

100

KENNEDY RD S

BRAMPTON, ON

FOR SALE
159,334 SF ON
7.16 ACRES OF LAND

 **CUSHMAN &
WAKEFIELD**



// PROPERTY DETAILS



BUILDING SIZE: 159,334 SF



ZONING: M1 INDUSTRIAL



LOT SIZE: 7.16 ACRES



SHIPPING: 8 TRUCK LEVEL
9 DRIVE-IN DOORS







SALE PRICE: \$44,700,000



CEILING HEIGHT: 16'-4" - 16'-6"

Owner/Investor Purchase Opportunity. 155,501 SF ground floor area, 3,833 SF 2nd floor office and bonus 3,832 SF finished basement not included in square footage. Approximately 100,000 SF available immediately and remaining 60,595 SF leased until December 31st, 2026 with no further rights to renew. Trucking access to the site is located off Stafford Drive.

// SUMMARY OF TENANTS

TENANT	BUILDING NUMBER / UNIT	SIZE	LEASE EXPIRY
 BRAMPTON CASH & CARRY	1-6	56,762 SF	December 31 st , 2026*
OWNER OCCUPIED	8A	22,901 SF	-
VACANT	8B	22,637 SF	-
VACANT	9	49,495 SF	-
 BRAMPTON CASH & CARRY	710	1,308 SF	December 31 st , 2026
 BRAMPTON CASH & CARRY	711	2,398 SF	December 31 st , 2026
 ULTRA FORCE LOGISTICS	720	3,833 SF	March 31 st , 2028**
VACANT	700	3,832 SF (NOT INCLUDED IN TOTAL SF)	-
BUILDING TOTAL SF		159,334 SF	-

