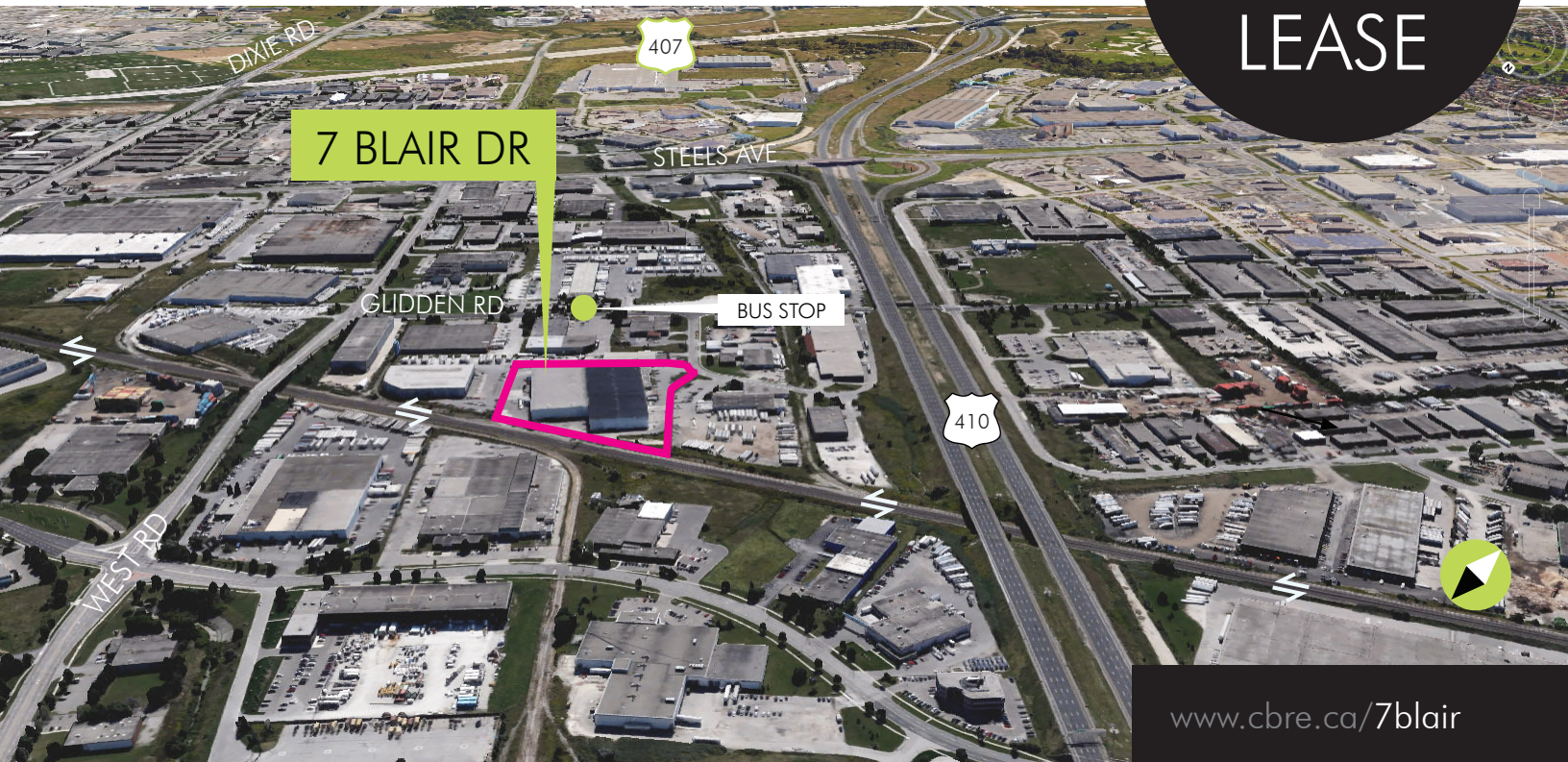


7 BLAIR DRIVE

BRAMPTON, ON

FOR
SALE OR
LEASE



www.cbre.ca/7blair

	SPECS
LOT SIZE (ACRES)	7.77
TOTAL SIZE (SQ. FT)	174,668
OFFICE SIZE (SQ. FT)	2,000
INDUSTRIAL SIZE (SQ. FT)	172,668
ZONING	M2
SHIPPING	2 TL, 5 DI
CLEAR HEIGHT	33'
POSSESSION	Immediate
SPRINKLERS	Partial* *North section only
POWER	600 volts; 1500 amps

