



6 CARSON COURT | BRAMPTON

INDUSTRIAL WAREHOUSE WITH EXCESS LAND | OUTSIDE STORAGE PERMITTED



AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS



Total Area: 9,717 sf

Office Area: 1,492 sf

Lot Size: 1.004 acres

Clear Height: 14'10"

Shipping: 1 TL, 1 DI

Power: 400 A

Lease Rate: \$18.95 psf

T.M.I. (2026) \$5.50 psf

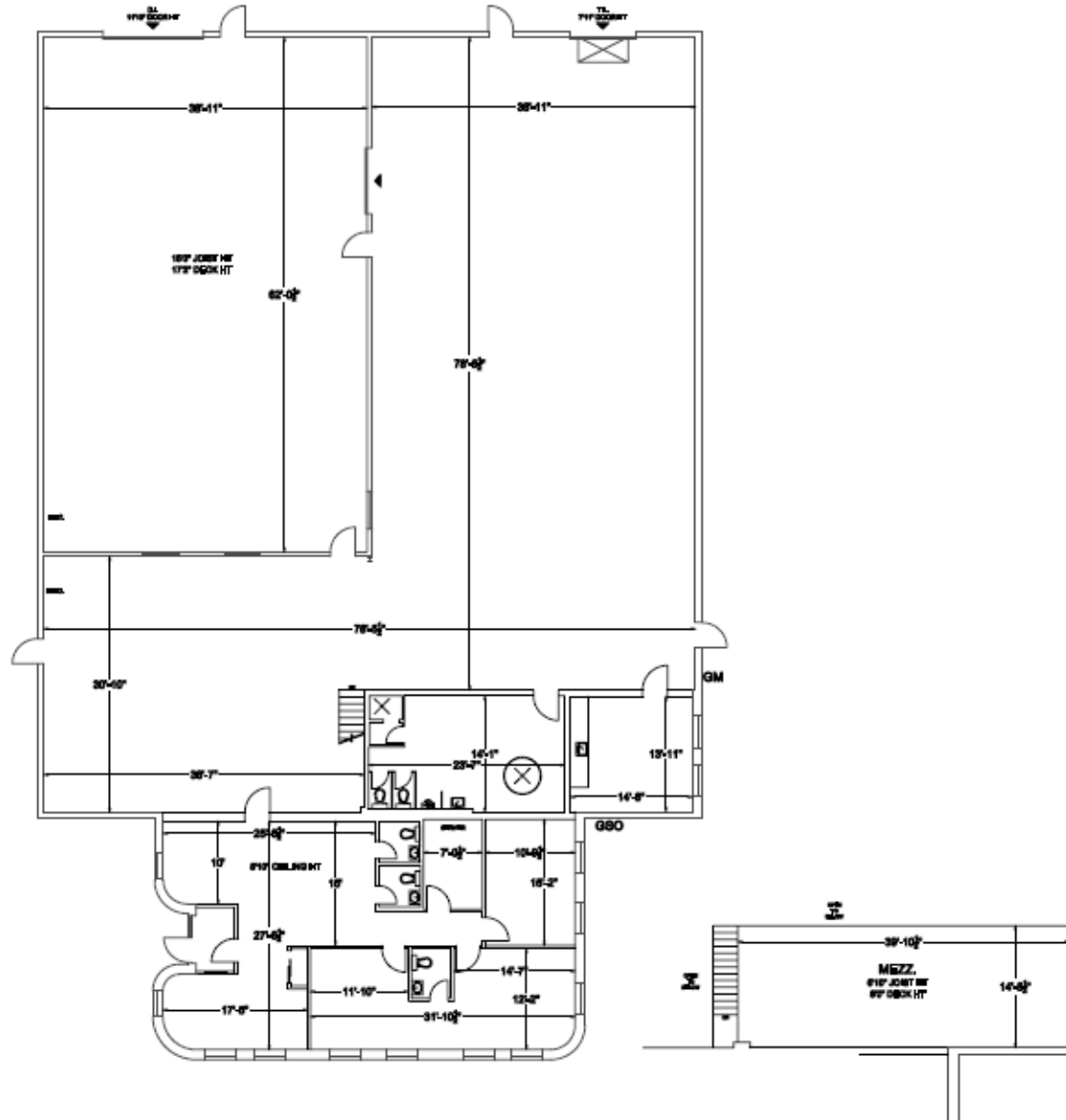
Possession: Immediate

Zoning: M3A

Comments:

- Oversized, fully paved and secured yard
- Zoning permits outside storage
- ~0.25 acres of excess land ideal for equipment storage or outdoor staging
- Newly renovated office space
- Public transit within walking distance
- Excellent 400 series hwy access
- Prestigious Bramalea Business Park location

