

145 Orenda Road, Brampton FOR SALE



PROPERTY DETAILS

Warehouse	32,025 sq. ft.
Office	4,125 sq. ft.
Total Size	36,150 Sq. Ft
Total Lot Size	1.7 Acres
Price:	\$11,845,000.00
Taxes (2023)	\$64,613.16
Clear Height	16 Feet
Shipping	3 truck-level doors, 1 oversize drive-in door
Bay size	25' 6" X 32' 6"
Zoning	M2-Industrial - allows manufacturing / warehousing etc. with outside storage.
Vipond Sprinklers	Throughout building - NFPA 13 (0.30 US GMP pst over 2500 sf, with hose stream allowance of 500 GPM)
Power	800 amps, 600 volts, 3 phase; 750 KVA Pad Mount Transformer
Roof	New 2017 - ISO insulated to entire roof areas. 50 mill pre vented system mechanically fastened
Comments	Net Lease to AAA Tenant until November 30, 2027. Modern offices with roof mounted HVAC units Great shipping apron and parking Easy access to Public transit, with bus service on Rutherford / Orenda Road

**Phase I & II Environmental
Reports Available**



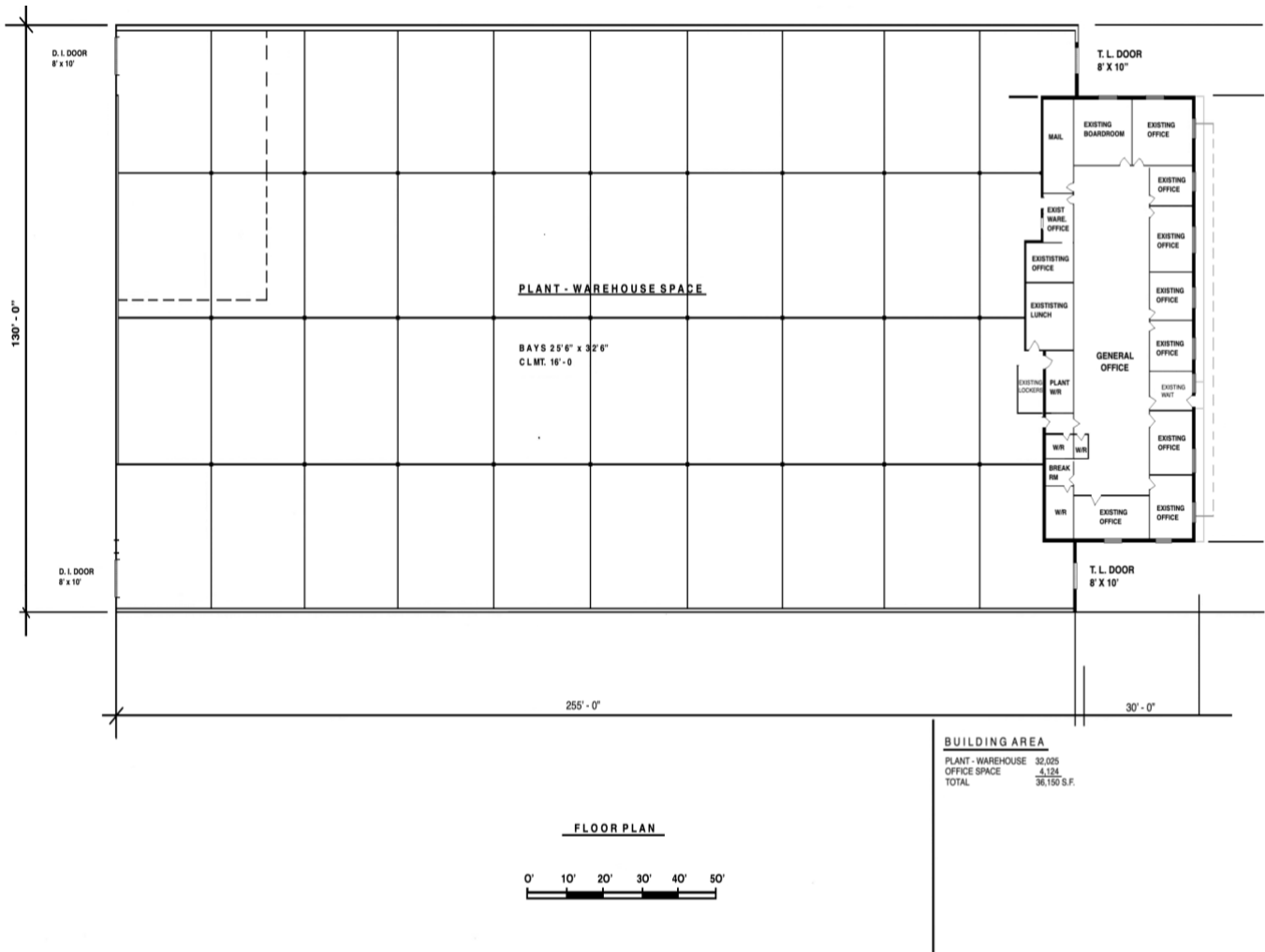
PROPERTY INCOME INFORMATION

36,150 SF

Lease Expiry: November 30, 2027

PERIOD	NET PER SQ. FT.	NET PER ANNUM	NET PER MONTH	+ ANNUAL 3% MANAGEMENT FEE
12/1/2022 - 11/30/2027	\$8.42	\$304,560.12	\$25,380.01	\$9,136.80

FLOOR PLAN



SITE PLAN



SURVEY



PROPERTY PHOTOS



PERMITTED USES

(A) INDUSTRIAL

1. The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop
2. Non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit
3. A printing establishment
4. A warehouse
5. A parking lot
6. A freight classification yard
7. 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, provided such uses are located a minimum of 300 metres from all Residential Zones, Open Space Zone – OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
8. Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, provided such uses are located a minimum of 1,000 metres from all Residential Zones, Open Space Zone – OS, Institutional One Zone – I1 and Industrial Two Zone – I2.
9. Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone – OS, Institutional One Zone – I1 and Industrial Two Zone – I2.
10. Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone – OS, Institutional One Zone – I1 and Industrial Two Zone – I2.

