



Outstanding  
Freestanding  
Industrial  
Facility

For Lease: Industrial

# 46 Hedgedale Road

43,748 SF Freestanding Industrial Facility Available

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# 46 Hedgedale Road



43,748 SF freestanding industrial facility available for lease at Tomken Road and Steeles Avenue E in Brampton, Ontario



Building Size  
**43,748 SF**

Office Area  
**22,188 SF** (approximately)



Lot Size  
**2.66 AC**



Clear Height  
**20'**



Shipping  
**4 TL/ 2 DI**



Parking  
**More than 100 spots**



Power  
**1200 A/ 600 V**



Availability  
**TBD**



Zoning  
**M3.677**



Net Rent  
**\$16.47 PSF**  
Additional Rent  
**Triple Net**



Listing Agent  
**Vito Simone\***  
Associate Vice President  
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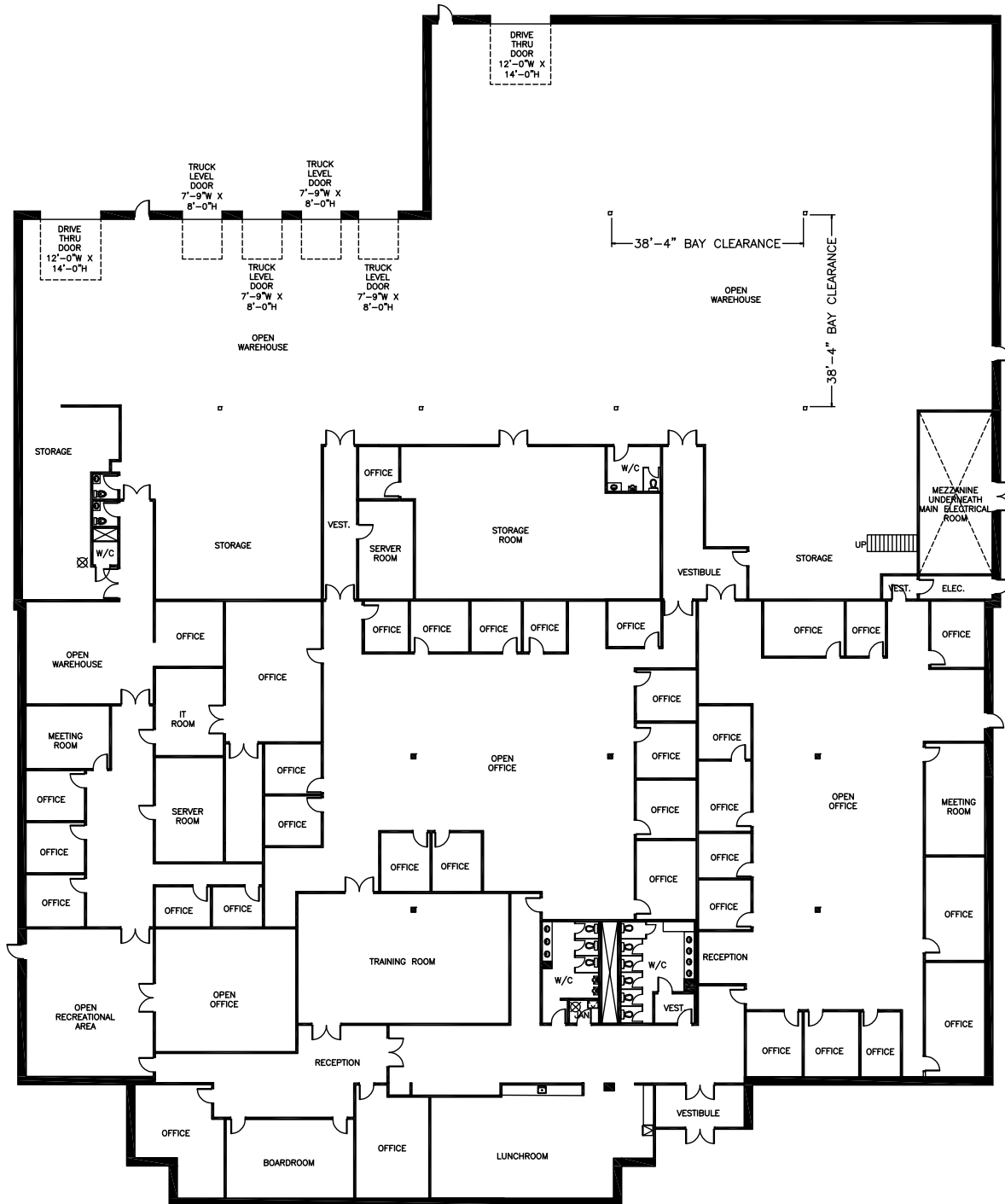
\*Sales Representative