LEASE	
ASKING LEASE RATE (NET PER SQ. FT.)	\$5.67
SALE	
ASKING PRICE	\$13,756,000
TAXES (2015)	\$300,961.28



JOHN LAFONTAINE*

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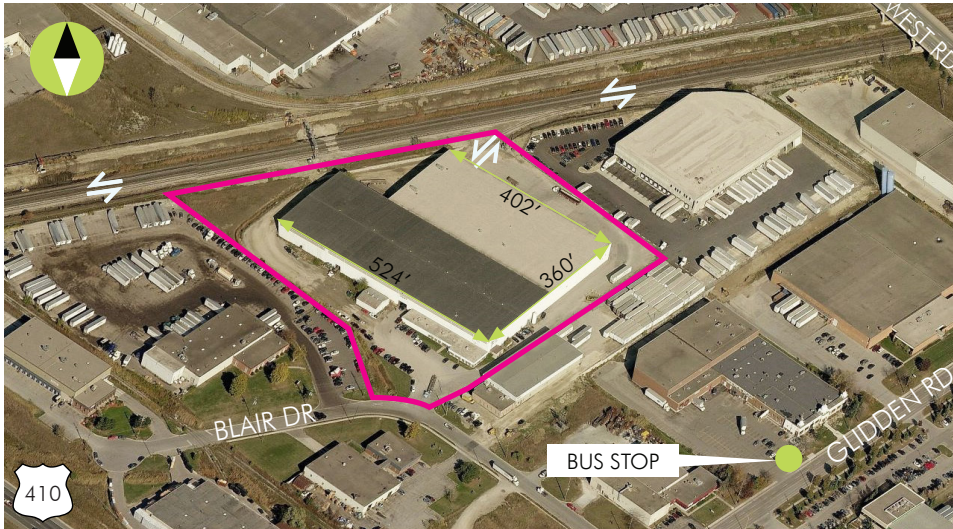
*Sales Representative

CBRE

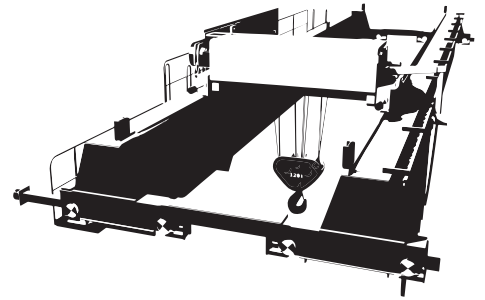
7 BLAIR DRIVE

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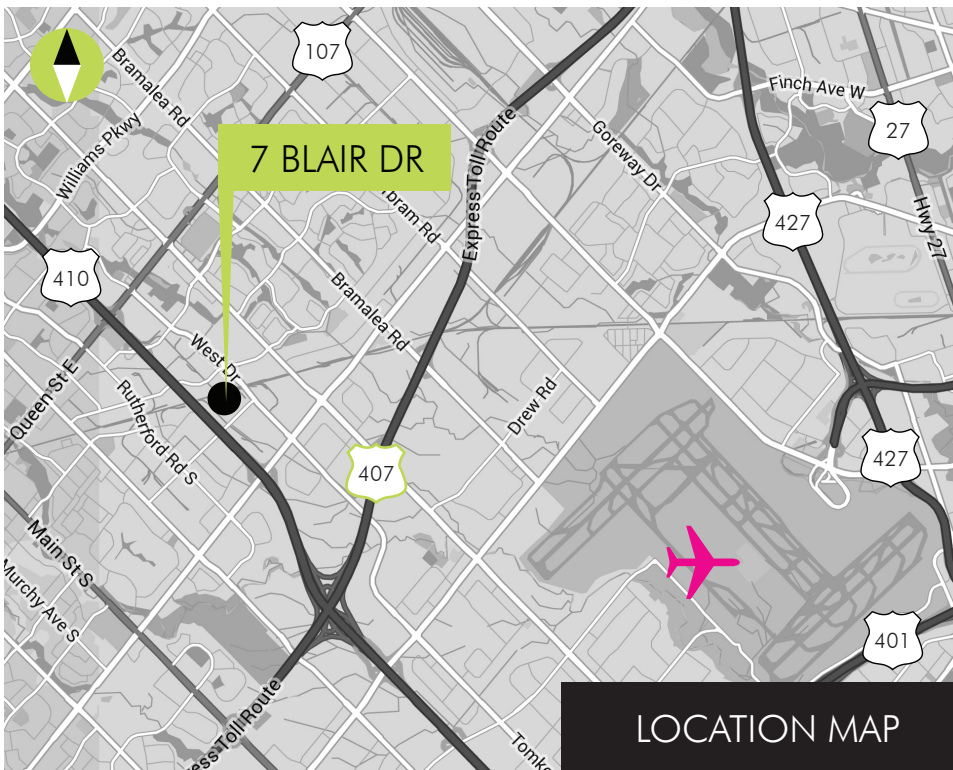
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SITE AERIAL VIEW



