



FOR LEASE
90 Whybank Drive Unit 1
 Brampton, Ontario
 Hurontario Street / Sandalwood Parkway

43,633 SF WAREHOUSE UNIT



THE OPPORTUNITY

- Quick access to Highways 410 & 407 via Bovaird Drive and Hurontario Street
- High quality warehousing facility
- Dock doors equipped with 30,000 lbs. levelers
- 7" slab floors on grade-steel fiber reinforced



32' X 48'
STAGING BAYS



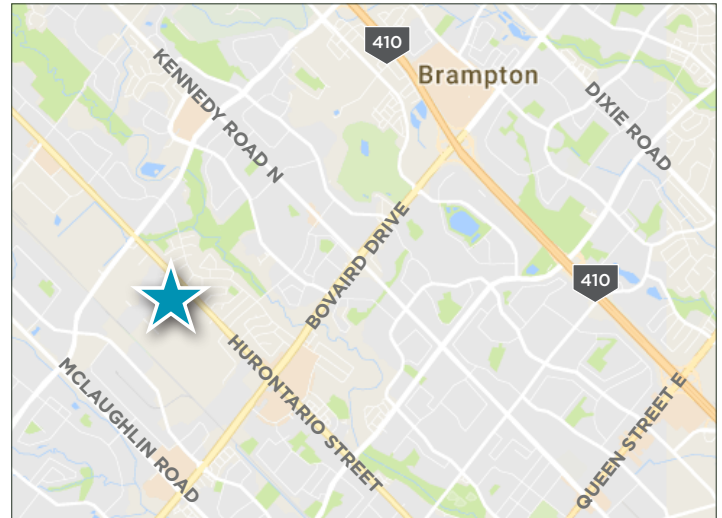
ESFR
SPRINKLERS



MULTIPLE
ENTRANCES

PROPERTY DETAILS

Location	Hurontario St / Sandalwood Pkwy
Zoning	M1 - 442
Area	43,633 SF
Clear Height	28'
Shipping	5 Truck Level Doors 1 Drive In Doors
T.M.I.	\$3.00
Asking Rate	\$6.50/SF NET



For more information, please contact:

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Cushman & Wakefield ULC, Brokerage

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. *Sales Representative **Broker



**CUSHMAN &
WAKEFIELD**

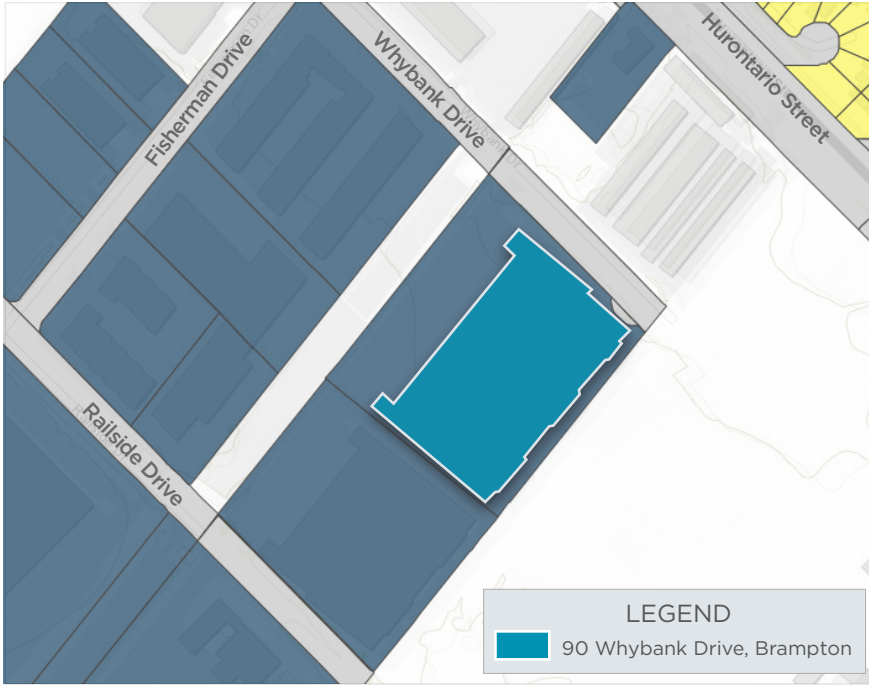
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Brampton, Ontario

Hurontario Street / Sandalwood Parkway

ZONING



According to municipal records the subject property is zoned M1-442 Industrial.

