

19 Melanie Drive, Brampton

Functional industrial unit in prime Brampton location **For Sublease**

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19 Melanie Drive Brampton



Total Area	14,883 SF
Office Area	10%
Warehouse Area	90%
Clear Height	24'
Power	200A
Zoning	M2
Shipping	2 Truck Level Doors; 1 Oversized (14' x 12') Drive-In Door
Asking Rate	\$18.50 PSF Net
Additional Rent (2025)	\$5.15 PSF
Availability	30 Days



Excellent Shipping with 1
Oversized (14' x 12') Door
& Dock Levellers



Turning Radius
Accommodates 53'
Trailers



Ample Employee
Parking



200 Amps of
Power



Access to Highways 407
& 427 via Airport Rd

Zoning

Permitted Uses: Employment Zone (M2)

Industrial Uses

- 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;
- 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;
- a printing establishment;
- a warehouse;
- a parking lot;
- a freight classification yard;
- 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;
- 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;

- 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.
- 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 one - I2.

Non-Industrial Uses

- a radio or television broadcasting and transmission establishment
- a building supplies sales establishment
- a recreational facility or structure
- a community club
- an animal hospital
- a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

Accessory Uses

- an associated educational use
- an associated office
- 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
- 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.

Click [here](#) for link to Brampton Zoning By-Law

Site Access

19 Melanie Drive
Brampton, ON

Major route

Highway 407
2 minutes

Highway 427
8 minutes

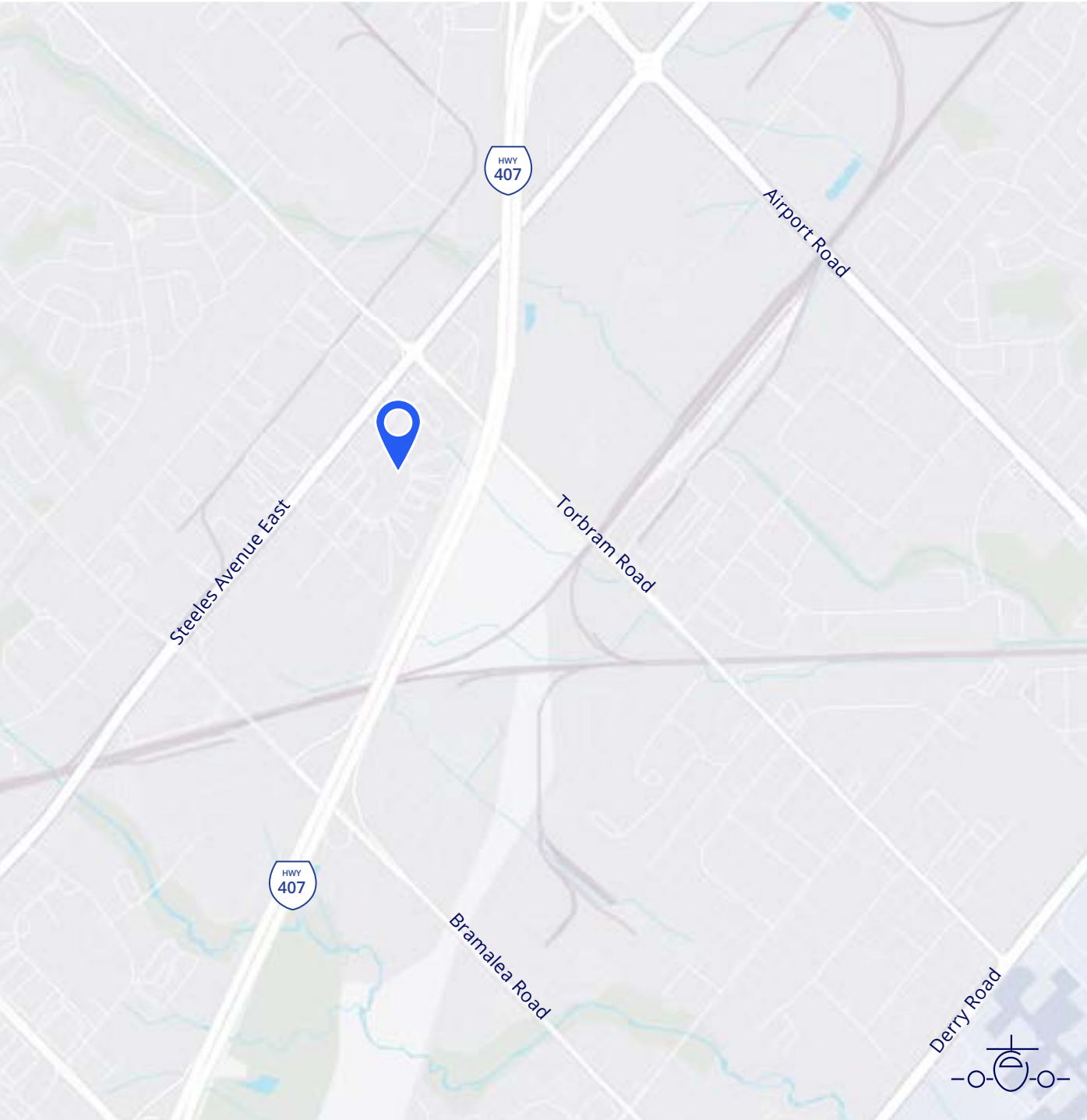
Highway 410
10 minutes

Airport
15 minutes

Downtown Toronto
35 minutes

Downtown Mississauga
17 minutes

Downtown Brampton
16 minutes





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