

**AVISON
YOUNG**



390 CHRYSLER DRIVE
BRAMPTON, ON

103,290 SF ON 5.74 AC AVAILABLE FOR LEASE



FREESTANDING INDUSTRIAL FACILITY

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Platinum member

FOR LEASE
390 CHRYSLER DRIVE
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PROPERTY OVERVIEW



BUILDING AREA
103,290 sf



LOT SIZE
5.74 ac



OFFICE AREA
6,055 sf (6%)



WAREHOUSE AREA
97,235 sf (94%)



SHIPPING DOORS
12 Truck Level & 2 Drive-In



CLEAR HEIGHT
24'



ASKING NET LEASE RATE
Market (speak to listing agents)



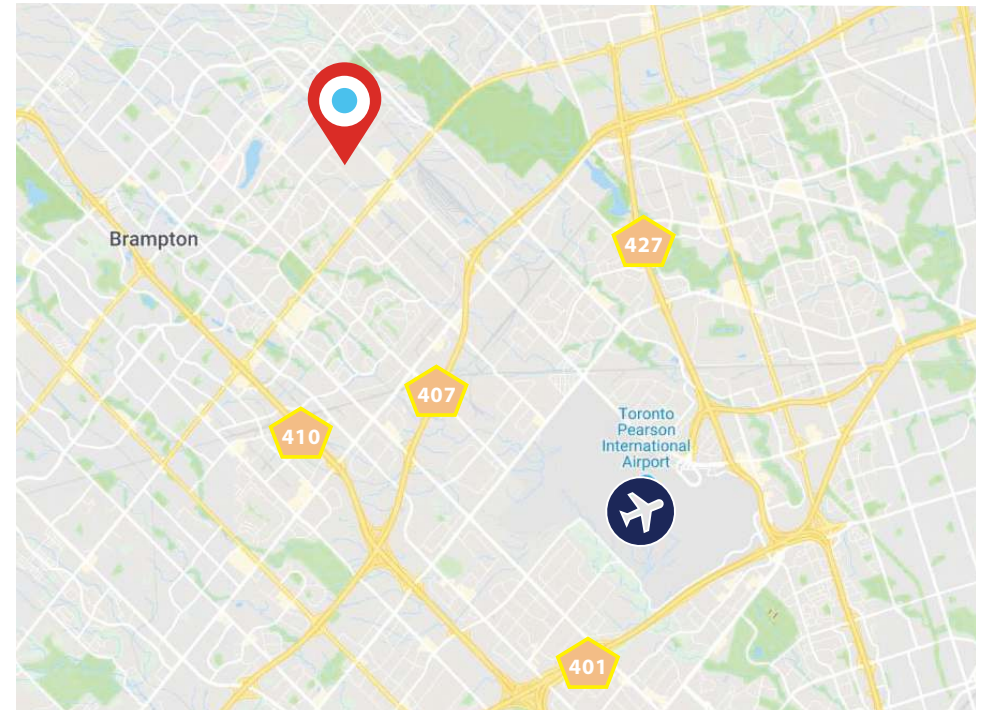
REALTY TAXES (2020)
\$1.81 per square foot



POSSESSION DATE
Immediate

Highlights

- Freestanding Facility - Corner property
- Fenced and gated yard
- Truck Level doors with levelers, additional shipping possible
- Bay Size, 39' x 31'
- Excess land can support many uses
- Zoning permits a variety of uses including outside storage
- Excellent access to public transportation - at doorstep
- 400 series Highway access, minutes away



