



UNITS FOR SALE

4 ALFRED KUEHNE BOULEVARD
BRAMPTON, ON

BUILDING FEATURES

- Rejuvenated plaza in sought after industrial node
- Building upgrades: New roof & asphalt, landscaping work, exterior LEDs
- Flexible sizes: 2,800 SF - 14,000 SF
- Truck level & drive-in shipping
- Build out packages available
- Desirable M2 zoning
- Central to major highways
- 18' Clear Height

CONTACT US

TED OVERBAUGH*

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JEFF HORD*

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**Sales Representative*



PROPERTY INFO

UNITS	SIZE (SF)	OFFICE	PRICE	TAXES (EST. PSF)	CONDO FEES (EST. PSF)	SHIPPING	POWER (TBC)	AVAILABILITY
1, 2	14,102	13%	\$2,609,000 (\$185 PSF)	\$2.00	\$2.90	1 T/L, 1 D/I	100 amps	60 Days
9, 10, 11	8,831	10%	\$1,767,000 (\$200 PSF)	\$2.00	\$2.90	3 T/L	225 amps	60 days
4, 5, 6	8,491	15%	\$1,699,000 (\$200 PSF)	\$2.00	\$2.90	3 T/L	300 amps	Immediate
			UNDER CONTRACT					
12, 13	5,789	10%	\$1,361,000 (\$235 PSF)	\$2.00	\$2.90	1 T/L, 1 D/I	100 amps	60 days
7, 8	5,757	5%	\$1,209,000 (\$210 PSF)	\$2.00	\$2.90	1 T/L, 1 ramped D/I	200 amps	30 days
5, 6	5,664	15%	\$1,190,000 (\$210 PSF)	\$2.00	\$2.90	2 T/L	100 amps	Immediate
			UNDER CONTRACT					
3	2,850	10%	\$642,000 (\$225 PSF)	\$2.00	\$2.90	1 T/L	60 amps	60 days
4	2,827	0%	\$636,500 (\$225 PSF)	\$2.00	\$2.90	1 T/L	200 amps	Immediate
			UNDER CONTRACT					



