

**AVISON
YOUNG**

FOR SALE

80 West Drive
Brampton, ON



Located in established industrial neighbourhood

Industrial Facility Available For Sale

Ryan G. Cunningham*

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*Sales Representative



FOR SALE

80

**West Drive
Brampton, ON**

Property details

LOT SIZE

3.62 acres

BUILDING SIZE

± 42,000 sf

OFFICE AREA

± 5,000 sf

CLEAR HEIGHT

18' 1"

SHIPPING

3 TL

POSSESSION

January 2027

ASKING PRICE

\$20,000,000.00

REALTY TAX (2026)

\$107,400.00

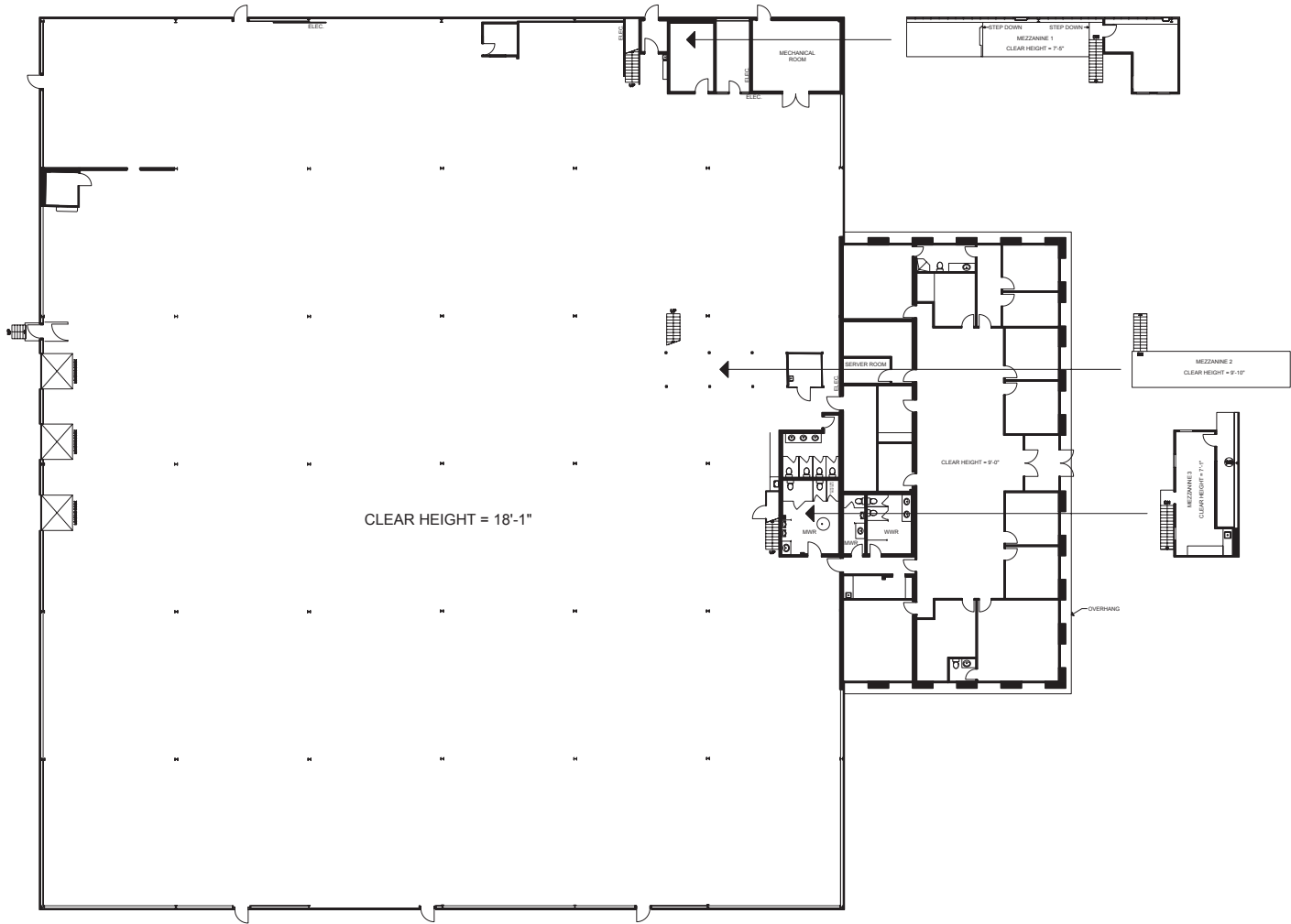
Features

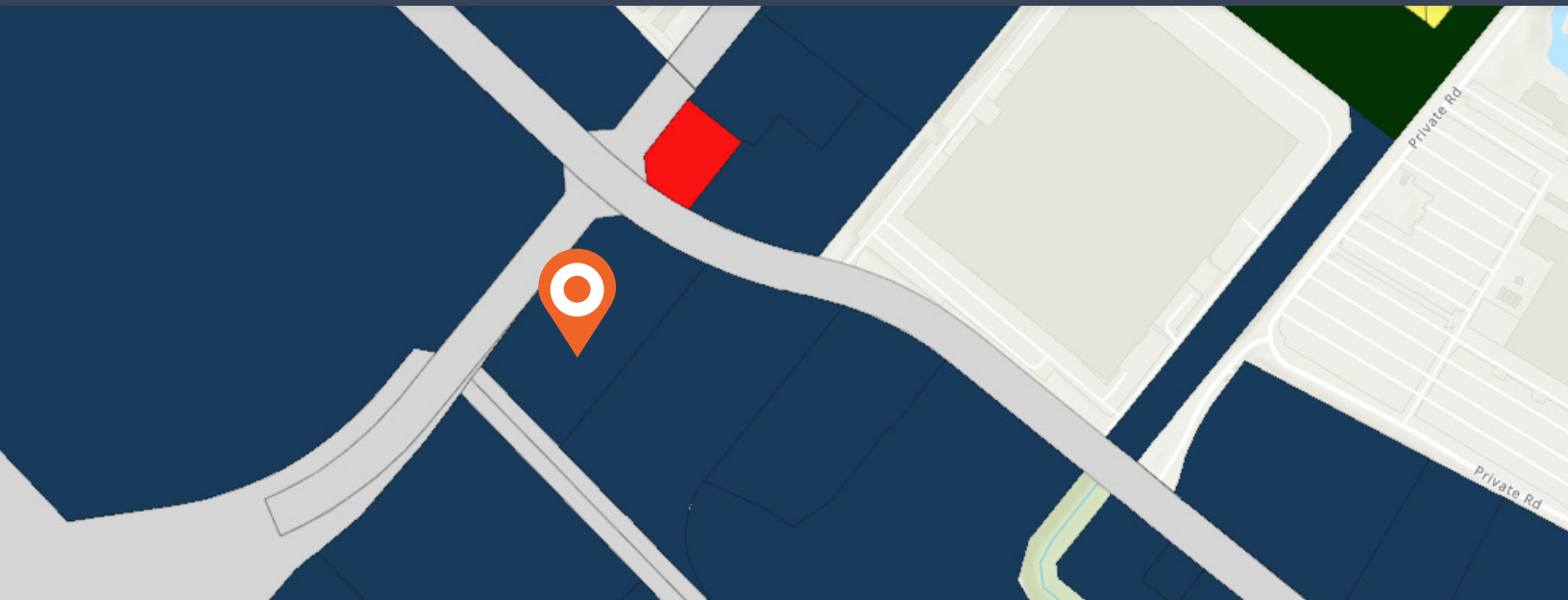
- Well-maintained freestanding industrial facility in the heart of Brampton
- Approximately 1.5 acres of excess land
- M2 zoning permitting a wide variety of uses, including outside storage
- Immediate access to Highways 401, 410 & 407
- Excellent access to labour pool

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Zoning





Zoning

Brampton | M2 | Industrial Two Zone

Permitted Uses

(a) INDUSTRIAL

- 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
- Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste
- Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use
- Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste

