

Here is where your  
business will *grow*.

*Reduced  
Price!!*



For Sublease: Industrial

# 18 Hedgedale Road, Brampton

Well-maintained 18,824 SF Freestanding Building in Prestigious  
Industrial Business Park

**Lennard:**

209-1 Yorkdale Road, Toronto  
905.752.2220

[lennard.com](http://lennard.com)

# 18 Hedgedale Road



18,824 SF Freestanding Building in Prestigious Industrial Business Park



Available Size  
**18,824 SF**

Office | Industrial  
**15% | 85%**



Availability  
**Immediately**

Sublease Expiry Date  
**July 31, 2029**



Listing Price  
**\$17.75 PSF**

Taxes (TMI)  
**\$5.42 PSF**



Clear Height  
**18'**



Shipping  
**2 Truck Level Doors**  
**1 Drive-In Level Door**



Power  
**600 Volts 400 Amps**

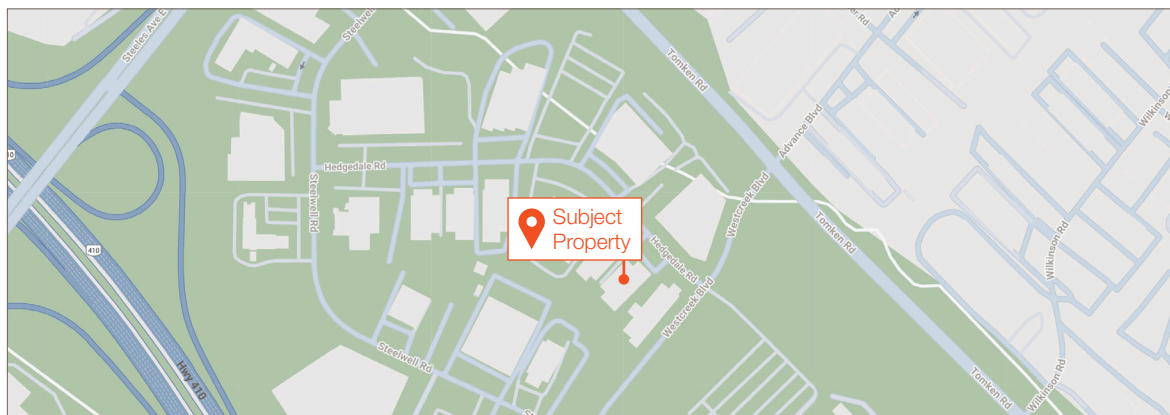


Listing Agent  
**Robert Johnson\***  
Associate Vice President  
905.489.0710  
rjohnson@lennard.com

\*Sales Representative

## Property Highlights

- Updated T5 lighting throughout interior and exterior of building.
- Functional warehouse.
- Shipping can accommodate 53' trailer access.
- Excellent connectivity to all 400 series highways.



