

# FREESTANDING BUILDING WITH EXTRA LAND AND CN RAILING

## 42 STAFFORD DRIVE, BRAMPTON, ON

**ROBERT GALLAGHER**  
Sales Representative  
905-624-4455 Ext. 215  
rgallagher@hectare.com



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

**Hectare** **GMAC**  
**Real Estate**

BRACKETAGE: Independently owned and operated

**Commercial Division**

1279 Matheson Blvd. E  
Mississauga, ON L4W 1R1  
Phone: 905-624-4455  
Fax: 905-624-4458  
Web: www.hectare.com

**"EXCEEDING OUR CLIENTS' EXPECTATIONS SINCE 1978"**

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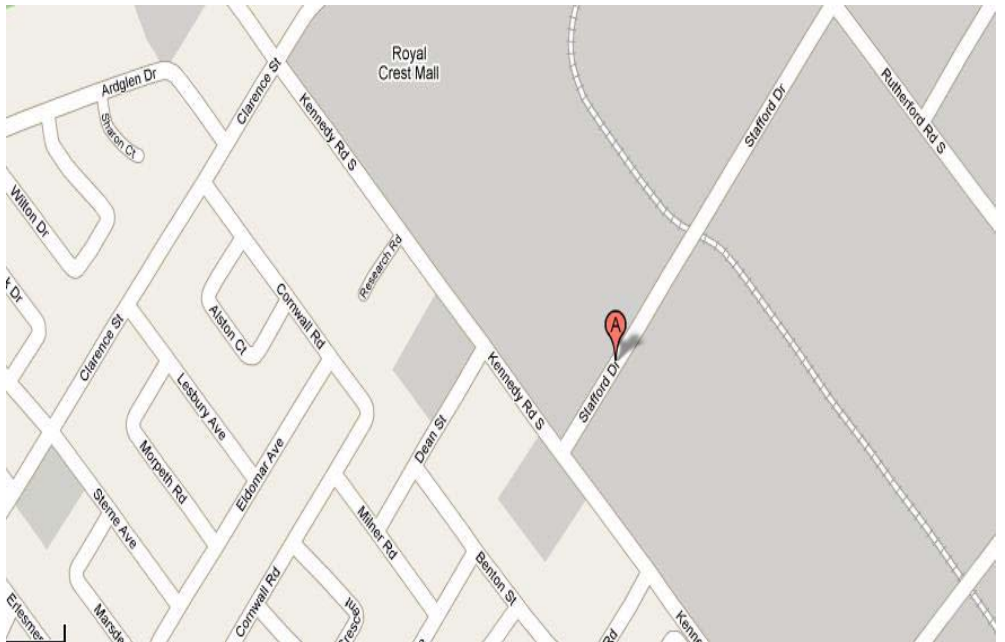
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## AERIAL



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## LOCATION MAP



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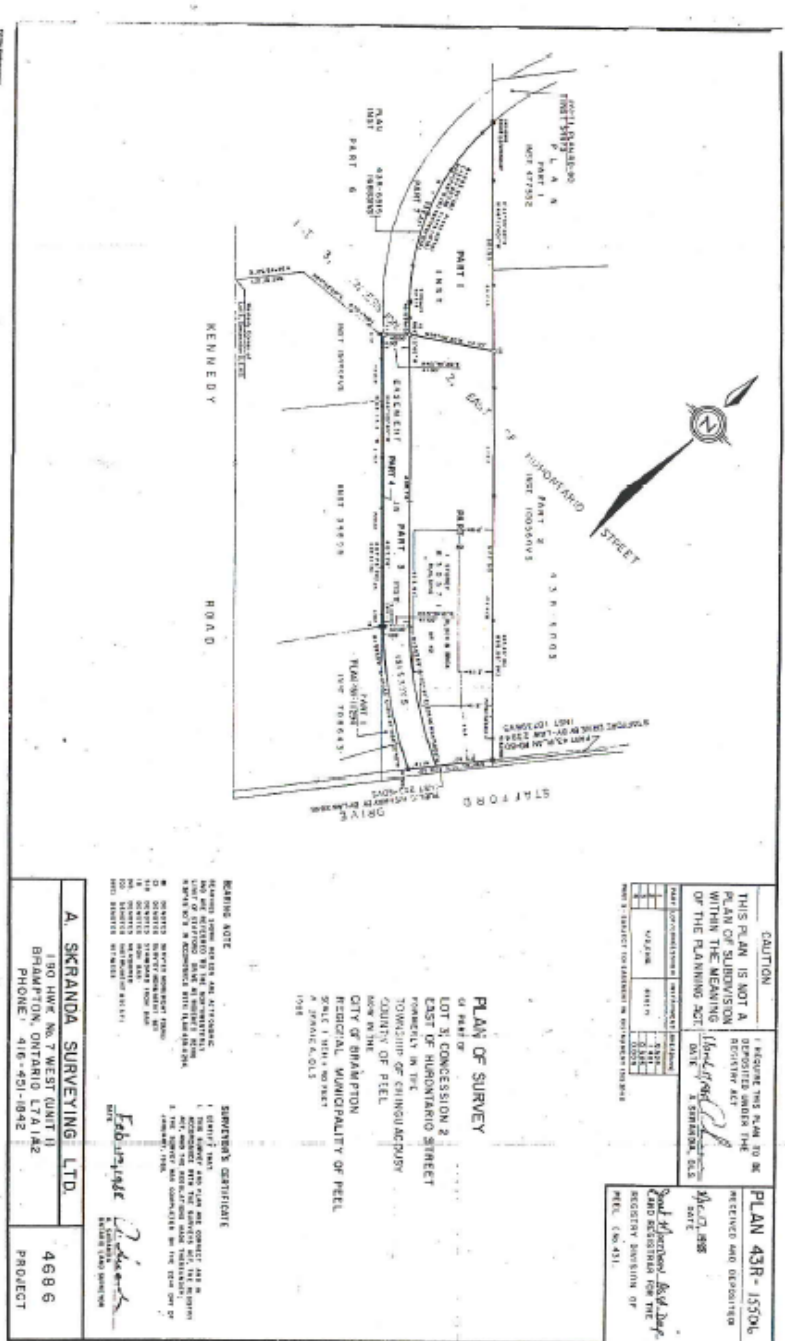
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## SURVEY

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“Reception”



“Boardroom”



“Rear Yard”



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# 42 STAFFORD DRIVE, BRAMPTON, ON

“Rear Yard”



“First Shop Area”



“Second Shop Area”



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