

# For lease

## 12 Strathearn Avenue, Brampton, ON

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12 Strathearn Avenue | Brampton

## Property details

<b>Main Intersection</b>	Steeles Ave E/Dixie Rd
<b>PIN</b>	140280052
<b>Total Lot Area</b>	0.64 Acres
<b>Total Building Area</b>	14,000 Sq. ft.
<b>Office Portion</b>	10% (estimated)
<b>Shipping Doors</b>	2 Drive In; 2 Truck Level
<b>Clear Height</b>	14'10"
<b>Zoning</b>	M1 – Industrial
<b>Power</b>	200 Amps; 600 Volts
<b>Year Built</b>	~1980
<b>Surface Parking</b>	~ 8 stalls

## Key highlights

- Well located in the City of Brampton's sought after Dixie & Steeles industrial node with proximity to Highways 410 & 407
- Zoning permits a variety of automotive uses which has a high demand within this node
- Newly completed asphalt
- 53 ft trailer access



**Asking rate**  
\$19.95 PSF Net

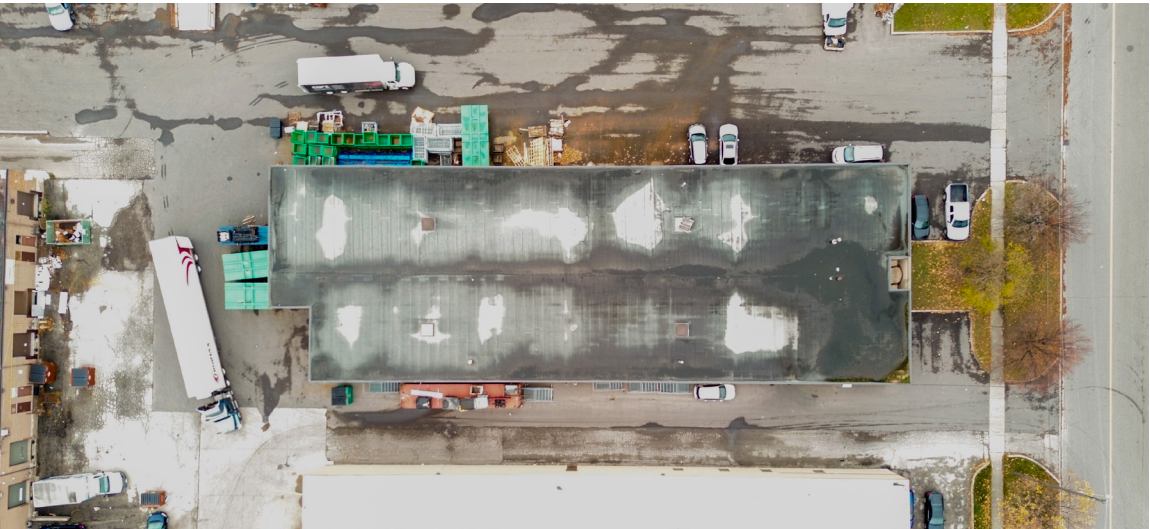


**T.M.I. (2024)**  
\$4.85 PSF

