

INDUSTRIAL FOR LEASE

282 ORENDA ROAD

BRAMPTON, ONTARIO

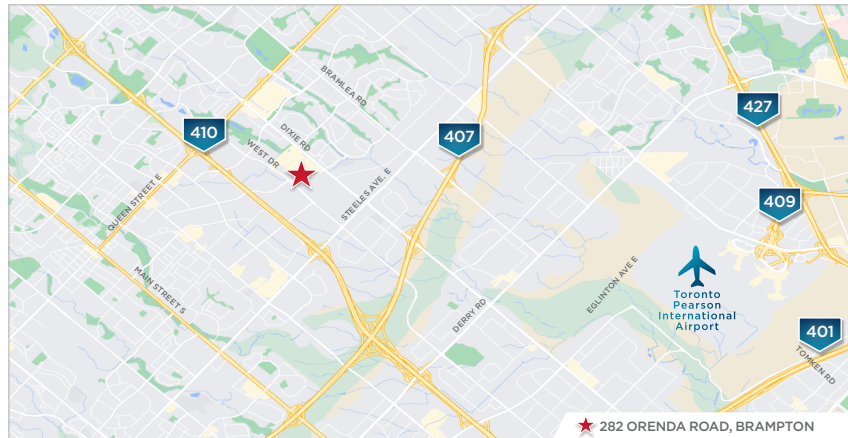


PROPERTY HIGHLIGHTS

- ▶ Rare and well-maintained freestanding building
- ▶ Prime location with quick access to Highway 410, 407 & 401
- ▶ Large shipping apron with +/-0.25 acres of storage area
- ▶ 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

LOCATION	Orenda Road / West Drive
TOTAL SF	13,295 SF* <small>*612 SF steel mezzanine not included in square footage</small>
OFFICE SPACE	4,546 SF
LAND AREA	1.00 Acres
CLEAR HEIGHT	19' 6"
SHIPPING	2 Truck Level 1 Drive-In
ZONING	M1A
POWER	200A 600V
PARKING SPOTS	25+
TAXES	\$47,413 (2023)
AVAILABILITY	May 2024
NET RENTAL RATE	Please contact listing agents



For more information, please contact:

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CUSHMAN & WAKEFIELD ULC, BROKERAGE

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November 2023

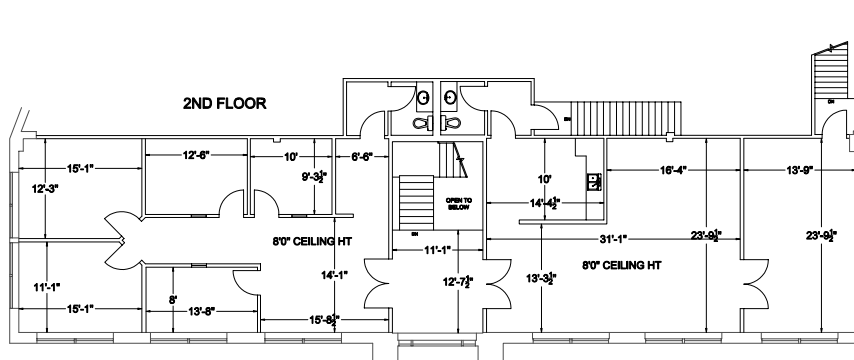
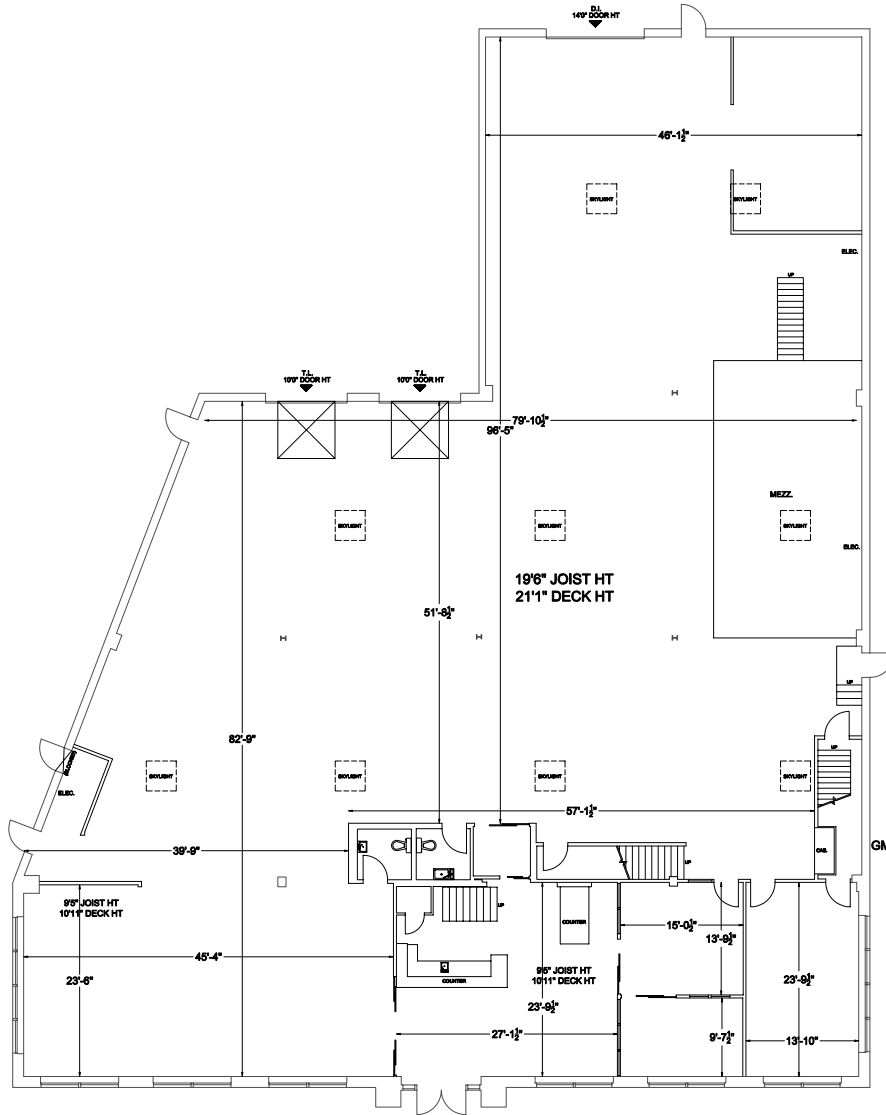
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FLOOR PLAN