*No renewal options

** Landlords right to terminate with 90 days notice

// PROPERTY PHOTOS

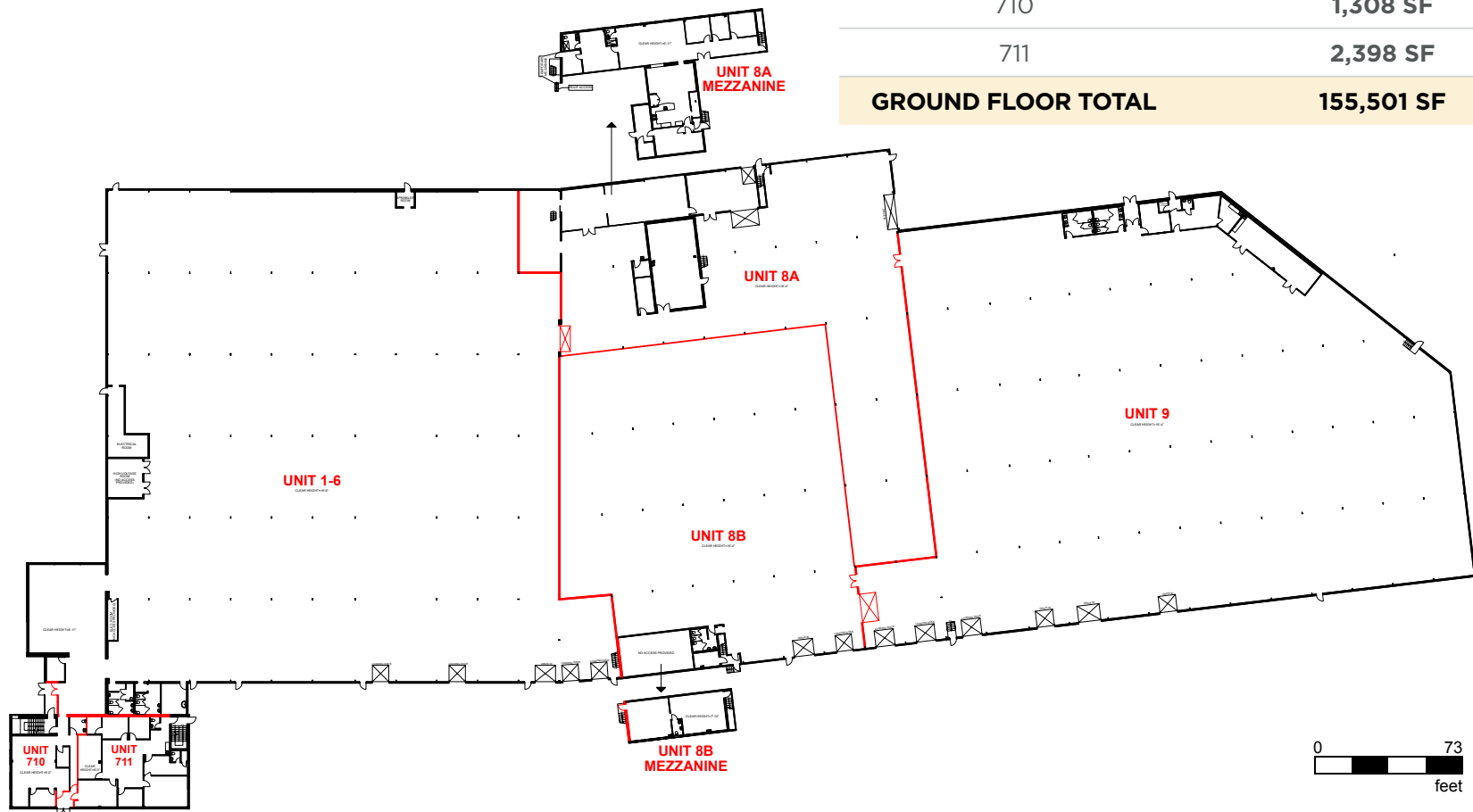


// PROPERTY PHOTOS



// GROUND FLOOR PLAN

UNIT	SIZE
1-6	56,762 SF
8A	22,901 SF
8B	22,637 SF
9	49,495 SF
710	1,308 SF
711	2,398 SF
GROUND FLOOR TOTAL	155,501 SF



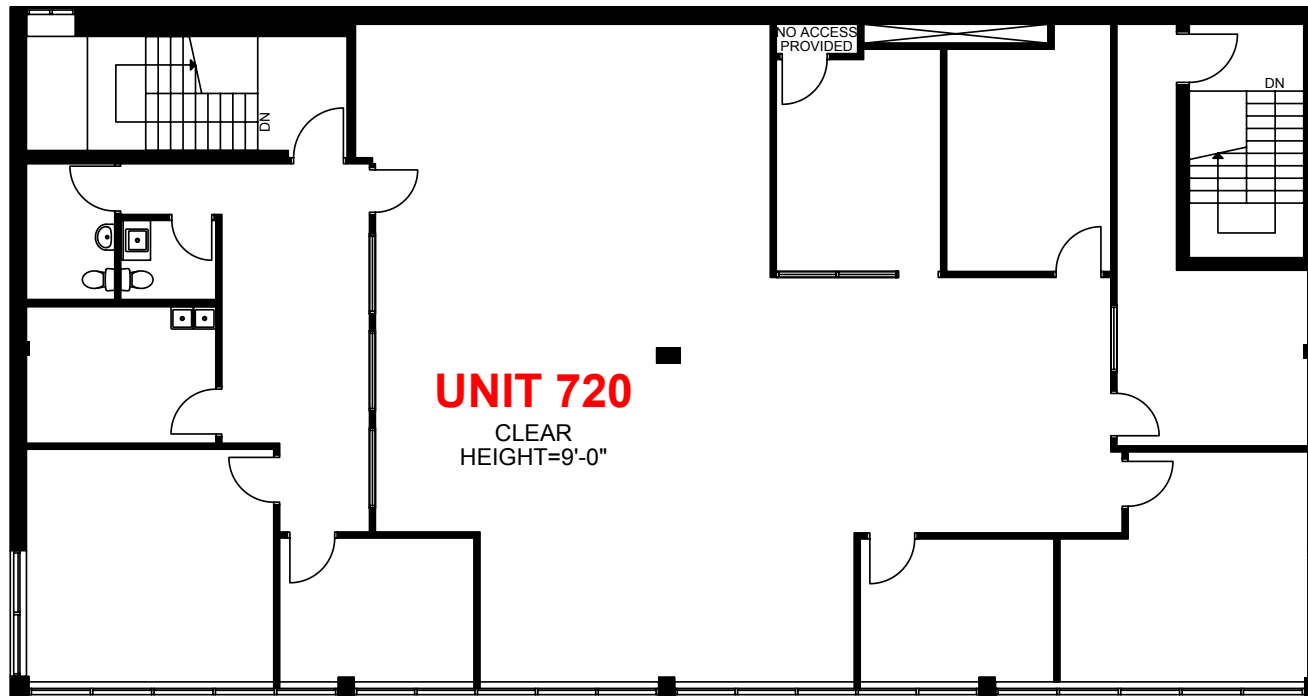
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feet