(B) NON – INDUSTRIAL

1. A radio or television broadcasting and transmission establishment
2. A building supplies sales establishment
3. A recreational facility or structure
4. A community club
5. An animal hospital
6. A place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

(C) ACCESSORY

1. An associated educational use
2. An associated office
3. A retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
4. Purposes accessory to the other permitted purposes
5. Thermal Degradation (Energy from Waste) Use provided that the source of waste input into the energy generation is a by product of the primary use of the site and is not a Hazardous Waste.



REQUIREMENTS AND RESTRICTIONS

(a) Minimum Lot Width	30 Metres
(b) Minimum Front Yard Depth	9 Metres
(c) Minimum Interior Side Yard Width	4 Metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres
(d) Minimum Exterior Side Yard Width	6 Metres except that where it abuts a 0.3 metres reserve the minimum requirement is 15 metres
(e) Minimum Rear Yard Depth	7 Metres except that where it abuts (1) a rail line there is no requirement and (2) a 0.3 metre reserve or a Residential or Institutional Zone, the minimum requirement is 15 metres.
(f) Maximum Building Height	No restriction but maximum 2 storeys on a lot which abuts a residential zone
(g) Minimum Landscaped Open Space	<p>(i) Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone</p> <p>(ii) A minimum 6 metre wide strip shall be provided along any lot line abutting a Residential zone</p>
(h) Outside Storage	No storage shall be permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence from a street, open space, and properties zoned in a Residential or Institutional category.



FEATURES AND AMENITIES

* Signage

TRANSPORTATION



COMMUTER RAIL

Bramalea Go Station Commuter Rail (Kitchener Train)	5 min drive	1.6 mi.
Brampton Go Station Rail Commuter Rail (Kitchener Train)	9 min drive	3.1 mi.



AIRPORT

Toronto Pearson International Airport	19 min drive	7.7 mi.
Billy Bishop Toronto City Airport	39 min drive	23.7 mi.
Buttonville Municipal Airport	37 min drive	24.0 mi.

