

INDUSTRIAL BUILDING FOR SALE

**79** | BRAMSTEELE  
ROAD

BRAMPTON ONTARIO



## » THE OPPORTUNITY

Jones Lang LaSalle has been retained to offer for sale a 100% freehold interest in 79 Bramsteele Road, Brampton, ON (the "Property"). This offering presents a rare opportunity for a user and/or investor to occupy a well maintained and located industrial facility of a highly sought after asset class with secure long-term income in place.

The Property features a 106,760 square foot industrial building on a 7.997 acre lot which allows for both future expansion and outside storage. Located in the heart of Brampton and with easy access to all 400 series transcontinental highways accessing 158 million consumers.



## PROPERTY DETAILS

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**INTERSECTION:** Highway 410 & Steeles Ave E

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**BUILDING SIZE:** 106,760 Sq. Ft.

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**LOT SIZE:** 7.997 Acres

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**CLEAR HEIGHT:** 17'7" to 19' (to underside of the joist)

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**SHIPPING:** 2 + 1 Truck Level  
2 Drive-in Doors

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**ZONING:** M2-2112  
(Outside storage permitted – with conditions)

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**ASKING PRICE:** Please Contact Listing Agents

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# PROJECT HIGHLIGHTS



## STABLE LONG-TERM INCOME

NOI of \$382,000.00 (TBC)



## WELL MAINTAINED FACILITY

New roof installed in 2019



## SIGNIFICANT IMPROVEMENTS

Recent exterior façade improvements & asphalted driveway



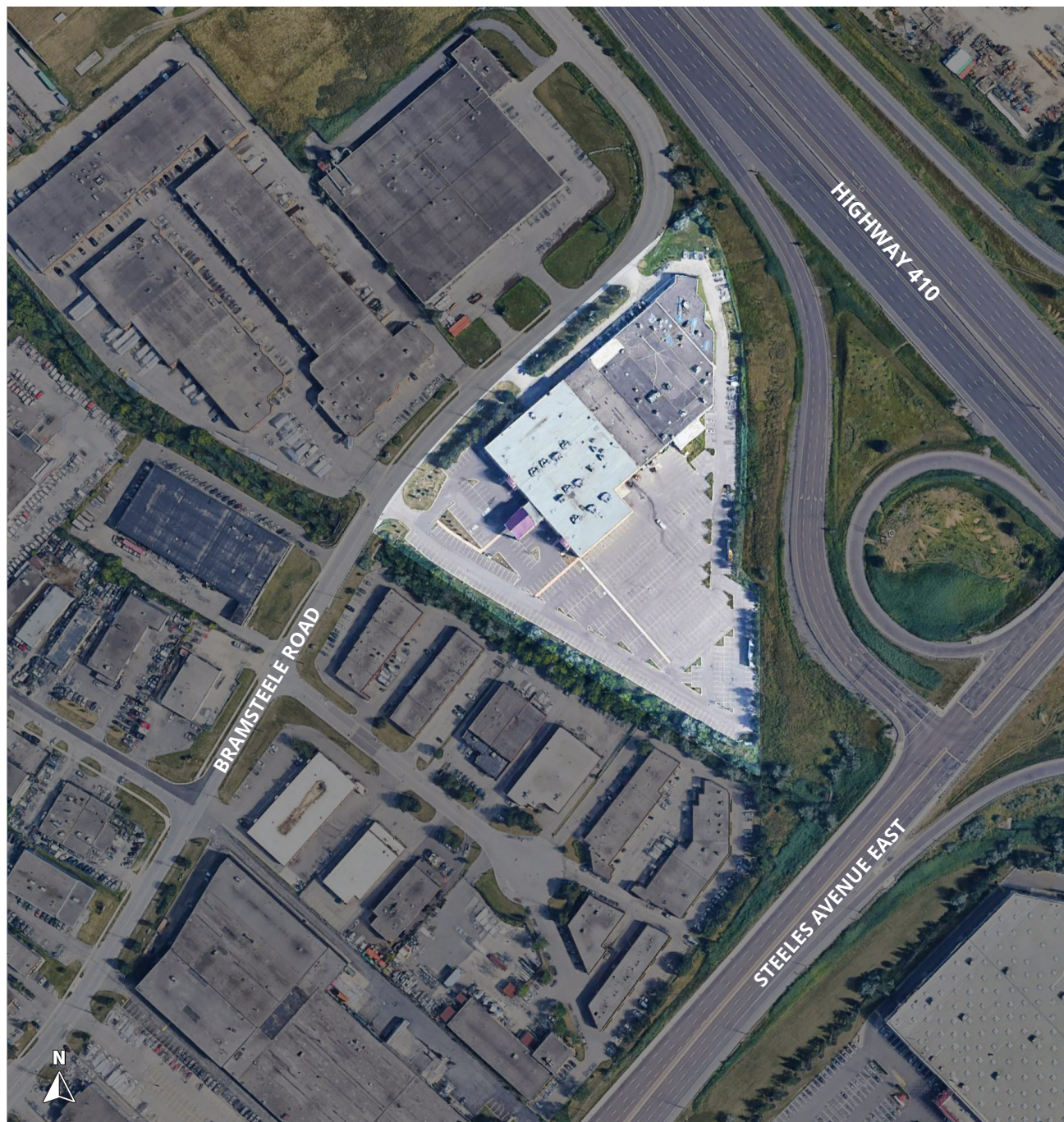
## EXCESS LAND

3 Acres rear yard



## EXCELLENT LOCATION

Great exposure to Hwy 410










# PROPERTY PHOTOS







# AREA AMENITIES

-  Retail
-  Fitness
-  Restaurant
-  Hotel
-  Health Centre

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