// 2ND FLOOR PLAN

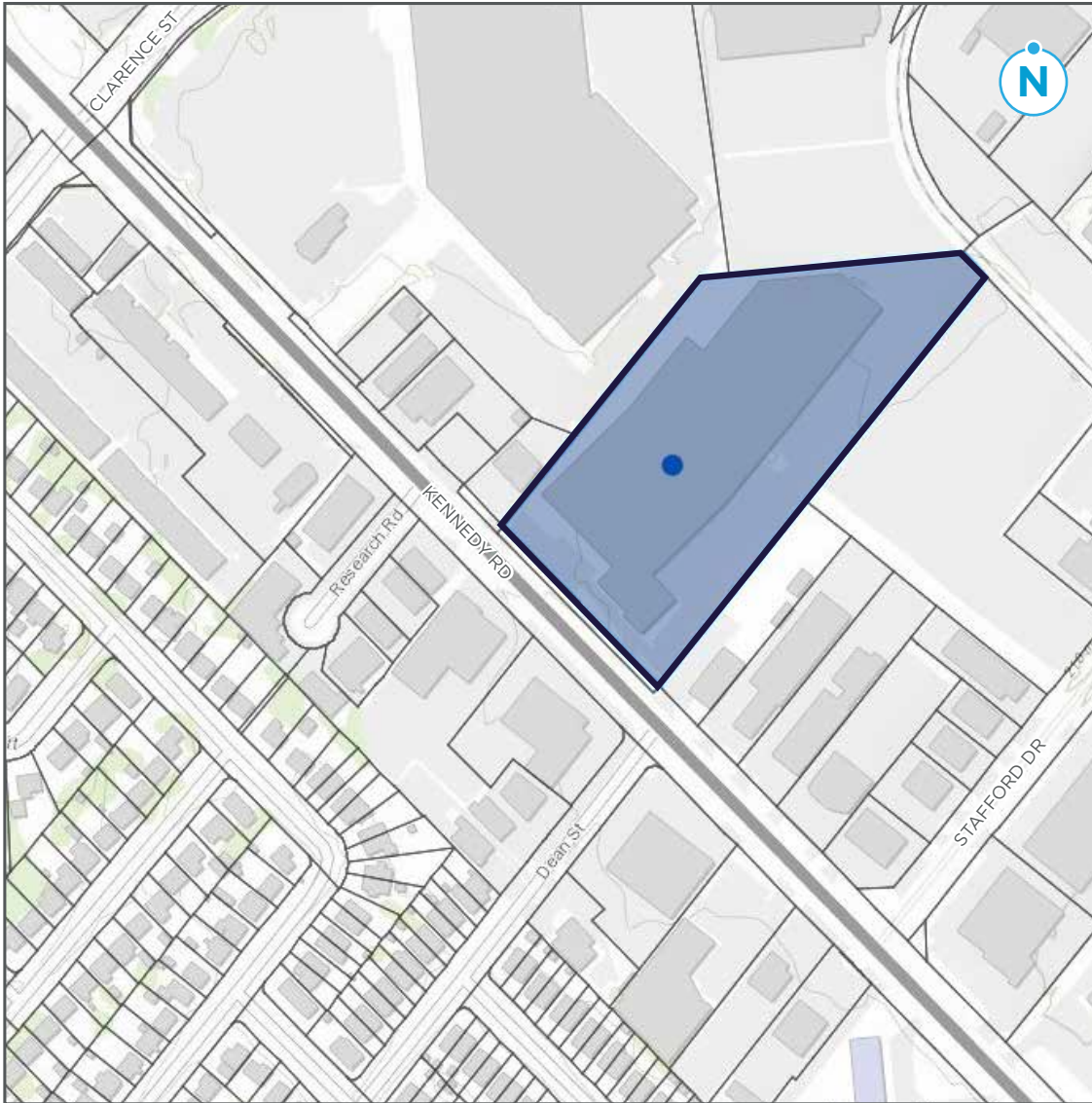
2ND FLOOR PLAN

UNIT	SIZE
720	3,833 SF
SECOND FLOOR TOTAL	3,833 SF





// ZONING MAP



M1 INDUSTRIAL ZONING

1 Industrial

- a. Warehouse;
- b. The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.

2 Non-Industrial

- c. a radio or television broadcasting and transmission establishment;
- d. a building supplies sales establishment, with no outside storage;
- e. a recreational facility;
- f. a community club;
- g. an animal hospital;
- h. a business office, excluding offices for medical, dental or drugless practitioners, administrative offices of school boards and governments, and offices of accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, real estate agents/brokers/appraisers and urban planners;
- i. bank, trust company or financial institution;
- j. commercial, technical or recreational school;
- k. a banquet hall;
- l. a dining room restaurant or convenience restaurant.

Accessory

- a. an associated educational use;
- b. a retail outlet operated in connection with a particular purpose permitted by this bylaw, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use;
- c. parking lots accessory to principal use;
- d. purposes accessory to the other permitted purposes.

