



Highway 407

Airport Road

Steeles Avenue

Asking Net Rent:
\$8.75PSF

FOR LEASE | 321 Parkhurst Square, Unit A, Brampton | ON

Quality Precast Construction with Steeles Avenue Exposure

Colliers International is pleased to offer 321 Parkhurst Square, Unit A for lease. A high-quality industrial unit strategically located at Airport Road and Steeles Avenue, within minutes to Highway 407. Constructed in 2000, this property offers an attractive glass office facade with bright warehouse space with white painted walls and roof deck.

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Accelerating success.



Specifications

Total Area	41,320 SF
Office Area	4,478 SF
Industrial Area	36,842 SF
Clear Height	26'
Heat	Radiant
Bay Size	30' x 42'
Shipping Doors	4 Truck-Level Doors 1 Drive-In Door
Zoning	SC-1553 (permits M1 uses)
Possession	To be confirmed
Asking Lease Rate	\$8.75 Net PSF
TMI	\$3.20 (2019)

FEATURES

- Building constructed in 2000
- Two points of site access from Steeles Ave. and Parkhurst Square
- ESFR sprinklers
- Warehouse walls & roof deck painted white

- Steeles Avenue frontage/exposure
- Located in close proximity to the CN Intermodal yard, Pearson Airport and 400 series highways

PROPERTY HIGHLIGHTS



CLOSE TO PEARSON
AIRPORT



CENTRAL BRAMPTON
LOCATION



EXCELLENT CURB
APPEAL



GREAT ACCESS TO
400-SERIES HIGHWAYS

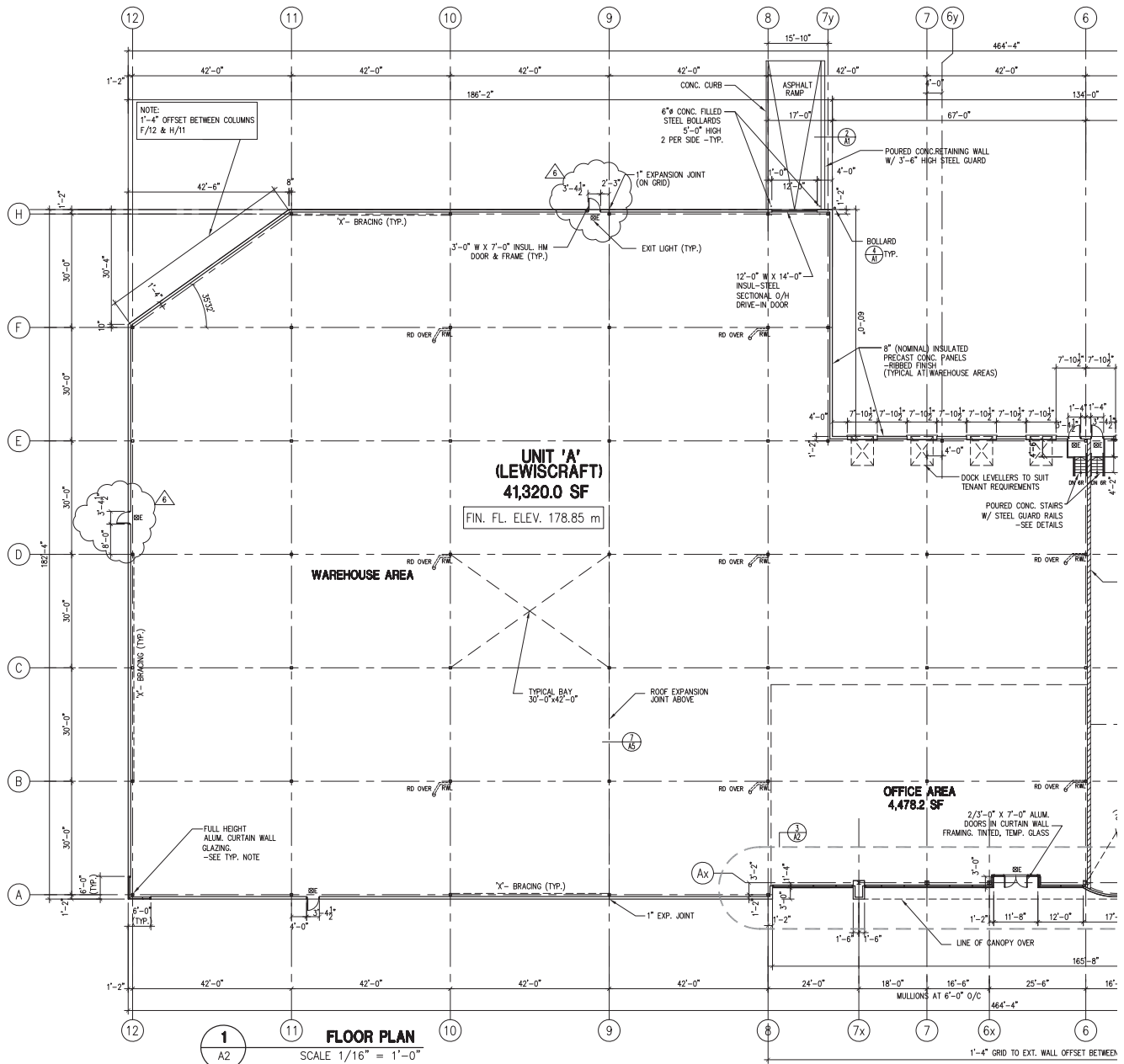
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Floor Plan



