

35  
Bramtree Court,  
Unit 1  
Brampton, ON

**FOR LEASE**

**FEATURED BENEFITS**

# Industrial Warehouse in Central Brampton Location

19,067 SF  
Available

\$12.00  
Asking Rate PSF

\$4.76  
T.M.I.



Accelerating success.



28' Clear Height



High Shipping Door Ratio



Precast Concrete Construction

# Excellent Highway Proximity



## Property Features

Total Area 19,067 SF

Office Area 0 SF

Warehouse Area 19,067 SF

Clear Height 28'

Shipping Doors 4 TL & 1 DI

Power 200 Amps / 600 Volts

Zoning M3A

Occupancy Immediate



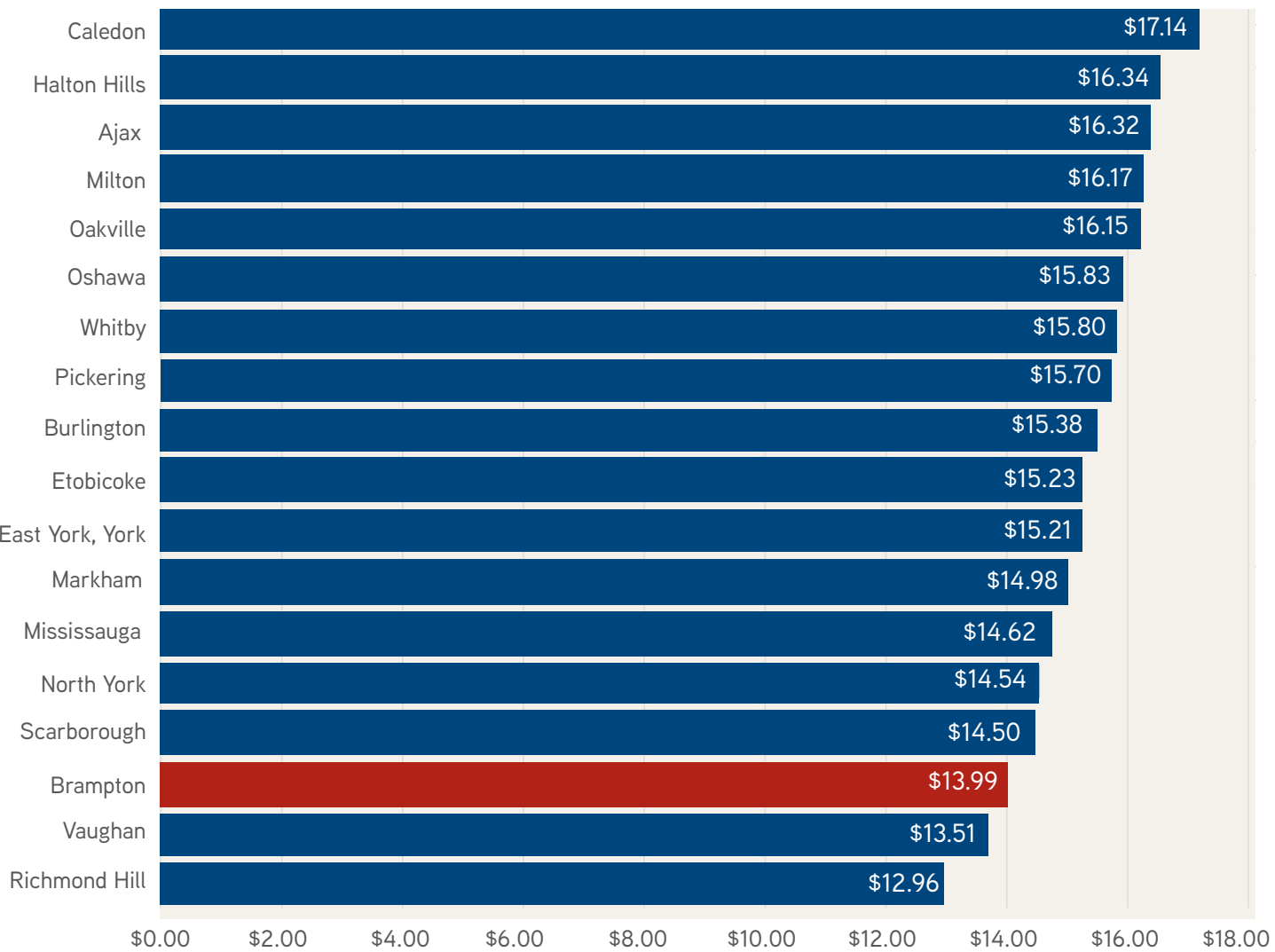
- » Modern construction in highly desirable Brampton location
- » High shipping door ratio
- » Rare 28' clear height for unit size
- » Precast construction
- » Close proximity to CN Intermodal, public transit and 400 series highways
- » Access to large labour pool within the immediate area



