

# 1 Van Der Graaf Court

Brampton ON





# Property Details

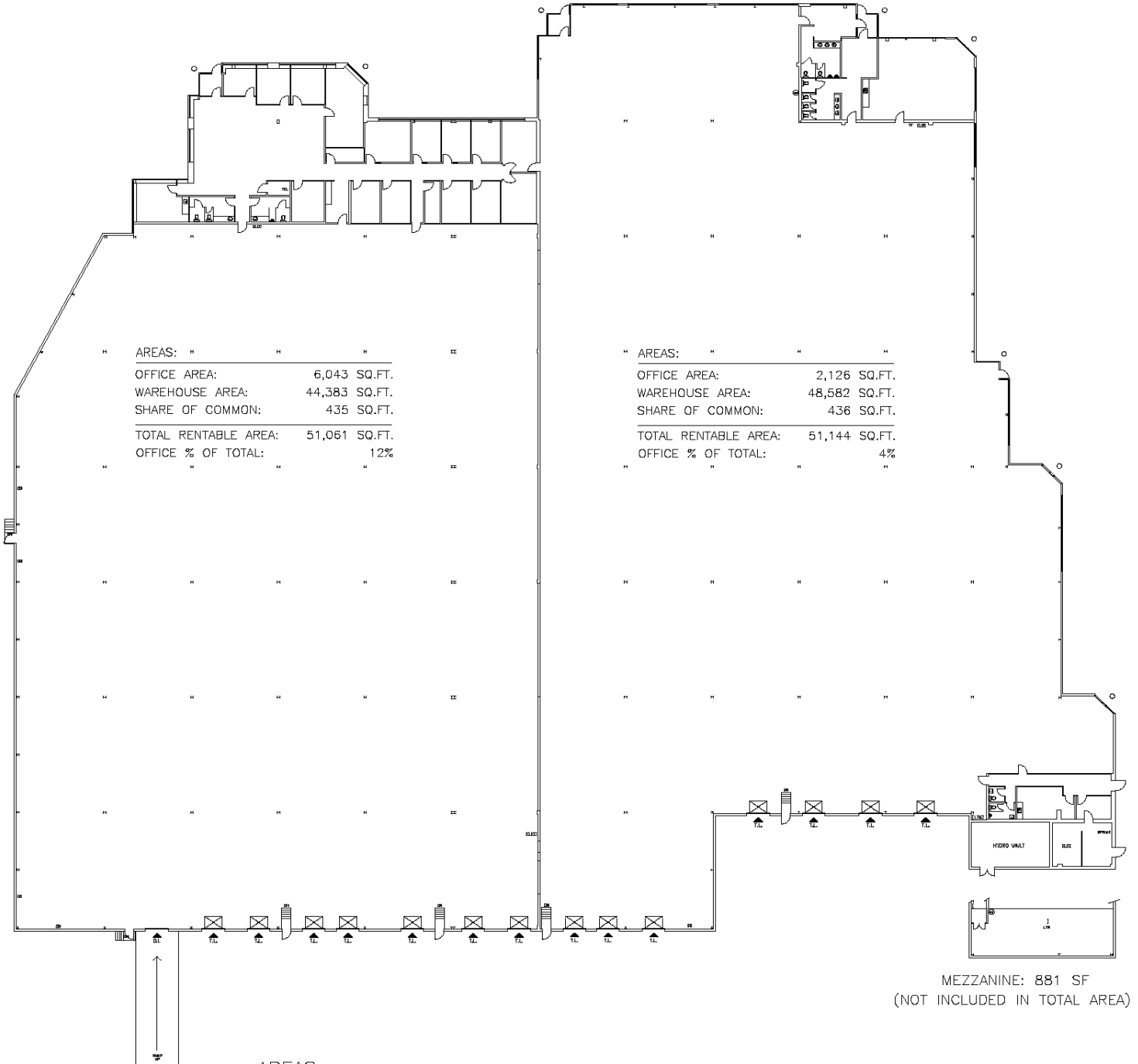
<b>LOCATION</b>	Highway 407 & Airport Road
<b>YEAR BUILT</b>	1988
<b>LOT SIZE</b>	5.40 Acres
<b>TOTAL SIZE</b>	102,205 Sq. Ft.
<b>OFFICE SPACE</b>	8,169 Sq. Ft.
<b>ZONING</b>	M3A - 335
<b>CLEAR HEIGHT</b>	24' 4"
<b>SHIPPING</b>	14 Truck Level Doors 1 Drive-In Door
<b>POWER</b>	600 Volts, 1,600 Amps
<b>POSSESSION</b>	Immediate
<b>ASKING RATE</b>	\$395 Per Sq. Ft.
<b>TAXES (2022)</b>	\$180,034.50

## COMMENTS

- Highly functional warehouse space with three ingress-egress points
- Property designed to accommodate single or multi-tenant occupancy
- Fully fenced shipping yard with security gate
- Ample on-site employee parking
- Great location in Brampton close to various amenities and easy access to major highways



# Floor Plan



AREAS:	
OFFICE AREA:	8,169 SQ.FT.
WAREHOUSE AREA:	94,036 SQ.FT.
SHARE OF COMMON:	0 SQ.FT.
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TOTAL RENTABLE AREA:	102,205 SQ.FT.
OFFICE % OF TOTAL:	8%

