

FOR LEASE

55 NUGGETT COURT

BRAMPTON, ON



**HIGH QUALITY PRECAST BUILDING
WITH ± 0.80 ACRES OF EXTRA LAND**



PROPERTY HIGHLIGHTS



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

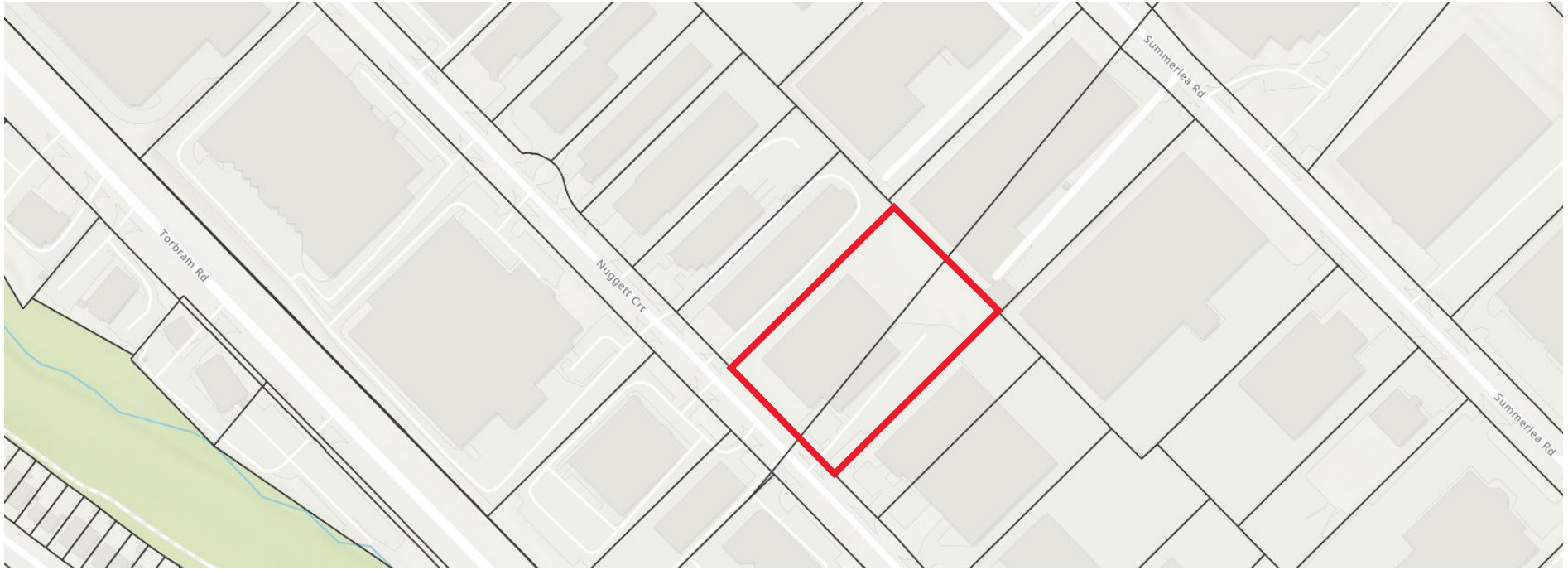
PROPERTY AERIAL



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 hazardous 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

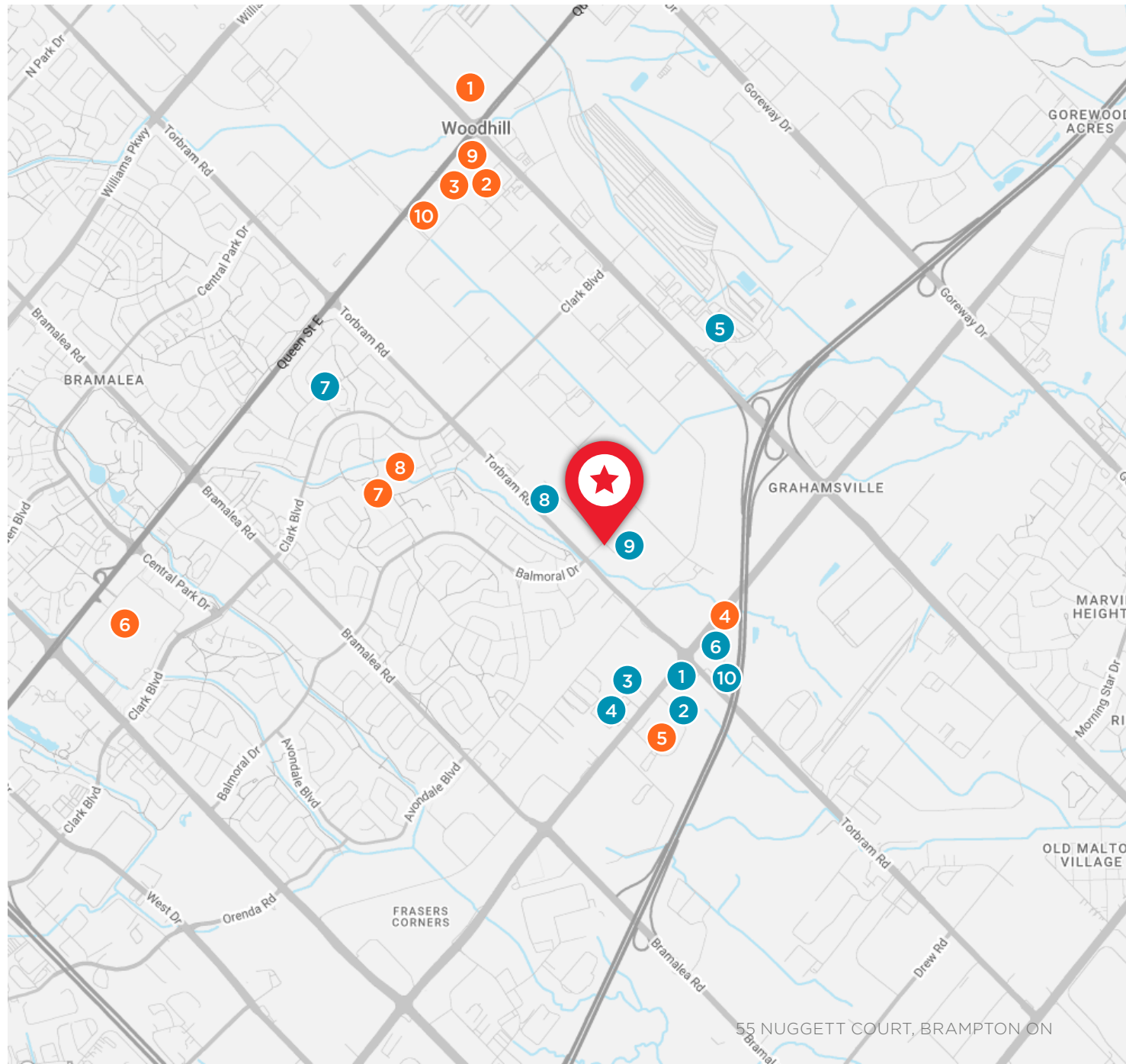
AMENITIES MAP

FOOD & BEVERAGES

- 1 McDonalds
- 2 Tandoori Style
- 3 Kwaliti 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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