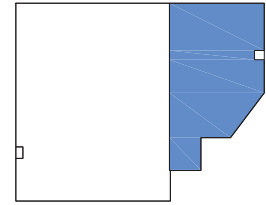
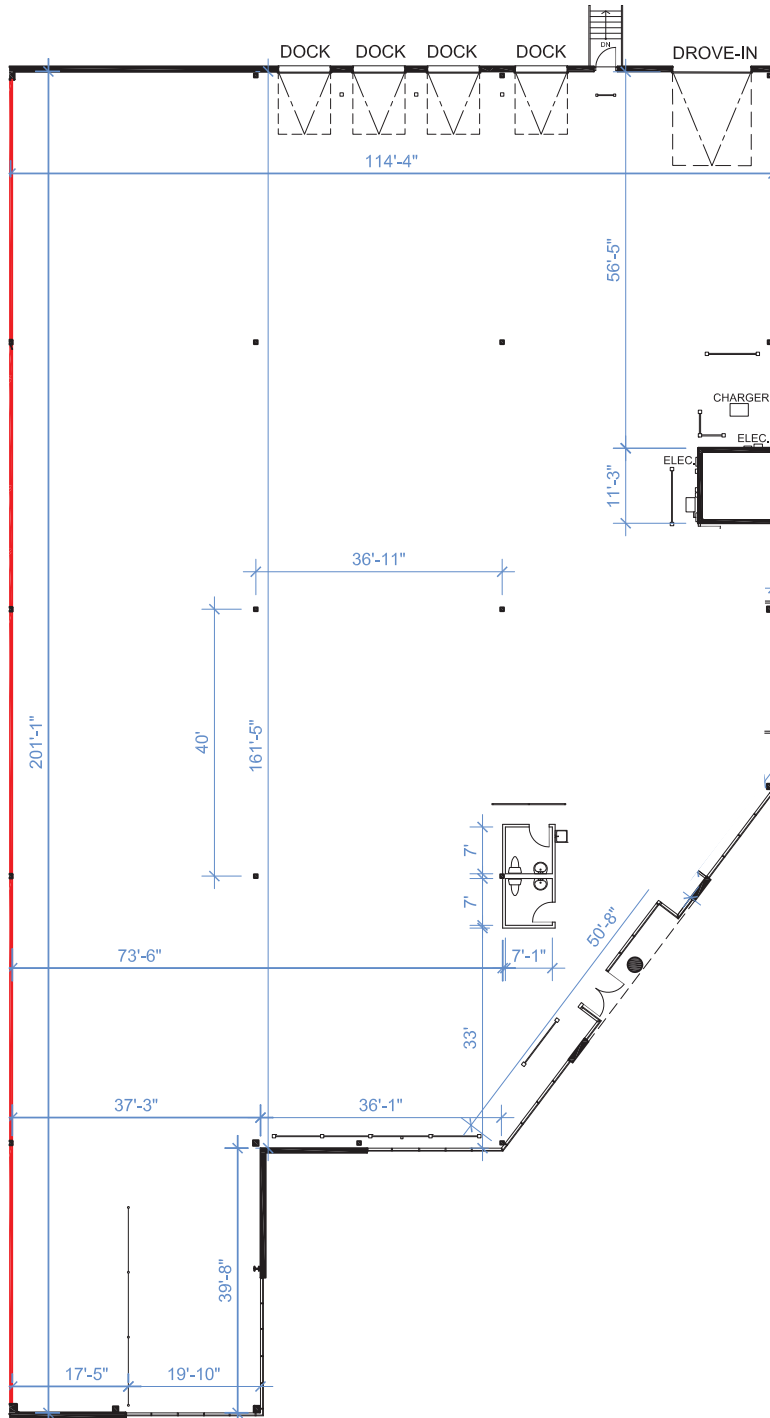
# Labour Cost in the GTA



