

FOR SALE

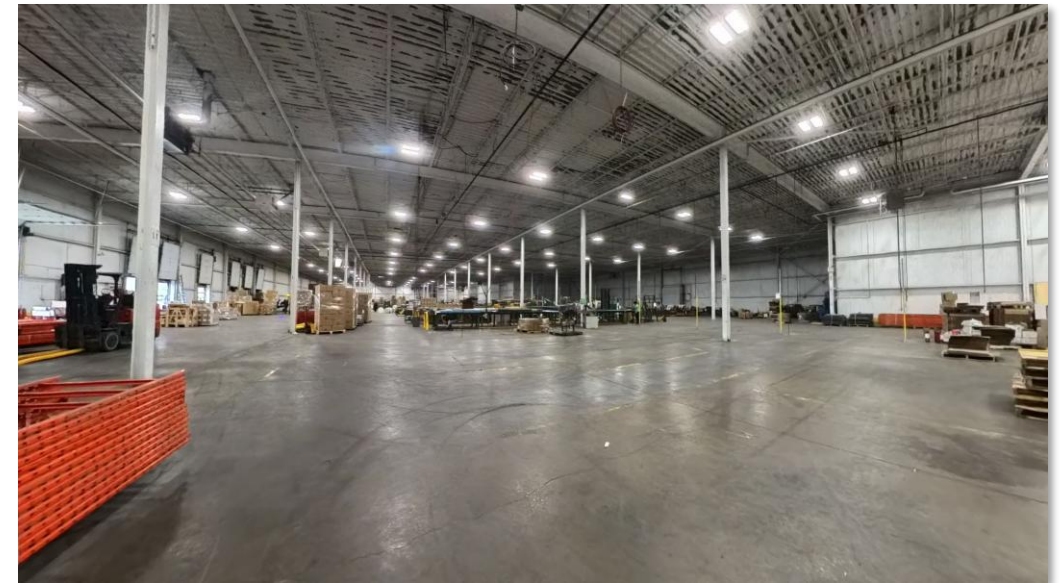


110 GLIDDEN ROAD, BRAMPTON

110 Glidden Road, Brampton, ON

Freestanding Industrial Building

Total Building Area	132,425 SF
Office	6,354 SF + 1,000 SF
Industrial	125,071 SF
Truck Level Doors	10
Drive-In Doors	4
Clear Height	25'
Zoning	M2-168 (Industrial 2)
Lot Size	9.036 Acres



ZONING

M2-168

(327-07)(204-2010)

SECTION 32.1 INDUSTRIAL TWO – M2

The lands zoned M2 on Schedule A to this by-law:

32.1.1 shall only be used for the following purposes:

(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 Institutional 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 Institutional 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 Institutional 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.

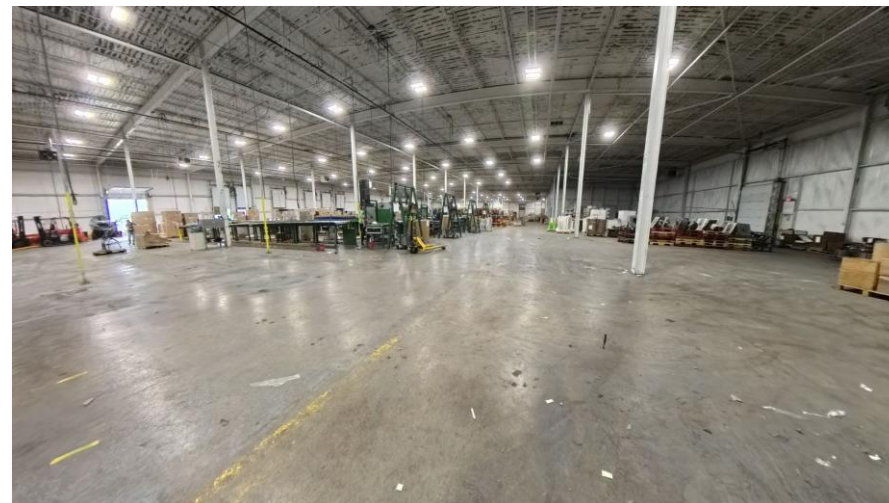
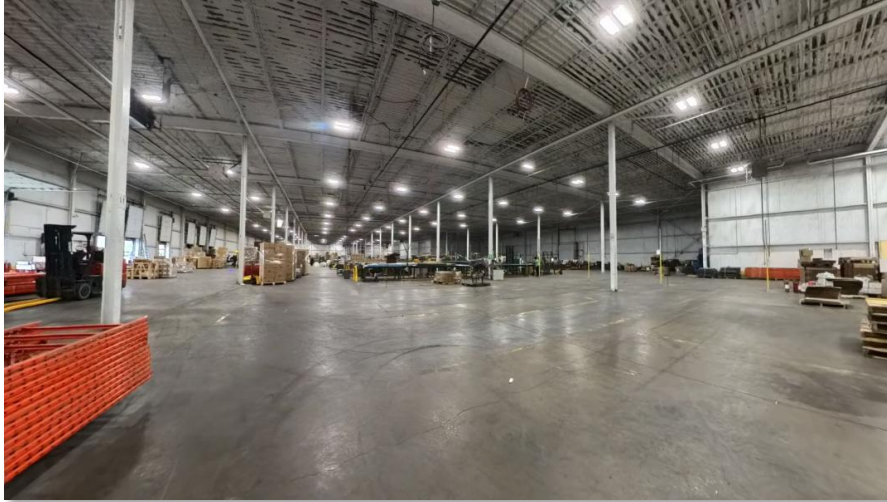
168 The lands designated M2 - SECTION 168 on Schedule A to this by-law:

168.1 shall only be used for the purposes permitted by the M2 Zone.

168.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Side Yard Width: 7.6 metres, except where a side lot line abuts a railway right-of-way, in which case no side yard shall be required.

PICTURES





For more information and to tour the property, please contact:

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