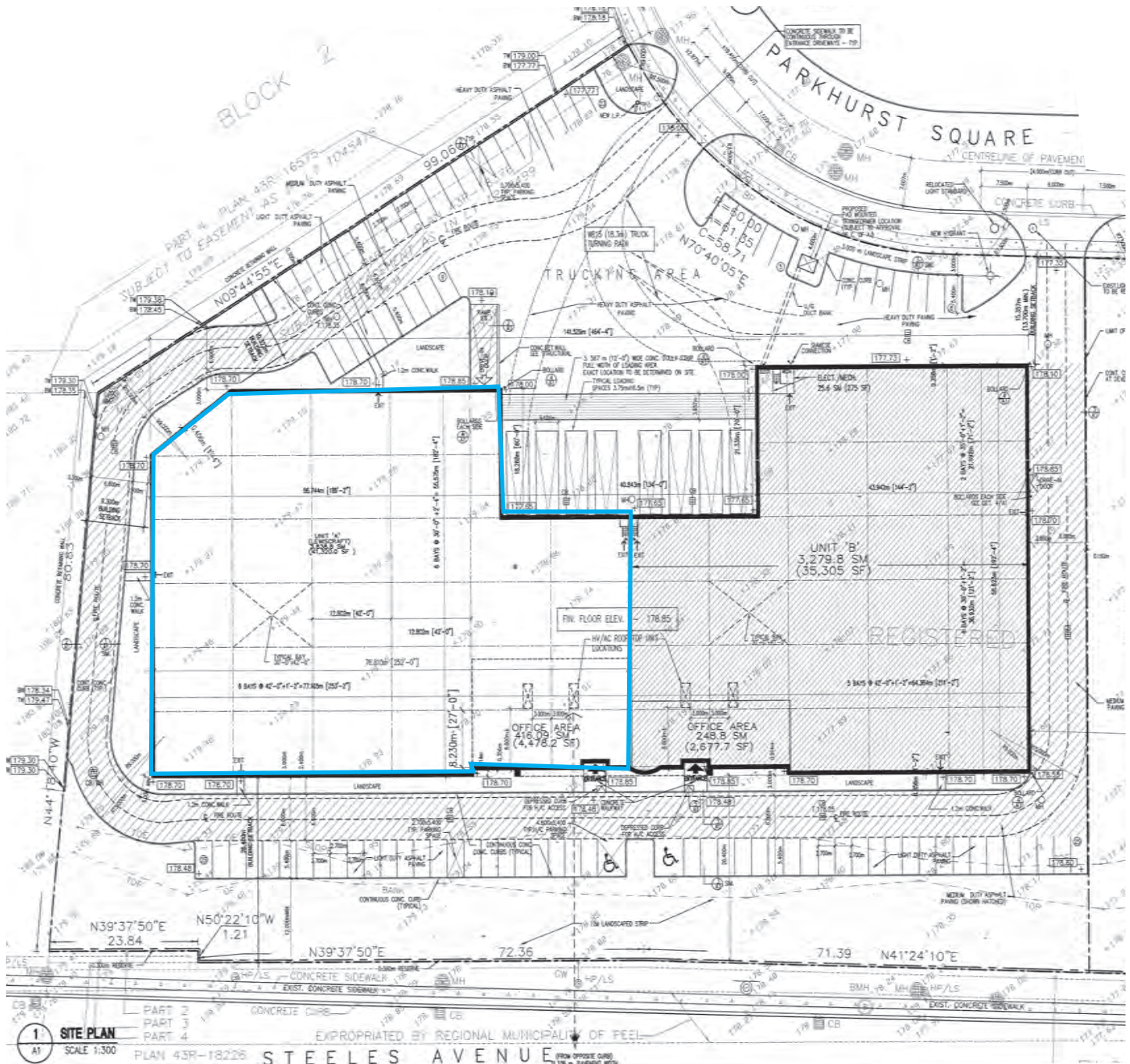
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Site Plan



