

FREESTANDING BUILDING WITH KENNEDY ROAD EXPOSURE

FOR SALE

100 Kennedy Road South, Brampton

FOR MORE INFORMATION
PLEASE CONTACT:

Kevin Brennan, B. Comm
Broker, Senior Vice President
905-624-4455 Ext. 214
kbrennan@binswangerhectare.com

Jason Vance, Hon. B.A.
Sales Representative
905-624-4455 ext. 208
jvance@binswangerhectare.com



Binswanger Hectare, Brokerage
1279 Matheson Blvd. E.
Mississauga, ON L4W 1R1
Tel 905-624-4455
Fax 905-624-4458

REGIONAL • NATIONAL •
INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS:

Atlanta, GA • Charlotte, NC • Chicago, IL •
Dallas, TX • Denver, CO • Detroit, MI • King of
Prussia, PA • Los Angeles, CA • Melville, NY •
Meriden, CT • Miami, FL • Minneapolis, MN •
Montreal, Quebec • Morristown, NJ • Nashville,
TN • Natick, MA • New York, NY • North
Haledon, NJ • Owings Mills, MD • Oxford, MS •
Philadelphia, PA • Phoenix, AZ • Tampa, FL •
Toledo, OH • Toronto, Ontario • Valencia, CA •
Vienna, VA

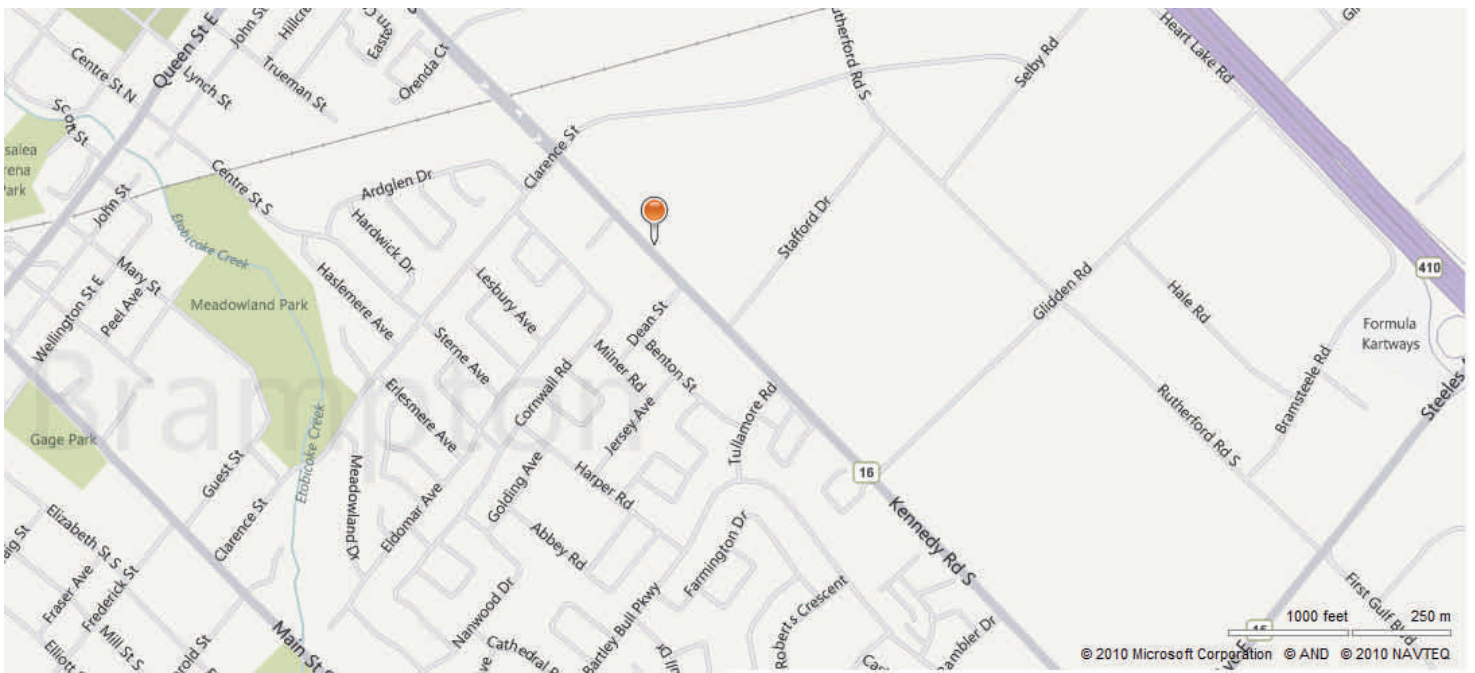
Bangkok • Bogota • Buenos Aires • Caracas •
Copenhagen • Haarlem • Hamburg • Lima •
London • Manila • Mexico City • Mumbai •
Paris • San Juan • Santiago • Sao Paulo • Seoul •
Shanghai • Singapore • Tel Aviv • Tokyo •
Warsaw

