



FOR SALE

4 CARSON COURT

BRAMPTON, ON

FREESTANDING INDUSTRIAL FACILITY

±14,500 SF | ±1.0 ACRE | M3A ZONING | OUTSIDE STORAGE | 2 TRUCK-LEVEL DOORS

KORMENDYTROTT.COM

CENTURY 21 Miller Real Estate Ltd., Brokerage



A RARE FREESTANDING INDUSTRIAL OPPORTUNITY

BRAMALEA BUSINESS PARK | BRAMPTON, ONTARIO

4 Carson Court presents a rare opportunity to acquire a freestanding industrial facility situated on approximately one acre within Brampton's established Bramalea Business Park.

The approximately 14,500 SF facility combines functional warehouse space, well-appointed offices, multiple shipping doors and M3A industrial zoning, permitting a broad range of industrial uses, including outside storage.

Adding significant functionality is more than 4,500 SF of additional mezzanine and office area, including an elevated warehouse office with expansive windows overlooking the warehouse floor. This additional area is not included in the stated 14,500 SF building area, providing substantial usable space beyond the advertised building footprint.

Strategically positioned within one of Brampton's established industrial employment districts, the property offers convenient connectivity to the 400-series highway network, Pearson International Airport and the CN Brampton Intermodal Terminal, making it well suited to owner-users, distribution, warehousing and a variety of industrial operations.



±4,500+ SF
ADDITIONAL USABLE AREA

Mezzanine + Elevated Warehouse Office + Additional Office Space
NOT INCLUDED IN THE STATED 14,500 SF

FUNCTIONAL LAYOUT

Warehouse, office
and mezzanine

MULTIPLE SHIPPING DOORS

Efficient loading and
logistics

M3A ZONING

Wide range of
industrial uses
including outside
storage

STRATEGIC LOCATION

Minutes to 400-series
highways, Pearson
Airport and CN
Intermodal

BUILT FOR INDUSTRIAL FUNCTIONALITY



±14,500 SF*
BUILDING AREA



±1.0 ACRE
SITE AREA



16'
CLEAR HEIGHT



20%
OFFICE COMPONENT



2 TL + 2 DI
SHIPPING DOORS



600V / 200A
POWER



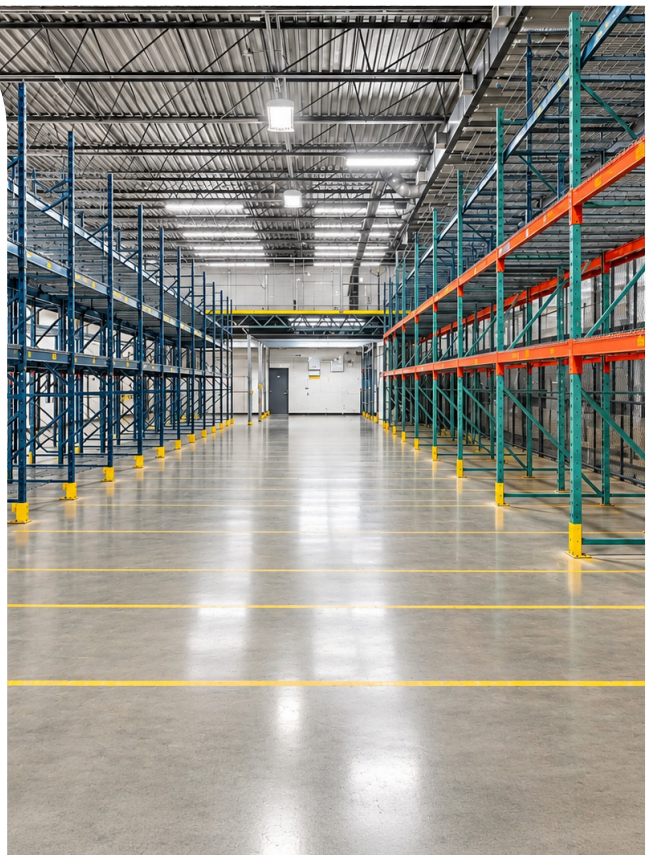
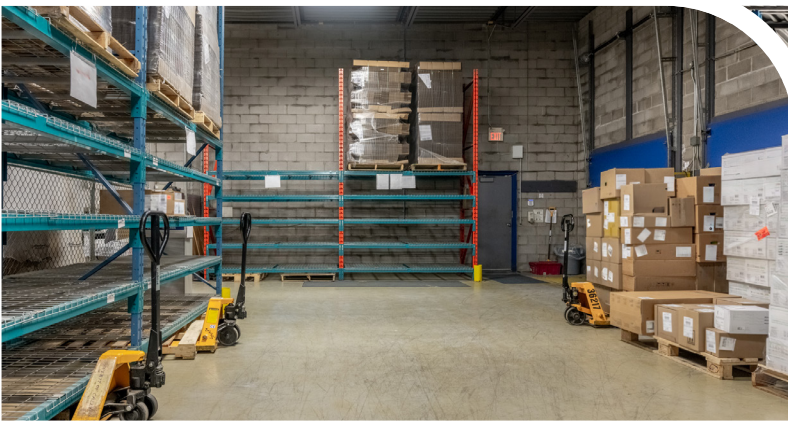
M3A
INDUSTRIAL ZONING