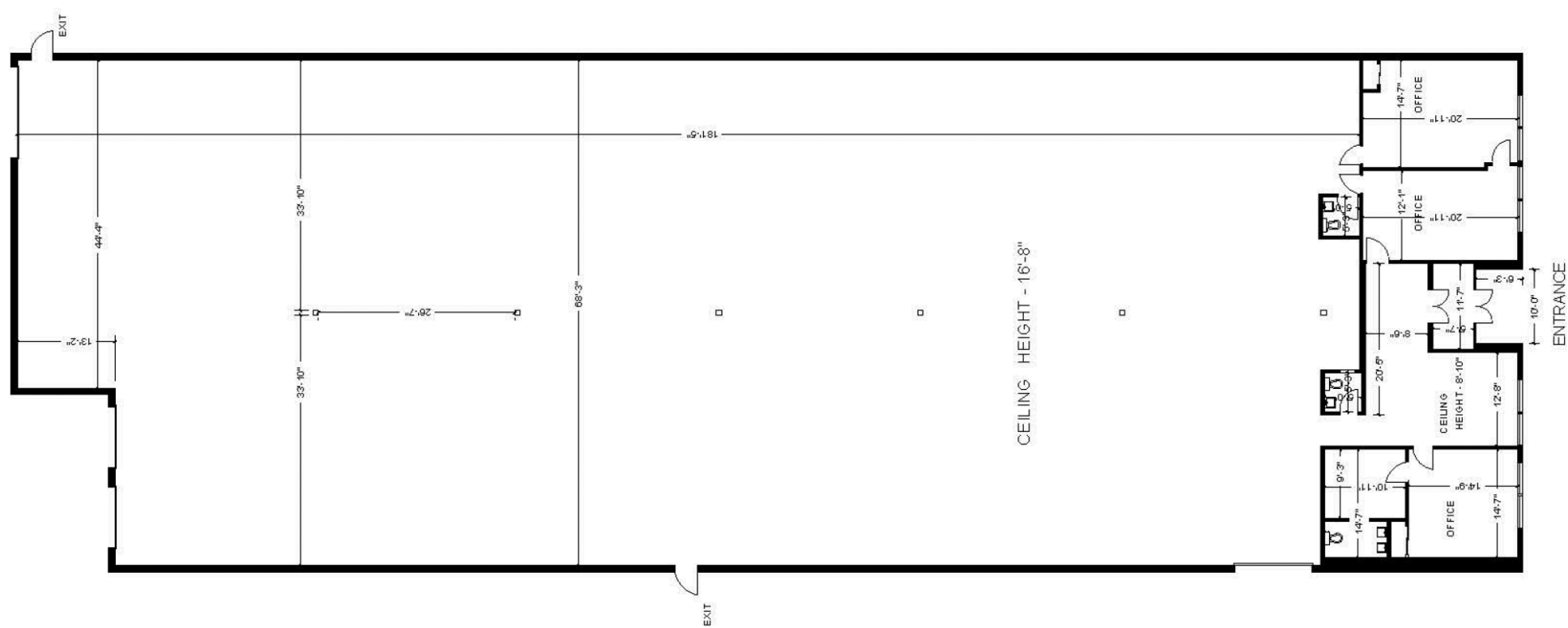


**Availability**  
January 1, 2025

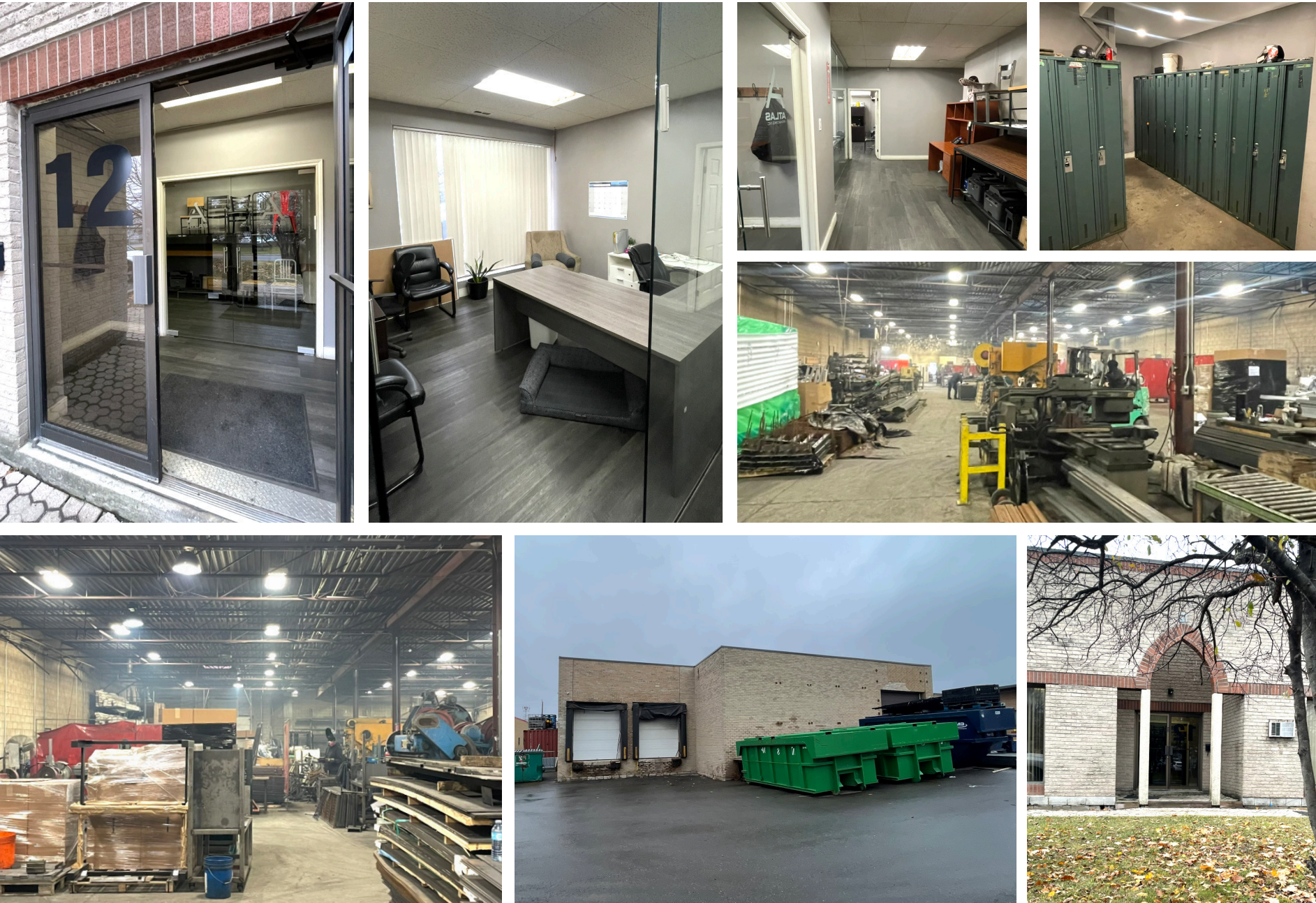




# Floor plan














## Proximity & drive times

<b>407</b>	<b>410</b>	<b>401</b>				
Highway 407 via Dixie Rd interchange	Highway 410 via Steeles Ave E interchange	Highway 401 & Highway 403	Pearson Airport	Toronto Downtown	Brampton Intermodal	Vaughan Intermodal
<b>2 mins // 1.0 km</b>	<b>4 mins // 2.4 km</b>	<b>6 mins // 7.8 km</b>	<b>14 mins // 17.9 km</b>	<b>29 mins // 38.8 km</b>	<b>8 mins // 5.8 km</b>	<b>19 mins // 16.1 km</b>

*\*Estimated drive times during non-traffic hours, also may include tolls*

## Location overview

12 Strathearn Avenue is strategically located in Brampton, one of the fastest-growing and most diverse cities in the Greater Toronto Area. The property benefits from excellent connectivity, with easy access to major highways including Highway 410 and the 407 ETR, facilitating quick travel throughout the region.

Situated in this thriving economic hub, the property capitalizes on Brampton's robust manufacturing, retail, automotive, and logistics sectors. The city is home to several major corporate headquarters and offers a diverse, skilled labour force.

The location provides convenient access to Brampton's extensive public transit network, including Brampton Transit and GO Transit services. These connections link residents and businesses to Toronto and other parts of the GTA, making 12 Strathearn Avenue an attractive option for both commuters and businesses alike.



Total  
population

**656,480**  
(2021 Census)



Average household  
income

**\$98,000**  
(2020)



Total labour  
force

**355,755**



University at Bachelor  
level or above

**30.31%**



Employment  
rate

**57.9%**



Drives car  
to work

**77%**

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