M3A-366 Industrial Zone

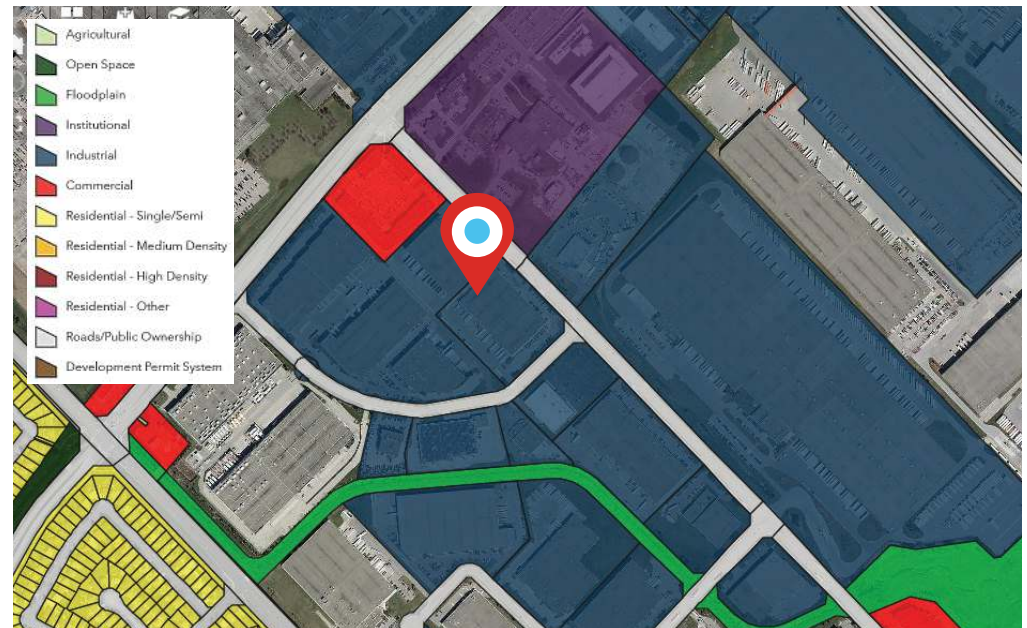
The lands designated M3A - SECTION 366 on Schedule A to the City of Brampton's Zoning by-law shall only be used for the following purposes:

(a) Industrial Uses:

- (1) warehousing and storage of goods and products and materials within enclosed structures;
- (2) the manufacture and assembly of products such as:
 - (a) apparel and finished textile or fabric products;
 - (b) printing, bookbinding and lithographing;
 - (c) die castings involving use of plastics and light metals including aluminium and zinc; and
 - (d) light manufacturing activities such as tubing, pipes, tools and instruments electrical components, building hardware, telephone, television, radio and electronic components, drugs and pharmaceutical products, cosmetics and associated products.
- (3) manufacturing, assembling, storage and distribution of semifinished and finished products;
- (4) shops for the repair or manufacturing of small goods and wares;
- (5) research and development facilities; and,
- (6) a builder's supply yard or a contractor's yard including a repair and assembly shop, but excluding any scrap metal storage or salvage yard.

(b) Non-Industrial:

- (1) business offices;
- (2) radio and television broadcasting and transmission facilities;
- (3) dry cleaning and laundry distribution establishment;
- (4) a dairy;
- (5) a bakery;
- (6) a motor vehicle repair shop;
- (7) a motor vehicle body shop; and
- (8) a radio or television broadcasting studio.



<http://www.brampton.ca/EN/Business/planning-development/zoning/Pages/ZoningOnline.aspx>

(c) Accessory:

- (1) an associated education purpose;
- (2) an associated office;
- (3) one dwelling unit, as part of an industrial building, only for the use of a caretaker or night watchman employed in connection therewith;
- (4) a retail outlet operated in conjunction with a particular use permitted; and
- (5) purposes accessory to the other permitted purposes.

Outside Storage of goods, materials and equipment is permitted subject to the following conditions:

- (1) the storage area shall not be located in the front yard, or in any exterior side yard, or on any portion of the lot required for parking, and shall not be closer to any side lot line, except in the rear yard, than the required setback for a building, provided, however, that where the rear yard abuts a street, the storage area shall not be located closer to any rear lot line than the required setback for a building from the rear lot line; and
- (2) the storage area shall be enclosed by a fence or wall not less than 2.0 metres in height, constructed of metal, wood or masonry which is effective in screening the storage area from the street.

