

Lennard: CBRE

Outstanding  
Industrial  
Property

For Sale: 2400 Anson Drive

20,000 SF Freestanding Building in Close Proximity to Canada's Largest Airport



Clean, Well  
Maintained  
Industrial  
Space



Total Building Size

**20,000 SF**

Divisible to 2 x 10,000 SF

Office Area

**2,000 SF**

Warehouse Area

**18,000 SF**

Space Details

- Radiant Heating
- Washroom in both office and warehouse space
- Tax assessment can be provided



Taxes

**\$39,600.83** (2021)

Asking Price

**\$8,290,000**



Occupancy

**July 2022**



Land Area

**0.94 Acres**



Zoning

**E2 Employment**



Clear Height

**18' Clear**



Shipping

**2 Truck Level Doors**

**1 Drive-In Door**

Can Accommodate

**53' Trailers**



Power

**400 Amps, 600 Volts**

**Lennard:**

**CBRE**





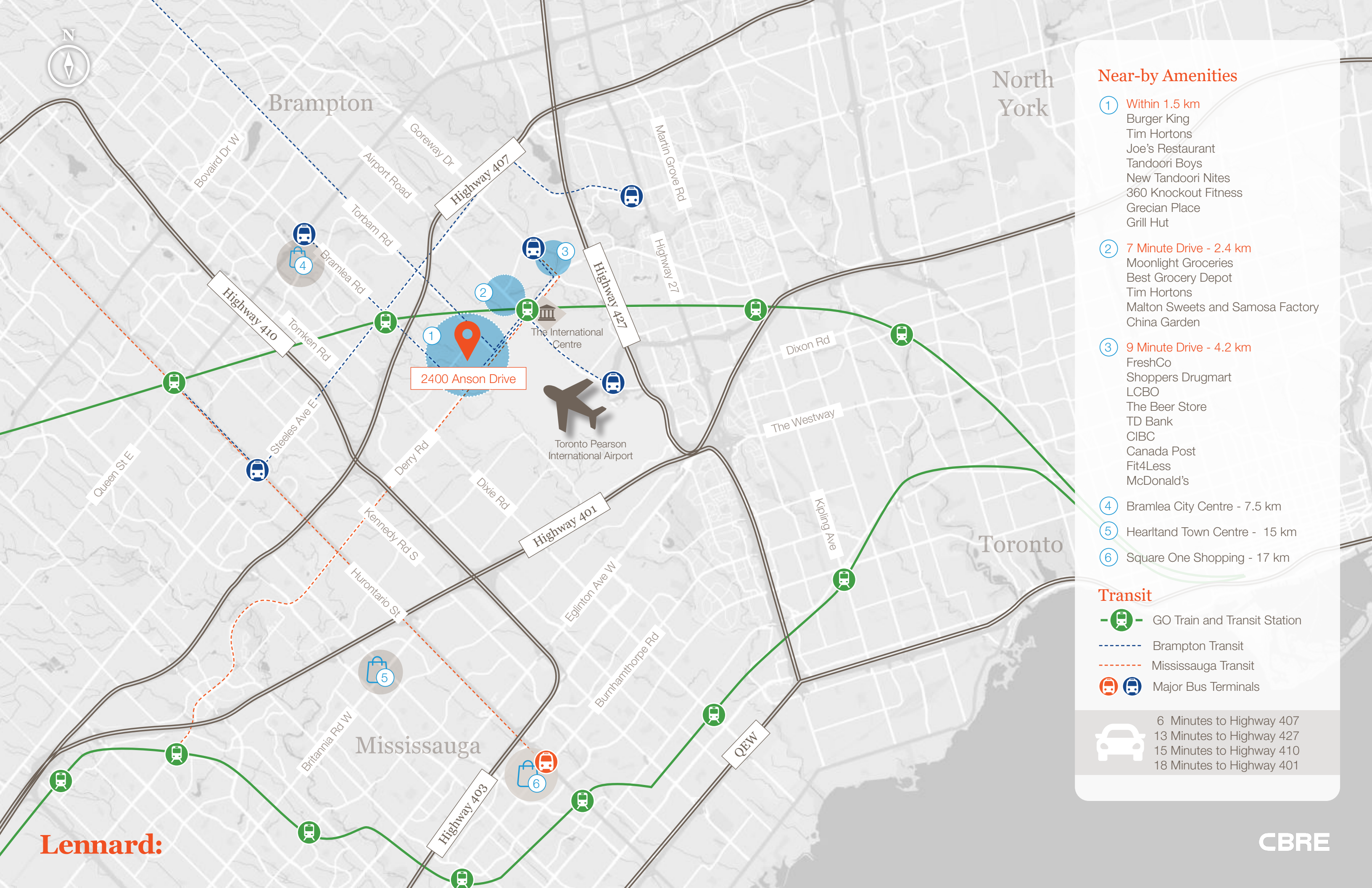
Toronto Pearson International Airport

Torbram Road