Sample permitted uses in an M1-442 zone include, but are not limited to:

- Packaging facility
- Printing Establishment
- Warehouse/Distribution Facility
- Manufacturing Facility
- Motor Vehicle Repair Shop
- Furniture/Appliance Store
- Wholesaling Facility
- Community Club
- Animal Hospital
- Associated Educational Use
- Retail Outlet

PHOTOS



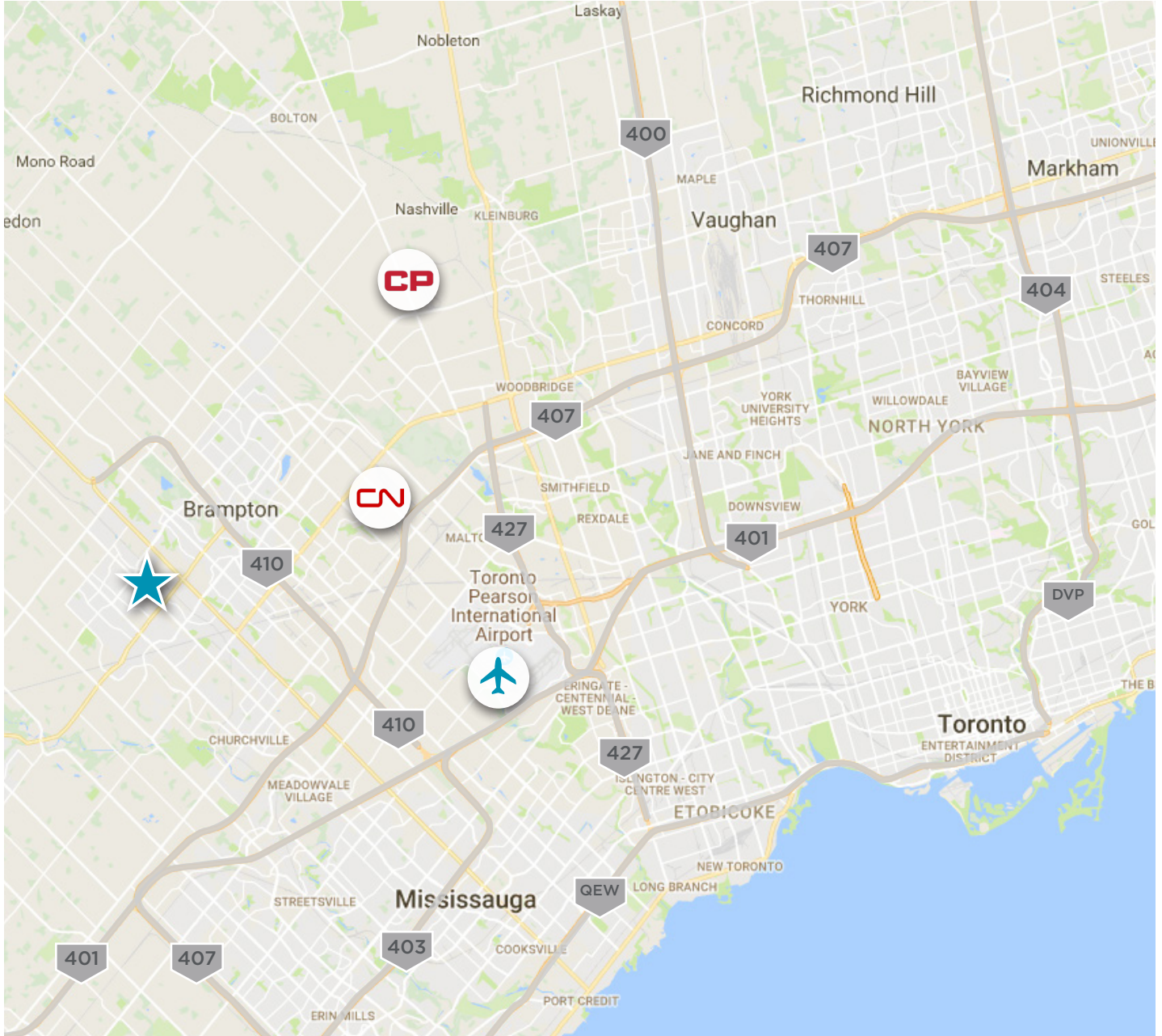


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Hurontario Street / Sandalwood Parkway