FLOOR PLAN



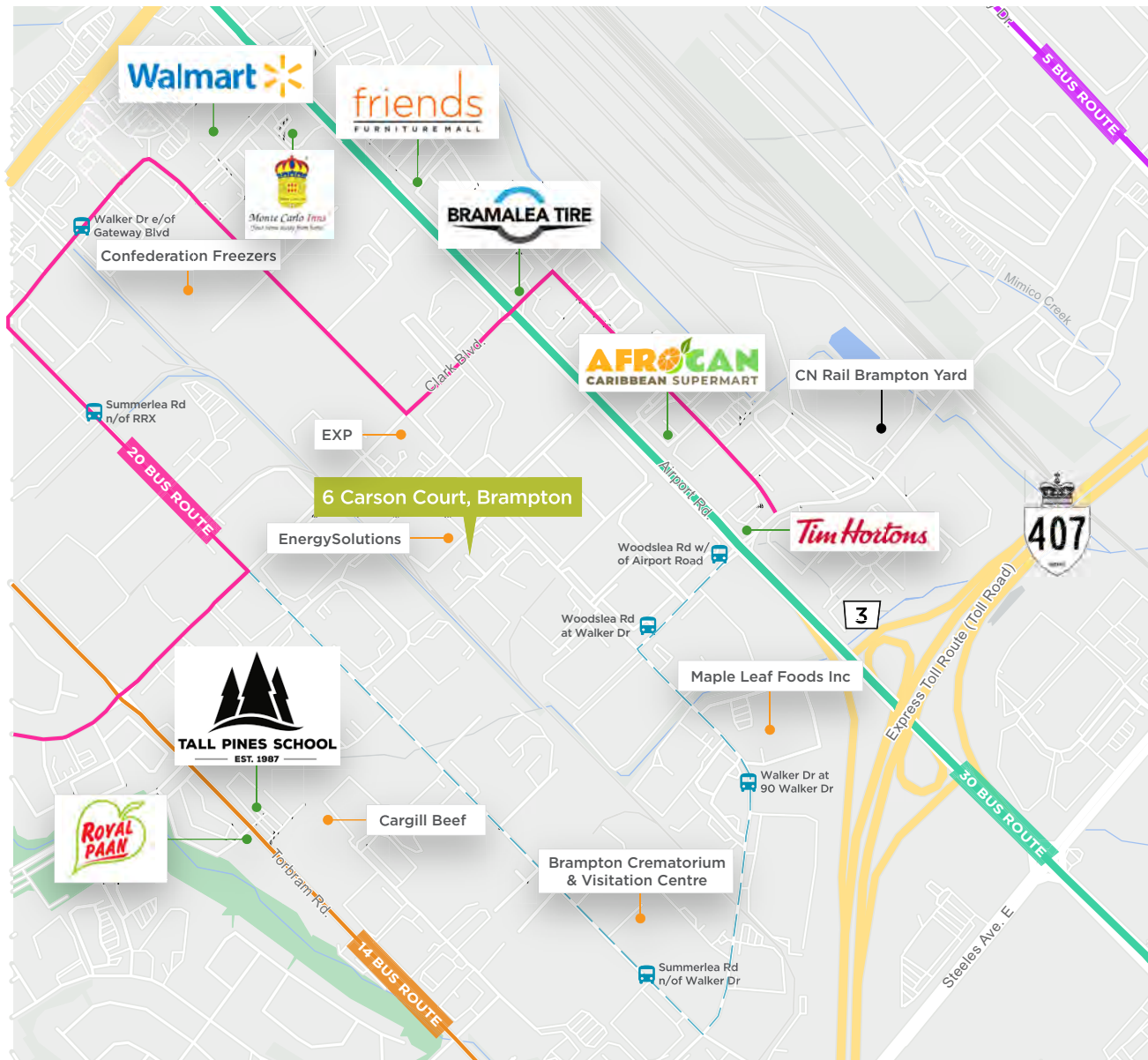
EXTERIOR PHOTOS



INTERIOR PHOTOS



STRATEGIC LOCATION



BUS ROUTE

- Brampton Transit 5 - Bovaird East
- Brampton Transit 14 - Torbram South
- Brampton Transit 20 - East Industrial Eastbound
- Brampton Transit 30 - Airport Rd North

- Amenities
- Corporate Tenants

3 MIN | 1.9KM
TO HWY 407

8 MIN | 9KM
TO HWY 410

11 MIN | 14.4KM
TO HWY 401

16 MIN | 21.1KM
TO HWY 427

11 MIN | 13.9KM
TO HWY 403

3 MIN | 1.4KM
TO CN BRAMPTON YARD

17 MIN | 8.4KM
TO PEARSON INTERNATIONAL

ZONING: M3A

The following are permitted uses in the M3A variation:

INDUSTRIAL

- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials
- Industrial uses involving the storage of goods and materials in the open
- A printing establishment
- A warehouse
- A parking lot
- Non-hazardous Solid Waste Processing Use, Non-hazardous Solid Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization
- Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste
- Thermal Degradation (Non-Energy Producing) and Thermal Degradation (Energy from Waste)
- Thermal Degradation (Hazardous Waste) for a Medical Veterinary or Pathological Waste

NON-INDUSTRIAL

- A radio or television broadcasting and transmission establishment
- A recreational facility or structure
- A community club
- An animal hospital
- A place of worship only when located in a Business Corridor Area

ACCESSORY

- An associated educational use
- An associated office
- A retail outlet operated in connection with a particular purpose
- Purposes accessory to the other permitted purposes
- Thermal Degradation (Energy from Waste)

For more information on zoning, visit www.brampton.ca





FOR MORE INFORMATION, CONTACT:

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