Derry Road

2400 Anson Drive





### Near-by Amenities

- ① **Within 1.5 km**  
 Burger King  
 Tim Hortons  
 Joe's Restaurant  
 Tandoori Boys  
 New Tandoori Nites  
 360 Knockout Fitness  
 Grecian Place  
 Grill Hut
- ② **7 Minute Drive - 2.4 km**  
 Moonlight Groceries  
 Best Grocery Depot  
 Tim Hortons  
 Malton Sweets and Samosa Factory  
 China Garden
- ③ **9 Minute Drive - 4.2 km**  
 FreshCo  
 Shoppers Drugmart  
 LCBO  
 The Beer Store  
 TD Bank  
 CIBC  
 Canada Post  
 Fit4Less  
 McDonald's
- ④ Bramlea City Centre - 7.5 km
- ⑤ Heartland Town Centre - 15 km
- ⑥ Square One Shopping - 17 km

### Transit

- GO Train and Transit Station
- Brampton Transit
- Mississauga Transit
- Major Bus Terminals

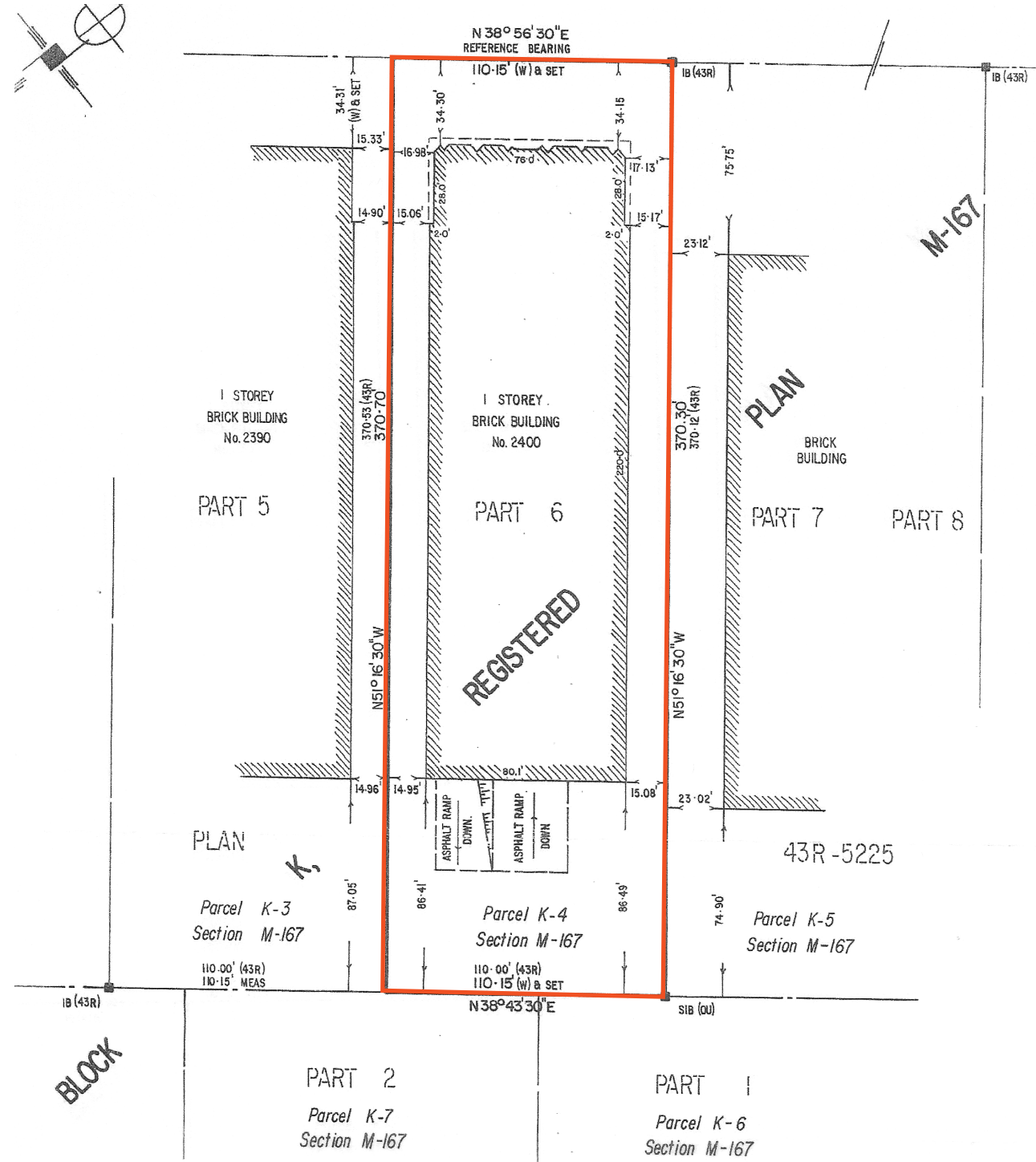
- 6 Minutes to Highway 407
- 13 Minutes to Highway 427
- 15 Minutes to Highway 410
- 18 Minutes to Highway 401



