



Freestanding Industrial with Heavy Power | For Sale

1 Coventry Road, Brampton



Property Overview

1 Coventry Road, Brampton

Total Area 46,090 SF

Office Area 8,478 SF

Lot Area 2.51 AC

Clear Height 14'6"

Shipping 5 TL | 1 DI

Power 4,000A

Zoning M3A-156

Asking Price \$16,995,000

Taxes \$106,074

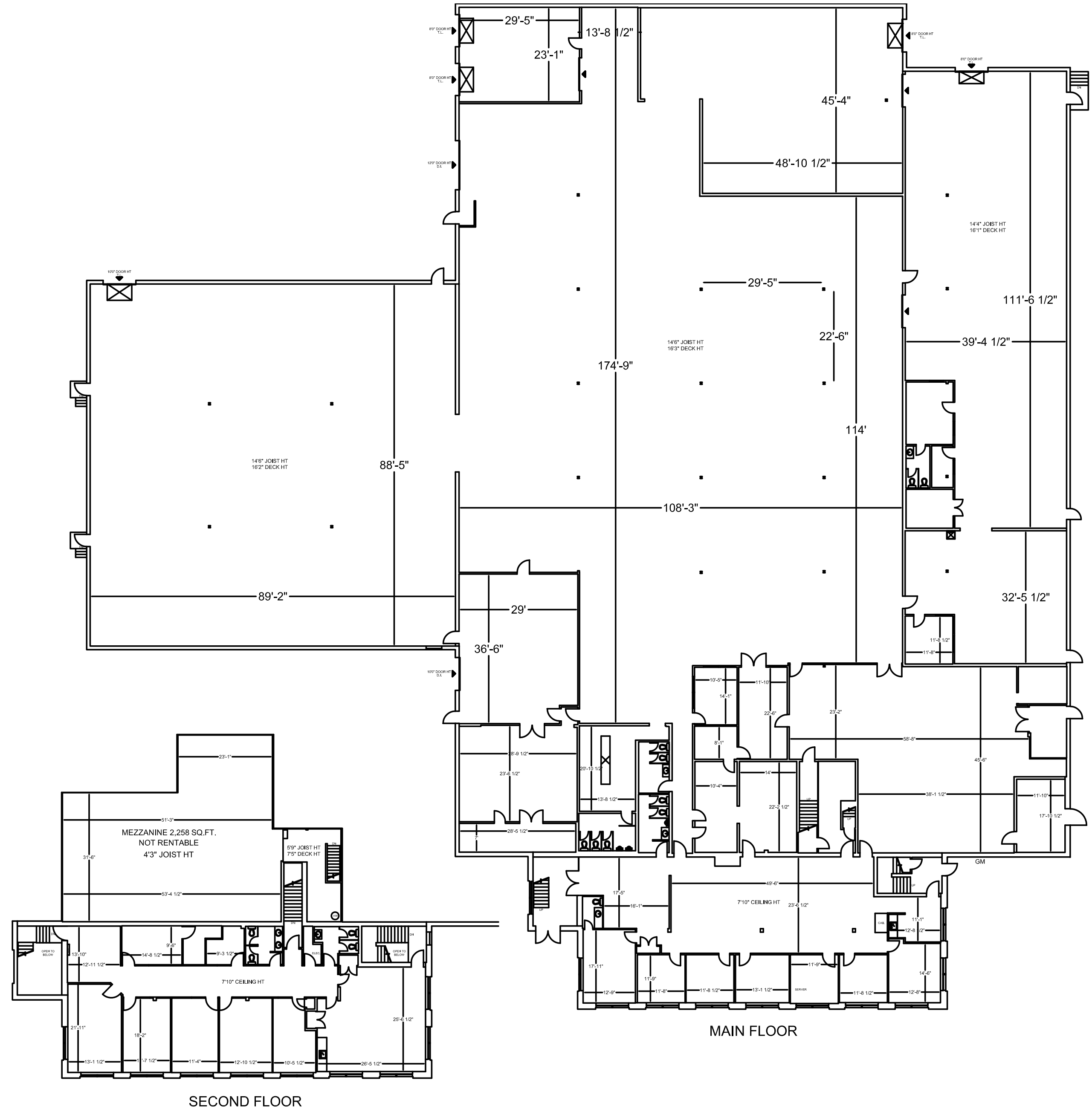
Availability Please speak to listing agents



Property Overview

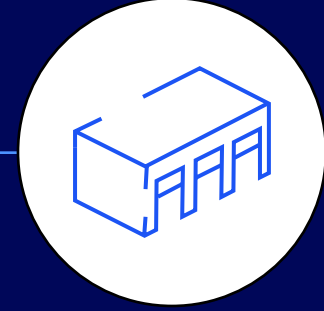
Features

- Freestanding industrial building on the corner of Coventry road & Walker Drive
- Quick access to 400-series highways, Pearson Airport, public transit, and CN Brampton Yard
- Many amenities nearby
- Ample parking
- Heavy power & updated lighting throughout warehouse
- 2,258 SF mezzanine not included in total area
- Demising wall separating production from heat treating - accessible through punch-out walls