High power distribution



GO station next door



18' clear height



Some units have both T/L & D/I shipping



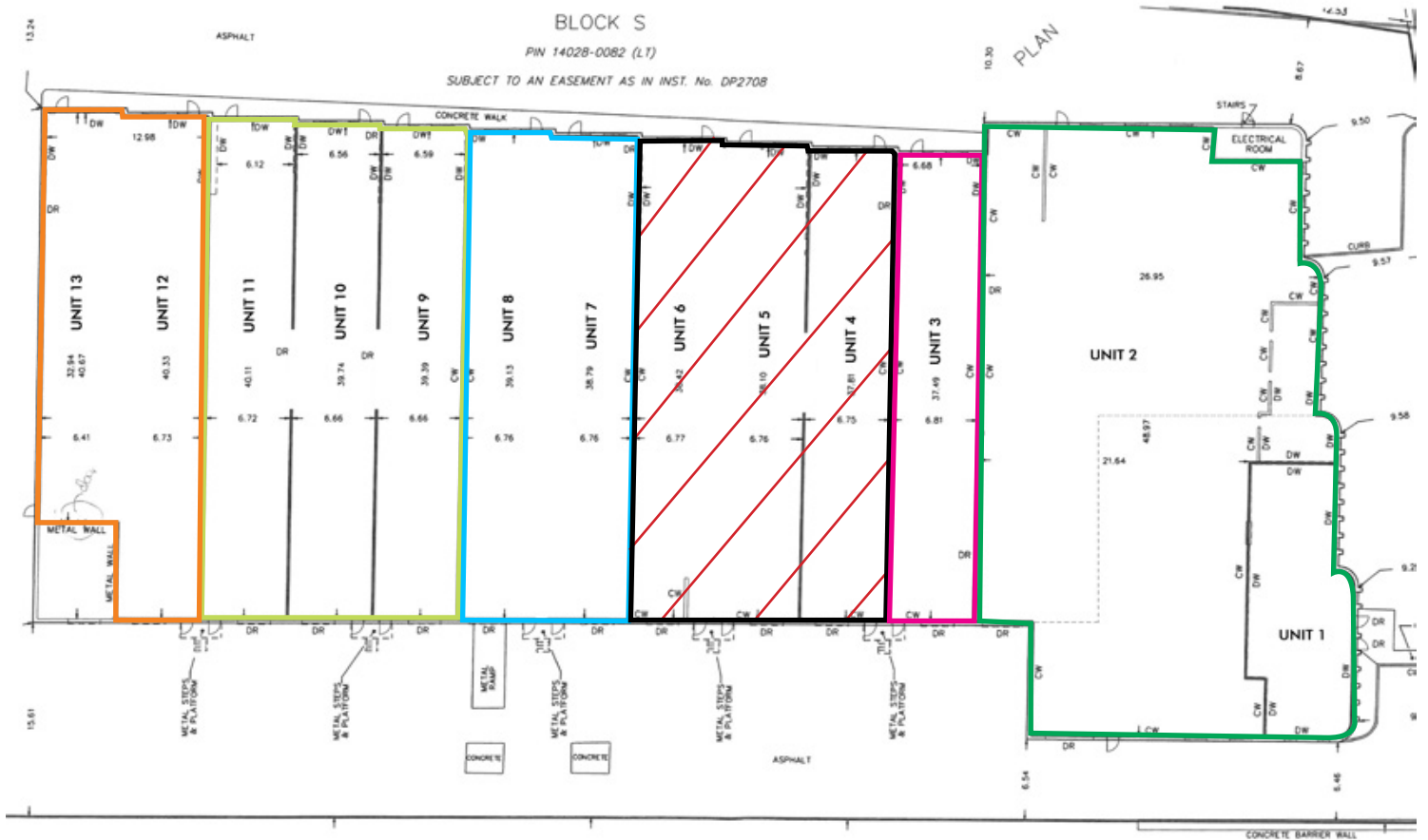
Central to major highways



M2 Zoning allows for many uses



BUILDING PLANS





FINANCING

YOUR CONDOMINIUM PURCHASE

HOW CAN BDC HELP?

Flexible repayment terms to protect your cash flow

- Repay your loan over a period of up to 25 years
- Postpone principal payments for up to 36 months at the start of the loan *based on banks discretion
- Match payments to the seasonal or progressive cash flow pattern of your business
- Make a 15% annual prepayment at any time without penalty

Limited personal risk

- Your personal assets are not taken as collateral for the loan

Peace of mind

- Stable terms and conditions that don't change without due cause

For further information contact our BDC financing professional:



ALEFIYAH TINWALA
 Commercial Account Manager
 Business Development Bank of Canada
 T 905 277 6363
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FINANCING EXAMPLE

3,000 sq. ft. unit at \$225 per sq. ft | Purchase Price - \$675,000

RATE	LOAN TO VALUE	LOAN AMOUNT	ANNUAL PAYMENT	MONTHLY PAYMENT	PRINCIPAL PAID DOWN EACH YEAR
3.75%	75%	\$506,250	\$31,674	\$2,594	\$13,500
4.25%	85%	\$573,750	\$37,881	\$3,096	\$14,400
4.75%	95%	\$641,250	\$44,619	\$3,638	\$15,150



STOP PAYING RENT!

- Depreciate your asset while writing off your mortgage interest paid
- Greater financial return from tax benefits
- Deduct operating expenses and condo fees

Invest in your future and in one of the hottest industrial markets in North America

4 ALFRED KUEHNE BOULEVARD BRAMPTON, ON



Tax Advantages

- Take advantage of rising GTA Real Estate values
- Pay down principal while asset appreciates in value



Retirement



Control

- Become your own landlord!
- Pay rent to yourself
- Modify unit to suit your needs



Low Interest Rates

- Invest now before interest rates rise
- Banks eager to lend
- Similar monthly cost to own vs. rent



ACCESSIBILITY

4 Alfred Kuehne is ideally positioned to access the entire GTA.

- Located steps from the ZUM bus stop
- Within walking distance from the Brampton GO station
- Close proximity to Highways 407, 410, 401 & 427
- Many amenities close-by