## Hourly Wage Rate - Warehouse Associates



# Floor Plan



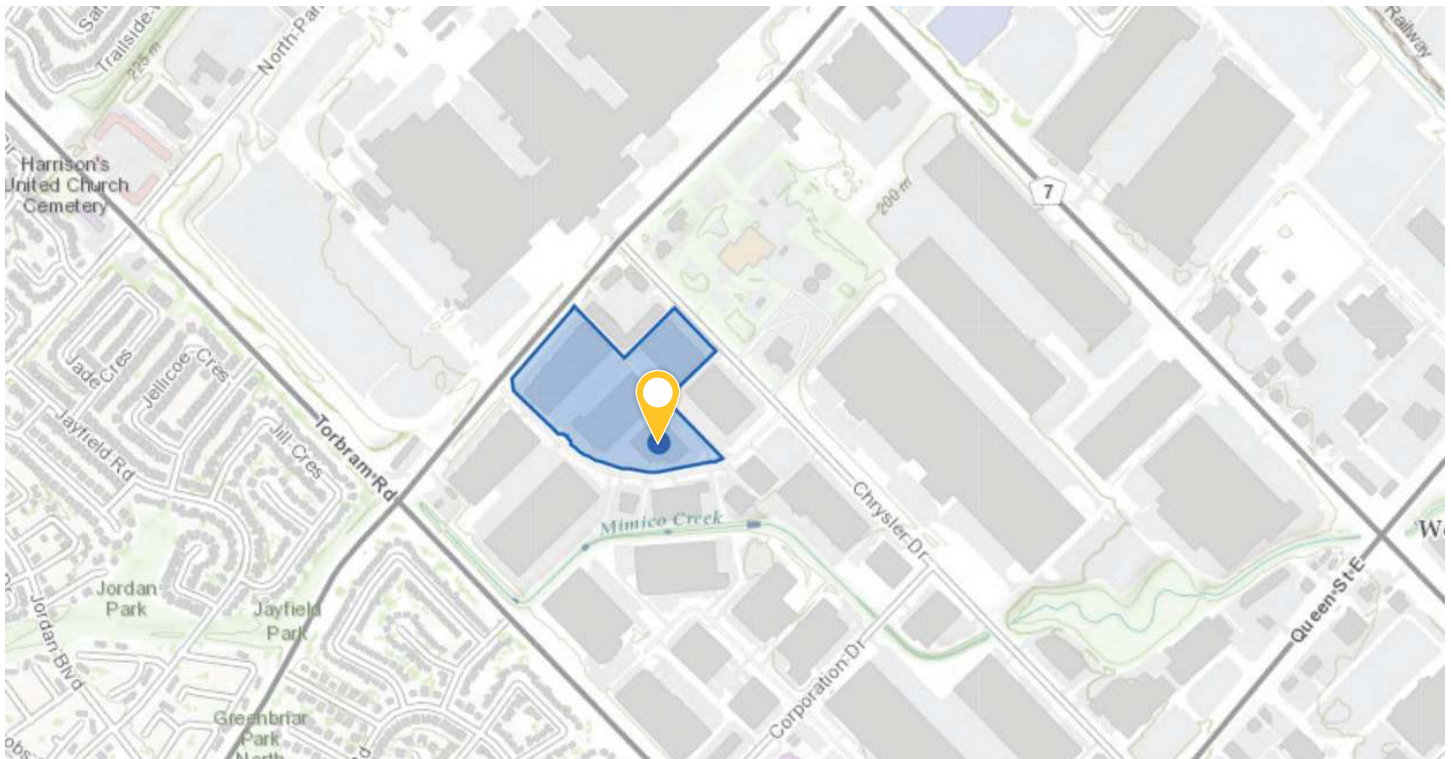
KEY PLAN

WAREHOUSE CLEAR HEIGHT = 28'-3"