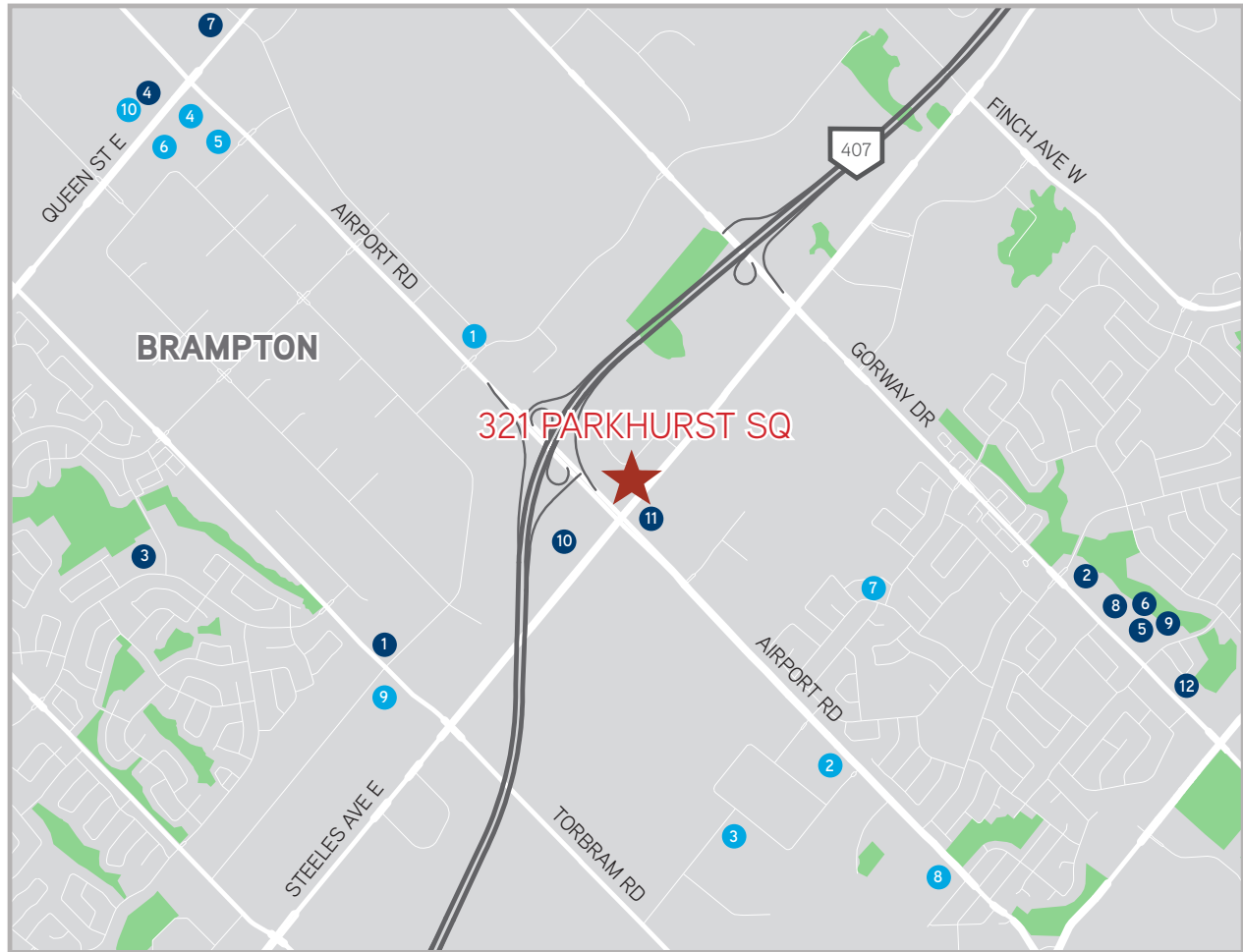
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Amenities



AMENITIES

- 1 Petro-Canada
- 2 Fit4Less
- 3 Scotiabank
- 4 Canadian Tire
- 5 Shoppers Drug Mart
- 6 LCBO
- 7 Home Depot
- 8 TD Canada Trust
- 9 Beer Store
- 10 Hilton Garden Inn
- 11 ESSO
- 12 BMO Bank of Montreal

RESTAURANTS / FOOD

- 1 Tim Hortons
- 2 Quiznos
- 3 Rena Cucina Restaurant
- 4 Starbucks
- 5 McDonald's
- 6 Mr Greek Express
- 7 Grabb-A-Pizza
- 8 Veggie Flames
- 9 Sportyz Restaurant & Bar
- 10 Kelsey's Bar & Grill

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