Over 150 Offices Worldwide www.binswanger.com

Location:	100 Kennedy Road South, Brampton, ON
Total Size:	158,853 sq. ft.
Warehouse:	92%
Office:	8% (+/- 4000 sq ft on 2nd floor)
Lot Size:	7.21 Acres
Zoning:	M1 - Sect 3444
Shipping:	1 drive-in door (oversized 18'w x 14h') 10 truck level doors
Rail:	Potential
Heating:	Combination radiant and forced air
Power:	1200 amps, 600 volts
Clear Height:	16'
Sprinklers:	Yes
Asking Price:	\$7,450,000.00
Taxes:	\$168,094 (2010)
Possession:	May 2011
Features:	* New roof * New office HVAC * New warehouse heaters * New shipping doors & levelers * Newly renovated offices * Potential for rail access

100 Kennedy Road South, Brampton

LOCATION MAP

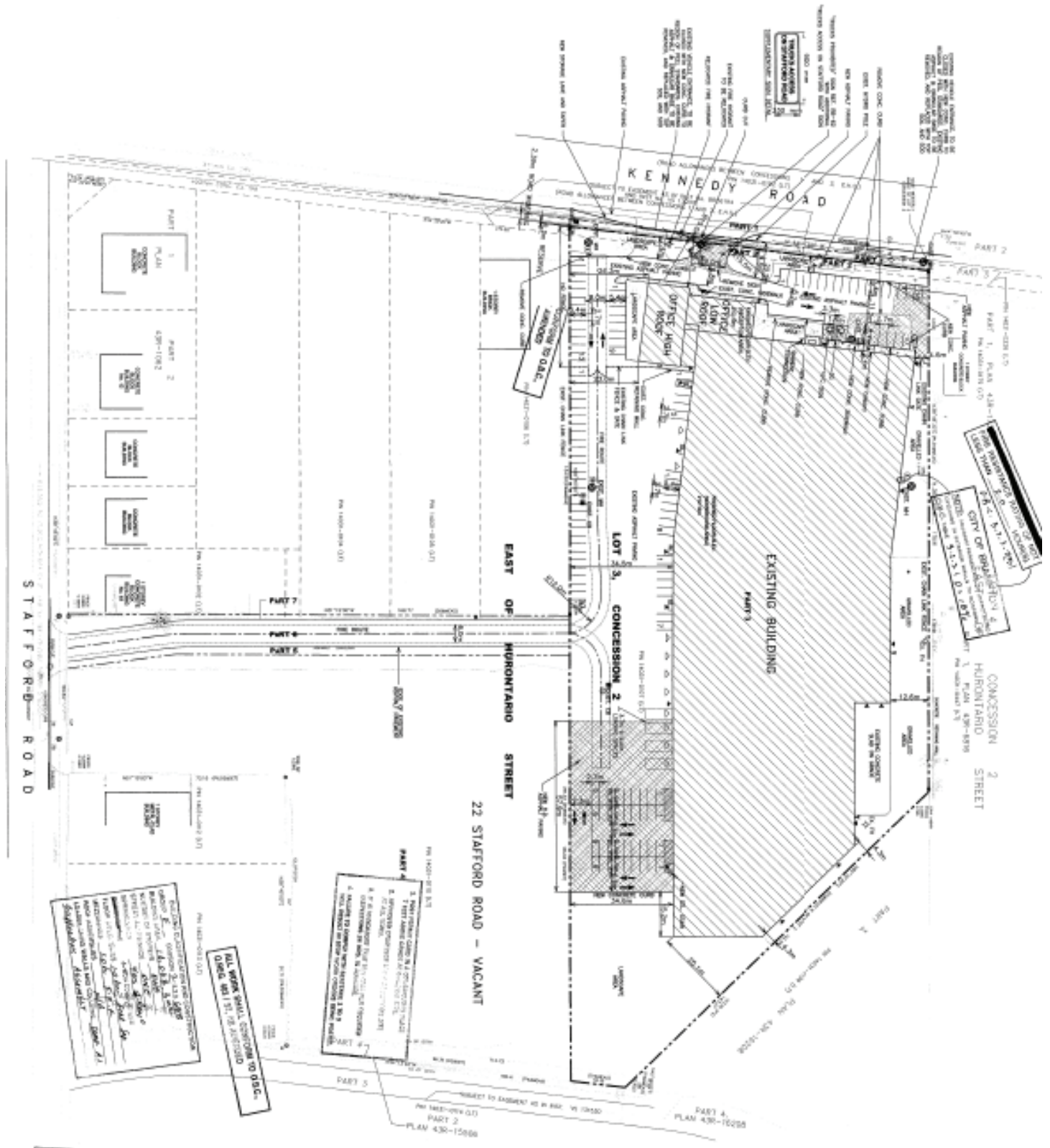


AERIAL VIEW



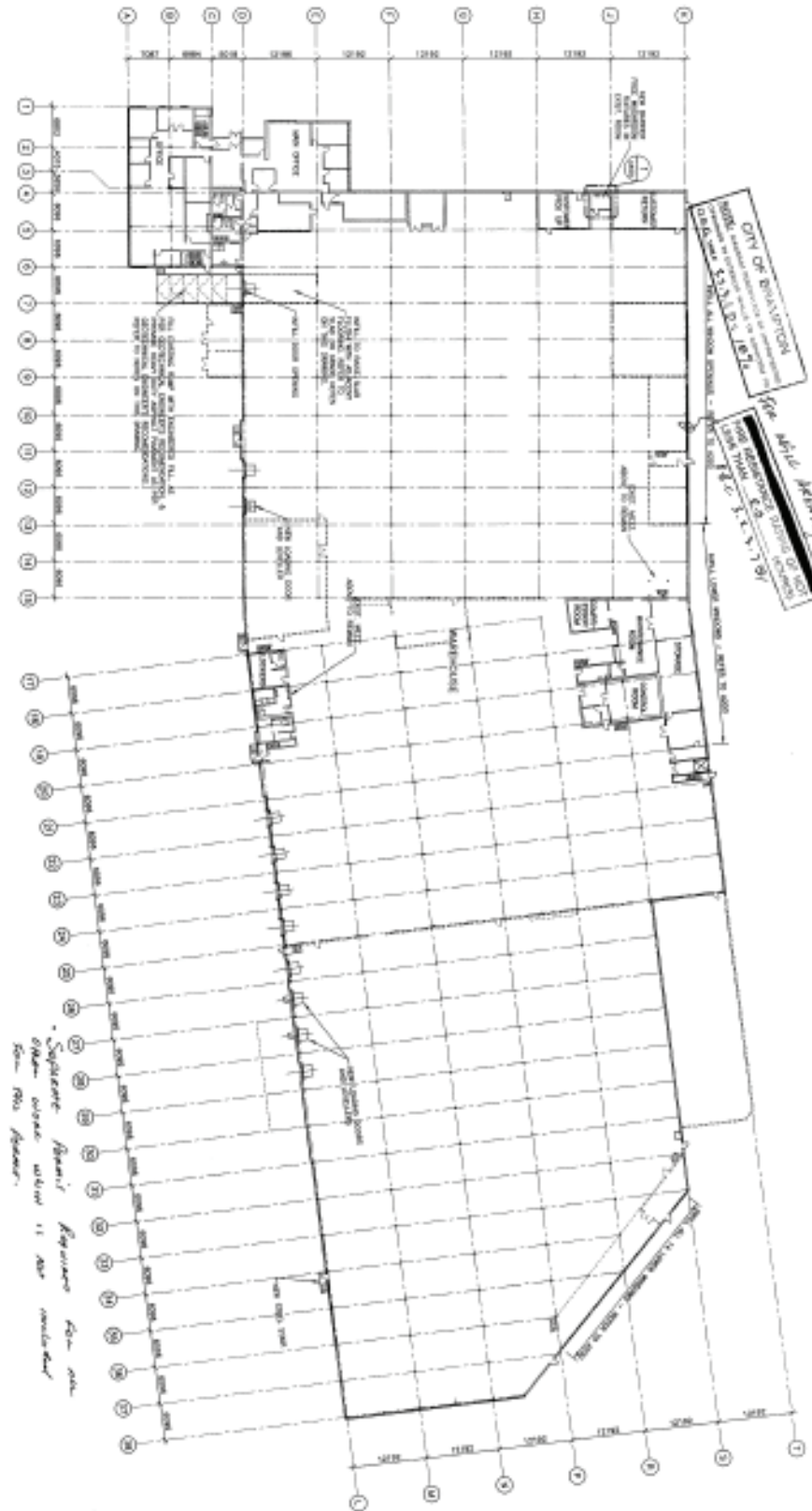
100 Kennedy Road South, Brampton

SITE PLAN



100 Kennedy Road South, Brampton

FLOOR PLAN



100 Kennedy Road South, Brampton

(256-06)

3444 The lands designated a M1-Section 3444 on Sheet 61 of Schedule A to this by-law:

