



Reduced Asking Rate!
\$6,500 (gross) per month

FOR LEASE

173 ADVANCE BLVD #36

Brampton, ON

3,500 SF AVAILABLE



CONTACT:

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CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300
Mississauga, ON

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PROPERTY HIGHLIGHTS

PROPERTY SPECIFICATIONS:



3,500 sf



20%



16'



1 TL



200 amps @ 600 volts



Immediate



~~\$7,000~~ **\$6,500 (gross)**



\$7,392 (2025)



\$525 (monthly condo fee)



M1

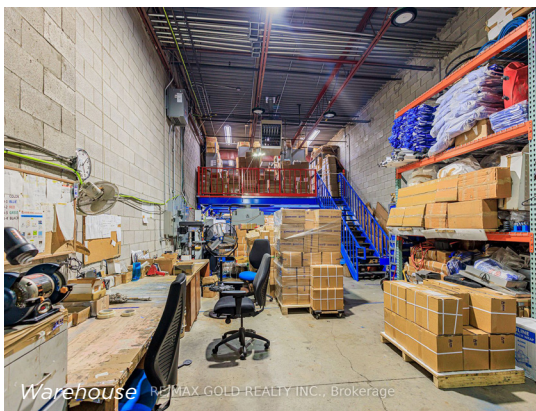


Unit 36

Purchase Opportunity Available
Speak With Listing Team



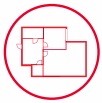
Shipping



Warehouse

PE MAX GOLD REALTY INC., Brokerage

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



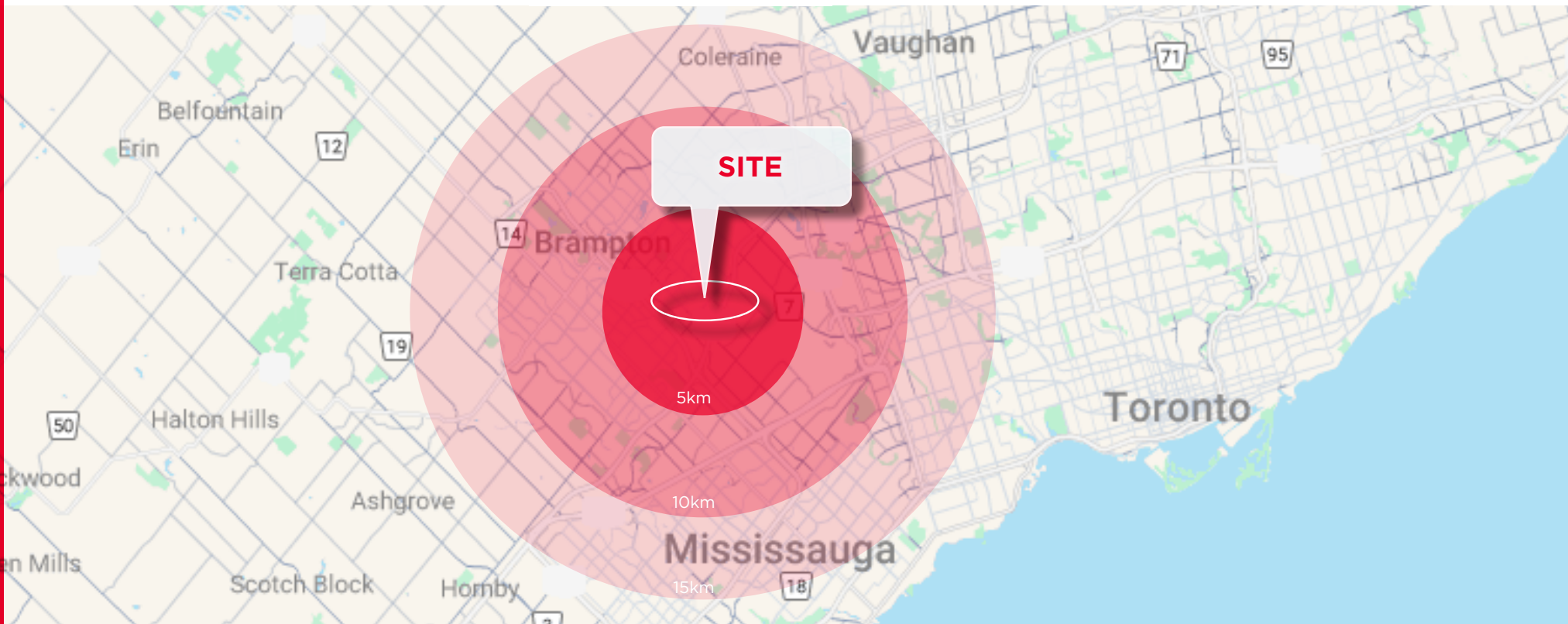
Flexible M1 zoning allows for a variety of uses



LOCATION MAP



DEMOGRAPHICS



DEMOGRAPHICS

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

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





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