LOCATION & DISTANCES



SUBJECT PROPERTY
90 WHYBANK DR, BRAMPTON ON



CITY OF TORONTO
50 KM (± 45 MINS)



PEARSON AIRPORT
25 KM (± 28 MINS)



HIGHWAY 427
25 KM (± 22 MINS)



BRAMPTON INTERMODAL
15 KM (± 19 MINS)



HIGHWAY 401
18 KM (± 20 MINS)



HIGHWAY 410
4 KM (± 6 MINS)



VAUGHAN INTERMODAL
18 KM (± 22 MINS)



HIGHWAY 407
15 KM (± 15 MINS)



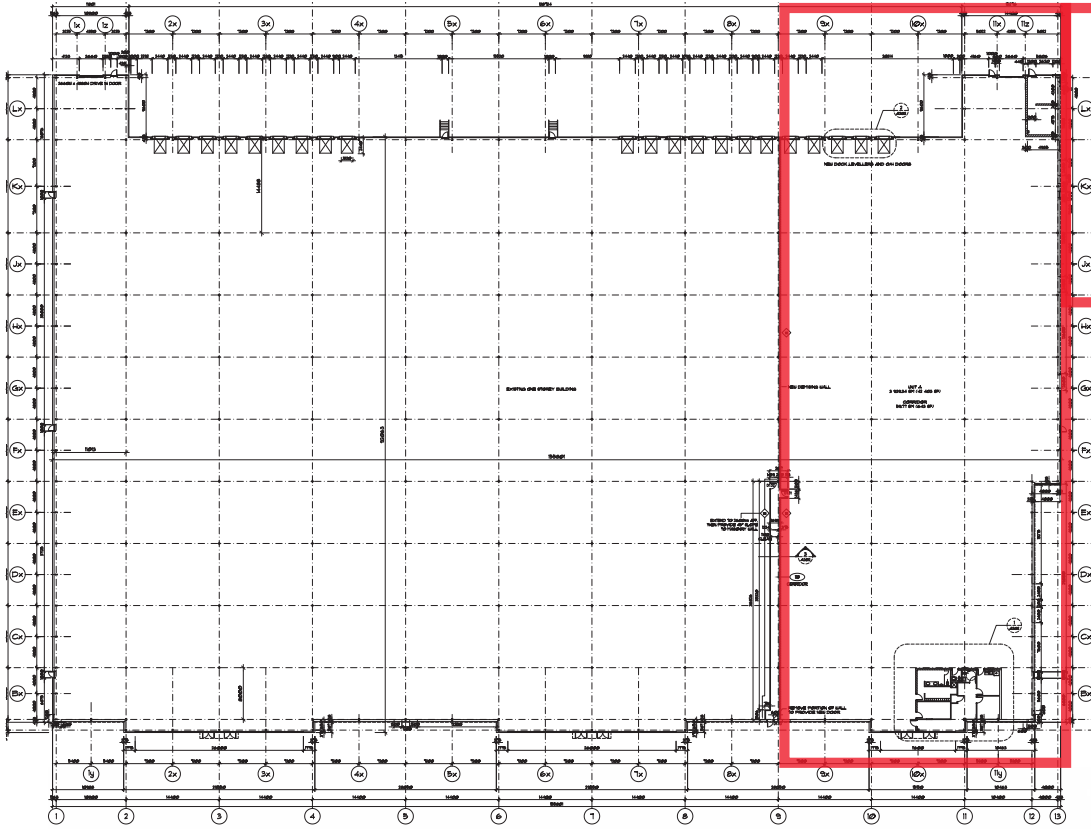
HIGHWAY 403
17 KM (± 25 MINS)