1 min
BRAMALEA GO



10 mins
CANADIAN NATIONAL
RAILWAY



3 mins
HIGHWAY 410



5 mins
HIGHWAY 407



7 mins
INTERNATIONAL
AIRPORT



14 mins
CANADIAN PACIFIC
RAILWAY



LEGEND

502 MAIN ST

505 BOVAIRD DR

511 STEELES AVE



1 QUEEN ST

7 KENNEDY RD

15 BRAMALEA RD



29 WILLIAMS PKWY

2 MAIN ST

11 STEELES AVE



TORONTO PEARSON INTERNATIONAL AIRPORT

18 DIXIE RD

30 AIRPORT RD

5 BOVAIRD DR

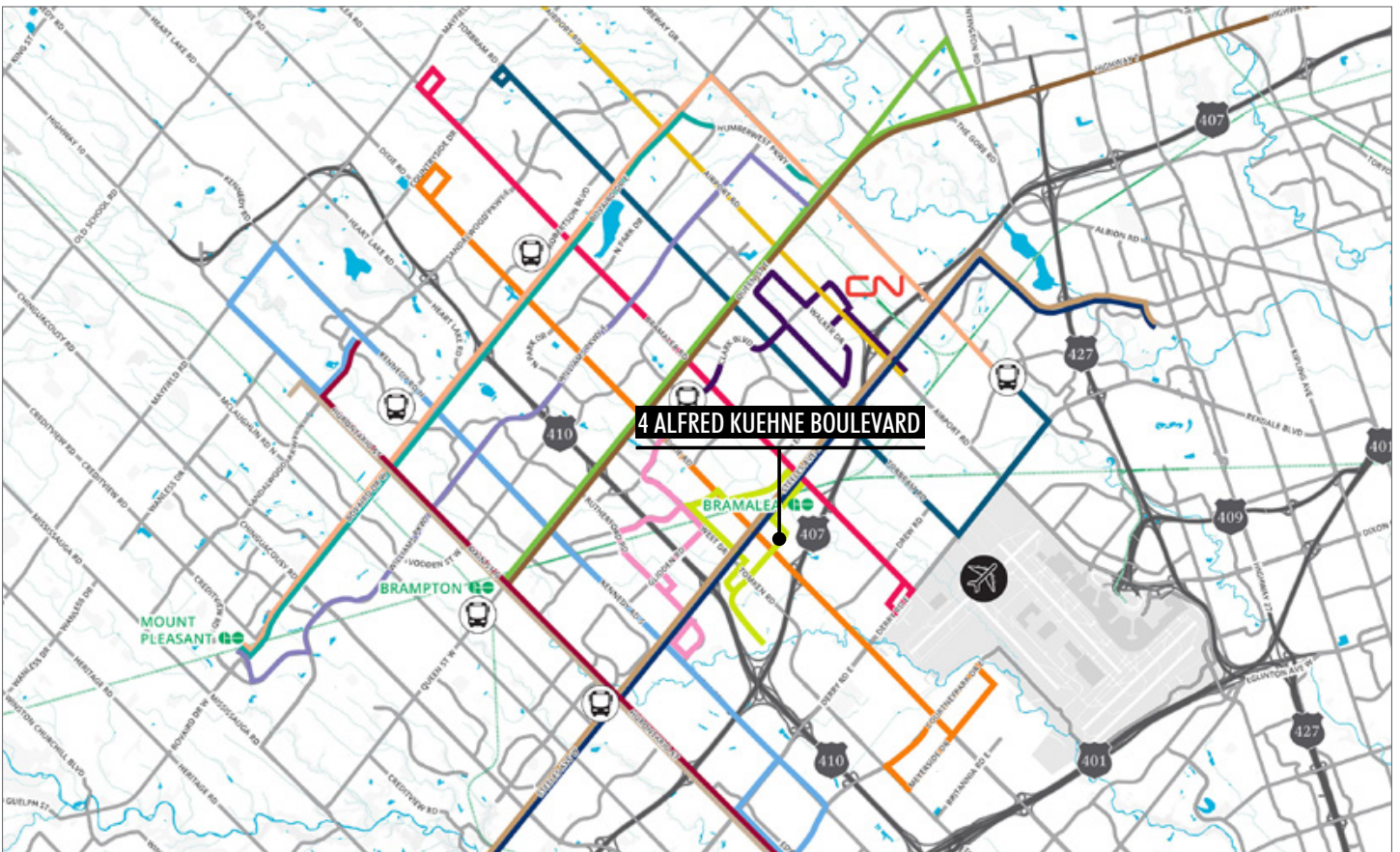


BUS TERMINAL

14 TORBRAM RD

20 CLARK BLVD

501 QUEEN ST



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CONTACT US

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VISIT PROPERTY
WEBSITE



CBRE

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