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PROPERTY PHOTOS



RECEPTION



OFFICE



WAREHOUSE



SHOWROOM



SECOND FLOOR OFFICE



SHIPPING APRON

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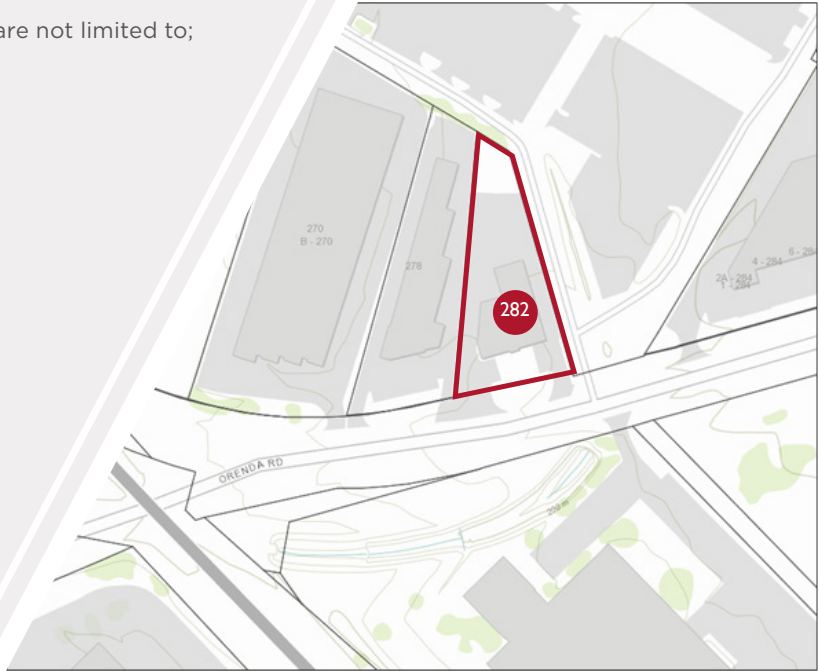
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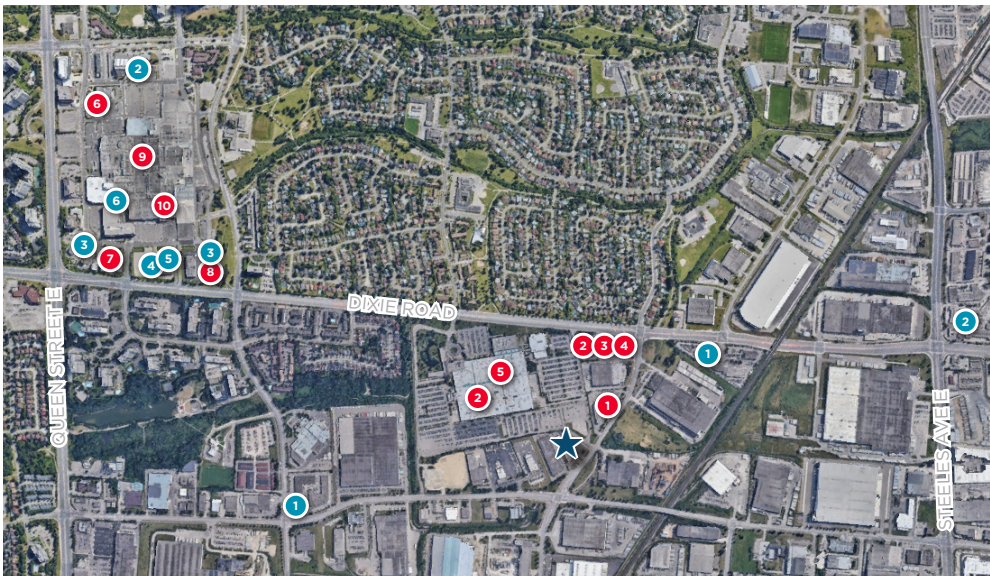
ZONING

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



AMENITIES MAP



Restaurants/Retailers

- | | |
|------------------|-------------------------|
| 1 La Guanaquita | 7 Moxies |
| 2 Tim Hortons | 8 St. Louis Bar & Grill |
| 3 Wendy's | 9 Bramalea City Centre |
| 4 Tandoori Flame | 10 BestBuy |
| 5 The TED | |
| 6 Pickle Barrel | |

Gas Stations/Banks

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

★ 282 Orenda Road, Brampton

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