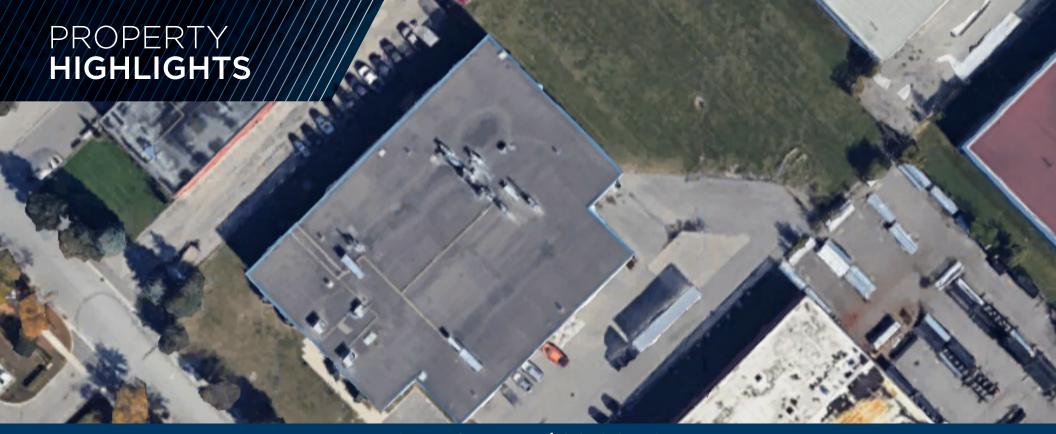


HIGH QUALITY PRECAST BUILDING WITH ± 0.80 ACRES OF EXTRA LAND





ASKING RATE \$20.00 PSF

SHORT TERM DEALS WILL BE CONSIDERED

34,928 SF

TOTAL BUILDING SIZE

22'

CLEAR HEIGHT

1000 AMPS, 600 VOLTS

POWER

3,550 SF

OFFICE SIZE

2 TRUCK LEVEL, 1 DRIVE IN

SHIPPING

M3A (OUTSIDE STORAGE)

ZONING

± 2.34 ACRES

TOTAL SITE SIZE

APPROX. 34%

COVERAGE RATIO

NEAR HWY 407 & 410

ACCESSIBILITY

55 NUGGETT COURT, BRAMPTON ON

PROPERTY **AERIAL**



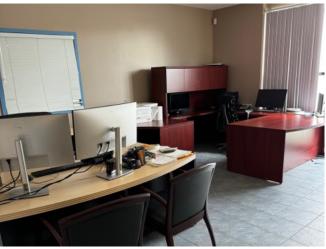
PROPERTY PHOTOGRAPHY













PROPERTY ZONING



M3A - INDUSTRIAL ZONING

PERMITTED USES

- 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
- Uses involving the storage of goods and materials
- Printing establishment
- Warehouse
- 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 harzardous waste chemicals or manufacturing intermediaries or medical
- Thermal degradation use

- · Radio or television broadcasting
- Recreational facility or structure
- · Community club
- Animal hospital
- Place of worship
- Associated educational use
- Associated office
- · Retail outlet

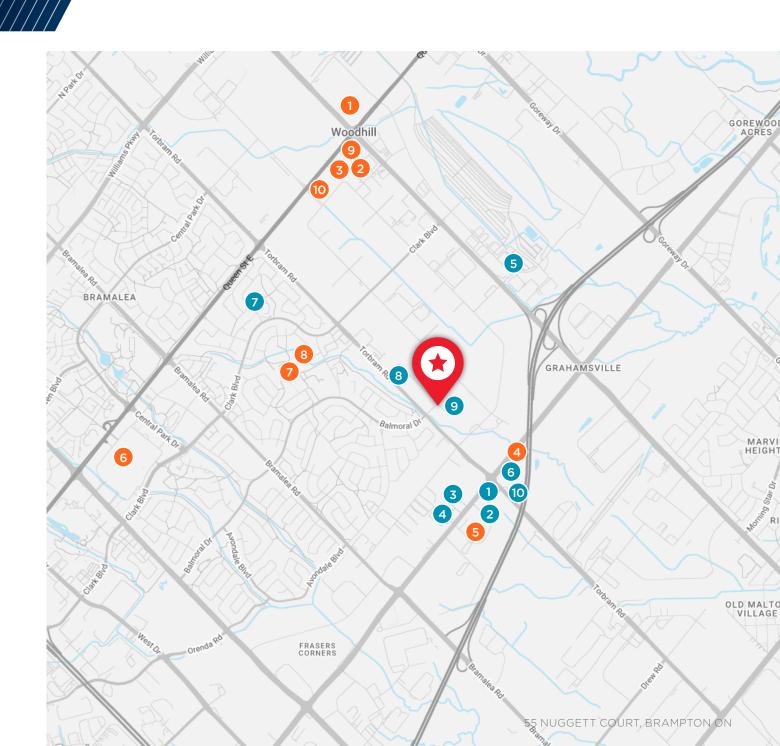
AMENITIES MAP

FOOD & BEVERAGES

- 1 McDonalds
- 2 Tandoori Style
- 3 Kwality Sweets
- 4 Subway
- 5 Tim Hortons
- 6 Lena's Roti
- 7 Sams Hoagies
- 8 Royal Paan
- 9 Firki Indian
- 10 Momos N Wok

RETAIL STORES

- 1 Giant Tiger
- 2 Winners
- 3 Walmart
- 4 Bombay Boutique
- 5 CK Liquidation
- 6 Bramalea City Centre
- 7 Southgate Shopping Centre
- 8 Dollar Discount
- 9 Staples
- 10 Marks







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