COMMENTS



LOCATION MAP

8 CRANES IN TOTAL

- 5 x 10 ton crane
 - 1 x 5/5 ton crane
 - 1 x 12/12 ton crane
 - 1 x 20 ton crane
- Interior rail access
 - Long run providing contiguous flow for manufacturing purposes and crane movement
 - Two vortex Cambridge heating units
 - Clear height of 33' under the joist, 38' to the roof deck, and 26'8" under the crane

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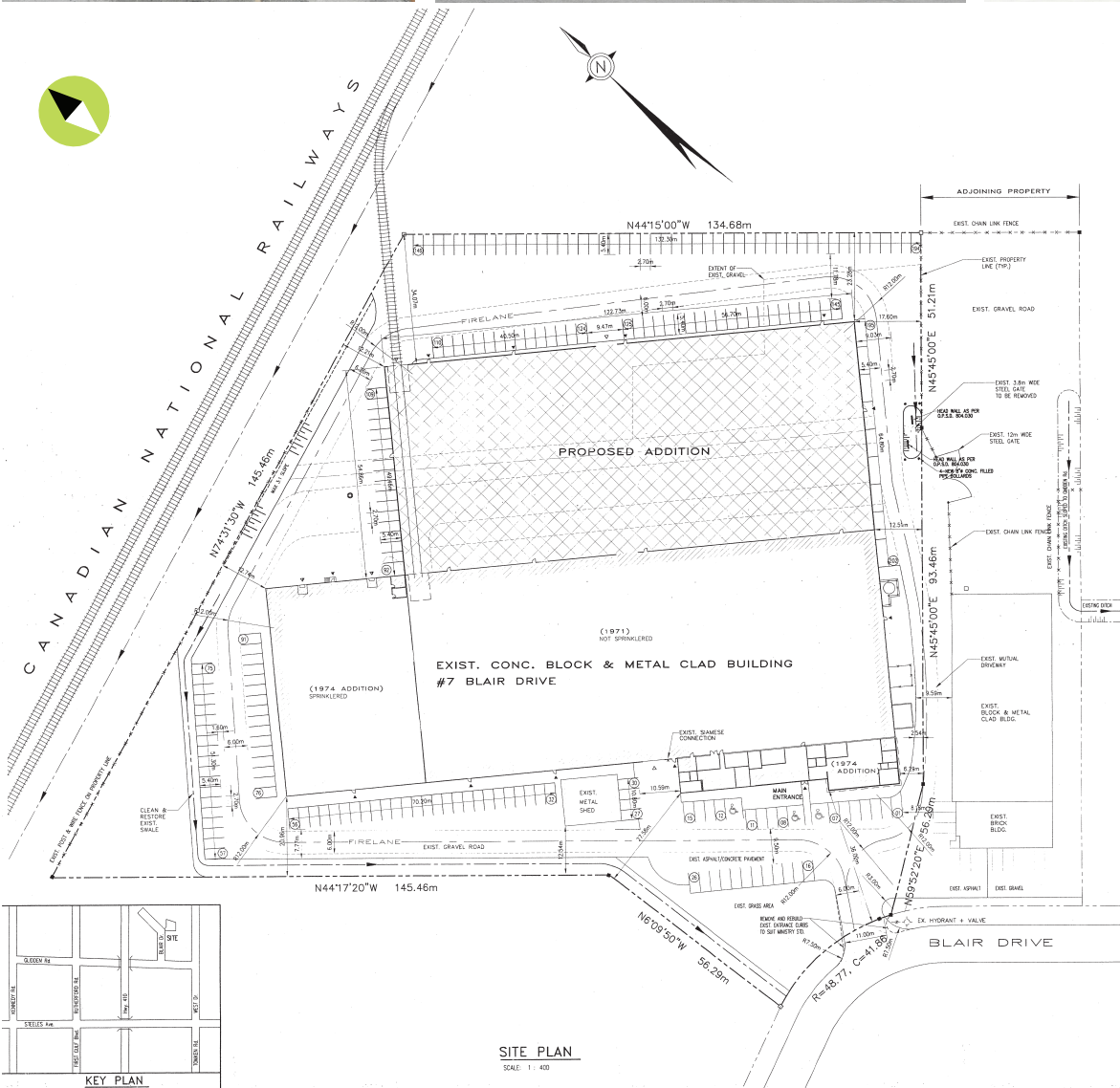
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ONTARIO BUILDING CODE CLASSIFICATION

- PROPERTY DESIGNATED AS ZONE M2A, SECTION 108.1 BY BY-LAW 101-B8
- GROUP 1 DIVISION 3 - MEDIUM RISK INDUSTRIAL
- SPRINKLERS NOT REQUIRED
- MIN. 2.13 METRE LINK STREET, ANY AREA, LOW FLOOR LOAD OCCUPANCY