## Property Highlights

- Extremely clean and well maintained Freestand with excellent curb appeal
- Well-appointed office area (privates, boardrooms, open area, lab space)
- High parking ratio (approximately 110 stalls)
- Four installed electric car chargers
- Heavy power
- Outside storage permitted
- Dock doors with electric levelers
- Concrete dolly pad in shipping apron
- ESA Phase I and BCA completed May 2024
- Bonus 500 SF mezzanine not included in building area

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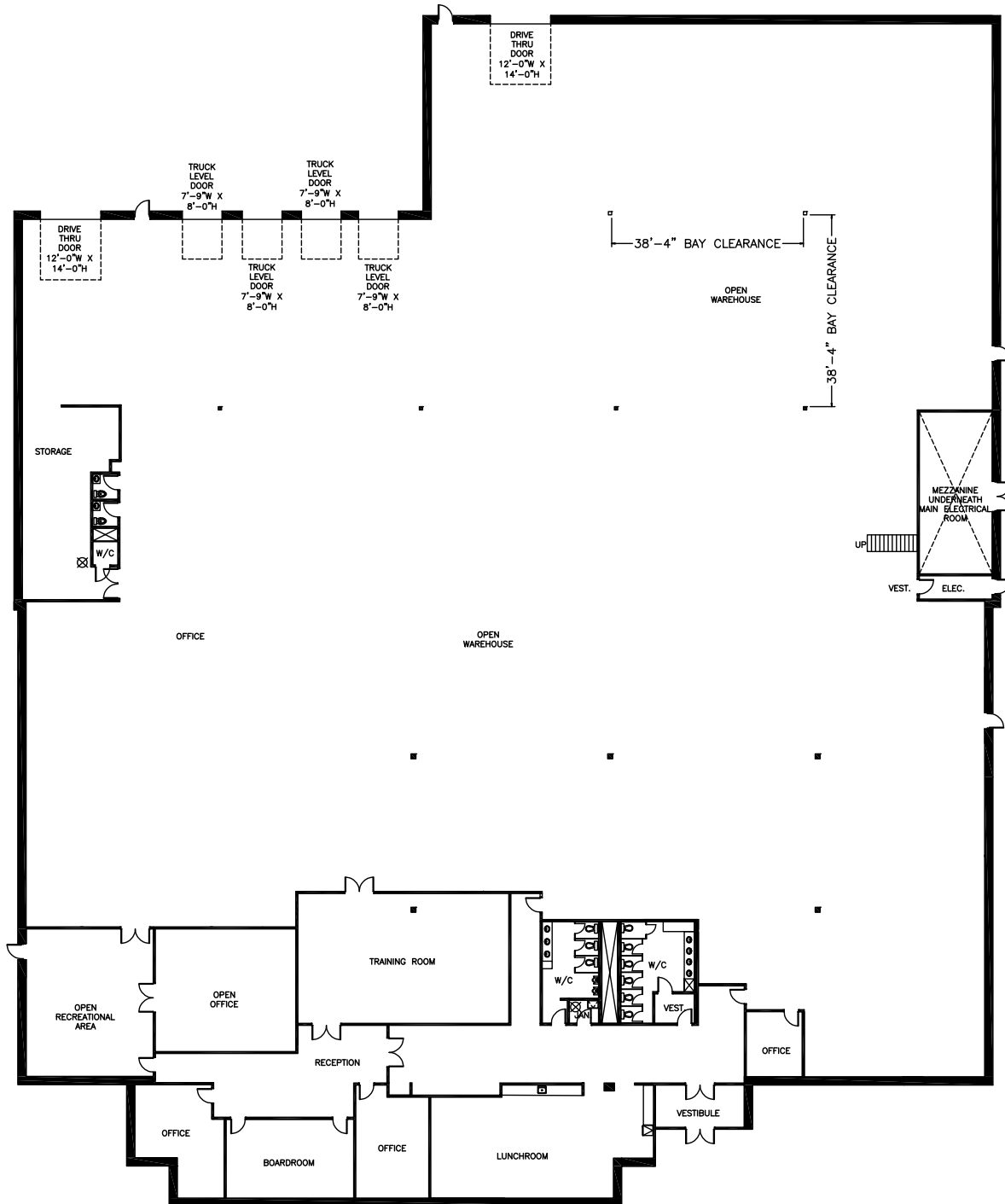
## Floor Plan - As-Is



