

FOR LEASE | INDUSTRIAL

90 Whybank Drive, Unit 3 | Brampton | ON



MODERN, FUNCTIONAL LOGISTICS WAREHOUSE

ASKING RATE

\$6.50/SF NET



Contact Us:

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ACCESS TO LOCAL LABOR POOL

Property Features

Modern functional logistics warehouse well-located to Highways 10 and 410 as well as Bovaird Drive. Newer construction with a high cube height and functional configuration. Great access to Brampton labor pool & many amenities.

Unit Size	43,633 SF	Lighting	Metal halide
Industrial Area	42,133 SF	Sprinklers	ESFR
Office Area	1,500 SF	Bay Size	31'5" x 47'24"
Building Age	2008	Zoning	M1 Section 422
Clear Height	28'	Asking Rate	\$6.50 net psf
Shipping Doors	5 TL / 1 DI	T.M.I.	\$2.93 psf (2016)
Power	200A/600V	Availability	December 1st, 2016



- > Quick access to Highway 410 at Bovaird Drive
- > Great access to retail amenities and a large labor pool
- > Ample turning radius in truck court (120 ft.)
- > Owned and professionally managed by Panattoni
- > High cube height
- > ESFR sprinkler system
- > Staging Bay is 47'.24" x 47'.24"
- > 167 parking stalls (for entire premises)

