

25 SUN PAC BOULEVARD, BRAMPTON

ASKING PRICE \$11,700,000

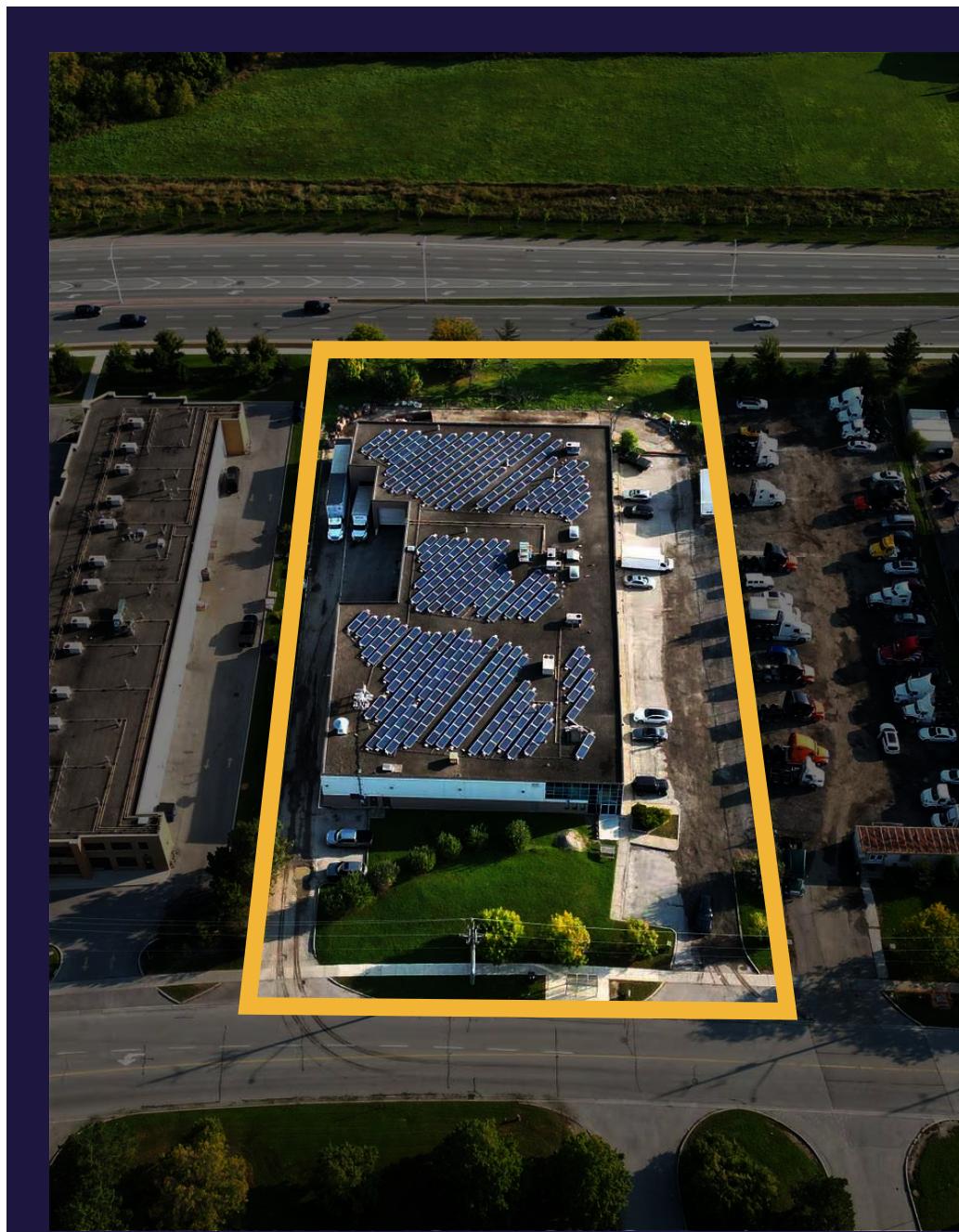


FOR SALE 32,784 SF

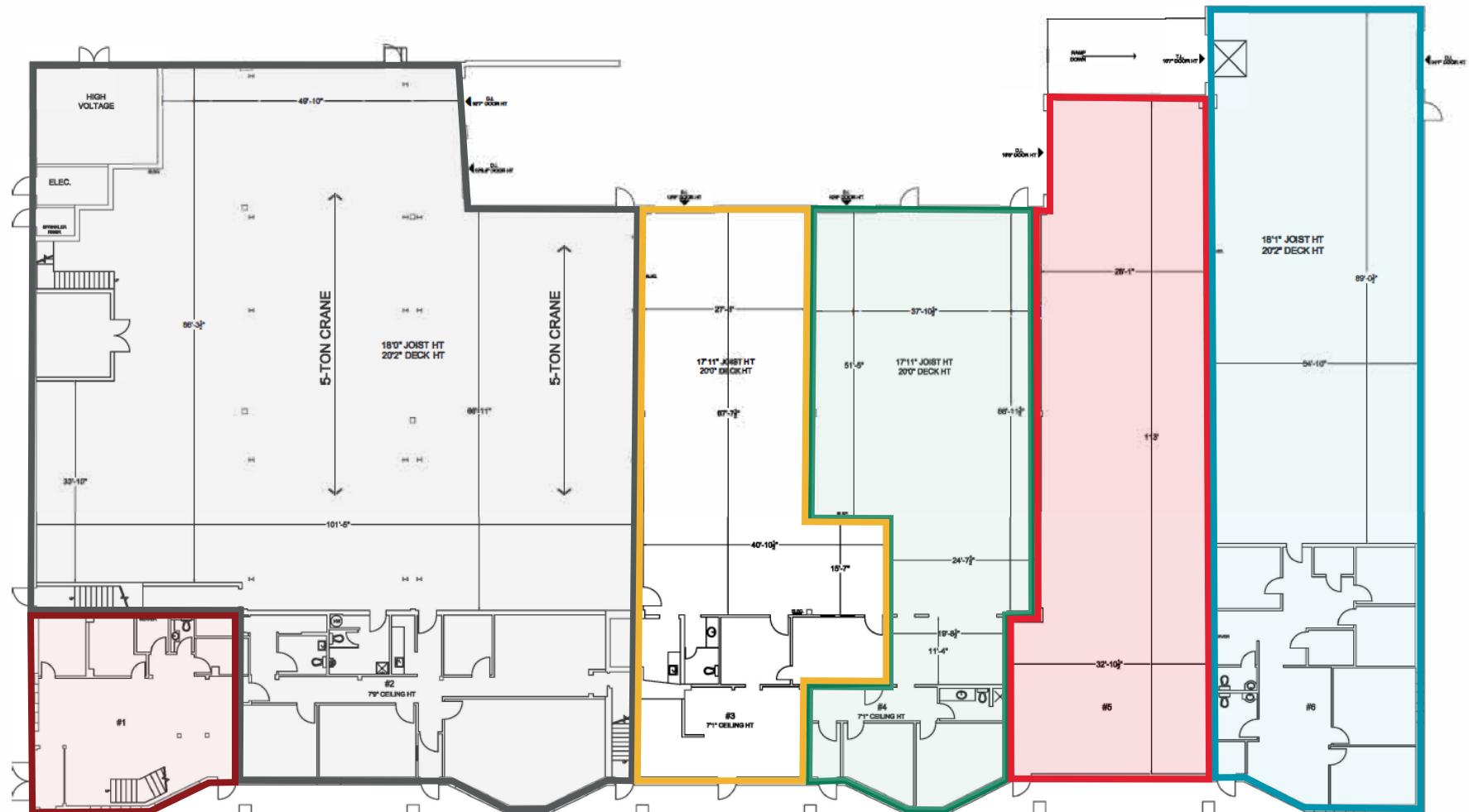
PROPERTY HIGHLIGHTS

LOCATION	WILLIAMS PKWY. & SUN PAC BLVD.
BUILDING AREA	32,784 SF
OFFICE	11,767 SF
LAND AREA	2.005 ACRES
CLEAR HEIGHT	18'
SHIPPING	1 TL & 6 DI
ZONING	M4-1548
TAXES	\$75,499.95 (2024)

- Rare opportunity to own a quality multi-unit building in Northeast Brampton
- Perfect for users and investors
- 6,325 SF of renovated offices over two floors
- Prime location with convenient access to Highways 407, 427 & 401, as well as Pearson Airport and CN Intermodal
- Building has a rooftop solar panel system
- Two 5-ton cranes in Unit 2