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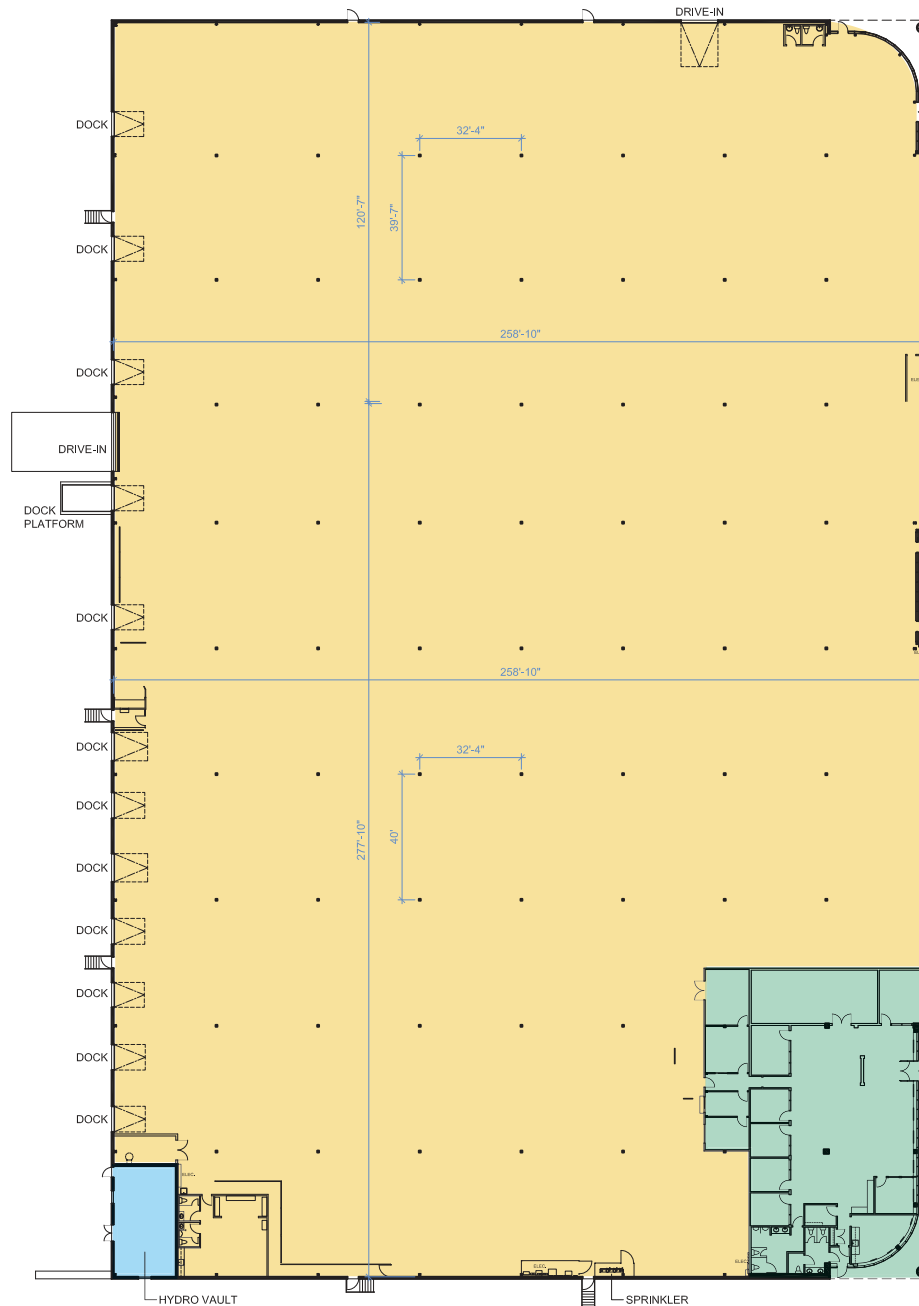


