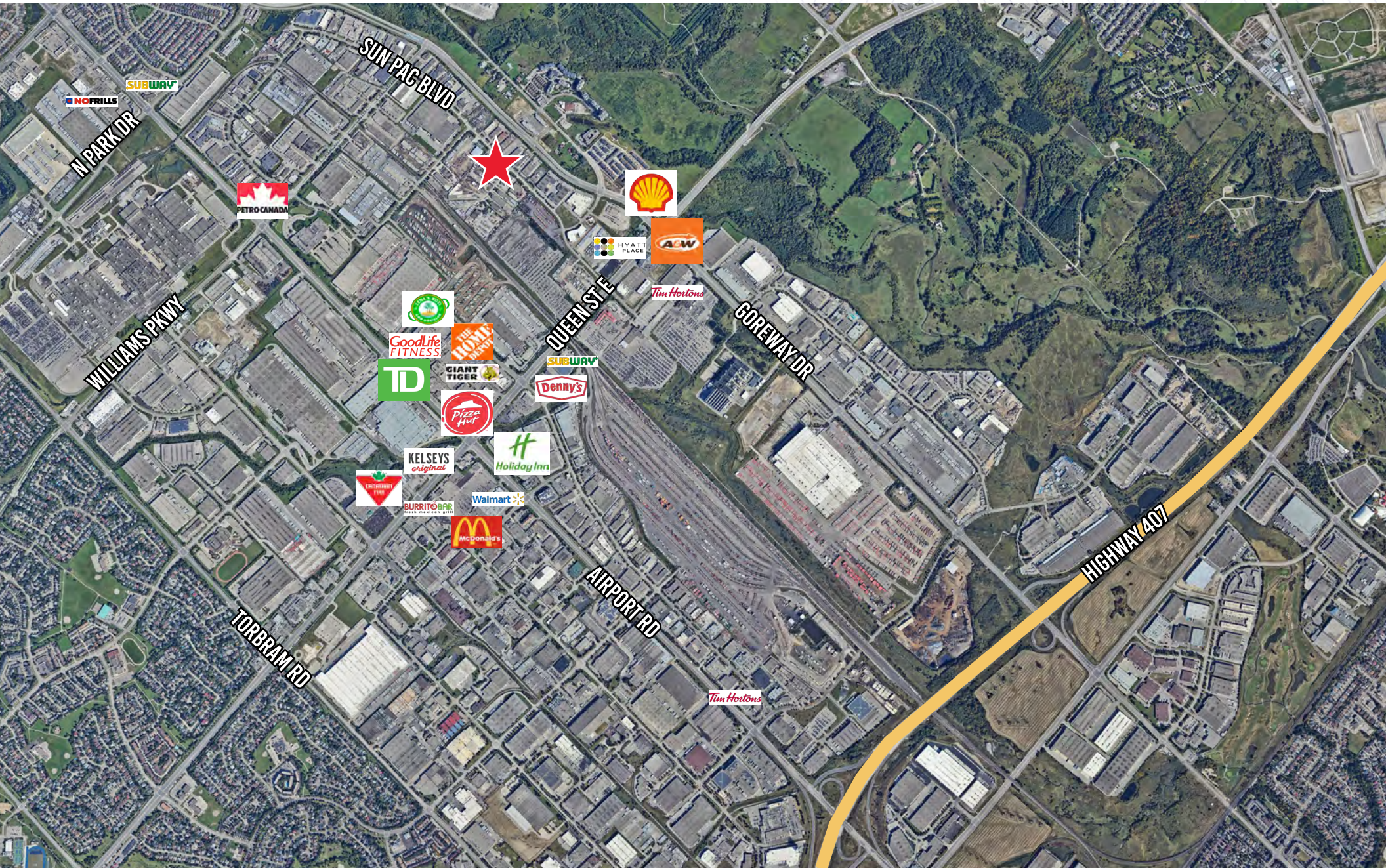
PROPERTY GALLERY



PROPERTY GALLERY



AMENITIES MAP





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