

FOR LEASE  
**+/- 9,717 SF AVAILABLE**



**6 CARSON COURT**  
**BRAMPTON | ONTARIO**

*INDUSTRIAL WAREHOUSE WITH EXCESS LAND  
OUTSIDE STORAGE PERMITTED*



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# PROPERTY HIGHLIGHTS

Unique warehousing opportunity situated close to Clark Blvd & Airport Road interchange.

Total Area: 9,717 sf

Office Area: 1,492 sf

Lot Size: 1.004 acres

Clear Height: 14'10"

Shipping: 1 TL, 1 DI

Power: 400 amps

Year Built: 1988

Lease Rate: \$25.95 psf

T.M.I. (2023): \$5.50 psf\*\*

Possession: Immediate

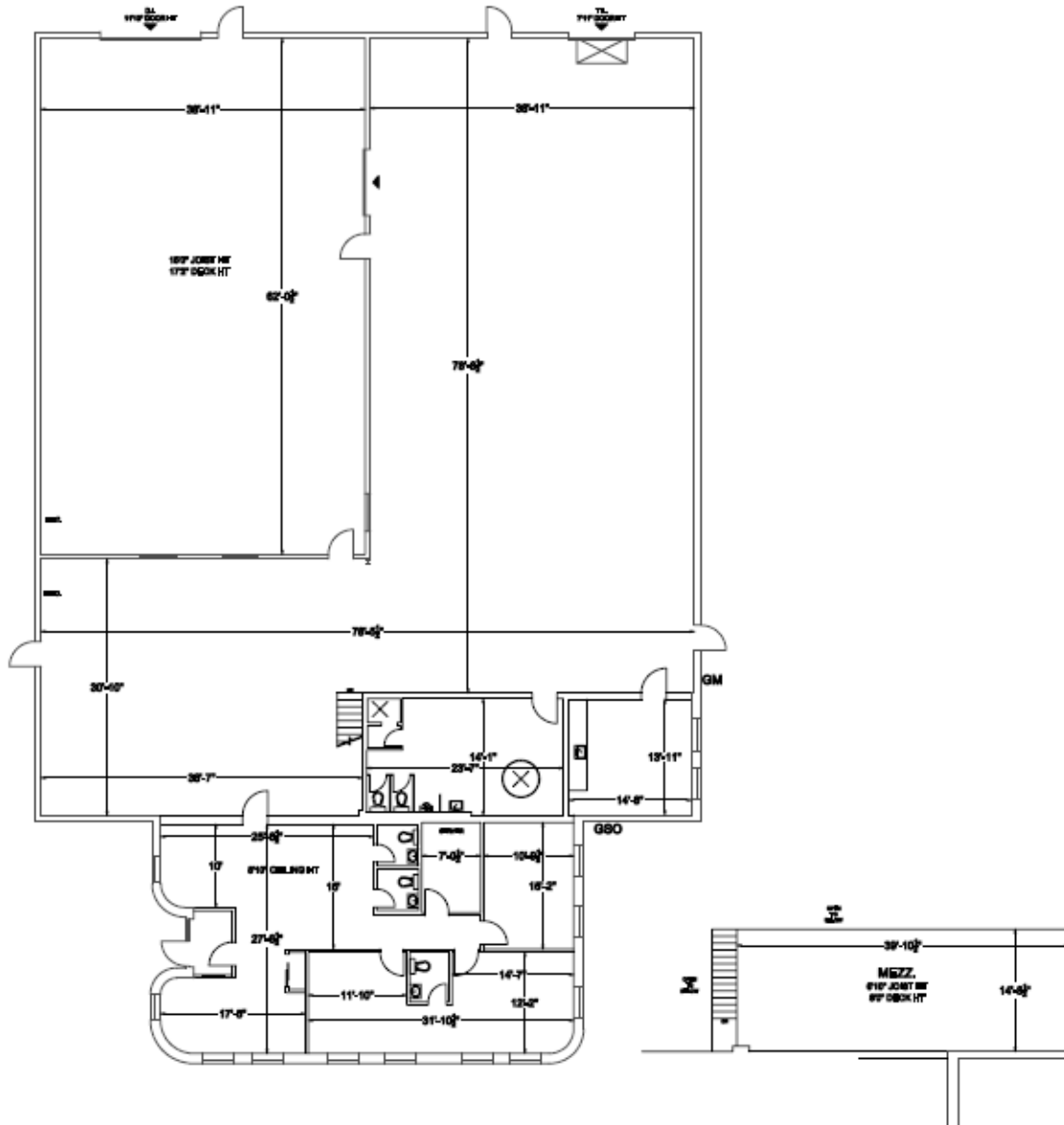
Zoning: M3A (outside storage permitted)