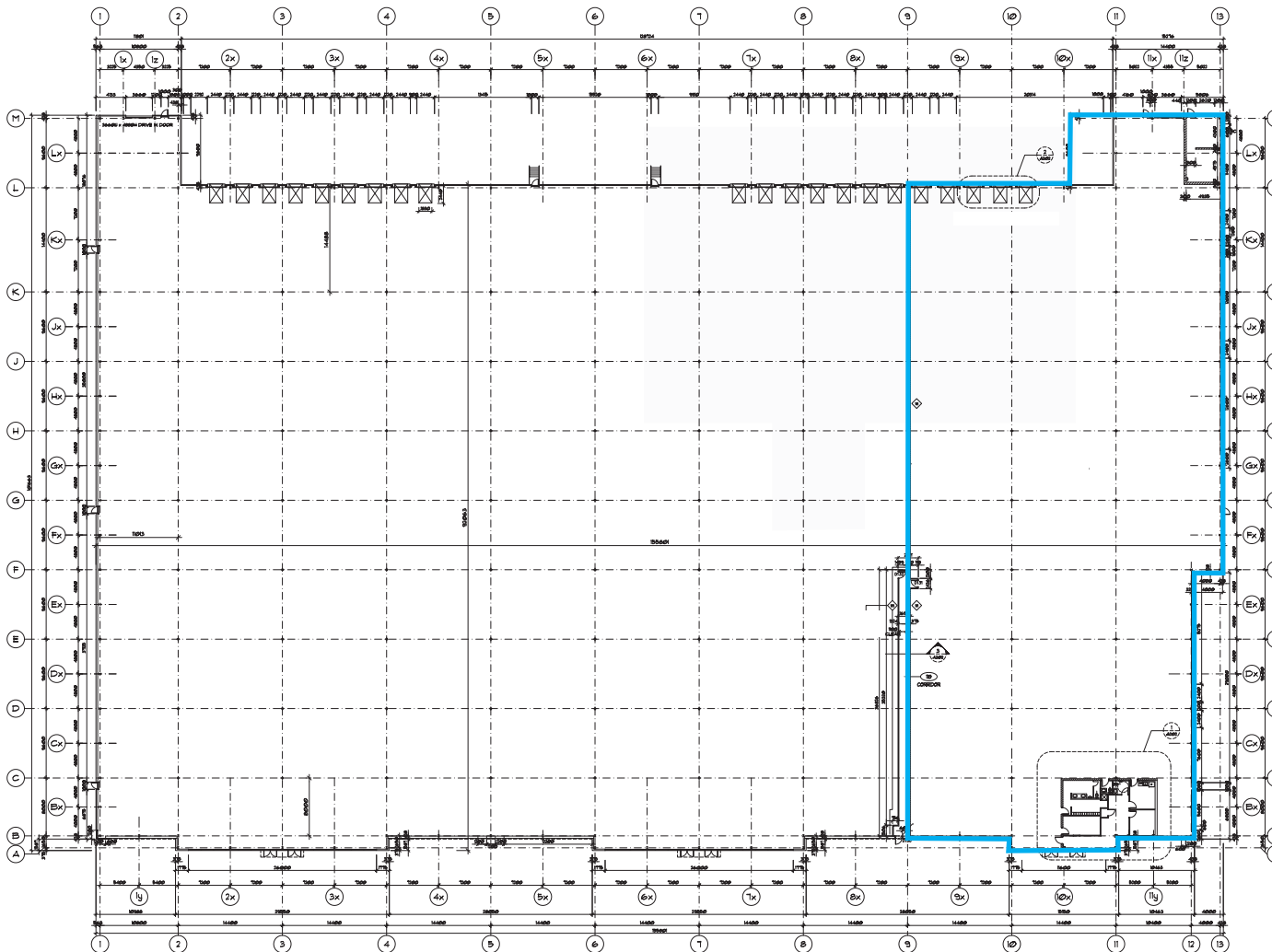


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NEWER CONSTRUCTION

Site Plan



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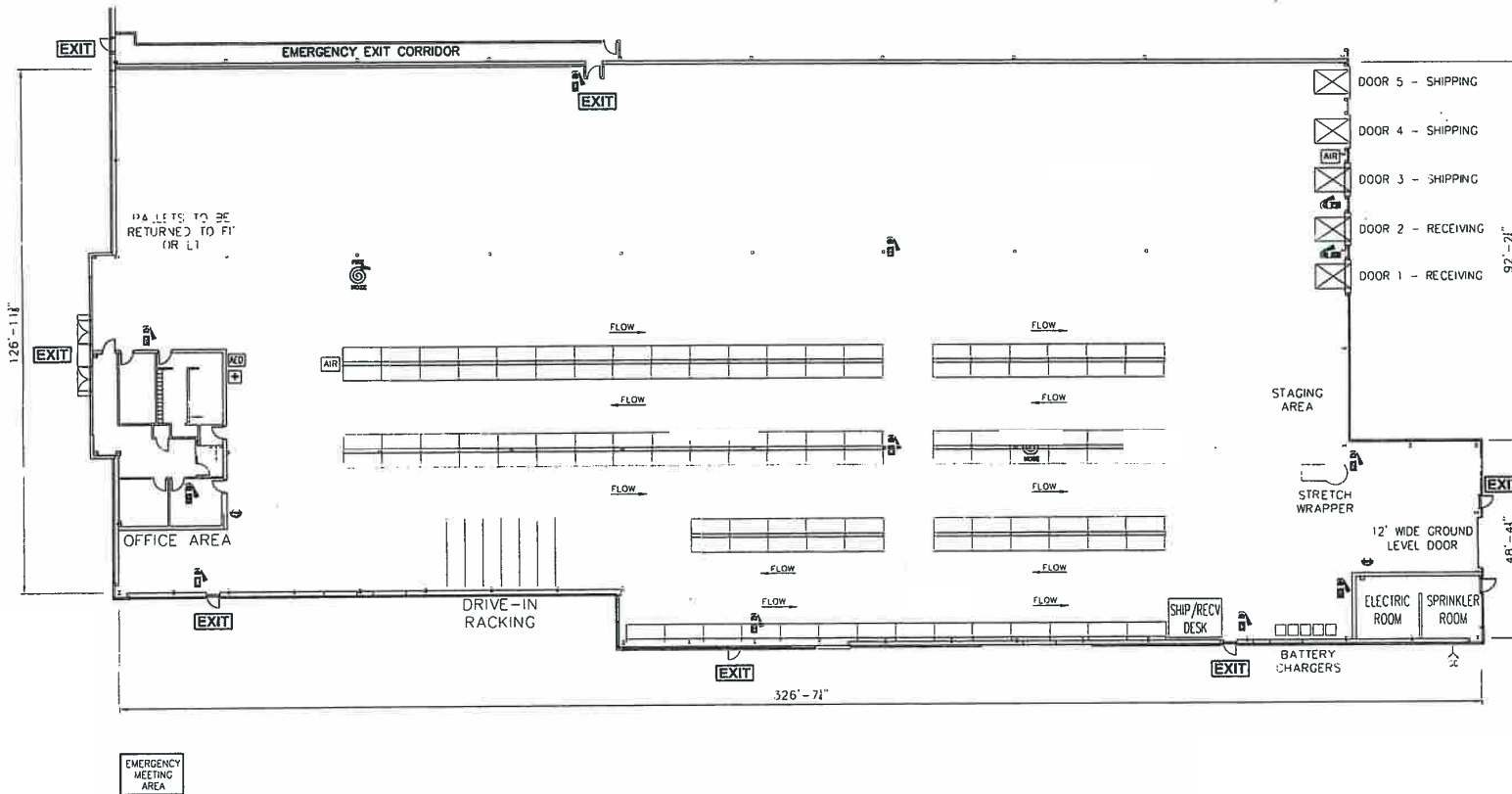
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HIGH CUBE HEIGHT