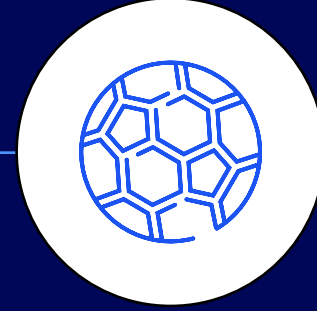
M3A-156*

Zoning



Industrial

- Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials
- Industrial uses involving the storage of goods and materials in the open
- Printing establishment
- Warehouse
- Parking Lot
- Non-hazardous Solid Waste Processing Use
- Hazardous Waste Processing Use
- Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use
- Thermal Degradation (Hazardous Waste) Use



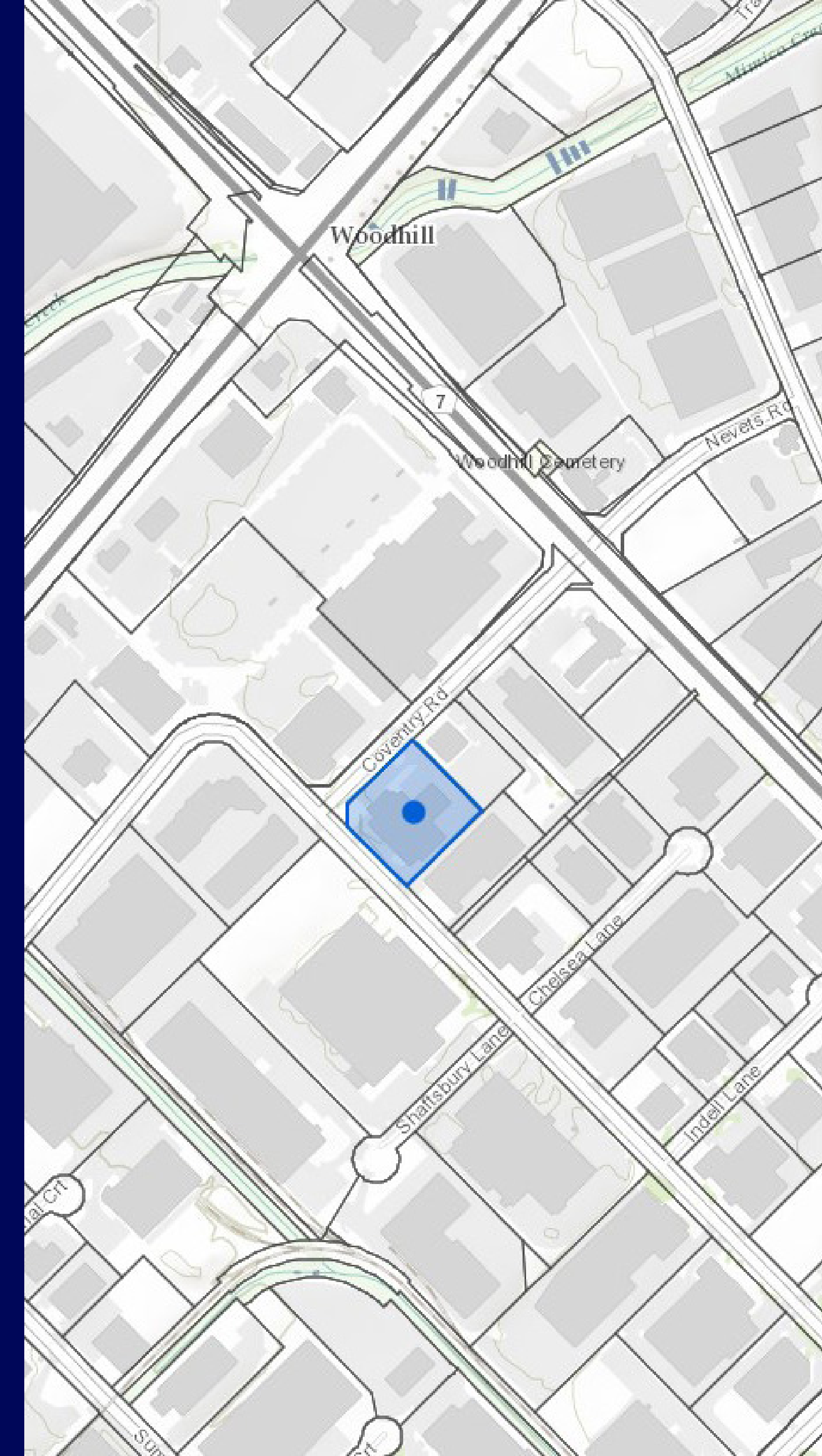
Other

- Radio or television broadcasting and transmission establishment
- Recreation facility or structure
- Community club
- Animal hospital
- Place of worship
- Associated educational use
- Associated office
- Retail outlet in connection with a particular purpose
- Purposes accessory to other permitted purposes