INFORMATION:	
SHIPPING DOORS:	8'0" x 10'0" HT.
LEVELING PLATFORMS:	YES
CLEAR HEIGHT:	24'4"
OFFICE HEIGHT:	9'1"
BAY SIZE:	41'0" x 30'0"

# Racking Plan



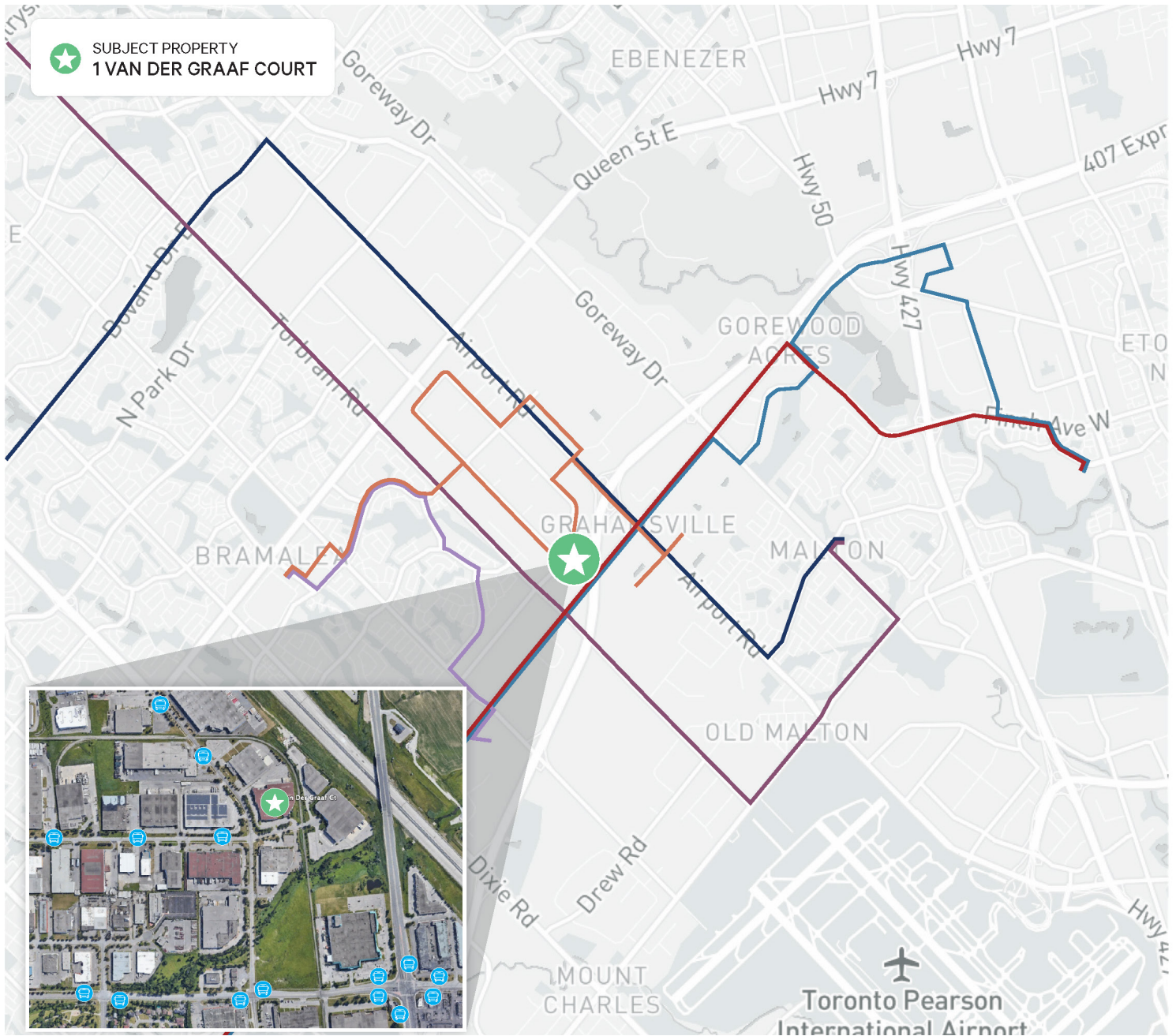
## Racking Details

- Double-deep with 4 levels of beams
- Frames: 42" x 258"
- Beams: 96", 144" used in tunnels
- Pallet Count: 5,850
- Weight Rating: 2,500 lbs per beam, one section can hold up to 5,000 lbs and fit 2 regular 40 x 48 skids

**Disclaimer:** Racking not included in the sale price, can be made available at an additional cost. Please speak to listing agents



# Location Highlights



## DRIVE TIMES

	Distance	Time
Highway 407	2.0 KM	4 MINS
Highway 410	5.9 KM	12 MINS
Highway 427	7.1 KM	12 MINS
Highway 409	8.7 KM	15 MINS
Toronto Pearson International Airport	8.7 KM	15 MINS
Highway 401	10.9 KM	18 MINS

## TRANSIT ROUTES

- 5 ROUTE 5 - BOVAIRD
- 11 ROUTE 11 - STEELES
- 14 ROUTE 14 - TORBRAM
- 16 ROUTE 16 - SOUTHGATE
- 20 ROUTE 20 - EAST INDUSTRIAL
- 511 ROUTE 511 - ZUM STEELES





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