The following uses shall NOT be permitted:

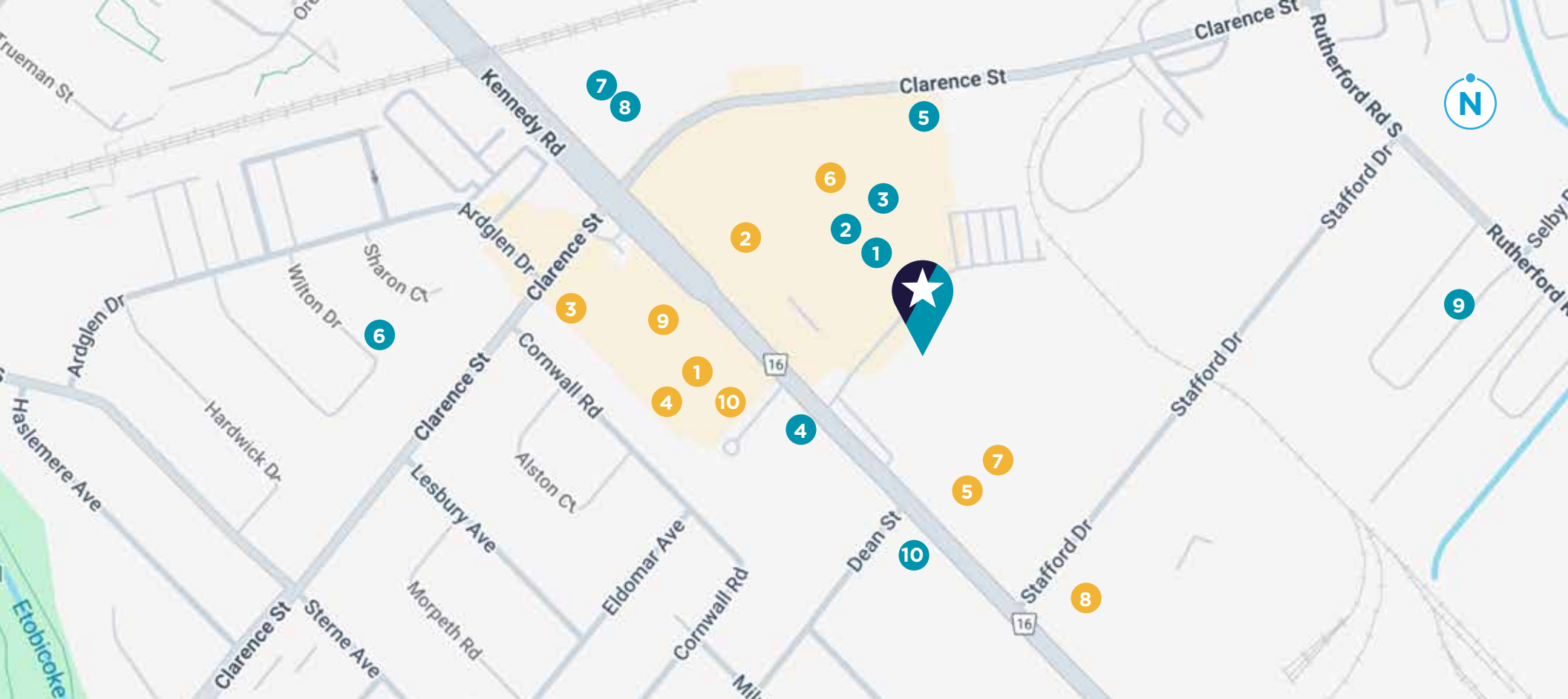
- a. a motor vehicle repair shop and /or motor vehicle body shop as a principal or accessory use;
- b. a transport terminal;
- c. obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental of equipment;
- d. a salvage, junk, scrap or bulk storage yard;
- e. outdoor storage as a primary use;
- f. parking lot as a principal use; and, g. freight classification yard.

3444.3 No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted.

3444.4 50% of the total gross floor area of the building may be used for a single user, provided that the remaining gross floor area is divided into not less than four units, of not less than 745 square metres.

3444.5 100% of the total gross floor area may be used for a single user, as provided for in

3444.1.a.b. of this by-law, provided that the number of loading doors is limited to ten.



