

# EXCELLENT WAREHOUSING OPPORTUNITY WITH STORAGE YARD

# FOR LEASE

## 34 Hansen Road South, Brampton

FOR MORE  
INFORMATION  
PLEASE CONTACT:

**BILL BATES**  
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Broker of Record /  
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RENTAL RATE: \$3.95 Sq. Ft. Net  
TMI: \$2.05 (2010)

TOTAL AREA: 64,232 Sq. Ft.  
OFFICE AREA: 2,000 Sq. Ft.  
INDUSTRIAL AREA: 62,232 Sq. Ft.  
ZONING: M2  
SHIPPING: 5 T/L ; 1 D/I  
CLEAR HEIGHT: 22'  
SPRINKLERS: YES  
HEATING: Radiant (NEW)

### PROPERTY FEATURES:

- Immaculate warehousing opportunity - new radiant heating / warehouse lighting
- Just under one acre (approx.) of fully paved, fenced, lit & secured outside storage \*\*\*2.5 acres of additional outside storage land also available\*\*\*
- 4 dock levellers
- Flexible short and long term deals are welcome
- Warehouse washrooms and dispatch office included
- Oversized drive-in door



Binswanger Hectare, Brokerage  
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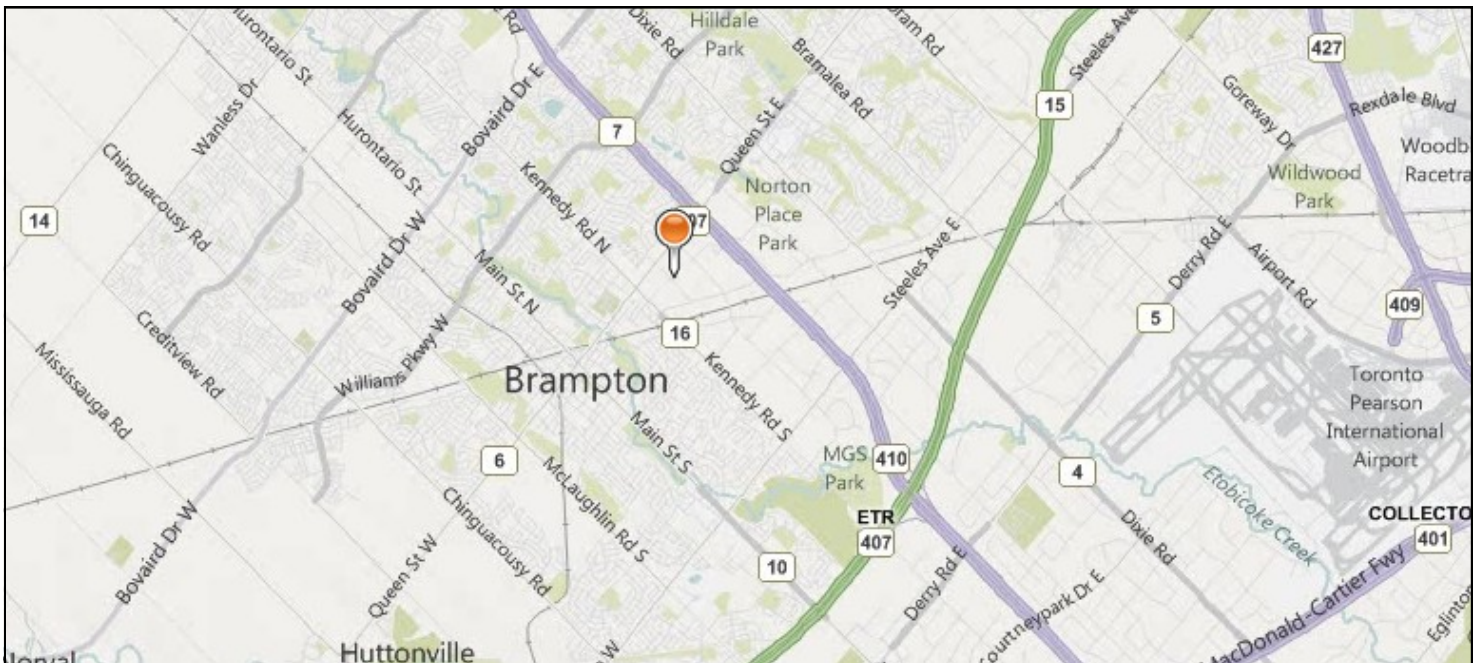
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## GEOGRAPHIC LOCATION



## LOCATION MAP



# 34 Hansen Road South, Brampton

**OFFICE EXTERIOR**

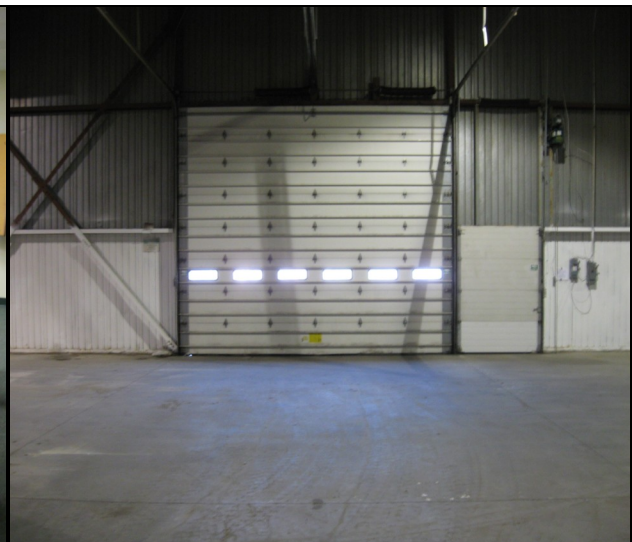


**GATED OUTSIDE STORAGE**



**NEWLY RENOVATED OFFICES**

**OVERSIZED DRIVE-IN DOOR**



**CLEAN / BRIGHT SPACE**

**EXCELLENT SHIPPING**



# 34 Hansen Road South, Brampton

ADDITIONAL 2.5 ACRES OF ADDITIONAL OUTSIDE  
STORAGE AVAILABLE

27 Hansen Road South, Brampton

\*\*\*Directly across from 34 Hansen Road South\*\*\*



- Fully fenced, gated, lit and secured outside storage yard available
- 2.5 acres in total - ideal for truck / trailer / equipment storage
- 27 Hansen Road South currently listed with Colliers International - speak to listing agent for further details