Floor Plan



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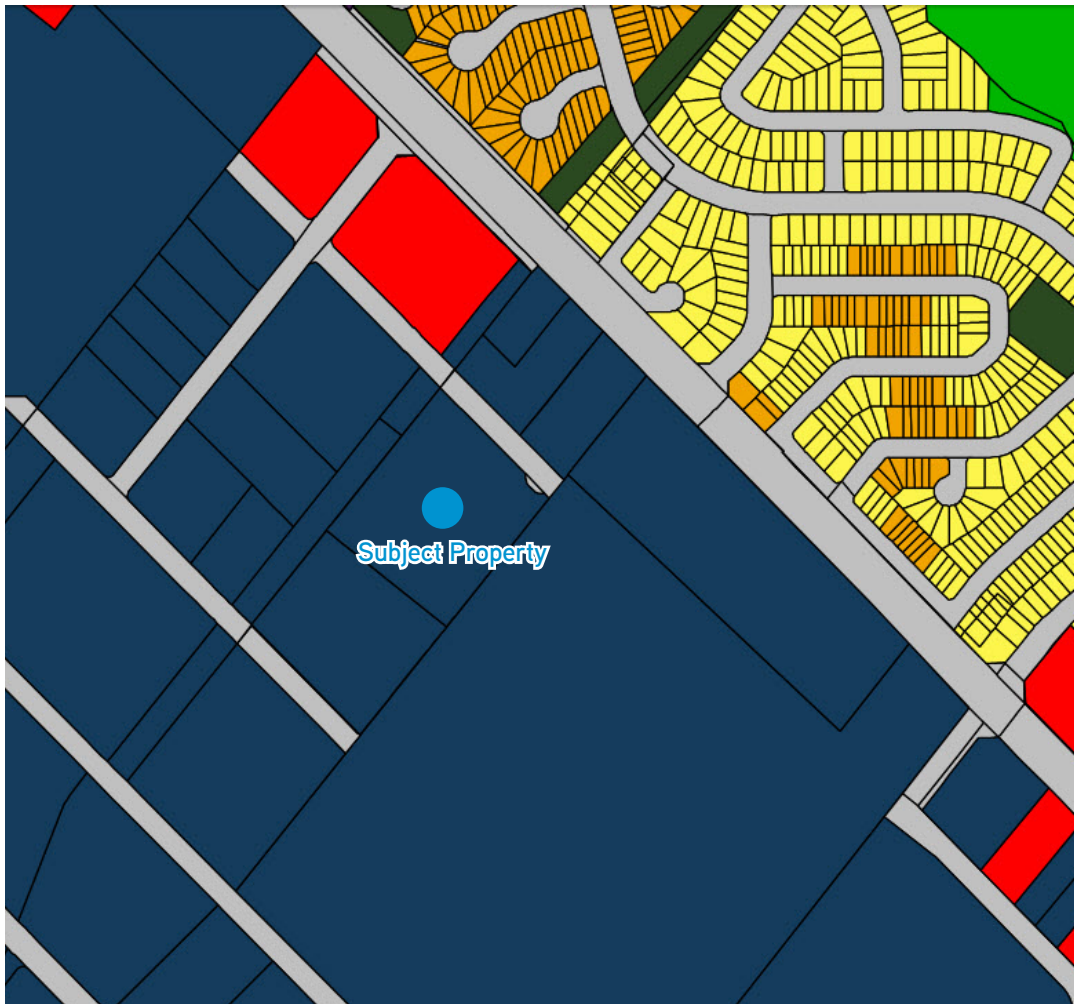
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VARIETY OF PERMITTED USES

Property Zoning



Permitted Uses Include:

- Manufacturing
- Warehousing
- Printing establishment
- Recreational facility
- Place of worship
- Retail outlet