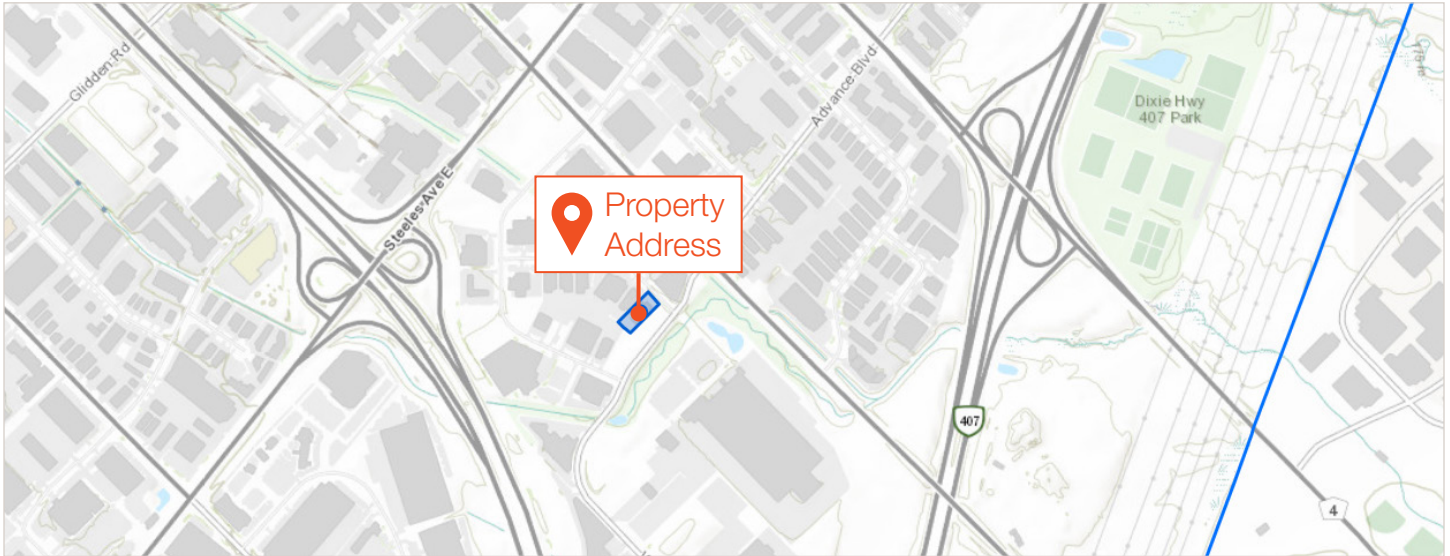
# 18 Hedgedale Road



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Zoning: M3-2677



## Permitted Uses

### A. Industrial Uses

- Hazardous waste processing
- Hazardous waste transfer
- Manufacturing, assembly, cleaning, packaging, processing, or repairing of goods, food, or materials within an enclosed building
- Non-hazardous solid waste processing or transfer
- Open storage of goods and materials
- Parking lot
- Power generation
- Printing establishment
- Thermal degradation (energy from waste)
- Thermal degradation (hazardous waste) for medical, veterinary, or pathological waste
- Thermal degradation (non-energy producing)
- Warehouse

### B. Non-Industrial Uses

- Animal hospital
- Community club
- Place of worship
- Radio or television broadcasting and transmission establishment
- Recreational facility or structure

### C. Accessory Uses

- Associated educational use
- Associated office
- Retail outlet related to manufacturing or printing uses, limited to 15% of total industrial floor area
- Thermal degradation (energy from waste) where waste input is a non-hazardous by-product of the primary on-site use

For complete list of permitted uses, please refer to *City of Brampton Zoning By-law*.

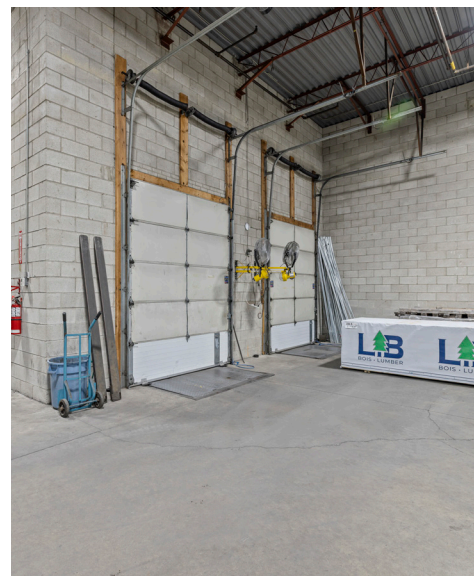
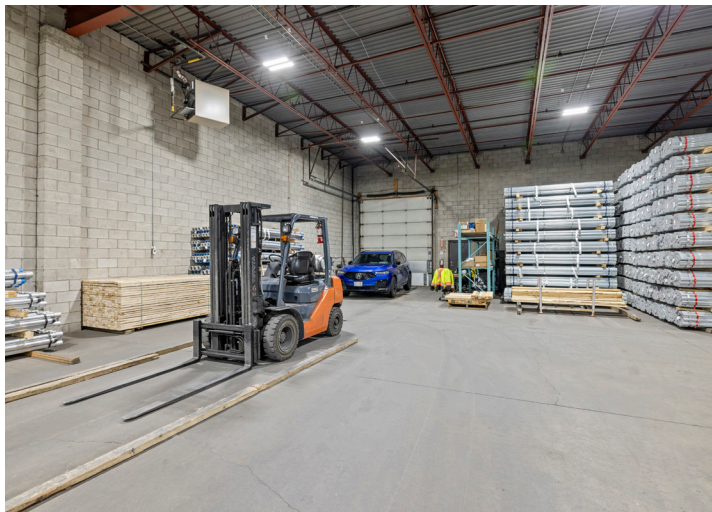
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# Lennard:

Robert Johnson\*, Associate VP  
905.489.0710  
[rjohnson@lennard.com](mailto:rjohnson@lennard.com)

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