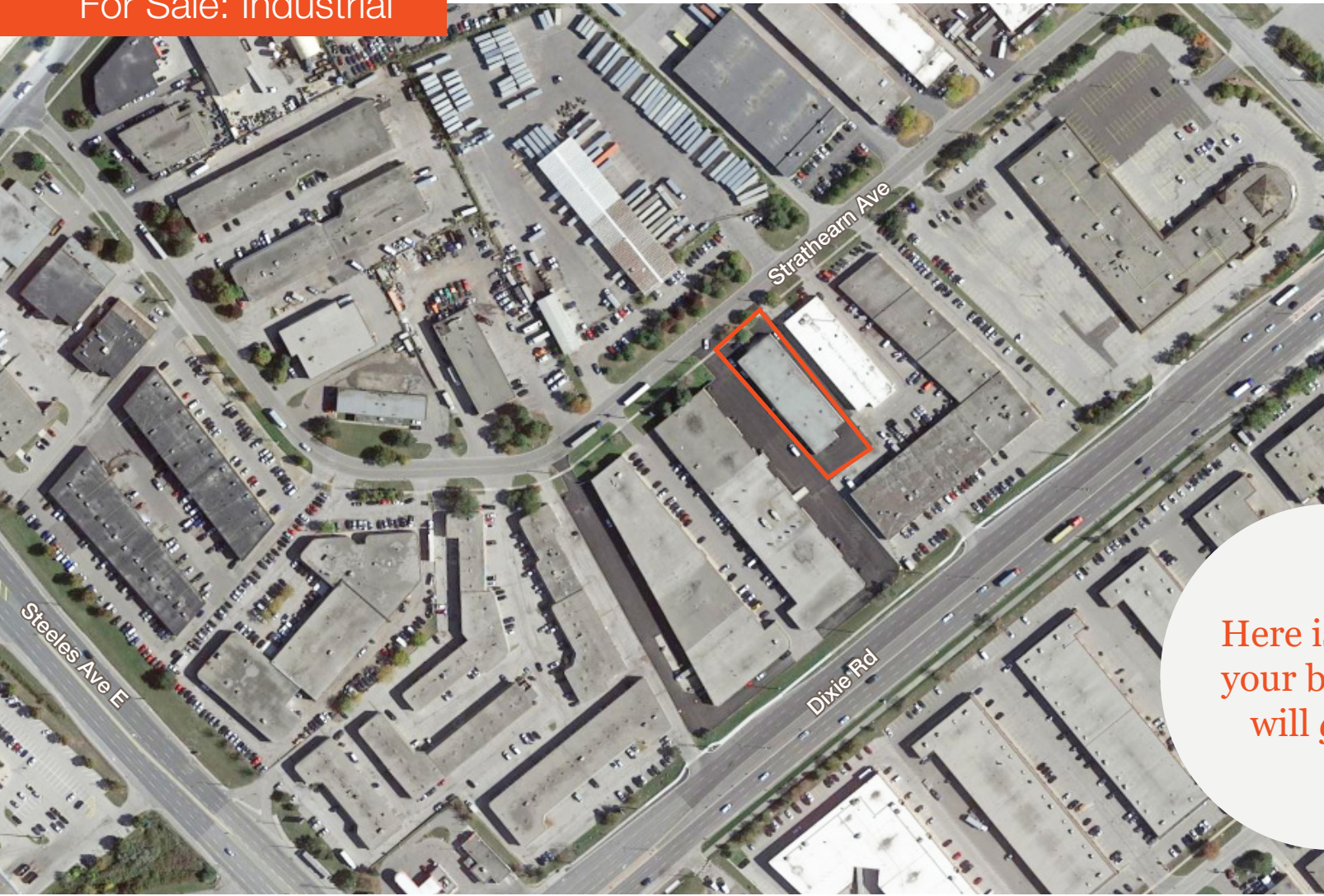


12 Strathearn Avenue

14,000 SF Freestand Industrial User Opportunity in Brampton

For Sale: Industrial



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Michael Law*
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*Sales Representative **Broker

Here is where
your business
will *grow*.