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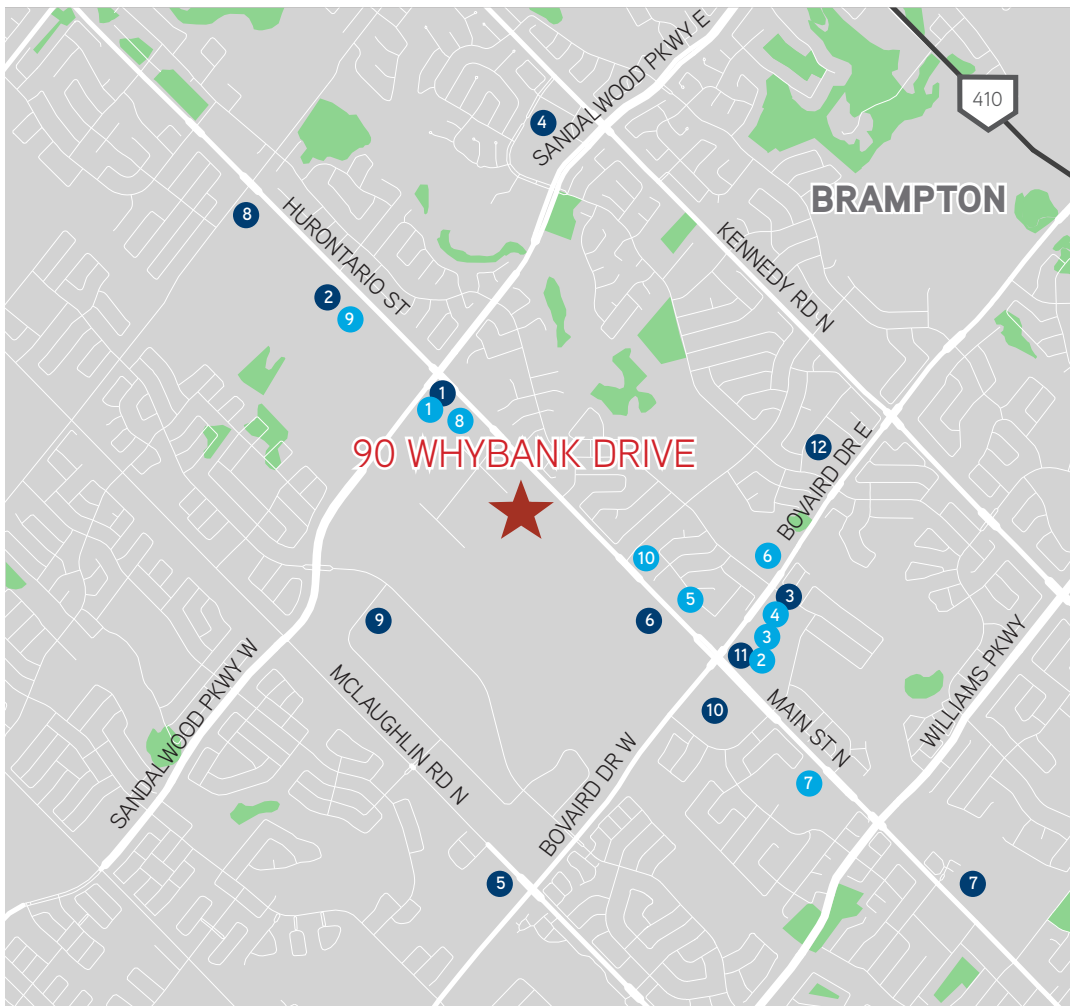
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MANY NEARBY RETAIL AMENITIES

Property Amenities



AMENITIES

- 1 Petro-Canada
- 2 Anytime Fitness
- 3 Scotiabank
- 4 Metro
- 5 Shoppers Drug Mart
- 6 Shell Gas Station
- 7 Goodlife Fitness
- 8 TD Canada Trust
- 9 All Star Sports Centre
- 10 RONA Home & Garden
- 11 ESSO
- 12 Curves

RESTAURANTS / FOOD

- 1 A&W
- 2 McDonald's
- 3 Second Cup
- 4 Kelsey's Bar & Grill
- 5 Italian Garden
- 6 Nabdo's Flame Grilled Chicken
- 7 The Keg Steakhouse & Bar
- 8 Thai Pepper
- 9 Swiss Chalet
- 10 Domino's Pizza