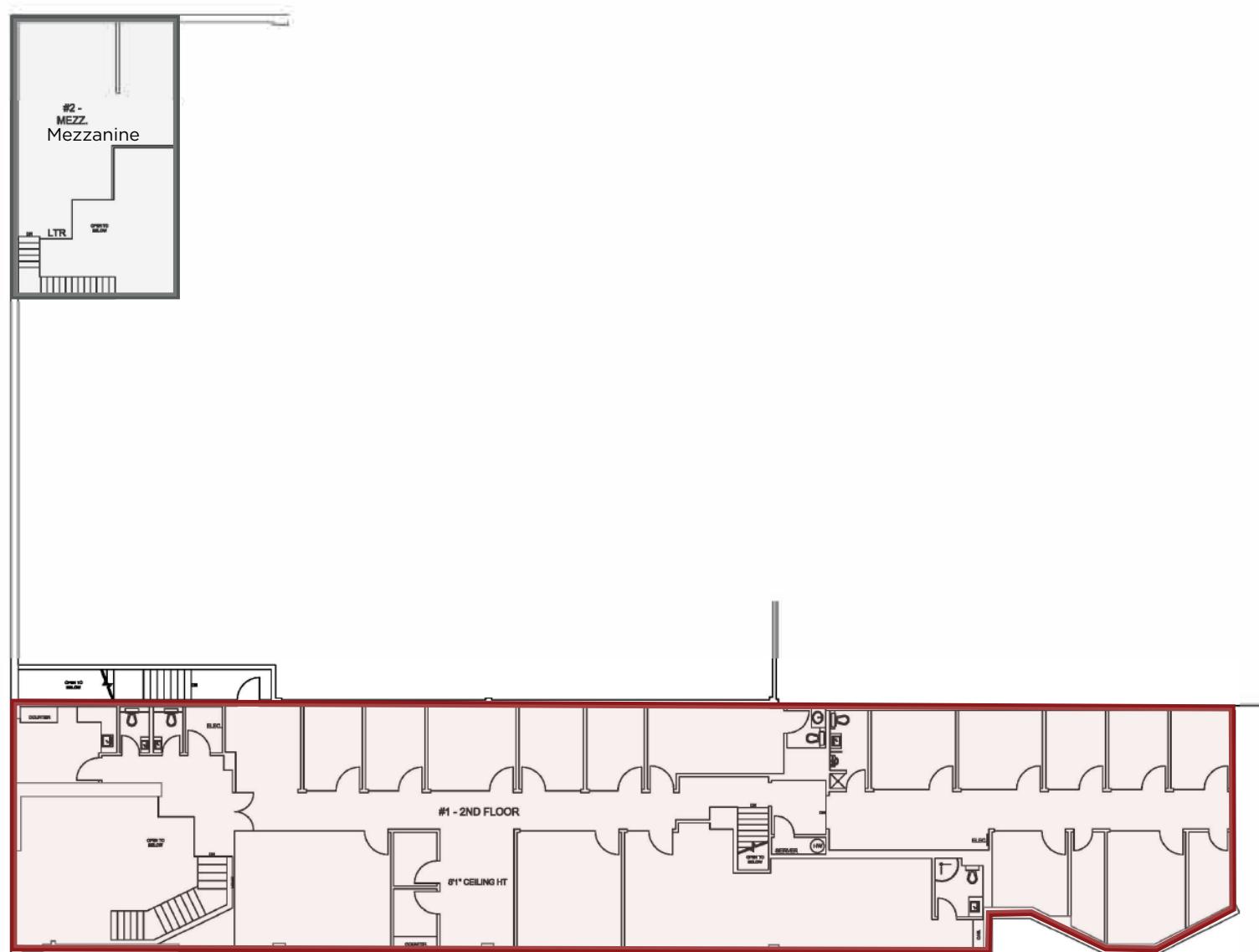


FLOOR PLAN - GROUND FLOOR

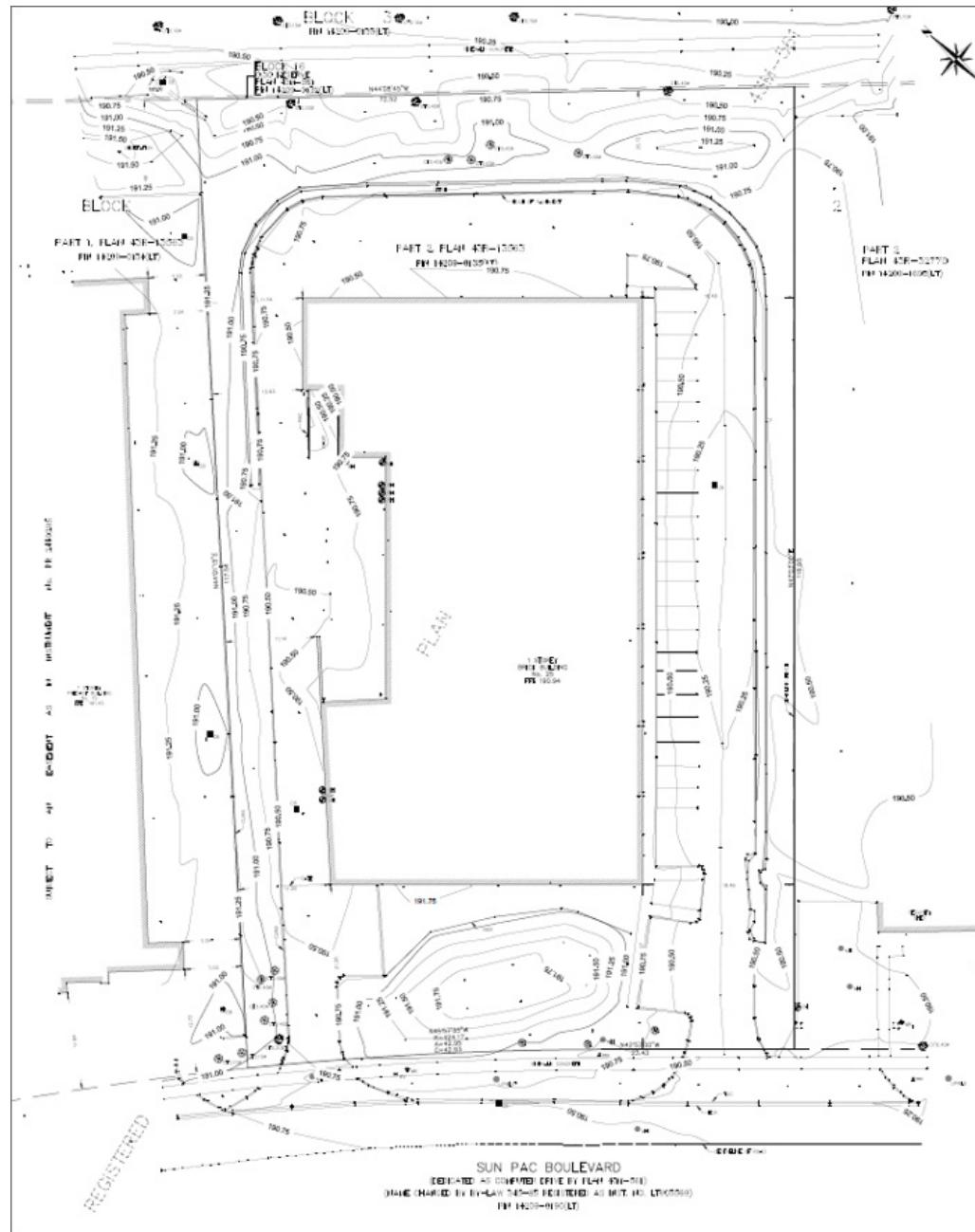


	Office	Warehouse	Shipping
Unit 1	6,325 SF		
Unit 2	1,961 SF	9,490 SF	2 DI
Unit 3	1,029 SF	2,196 SF	1 DI
Unit 4	885 SF	2,504 SF	1 DI
Unit 5		3,483 SF	1 TL
Unit 6	1,567 SF	3,344 SF	1 TL, 1 DI