3444.1 shall be used for the purposes:

1. Industrial

- a. Warehouse; and,
- b. The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building.

2. Non-Industrial

- c. a radio or television broadcasting and transmission establishment;
- d. a building supplies sales establishment, with no outside storage;
- e. a recreational facility;
- f. a community club;
- g. an animal hospital;
- h. a business office, excluding offices for medical, dental or drugless practitioners, administrative offices of school boards and governments, and offices or accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, real estate agents/brokers/appraisers and urban planners;
- i. a bank, trust company or financial institution;
- j. a commercial, technical or recreational school;
- k. a banquet hall; and,
- l. a dining room restaurant or convenience restaurant.

3. Accessory

- a. an associated educational use;
- b. a retail outlet operated in connection with a particular purpose permitted by this by-law, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use;
- c. parking lots accessory to principal use; and
- d. purposes accessory to the other permitted purposes.

3444.2 The following uses shall not be permitted:

- a. a motor vehicle repair shop and /or motor vehicle body shop as a principal or accessory use;
- b. a transport terminal;
- c. obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental of equipment;

100 Kennedy Road South, Brampton

- d. a salvage, junk, scrap or bulk storage yard;
- e. outdoor storage as a primary use;
- f. parking lot as a principal use; and,
- g. freight classification yard.

3444.3 No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted.

3444.4 50% of the total gross floor area of the building may be used for a single user, provided that the remaining gross floor area is divided into not less than four units, of not less than 745 square metres.

3444.5 100% of the total gross floor area may be used for a single user, as provided for in 3444.1.a.b. of this by-law, provided that the number of loading doors is limited to ten.