FOR NEW CONSTRUCTION ONLY

- BUILDING SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION
- NOT MORE THAN ONE STOREY IN HEIGHT
- PLANT FOR MANUFACTURING AND STORAGE OF NON-COMBUSTIBLE MATERIALS
- NOT LIMITED IN BUILDING AREA

CONTRACTORS TO COMPLY WITH ABOVE STANDARDS AND ENSURE INTEGRITY OF ALL FIRE RESISTANCE RATINGS. FIRESTOP ALL OPENINGS. PROVIDE FIRE DAMPERS WHERE DUCTS PASS THROUGH FIRE RATED ASSEMBLIES.

BY-LAW REQUIREMENTS AND PROVISIONS MADE

ITEM	REQUIRED	PROVIDED
BLOCK AREA	N/A	8,732.97 sqm
FRONT YARD	MIN. 15.0m	36.02m
REAR YARD	MIN. 15.0m	12.21m
SIDE YARD (E)	MIN. 7.60m	23.28m
SIDE YARD (W)	MIN. 7.60m	12.24m
BLOCK HEIGHT	N/A	N/A
BLOCK CONST.	COMBUSTIBLE OR NON-COMBUSTIBLE	NON-COMBUSTIBLE

SITE STATISTICS:

	m ²	No	%
SITE AREA	31,708.85	3,170,885	100.00%
SITE DEVELOPMENT AREA	31,708.85	3,170,885	100.00%
EXIST. BUILDING COVERAGE	9,409	0.9409	29.34%
PROP. BUILDING COVERAGE	16,222	1.6222	51.15%
EXIST. OFFICE AREA	574.14	0.0574	1.81%
EXIST. WAREHOUSE AREA	5,794.66	0.5795	18.27%
PROP. WAREHOUSE AREA	6,732.97	0.6733	21.23%
EXIST. MANUFACTURING AREA	3,120.20	0.3120	9.84%
GROSS FLOOR AREA	16,221.97	1.6222	

PARKING:

EXISTING BUILDING (AREA 9,409 sqm) @ 5 PER PARKING REQ'T. BEFORE 1989 (1,882 / 800 sqm (14.24 sqm)) = 128 SPACES

PROP. WAREHOUSE (6,733 sqm) @ 1 SPACE / 91 sqm = 74 SPACES

TOTAL SPACES REQUIRED = 202 SPACES

TOTAL NUMBER OF SPACES PROVIDED (INCLUDING THOSE FOR MANUFACTURING) = 205 SPACES

SEWER/PAVEMENT AREA = N/A

GRAVEL AREA = N/A

LANDSCAPING AREA PROVIDED = 40.0m AT FRONT (MIN. 3.0m STRIP AT FRONT REQUIRED)

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Use - Industrial Two M2 Zone
In the E zone, the following uses are permitted:

(A) INDUSTRIAL

- (1) 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
- (2) 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
- (3) a printing establishment
- (4) a warehouse
- (5) a parking lot
- (6) a freight classification yard
- (7) Non-hazardous Solid Waste Processing Use, Non-hazardous Solid Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological

- Waste, or Mechanical Sterilization, provided such uses are located a minimum of 300 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- (8) Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, provided such uses are located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- (9) Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- (10) Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.

(B) NON-INDUSTRIAL

- (1) a radio or television broadcasting and transmission

establishment

- (2) a building supplies sales establishment
- (3) a recreational facility or structure
- (4) a community club
- (5) an animal hospital
- (6) a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

(C) ACCESSORY

- (1) an associated educational use
- (2) an associated office
- (3) a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- (4) purposes accessory to the other permitted purposes
- (5) Thermal Degradation (Energy from Waste) Use provided that the source of waste input into the energy generation is a by-product of the primary use of the site and is not a Hazardous Waste.

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FINANCING EXPECTATION

Qualified user purchasers can expect the following financing:

5 year term

20 – 25 year amortization

Loan to Value

65% of purchase price

75% of purchase price

80% - 100% of price

Interest Rate*

2.50% — 3.50%

2.50% — 4.00%

2.50% — 4.50%

*Rates as of October 13th, 2015

**Please call for financing specifics

MANISH JAIN

416-495-6319 | manish.jain@cbre.com

Associate | Debt & Structured Finance

Mortgage Agent #13002077

CBRE Limited (Brokerage # 10501)

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With over **\$900,000,000** in loans funded last year, CBRE Debt & Structured Finance is the industry leader in arranging commercial mortgage financing. Give us a call to see how we can help you.

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Vice Chairman

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*Sales Representative

CBRE

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