FLOOR PLAN - UPPER FLOOR



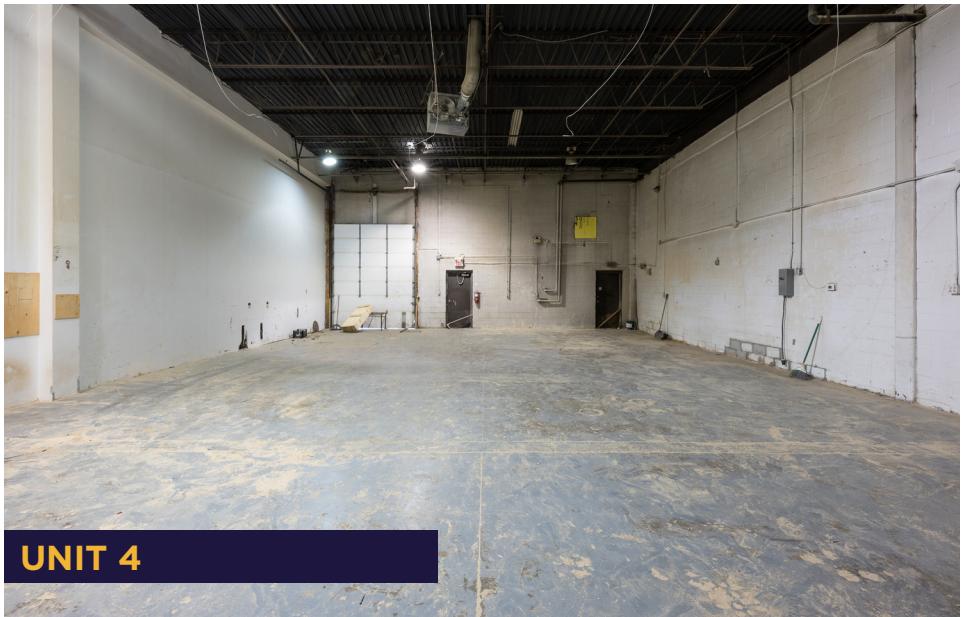
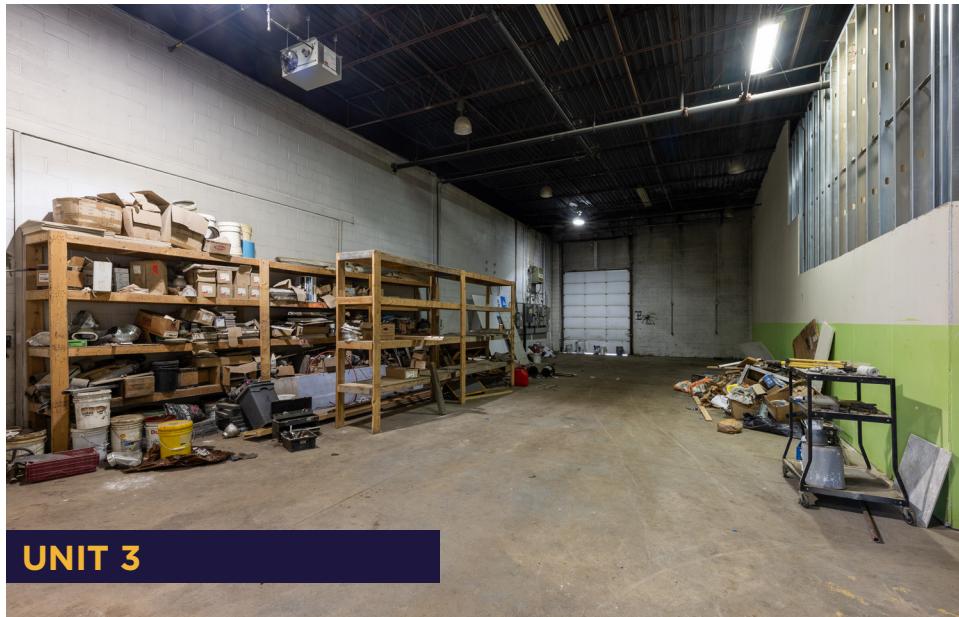
SITE PLAN



