



FOR LEASE

**173 ADVANCE BLVD #36**

Brampton, ON

**3,500 SF AVAILABLE**



**CONTACT:**

**MITCHELL PLANT\***

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**CUSHMAN & WAKEFIELD ULC.**

1 Prologis Blvd, Suite 300  
Mississauga, ON











[cushmanwakefield.com](http://cushmanwakefield.com)





# PROPERTY HIGHLIGHTS

## PROPERTY SPECIFICATIONS:

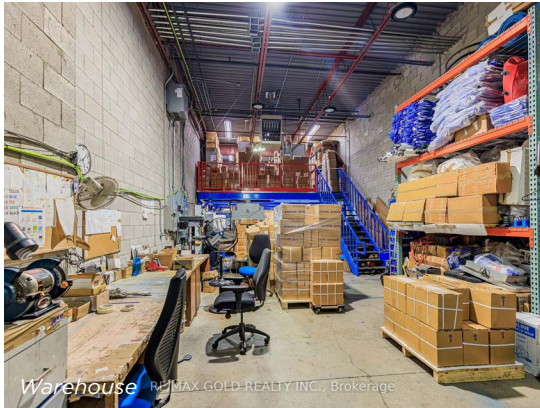
	3,500 sf
	20%
	16'
	1 TL
	200 amps @ 600 volts
	Immediate
	\$7,000 (gross)
	\$7,392 (2024)
	\$525 (monthly condo fee)
	M1



Unit 36



Shipping



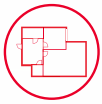
Warehouse

PE MAX GOLD REALTY INC., Brokerage

Outlines are approximate



# PROPERTY HIGHLIGHTS



Functional layout with office areas on both first and second floors, including an upgraded 800 sf structural mezzanine



Enhanced security features including a new keyless access control system and CCTV



Located with quick access to Hwy 407



Flexible M1 zoning allows for a variety of uses





# LOCATION MAP



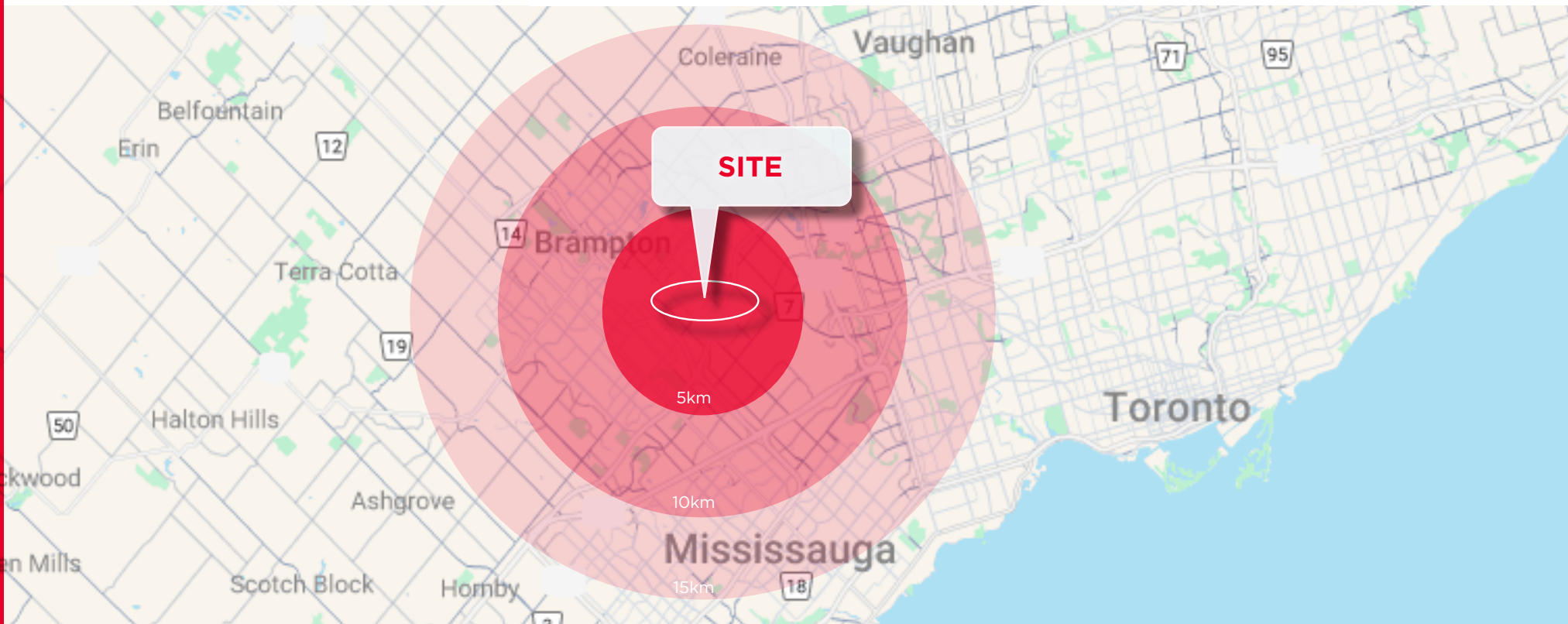
● Amenities

● Corporate Tenants





● Subject Property

 GO Transit

## DEMOGRAPHICS



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	Year	5 km	10 km	15 km
	<b>Population:</b>	108,767	634,059	1,530,677
	<b>Average Household Income:</b>	\$198,261	\$117,510	\$119,649
	<b>Employment Rate:</b>	55%	56%	56%
	<b>Average Age:</b>	40	39	40

## ZONING: M1 PERMITTED USES

The following are permitted uses in the **M1** variation:

### **Industrial**

- 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
- A printing establishment
- A warehouse
- A parking lot

### **Non-Industrial**

- A radio or television broadcasting and transmission establishment
- A furniture and appliance store
- A recreational facility or structure
- A community club
- An animal hospital
- A place of worship

### **Accessory**

- An associated educational use
- An associated office
- A retail outlet operated in connection with a particular purpose permitted by 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

For more information on zoning, [www.brampton.ca](http://www.brampton.ca)







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