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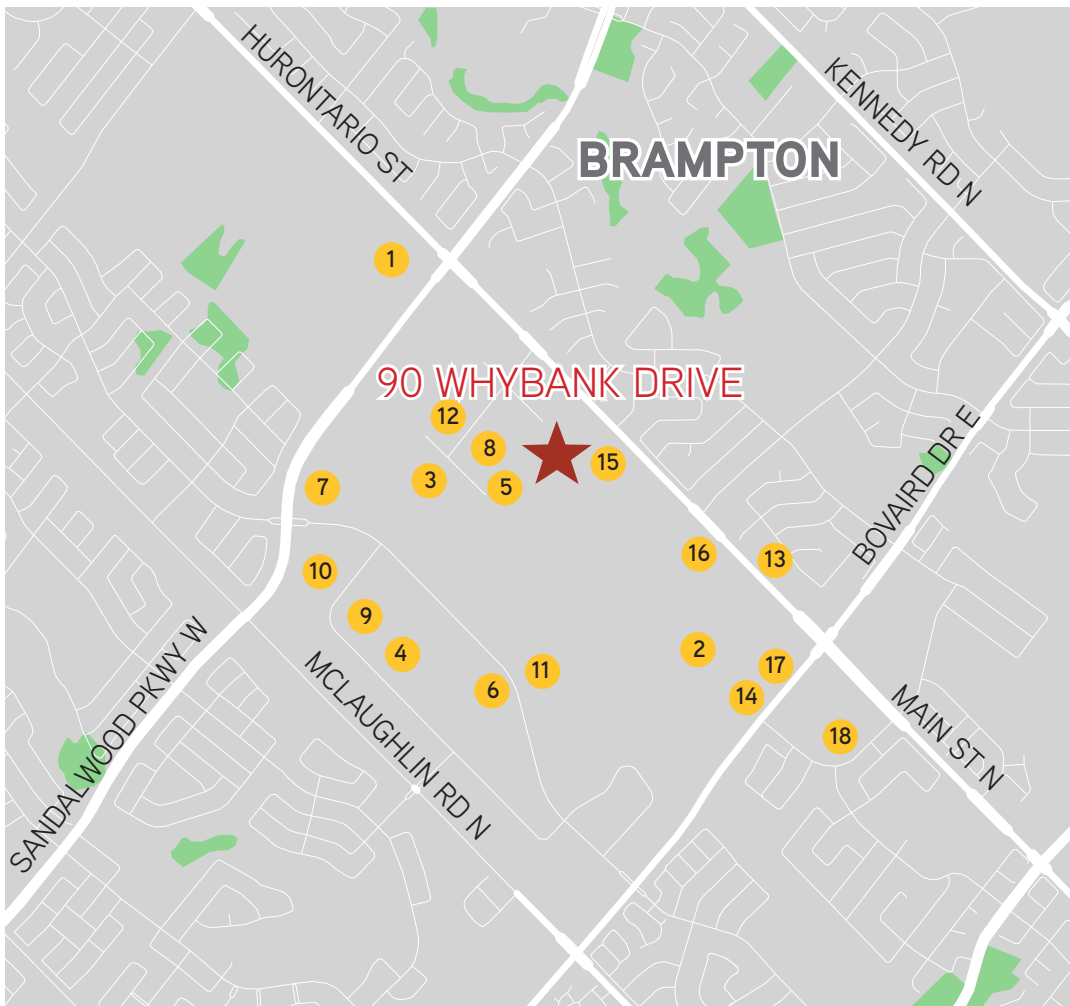
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IN GOOD COMPANY

Corporate Neighbours



CORPORATE NEIGHBOURS

- 1 Exel Canada Ltd.
- 2 Remco Group
- 3 Itwal Limited
- 4 Vulsay Industries Limited
- 5 Sota Glazing Incorporated
- 6 Everlast Restoration Incorporated
- 7 The Peelle Company Limited
- 8 Sota Glazing Incorporated
- 9 Space Aid Manufacturing
- 10 Day & Ross Inc.
- 11 Metelix Products Incorporated
- 12 BTI Bond Tech Industries Inc
- 13 Peelseed
- 14 Lumberland Home Center
- 15 Safe Storage Depot
- 16 L.N. Reynolds
- 17 Chevrolet Dealer
- 18 Sun Life Financial

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WELL-LOCATED TO HIGHWAYS

3.05 kms to Highway 410 @ Bovaid Drive
9.23 kms to Highway 407 via Highway 410
13.75 kms to Highway 401 via Highway 407



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