# 2400 Anson Drive

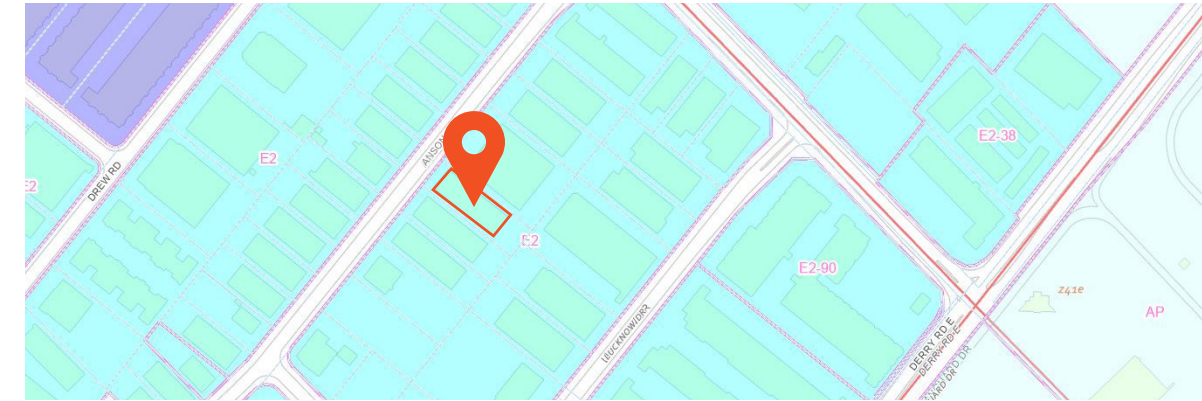
## Site Plan

Office Area: 2,000 SF (Approximate) | Warehouse Area: 18,000 SF



## Zoning Permitted Uses

### E2: Employment Zoning



#### The Employment E2 zoning allows for the following uses:

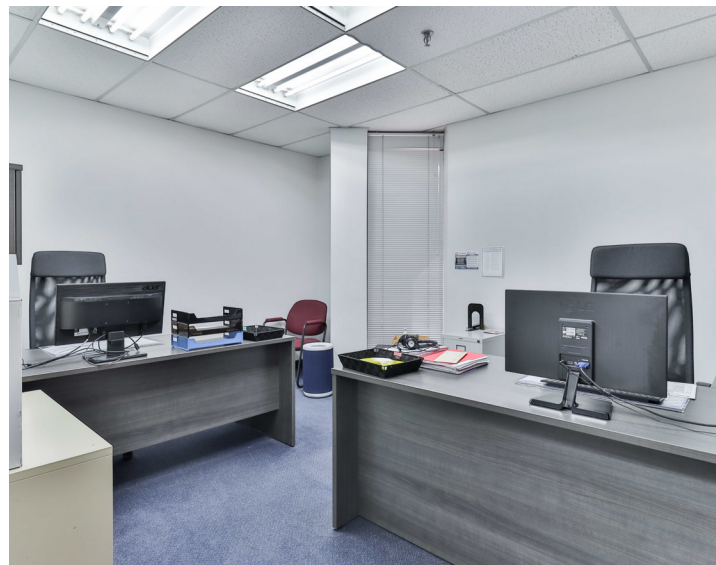
- Medical Office
- Office
- Broadcasting / Communications Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse / Distribution Facility
- Wholesaling Facility
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor's Yard
- Medical Product Manufacturing Facility
- Medical product Manufacturing Facility
- Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility
- Motor Vehicle Wash Facility
- Gas Bar
- Motor Vehicle Service Station
- Banquet Hall / Conference Centre
- Night Club
- Overnight Accommodation
- Adult Video Store / Establishment
- Active Recreation Use
- Body-rub Establishment
- Beverage/ Food Preparation Establishment
- Truck Fuel Dispensing Facility (0297-2013)
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot

#### Outdoor storage in an E2 zone is permitted accessory to a Business Activity use contained in Table 8.2.1 of this By-law, subject to the following:

- Outdoor storage shall not exceed 5% of the lot area, or 10% of the gross floor area - non-residential of the building, structure or part thereof, whichever is the lesser and shall be located on the same lot;
- Outdoor storage shall not be located closer to any street line than any portion of a building, structure or part thereof;
- The area to be used for outdoor storage shall not be located within the front yard or exterior side yard;
- A fence, having a minimum height of 2.4 m shall be required for screening around the perimeter of the area to be used for outdoor storage.

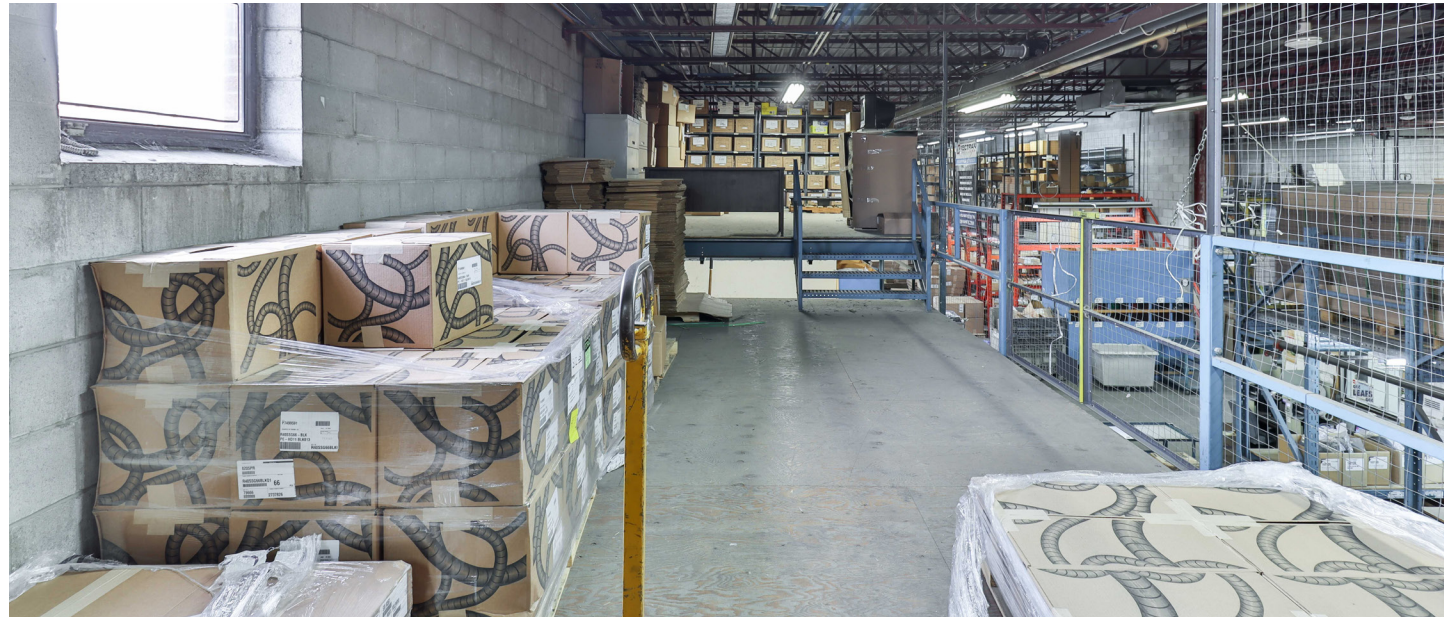


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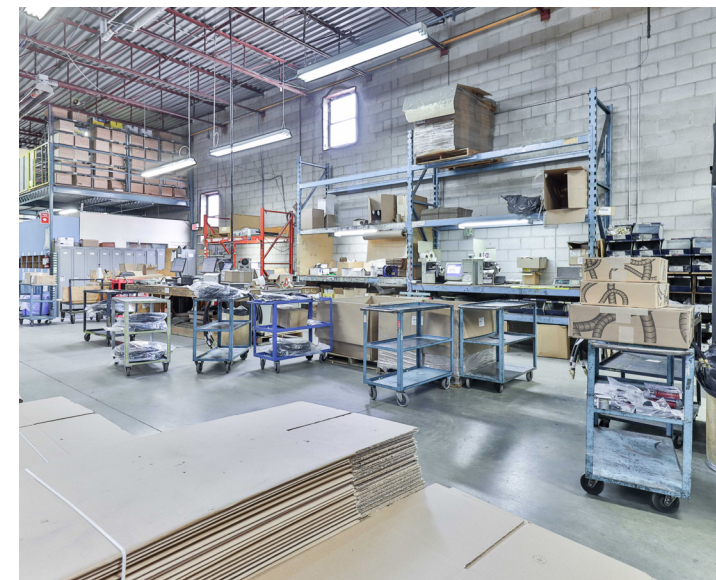


Warehouse



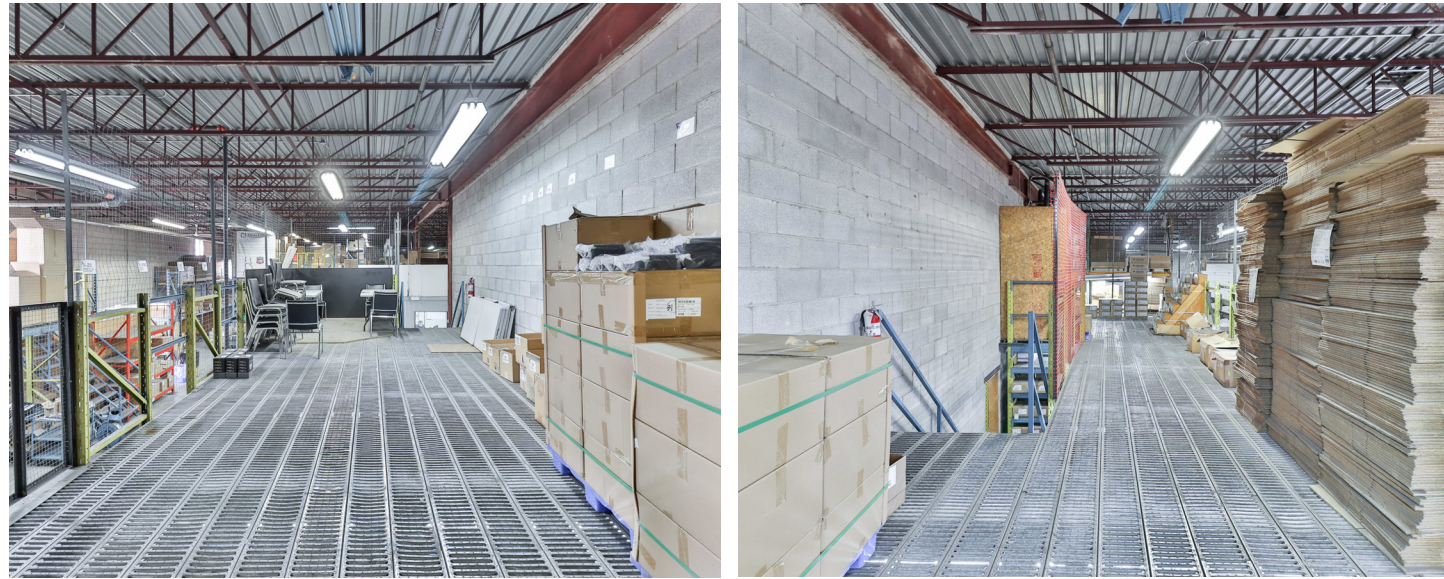


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**Lennard:**



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