# 46 Hedgedale Road



## Floor Plan - Proposed (Optional)



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## Zoning - M3.677

### Industrial

1. the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
2. industrial uses involving the storage of goods and materials in the open;
3. a printing establishment;
4. a warehouse;
5. a parking lot;
6. Non-hazardous Solid Waste Processing Use, Nonhazardous 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, provided such uses are located a minimum of 300 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
7. Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, provided such uses are located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
8. Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
9. Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.

### Non-Industrial

1. a radio or television broadcasting and transmission establishment;
2. a recreational facility or structure;
3. a community club;
4. an animal hospital;
5. a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law.

### Accessory

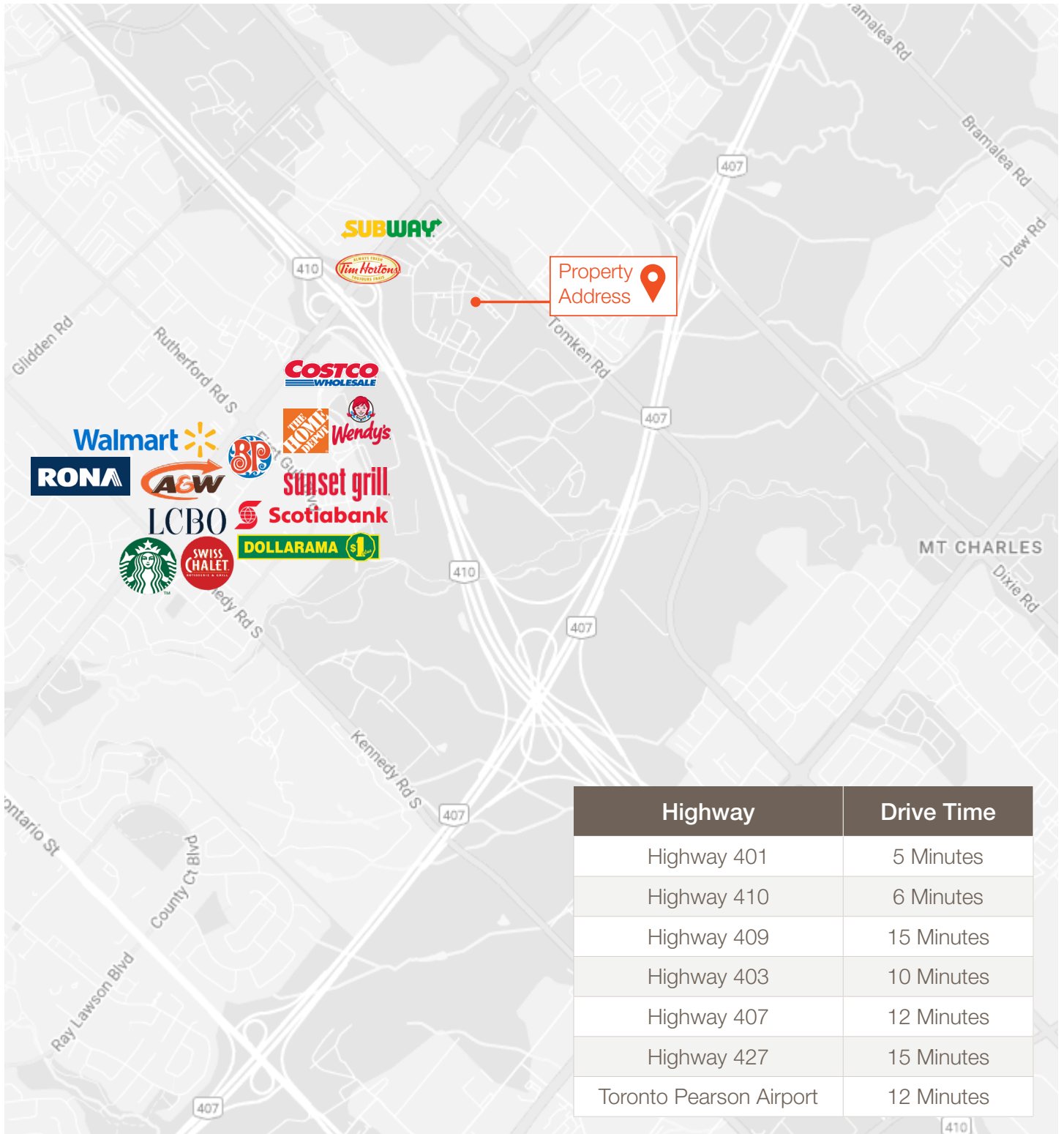
1. an associated educational use;
2. an associated office;
3. a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use;
4. purposes accessory to the other permitted purposes;
5. Thermal Degradation (Energy from Waste) Use provided that the source of waste input into the energy generation is a by-product of the primary use of the site and is not a Hazardous Waste.

