



AVAILABLE FOR SALE

282 ORENDA ROAD, BRAMPTON, ON
FULLY LEASED - INVESTMENT OPPORTUNITY



**CUSHMAN &
WAKEFIELD**

282 ORENDA ROAD, BRAMPTON ON

PROPERTY HIGHLIGHTS

- Fully leased well-maintained freestanding building
- Prime location with quick access to Highway 410, 407 & 401
- Newly renovated reception, showroom and main floor offices with high end finishes
- Ample employee parking (20+ spaces)
- Immediate access to transit and amenities
- Excellent Labour Pool

PROPERTY DETAILS

TOTAL SF	13,295 SF
OFFICE SPACE	4,545 SF
LAND AREA	1.00 Acres
CLEAR HEIGHT	19' 6"
SHIPPING	2 Truck Level 1 Drive-In
ZONING	M1A
SPRINKLER	Yes
POWER	200A 600V
PARKING SPOTS	11 Front 15 Rear
LIST PRICE	Please contact listing agents
TAXES	\$47,412.25 (2025)





RECEPTION



OFFICE



NEW PHOTOS COMING SOON!



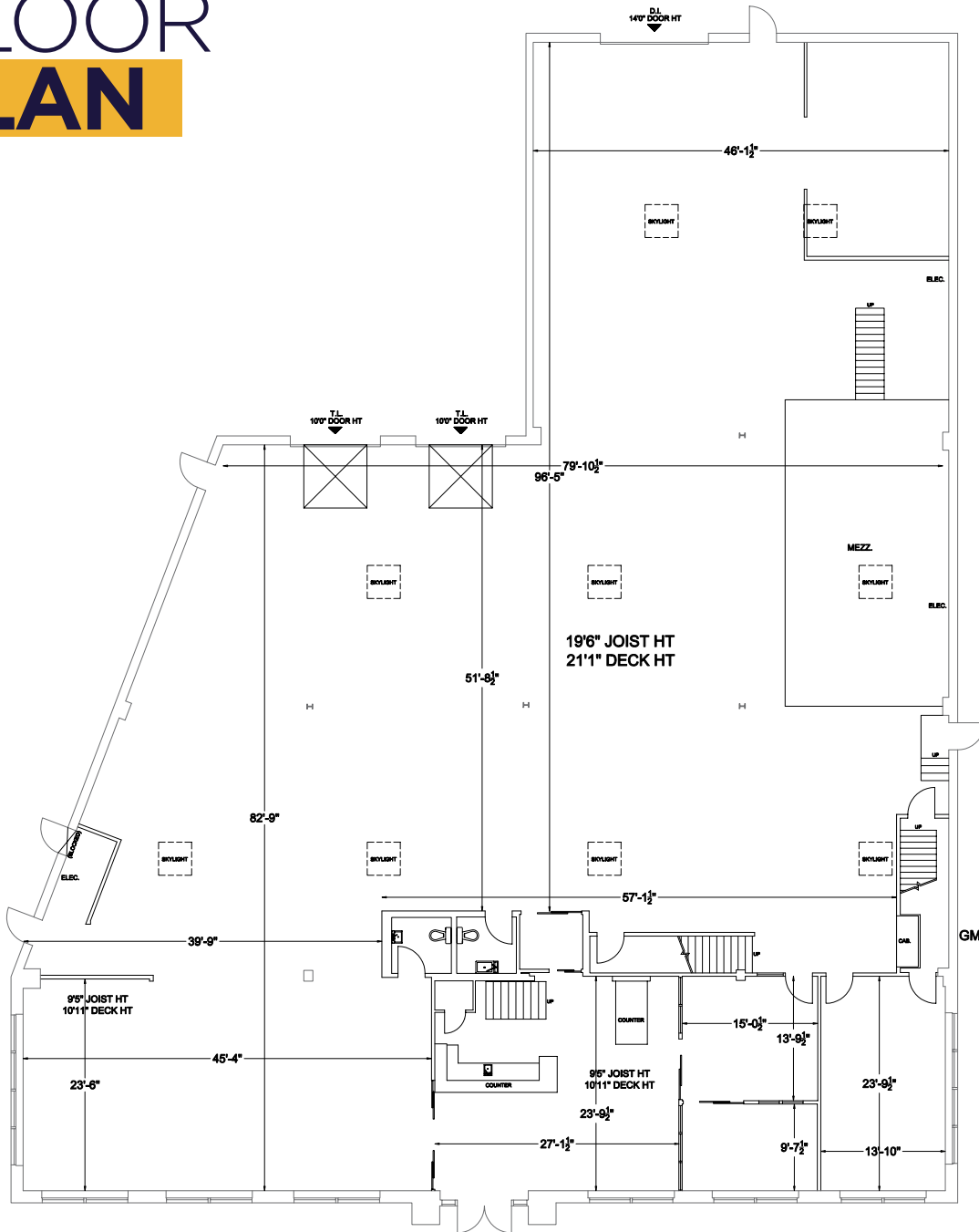
WAREHOUSE



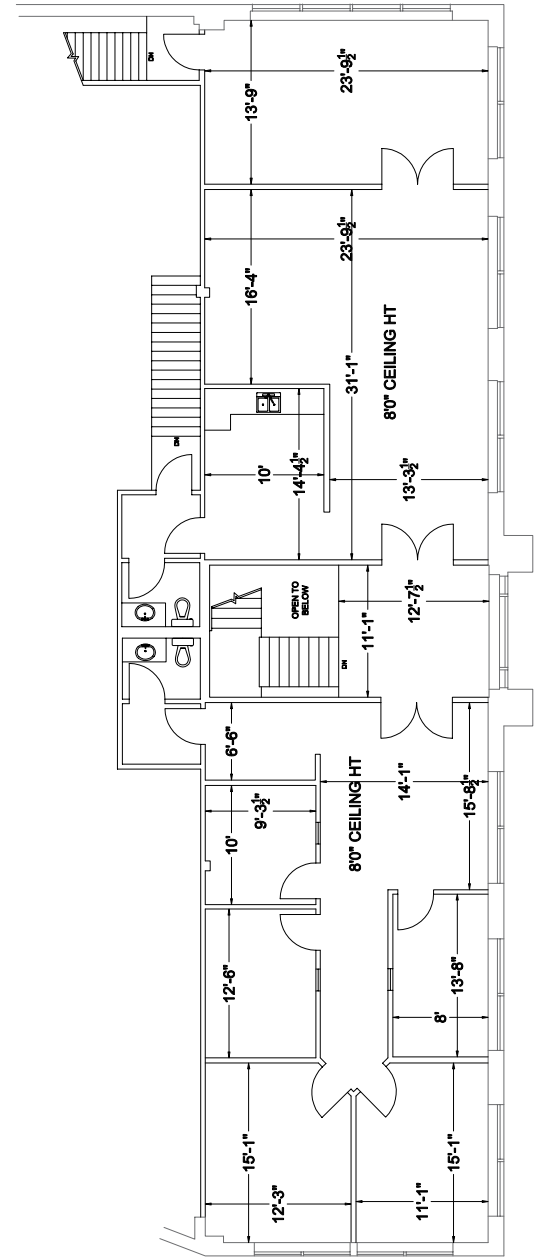
SECOND FLOOR OFFICE

PROPERTY
PHOTOS

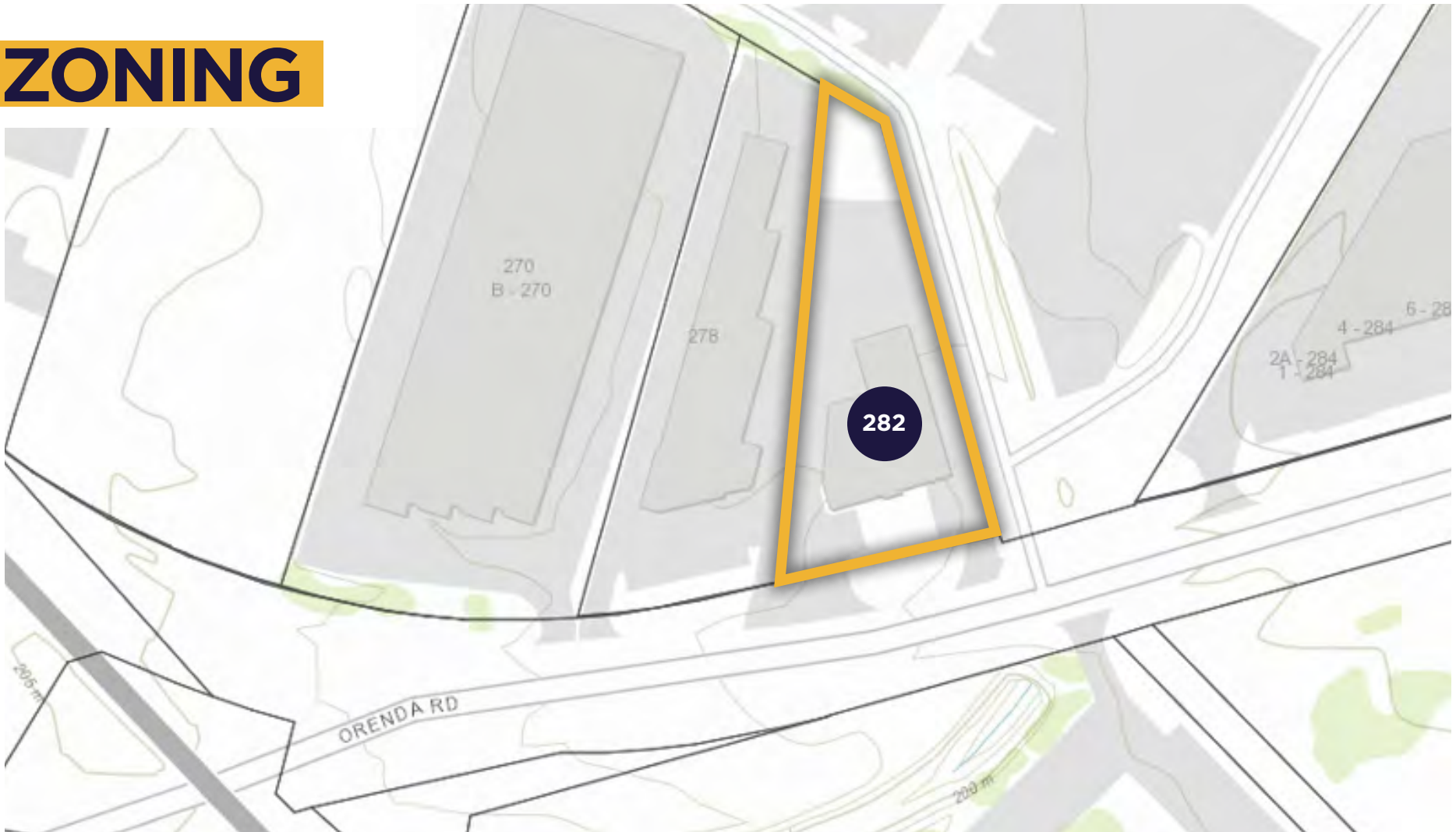
FLOOR PLAN



2ND FLOOR



ZONING



Sample permitted uses in a M1A zone include, but are not limited to;

- Animal Hospital
- Associated educational use
- Associated office
- Community club
- Furniture and appliance store
- Manufacturing
- Parking lot
- Place of worship
- Printing establishment
- Radio or television broadcasting and
- Recreational facility or structure
- Transmission establishment
- Retail outlet
- Warehouse



Restaurants/Retailers

- 1. Tim Hortons
- 2. Wendy's
- 3. Tandoori Flame
- 4. Pickle Barrel
- 5. Moxies
- 6. St. Louis Bar & Grill
- 7. Bramalea City Centre
- 8. Best Buy

Gas Stations/Banks

- 1. Esso
- 2. RBC
- 3. BMO
- 4. TD Canada Trust
- 5. CIBC
- 6. Scotiabank

AMENITIES
MAP

DRIVE TIMES

MAP



3 MINUTES TO I-410

4 MINUTES TO I-407

8 MINUTES TO I-401

10 MINUTES TO I-427

15 MINUTES TO I-409

14 MINUTES TO AIRPORT

CONTACT INFORMATION

CLIFF LEE*

Senior Associate

+1 905 501 6414

cliff.lee@cushwake.com

ZACK PARENT, SIOR*

Senior Vice President

+1 905 501 6441

zack.parent@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Boulevard, Suite 300

Mississauga, Ontario L5W 0G2

+1 905 568 9500

cushmanwakefield.com

