

FREESTANDING BUILDING WITH EXTRA LAND & CN RAILING

FOR SALE

42 Stafford Drive, Brampton

FOR MORE
INFORMATION
PLEASE CONTACT:

ROBERT GALLAGHER
Sales Representative
905-624-4456 Ext. 215
rgallagher@binswangerhectare.com



Location:	42 Stafford Drive, Brampton, ON
Total Size:	20,440 sq. ft. on 2.05 acres
Warehouse:	+/- 11,000 sq. ft.
Office:	+/- 4,200 sq. ft. (2,000 sq. ft. shop offices)
2nd Floor Mezzanine	+/- 4,100 sq. ft.
Washbay:	+/- 1,140 sq. ft.
Lot Size:	2.05 Acres
Zoning:	M2 (allows outside storage & automotive uses)
Shipping:	2 drive-in doors (1—16 x 14) 1 truck level door
Rail:	Active rail siding
Heating:	Combination radiant and forced air
Power:	200 amps, 600 volts
Clear Height:	16' 6"
Sprinklers:	Yes
Asking Price:	\$2,698,000.00
Taxes:	\$40,252.13 (2009)
Possession:	60 Days
Features:	* +/- 1 acre yard zoned M-2 * Washbay and oil interceptors * Air exchange systems * CN Rail siding * 2 Tenant building * Tenant can vacate or remain in half of building * Clear span (if single user building)



Binswanger Hectare, Brokerage
1279 Matheson Blvd. E.
Mississauga, ON L4W 1R1
Tel 905-624-4455
Fax 905-624-4458

REGIONAL • NATIONAL •
INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS:

Atlanta, GA • Charlotte, NC • Chicago, IL •
Dallas, TX • Denver, CO • Detroit, MI • King of
Prussia, PA • Los Angeles, CA • Melville, NY •
Meriden, CT • Miami, FL • Minneapolis, MN •
Montreal, Quebec • Morristown, NJ • Nashville,
TN • Natick, MA • New York, NY • North
Haledon, NJ • Owings Mills, MD • Oxford, MS •
Philadelphia, PA • Phoenix, AZ • Tampa, FL •
Toledo, OH • Toronto, Ontario • Valencia, CA •
Vienna, VA

Bankok • Bogota • Buenos Aires • Caracas •
Copenhagen • Haarlem • Hamburg • Lima •
London • Manila • Mexico City • Mumbai •
Paris • San Juan • Santiago • Sao Paulo • Seoul •
Shanghai • Singapore • Tel Aviv • Tokyo •
Warsaw

Over 150 Offices Worldwide www.binswanger.com

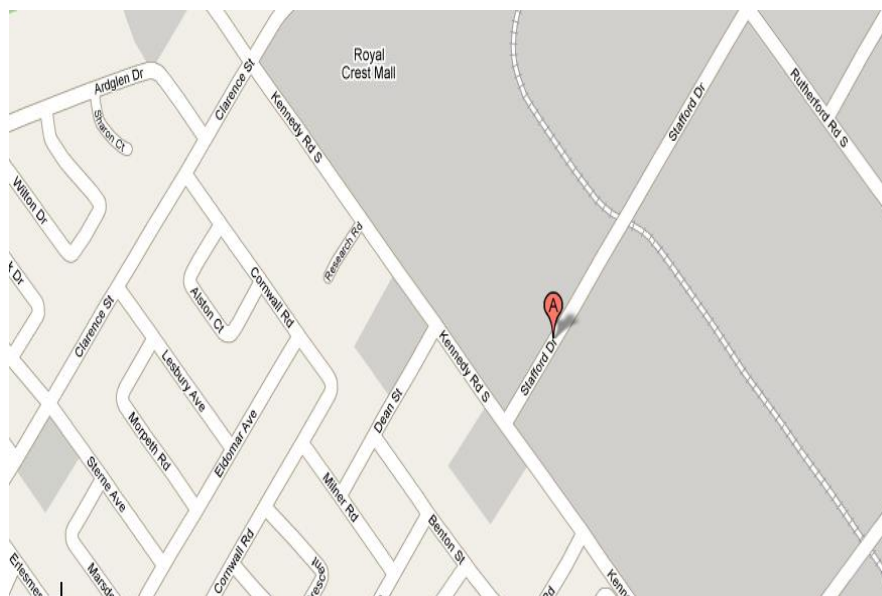
The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and no liability may be imposed. This submission is made subject to prior sale, in price or terms, or withdrawal without notice. Other advisors should be consulted if desired, on matters related to this presentation.

42 Stafford Drive, Brampton

AERIAL



LOCATION MAP



42 Stafford Drive, Brampton

“Reception”



“Boardroom”



“Rear Yard”



42 Stafford Drive, Brampton

“Rear Yard”



“First Shop Area”



“Second Shop Area”