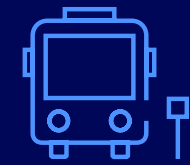
Exception 156

- Shall only be used for the following purposes:
- Purposes permitted in the M3A zone; and
 - Business offices



*List is not extensive, [click here for more](#)

Site Access



Public Transit
<1 Minute



Highway 407
3 Minutes



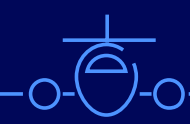
CN Brampton
4 Minutes



Highway 410
11 Minutes



Highway 401
11 Minutes

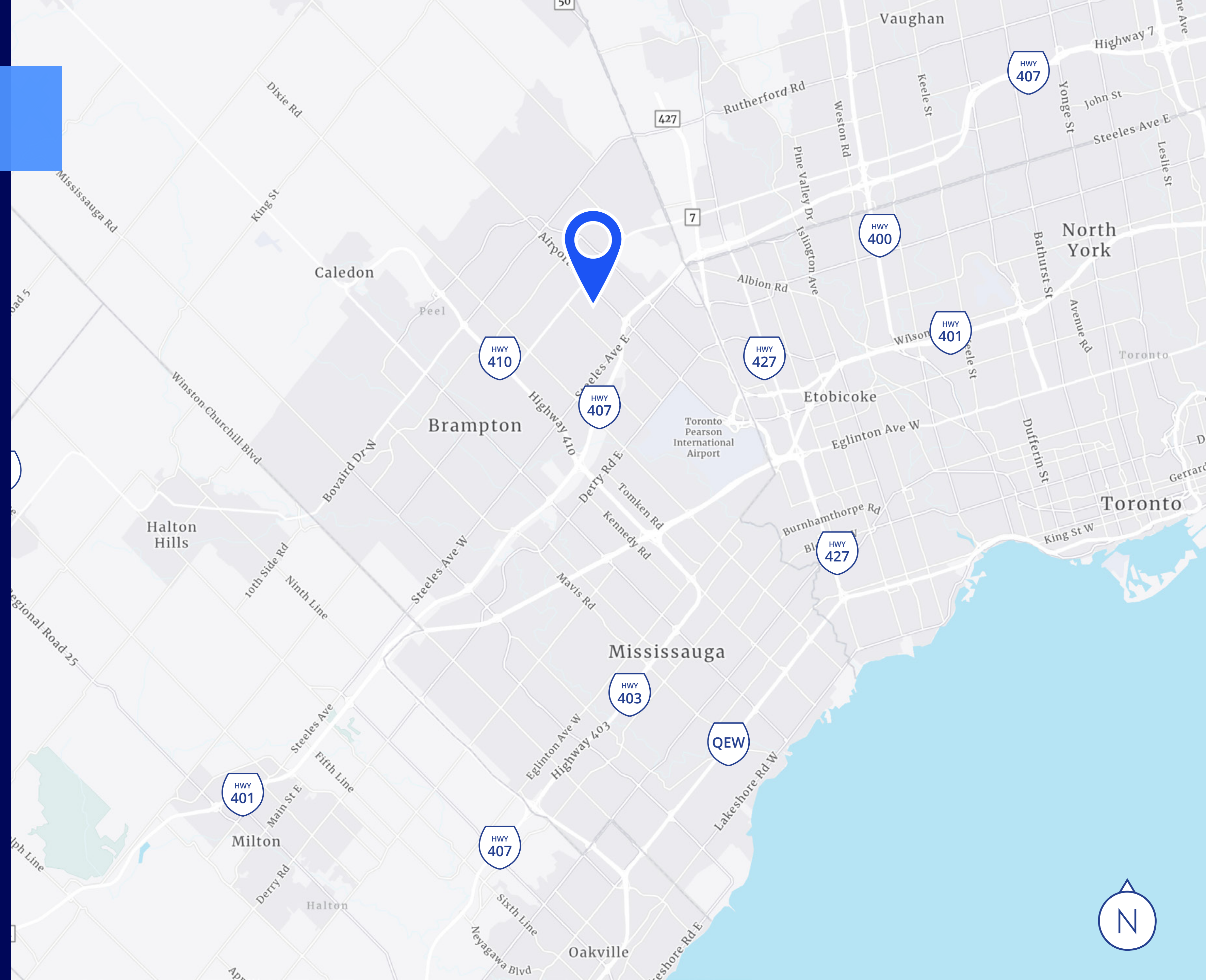


Pearson Airport
12 Minutes

Downtown Brampton
15 minutes

Downtown Mississauga
19 minutes

Downtown Toronto
37 minutes



Property Photos





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