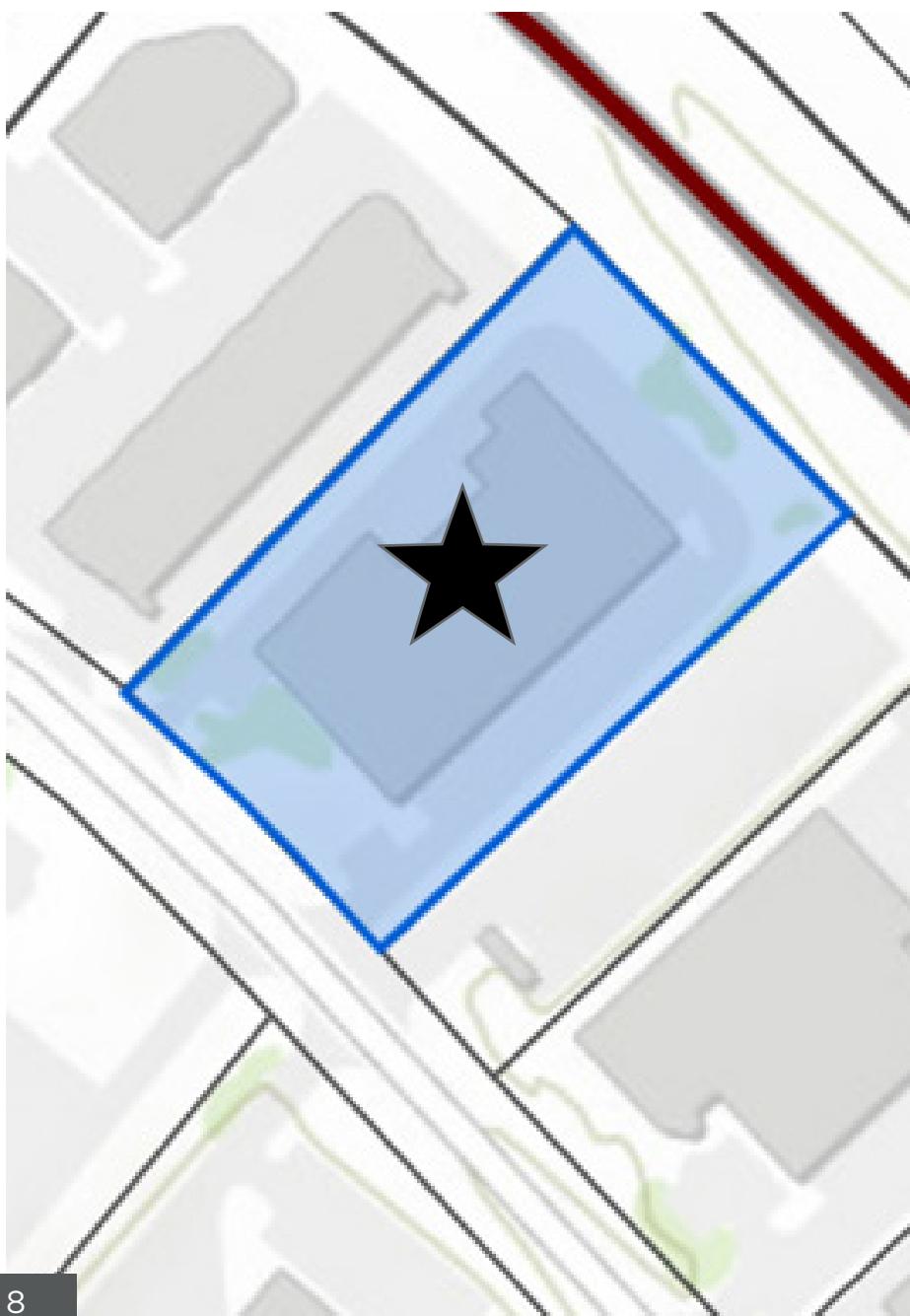
PHOTOS



PHOTOS



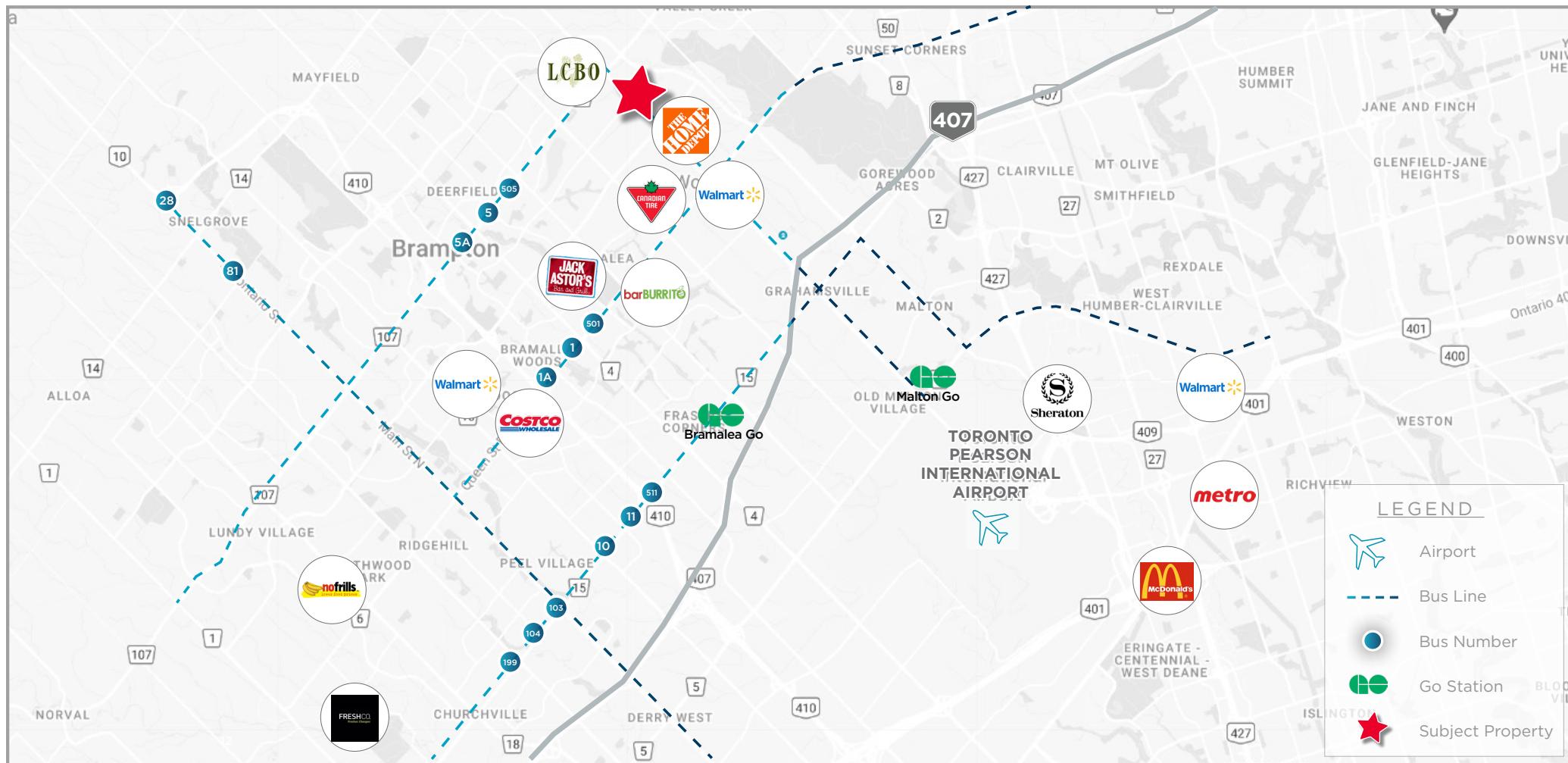
ZONING



According to municipal records the subject property is zoned M4 - 1548. Sample permitted uses include, but are not limited to:

- The warehousing and storage of goods and products and materials within an enclosed building;
- The manufacture and assembly of the following products: (a) clothing and finished textile or fabric products; (b) printing and bookbinding and lithographing; (c) die castings involving the use of plastics and light metals including aluminum and zinc; (d) light manufacturing of tubing, pipes, tools, instruments, electrical components, building hardware; telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products;
- Shops for the repair or manufacturing of small goods and wares;
- Business, professional and administrative offices connected with another permitted purpose;
- Exhibition and conference halls;
- Radio, television broadcasting and transmission facilities;
- One dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- Any use by a public body of the same general character as the other permitted purposes;
- Purposes accessory to the other permitted purposes, including a retail outlet operated in connection with an industrial use located on the site, provided that the total gross floor area of the retail outlet is not more than fifteen percent (15%) of the total gross floor area of the industrial use.

AMENITIES MAP



11
mins

Highway 407



16 mins



11 mins



12 mins



02
mins



14
mins



FOR MORE INFORMATION, PLEASE CONTACT:

CLIFF LEE
Senior Associate
+1 905 501 6414
cliff.lee@cushwake.com

RICHARD BURTON
Vice President
+1 519 362 7197
richard.burton@cushwake.com