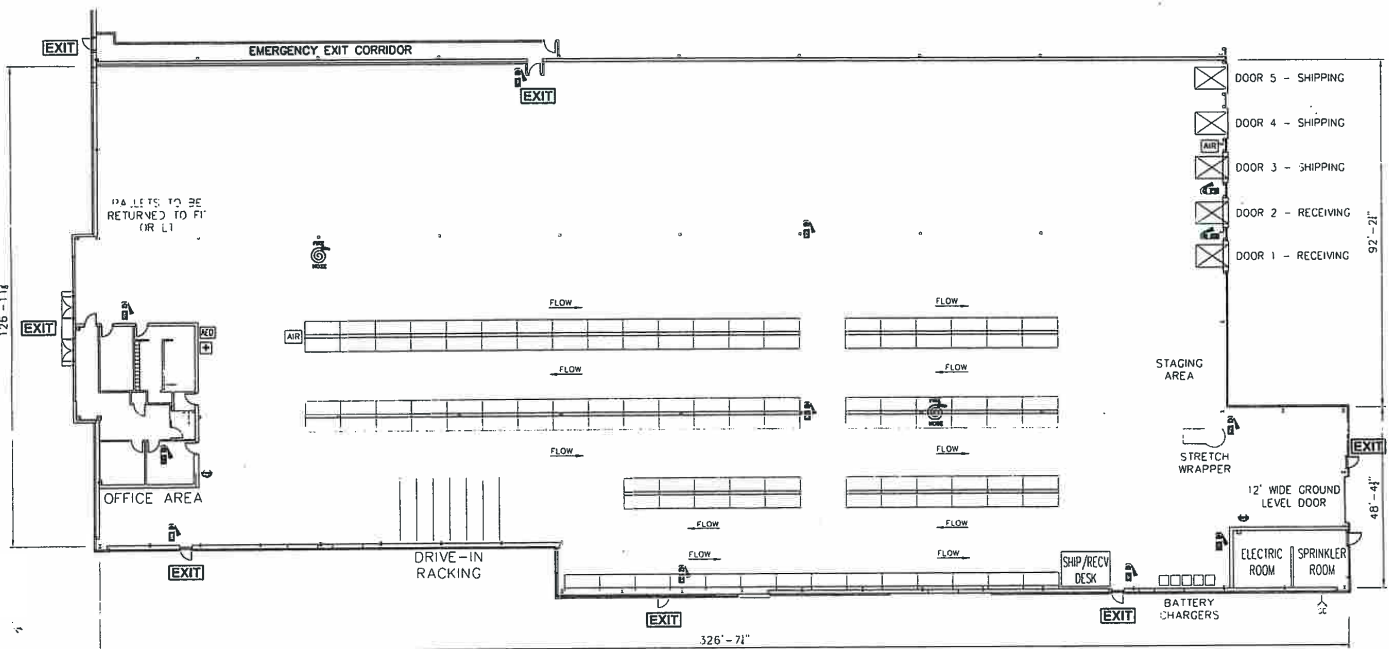
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SITE PLAN & FLOOR PLAN



UNIT 1 43,633 SF



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