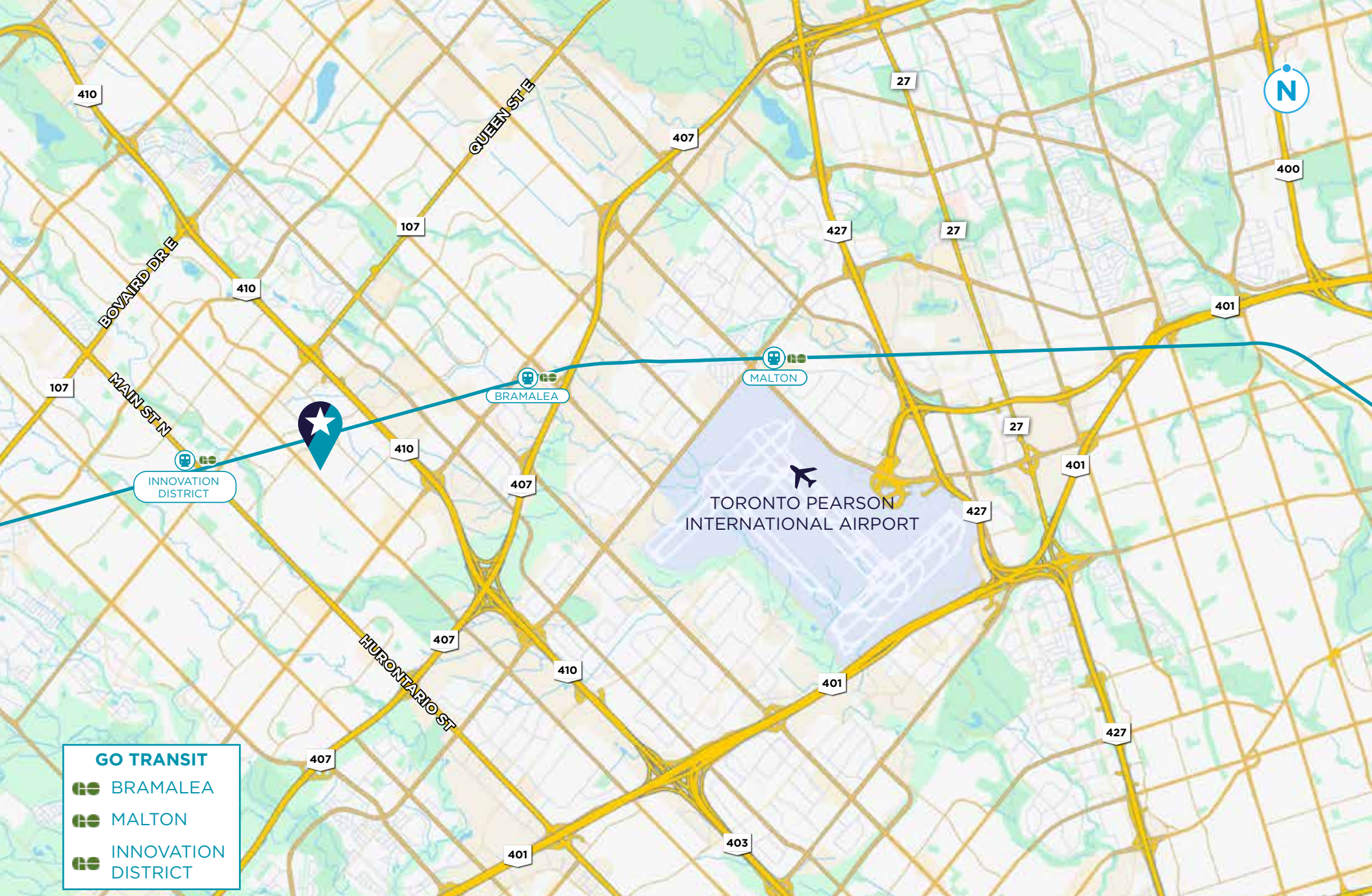
// AMENITIES MAP

RESTAURANTS

- | | |
|---|-----------------------------------|
| 1. Subway | 6. PunjabLand Restaurant |
| 2. McDonalds | 7. Patty Kulcha |
| 3. Paranthé Wali Gali | 8. Blue Colada Restaurant and Bar |
| 4. Jamaica House jerk | 9. Halwayi Style |
| 5. Village Of India Sweets & Restaurant | 10. Tim Hortons |

SHOPS

- | | |
|---------------------------|---------------------------------|
| 1. Todays Sportswear | 7. Royal Furniture And Mattress |
| 2. Dollar Galaxy | 8. The Brick |
| 3. Seasons Foodmart | 9. Sky Tire |
| 4. Jagjit Textile | 10. Frontier Heritage |
| 5. Ourr Home & Appliances | |
| 6. Brampton Florist | |



// TRANSPORTATION MAP

100 KENNEDY RD S BRAMPTON, ON



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