DEMISING WALL



# Zoning - M3A



## Permitted Uses

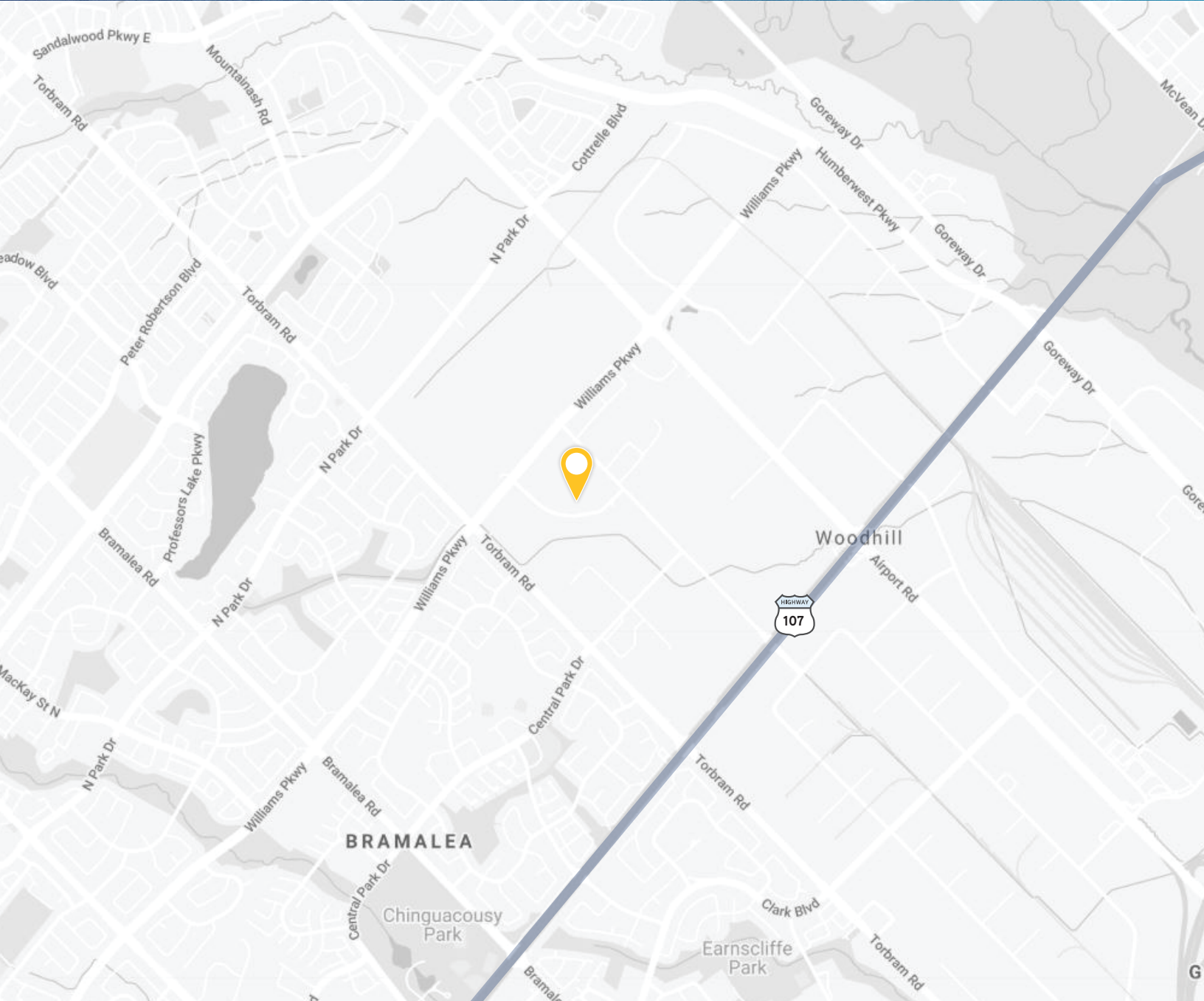
- » Manufacturing
- » Storage of goods and materials in the open
- » Printing establishment
- » Warehouse
- » Parking lot
- » Non-hazardous waste processing
- » Non-hazardous solid waste transfer
- » Power generation (fuel combustion)
- » Hazardous waste transfer
- » Hazardous waste chemicals
- » Manufacturing intermediaries
- » Medical, Veterinary, or Pathological waste
- » Mechanical sterilization
- » Thermal degradation (non-energy producing, or energy from waste)
- » Radio or television broadcasting and transmission establishment
- » Recreational facility or structure
- » Community club
- » Animal hospital
- » Place of Worship
- » Associated educational use
- » Retail outlet
- » Associated office

*For more information regarding M3A Zoning in Brampton, see link below:*

[https://www.brampton.ca//EN/BUSINESS/PLANNING-DEVELOPMENT/ZONING/COB%20ZONING/TYPE/SECTION33.2\\_M3A.PDF](https://www.brampton.ca//EN/BUSINESS/PLANNING-DEVELOPMENT/ZONING/COB%20ZONING/TYPE/SECTION33.2_M3A.PDF)

35 BRAMTREE COURT, BRAMPTON // FOR LEASE

# Location Map



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