FLOOR PLAN

Area Summary

- OFFICE AREA
- WAREHOUSE AREA
- BUILDING SERVICE AREA

Size: 103,290 sf

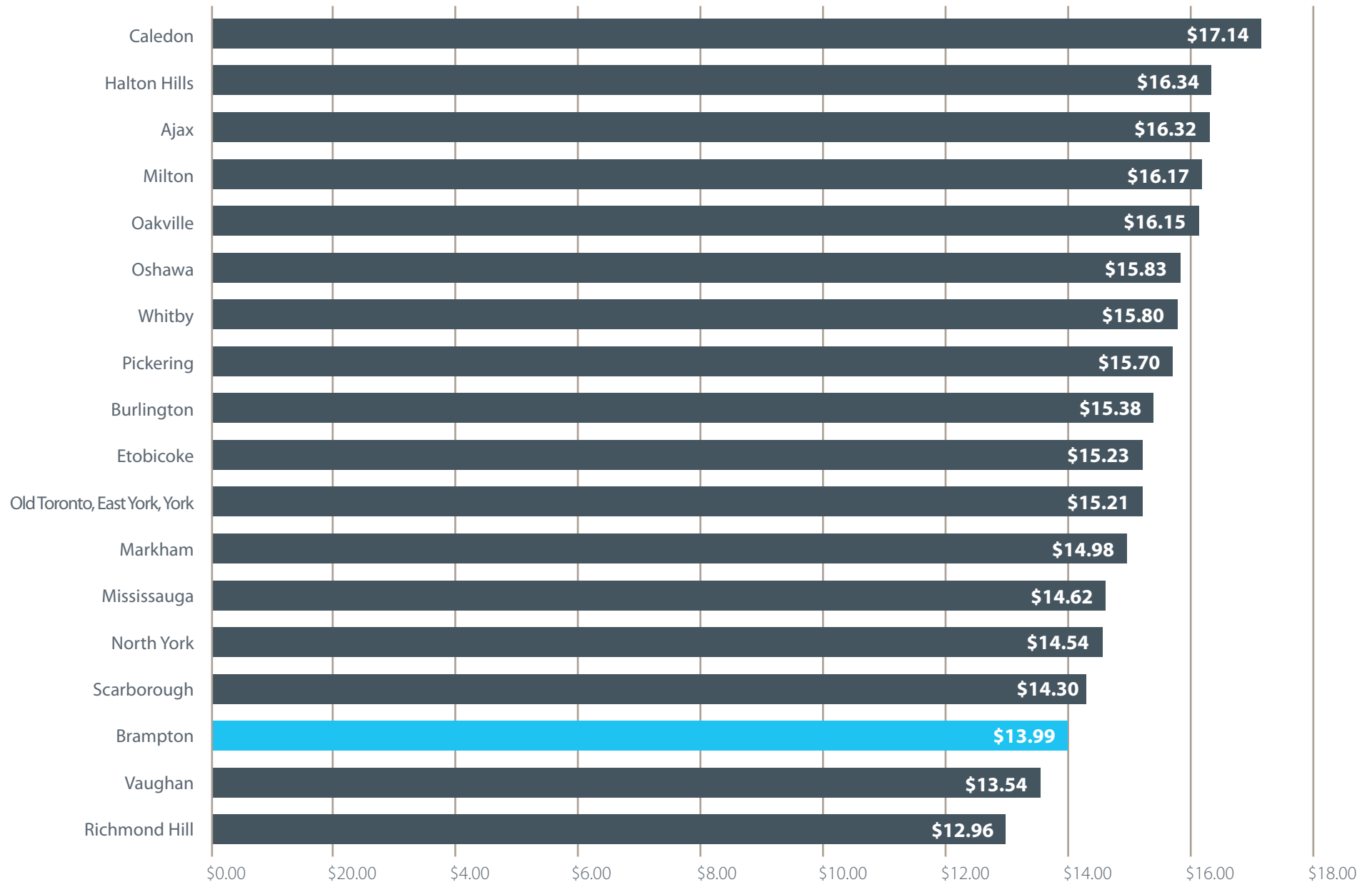


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LABOUR COST IN THE GTA

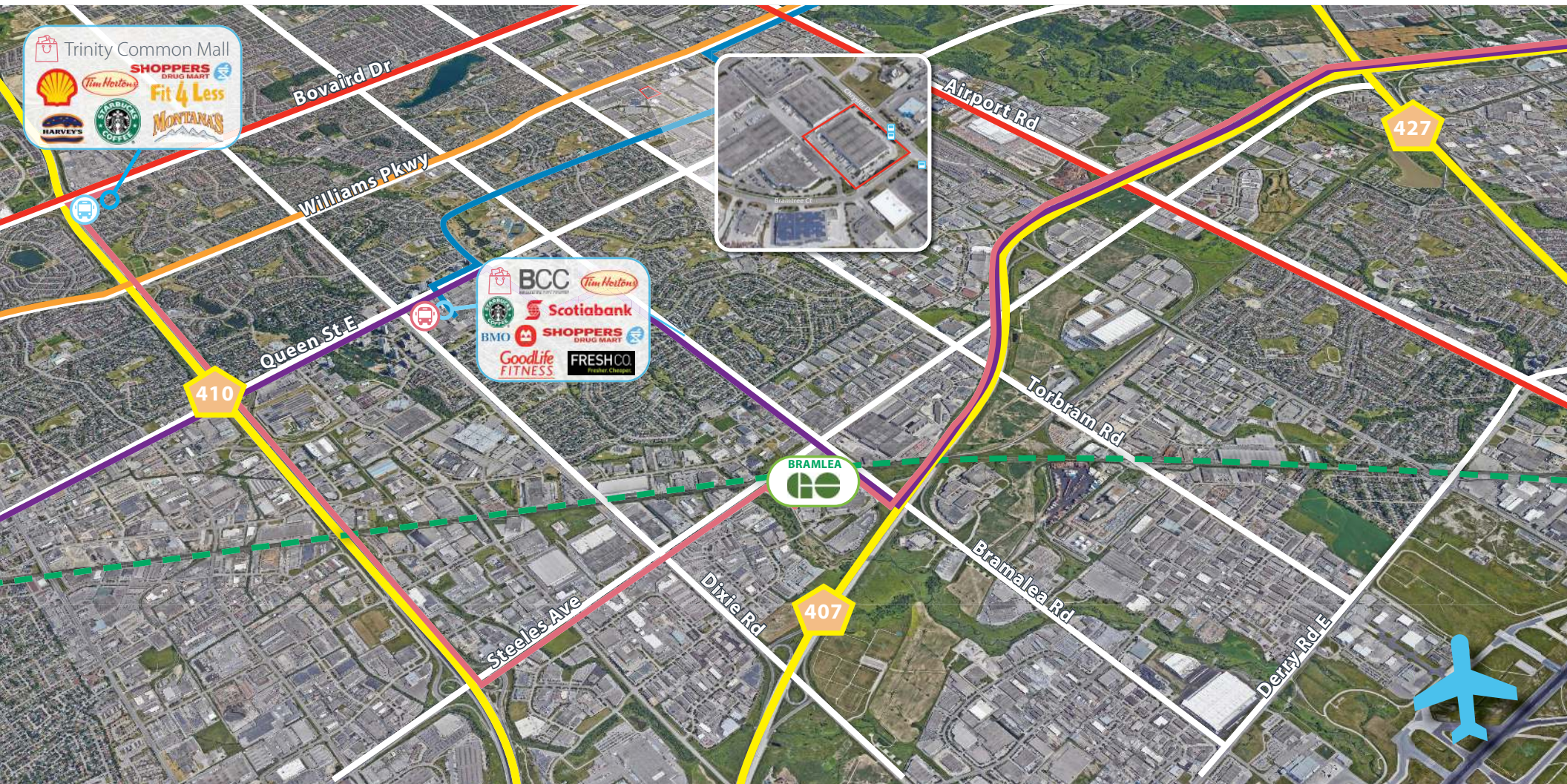
Hourly Wage Rate - Warehouse Associates



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TRANSIT MAP



GREAT **ACCESSIBILITY**

CONVENIENT **TRAVEL TIMES**

6 minutes
4.0 km to
Highway 407

7 minutes
4.0 km to Bramalea
Bus Terminal

8 minutes
5.10 km to
Highway 410

14 minutes
8.4 km to
Pearson Airport

Brampton

- 29 Williams
- 5A Bovaird
- 9 Vodden

- Trinity Mall Bus Terminal
- Bramalea Bus Terminal

GO Transit

- 36 Brampton GO
- 3 Kitchener