### Outside Storage

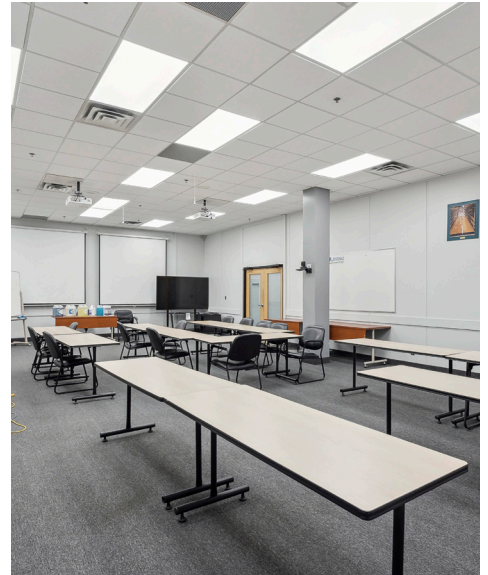
No storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence not less than 1.8 metres in height from a street, open space, and properties zoned in a Residential or Institutional category.

No storage shall exceed the top of the solid fence.

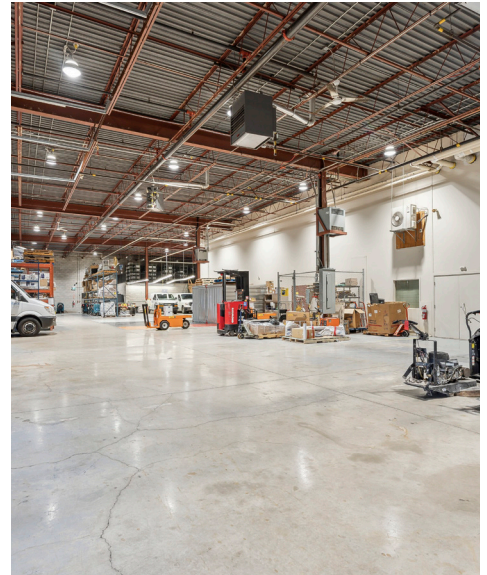
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