Lennard:

209-1 Yorkdale Road, Toronto
905.752.2220 • lennard.com

12 Strathearn Avenue

14,000 SF Freestand User Opportunity in Brampton



Total Area
14,000 SF
(approximately 10% Office)



Clear Height
14'



Shipping Doors
2 truck level
2 drive-in



Zoning
M1- Industrial



Possession
Immediate



Asking Price
\$6,999,999
Taxes
\$35,282.21 (2024)



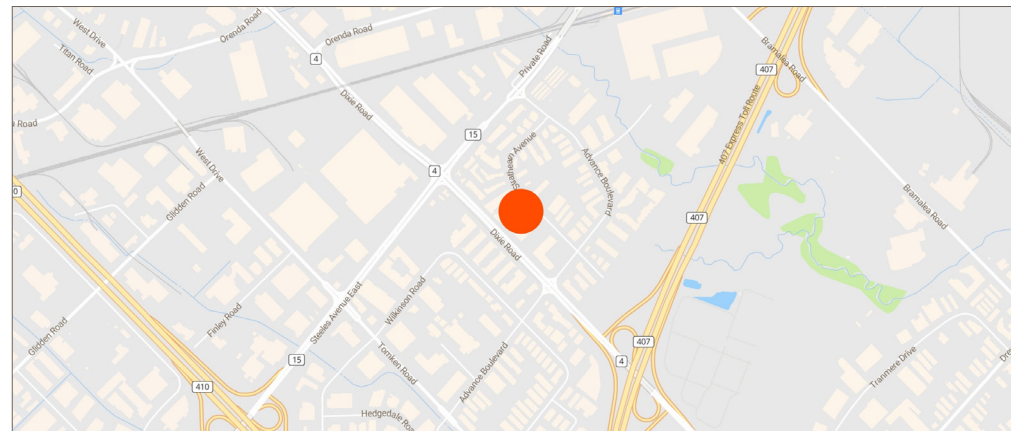
Listing Agents
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Partner
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Property Highlights

- 2 drive-in, 2 truck-level
- 53' trailer accessibility
- 200 amp / 600 volt 3-phase power
- Backflow preventer installed in 2020
- Office space includes three private offices, a large lunchroom, two bathrooms
- Located minutes from Highway 410 & 407 and in close proximity to Toronto Pearson International Airport

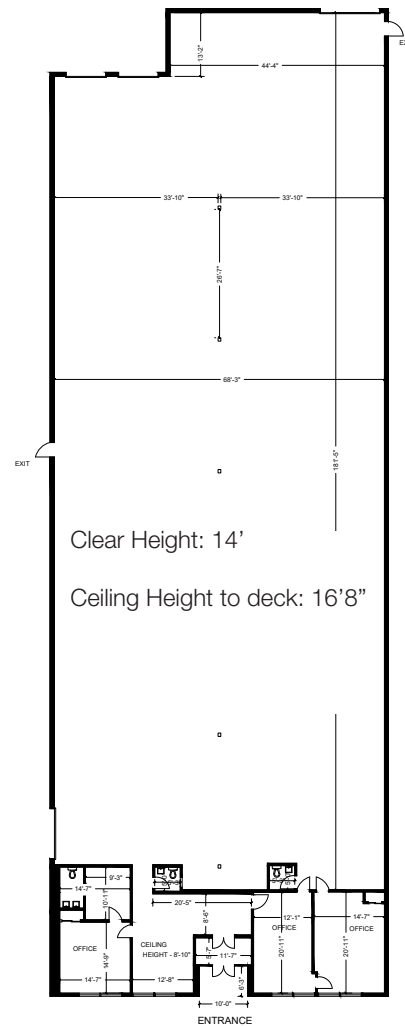


12 Strathearn Avenue

14,000 SF Freestand User Opportunity in Brampton



Floor Plan



12 Strathearn Avenue

14,000 SF Freestanding User Opportunity in Brampton



Zoning - M1 Permitted Uses

(A) Industrial	
(1)	the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
(2)	a printing establishment
(3)	a warehouse
(4)	a parking lot
(B) Non- Industrial	
(1)	a radio or television broadcasting and transmission establishment
(2)	a furniture and appliance store
(3)	a recreational facility or structure
(4)	a community club
(5)	an animal hospital
(6)	a place of worship only within areas shown on Schedules G, H and I
(C) Accessory	
(1)	an associated educational use
(2)	an associated office
(3)	a retail outlet operated in connection with a particular purpose permitted by (a) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
(4)	purposes accessory to the other permitted uses



Please see full Brampton Zoning By-Law for complete list of permitted uses, exceptions, and conditions.

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.