



CUSHMAN &  
WAKEFIELD

80

DEVON  
ROAD  
BRAMPTON, ON  
UNIT 3



FOR SALE  
INDUSTRIAL  
WAREHOUSE





# 80 DEVON ROAD

BRAMPTON, ON  
UNIT 3

## DETAILS

|              |   |
|--------------|---|
| Unit Size    | 8,972 SF                                    |
| Warehouse    | 2,360 SF                                    |
| Office       | 6,612 SF                                    |
| Sale Price   | \$3,995,000.00                              |
| Taxes        | \$14,511.88 (2023)<br>Condo Fees Applicable |
| Clear Height | 20'   |
| Shipping     | 1 Drive-In Door                             |
| Availability | Immediate                                   |
| Zoning       | M4  |

\* Build-out components are approximate and comprised of second floor/mezzanine office space. See Floorplans for Reference.

## HIGHLIGHTS

- ▶ Sought after Industrial End Unit
  - ▶ Free Surface Parking
  - ▶ Great Access to Amenities & Public Transit
  - ▶ Close Proximity to Hwy 407 & CN Rail
- Brampton Yard





# AERIAL MAP

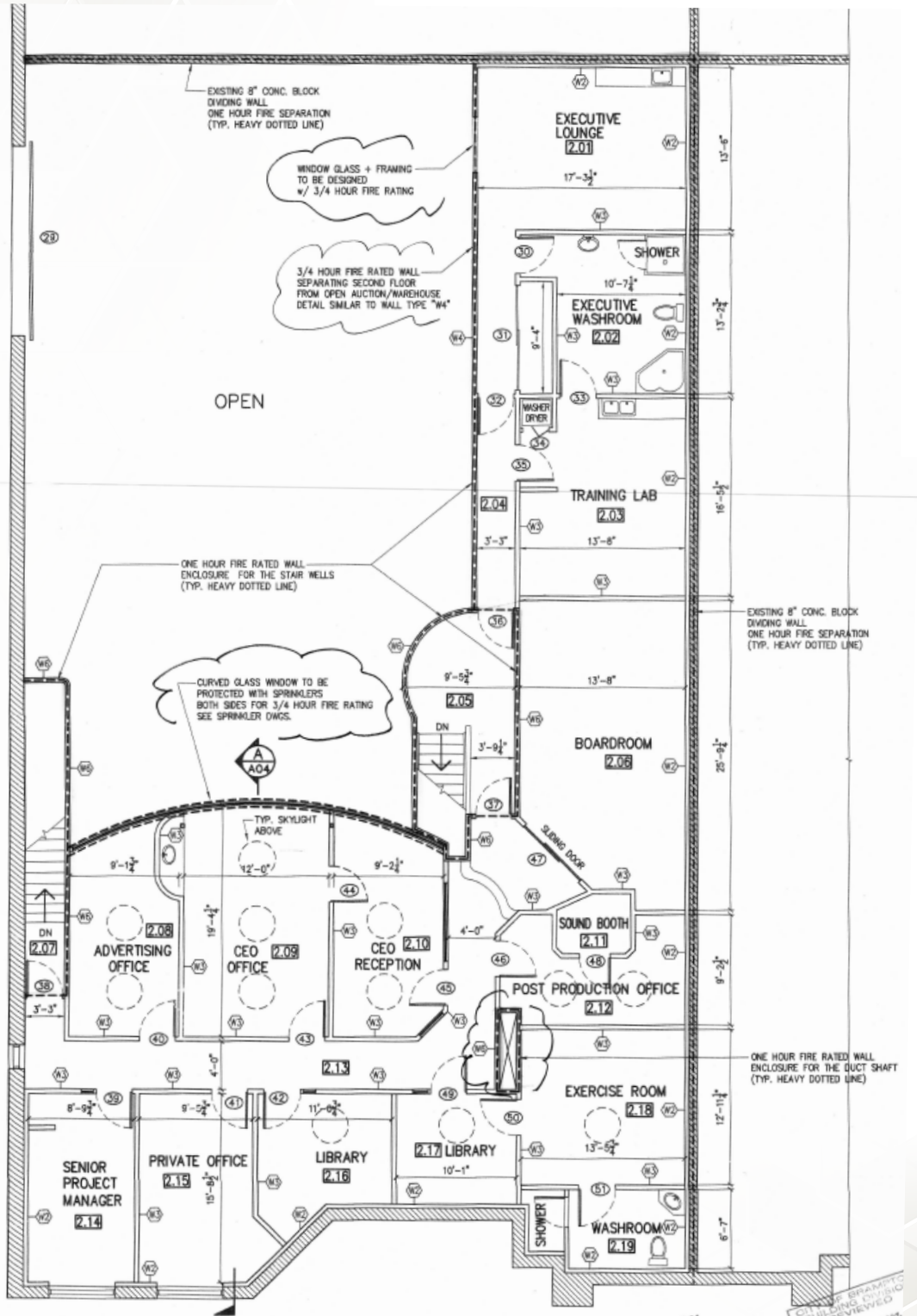






# FLOOR PLAN

## SECOND FLOOR



# 80 DEVON ROAD

BRAMPTON, ON  
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For more information, please contact:

**JOSH BAIRD\***

Associate

Sales Representative | Industrial Services

Mobile: +1 289 264 1396

Direct: +1 905 501 6419

Office: +1 905 568 9500

[josh.baird@cushwake.com](mailto:josh.baird@cushwake.com)

**JOHN M. FILICE, PH.D.\*\***

Senior Vice President | Broker | Advisory & Brokerage Services

Industrial Sales & Leasing - Land - Investment

Direct: +1 905 501 6433

Mobile: +1 416 821 3010

Fax: +1 905 568 9444

[john.filice@cushwake.com](mailto:john.filice@cushwake.com)

**Cushman & Wakefield ULC, Brokerage**

1 Prologis Boulevard, Suite 300

Mississauga, Ontario L5W 0G2

Tel: +1 905 568 9500

[cushmanwakefield.com](http://cushmanwakefield.com)

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