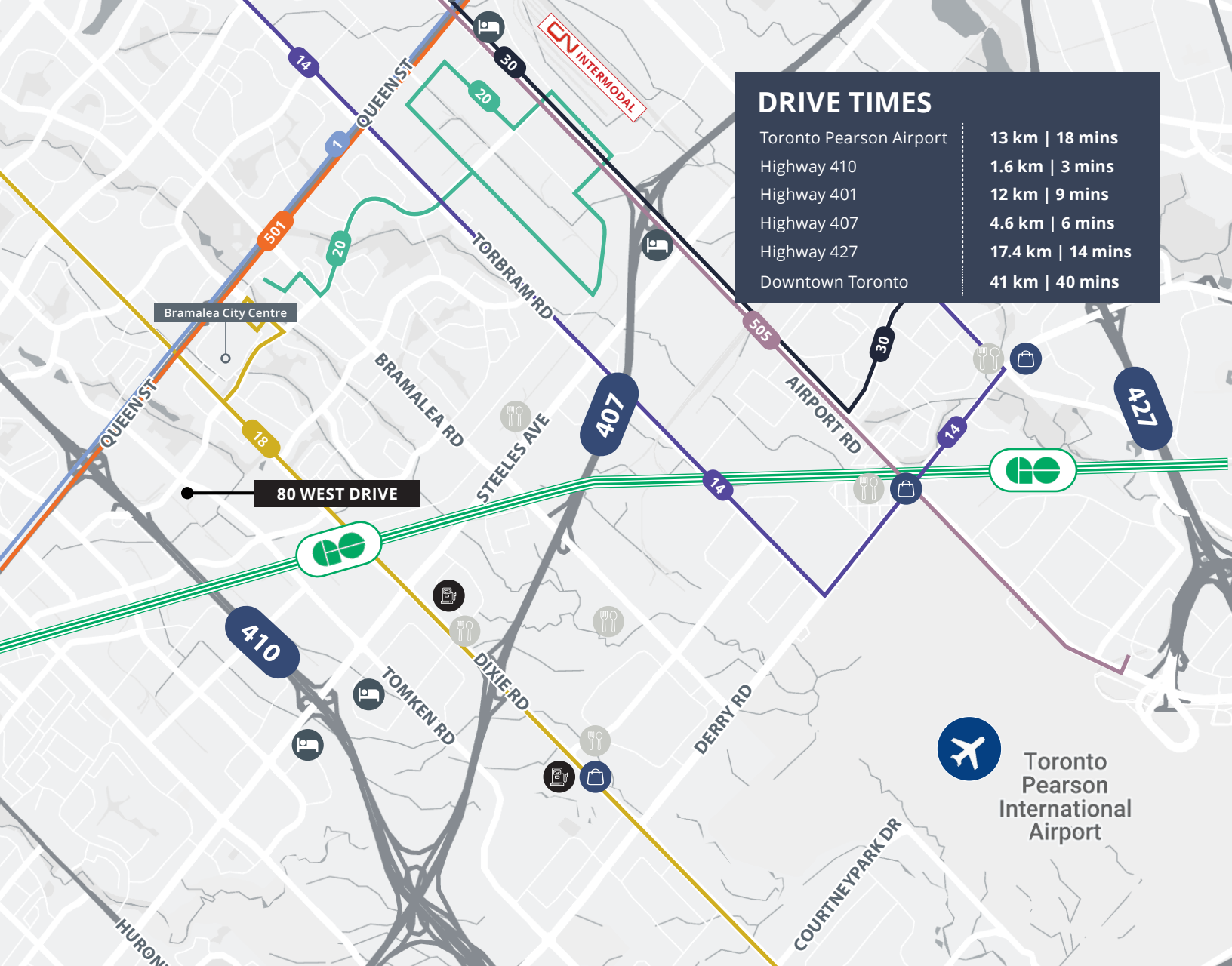
(b) NON-INDUSTRIAL

- Animal hospital

- Building supplies sales establishment
- Community club
- Place of worship
- Radio or television broadcasting and transmission establishment
- Recreational facility or structure

(c) ACCESSORY

- An associated educational use
- An associated office
- A retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3)
- Purposes accessory to the other permitted purposes
- Thermal Degradation (Energy from Waste) Use



DRIVE TIMES

Toronto Pearson Airport	13 km 18 mins
Highway 410	1.6 km 3 mins
Highway 401	12 km 9 mins
Highway 407	4.6 km 6 mins
Highway 427	17.4 km 14 mins
Downtown Toronto	41 km 40 mins

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