Comments:

- Fully paved, secured, and fenced yard
- Newer roof & asphalt
- Public transit within walking distance
- Excellent 400 series hwy access
- Prestigious Bramalea Business Park location

\*\*TMI is still under assessment





# FLOOR PLAN



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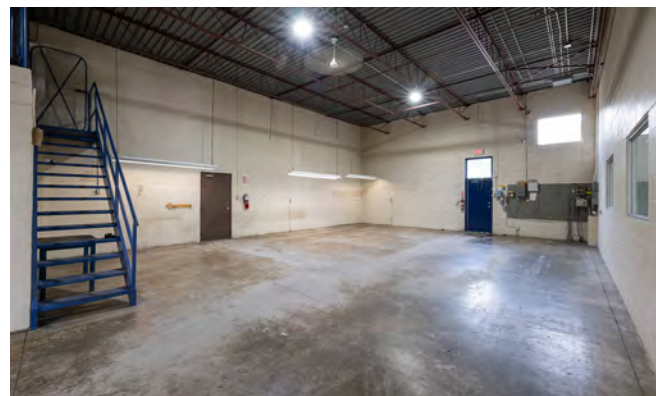
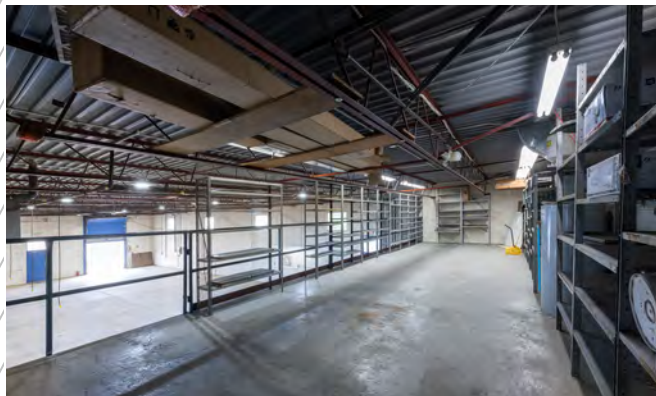
# EXTERIOR PHOTOGRAPHS





**RECENTLY POWERWASHED!**

# INTERIOR PHOTOGRAPHS







● Amenities

● Corporate Tenants

**BUS ROUTE**

— Brampton Transit  
5 - Bovaird East

— Brampton Transit  
14 - Torbram South

— Brampton Transit  
20 - East Industrial Eastbound

— Brampton Transit  
30 - Airport Rd North

**3 MIN | 1.9KM**  
TO HWY 407

**8 MIN | 9KM**  
TO HWY 410

**11 MIN | 14.4KM**  
TO HWY 401

**16 MIN | 21.1KM**  
TO HWY 427

**11 MIN | 13.9KM**  
TO HWY 403

**3 MIN | 1.4KM**  
TO CN BRAMPTON YARD

**17 MIN | 8.4KM**  
TO PEARSON INTERNATIONAL

### **INDUSTRIAL**

- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials
- Industrial uses involving the storage of goods and materials in the open
- A printing establishment
- A warehouse
- A parking lot
- Non-hazardous Solid Waste Processing Use, Non-hazardous 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
- Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste
- Thermal Degradation (Non-Energy Producing) and Thermal Degradation (Energy from Waste)
- Thermal Degradation (Hazardous Waste) for a Medical Veterinary or Pathological Waste

### **NON-INDUSTRIAL**

- A radio or television broadcasting and transmission establishment
- A recreational facility or structure
- A community club
- An animal hospital
- A place of worship only when located in a Business Corridor Area

### **ACCESSORY**

- An associated educational use
- An associated office
- A retail outlet operated in connection with a particular purpose
- Purposes accessory to the other permitted purposes
- Thermal Degradation (Energy from Waste)

For more information on zoning, visit [www.brampton.ca](http://www.brampton.ca)



ZONING  
**M3A**





# CONTACT INFORMATION

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