OUTSIDE STORAGE**
PERMITTED

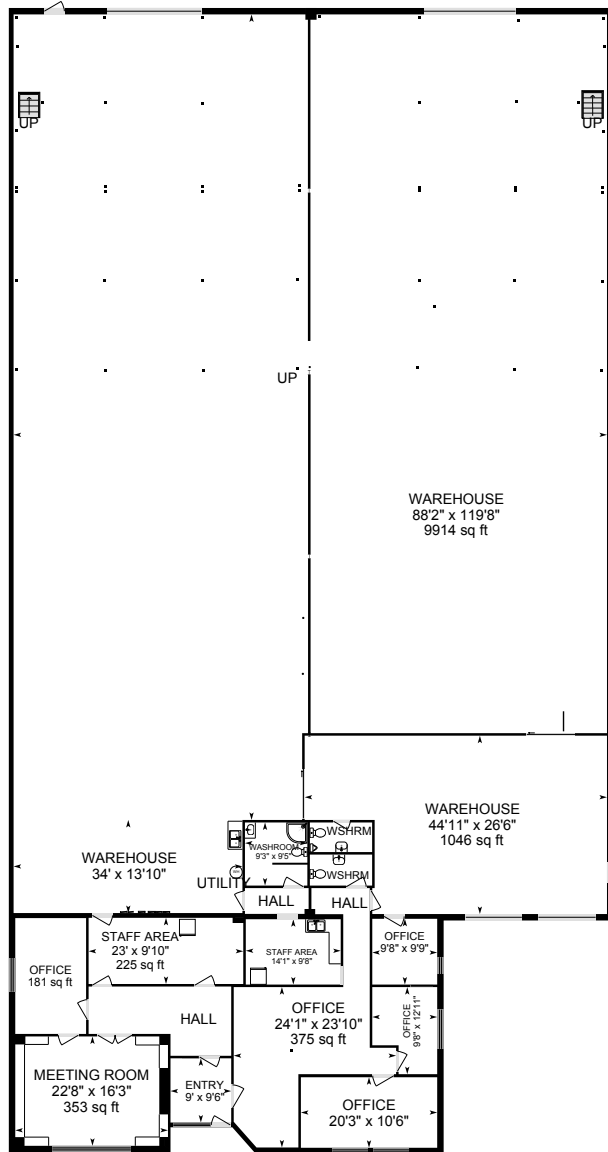
*Areas and measurements are based on iGUIDE measurements and have not been verified using a BOMA measurement standard. Buyers and their agents are responsible for conducting their own due diligence and independently verifying all areas and measurements.

**Conditions apply.



FLOOR PLAN

MAIN FLOOR



WAREHOUSE ±11,599 SF* | OFFICE ±2,800 SF* | WASHROOMS 3

WAREHOUSE: 88'2" x 119'8" (88.2' x 119.7') | 9914 sq ft

WAREHOUSE: 34' x 13'10" (34' x 13.8') | 470 sq ft

ENTRY: 9' x 9'6" (9' x 9.5') | 86 sq ft

MEETING ROOM: 22'8" x 16'3" (22.7' x 16.2') | 353 sq ft

OFFICE: 24'1" x 23'10" (24.1' x 23.8') | 375 sq ft

OFFICE: 9'8" x 12'11" (9.6' x 12.9') | 108 sq ft

OFFICE: 9'8" x 9'9" (9.6' x 9.8') | 94 sq ft

OFFICE: 20'3" x 10'6" (20.2' x 10.5') | 212 sq ft

OFFICE: 10'6" x 17'2" (10.5' x 17.2') | 181 sq ft

STAFF AREA: 23' x 9'10" (23' x 9.8') | 225 sq ft

STAFF AREA: 14'1" x 9'8" (14.1' x 9.7') | 137 sq ft

WAREHOUSE: 44'11" x 26'6" (44.9' x 26.5') | 1046 sq ft

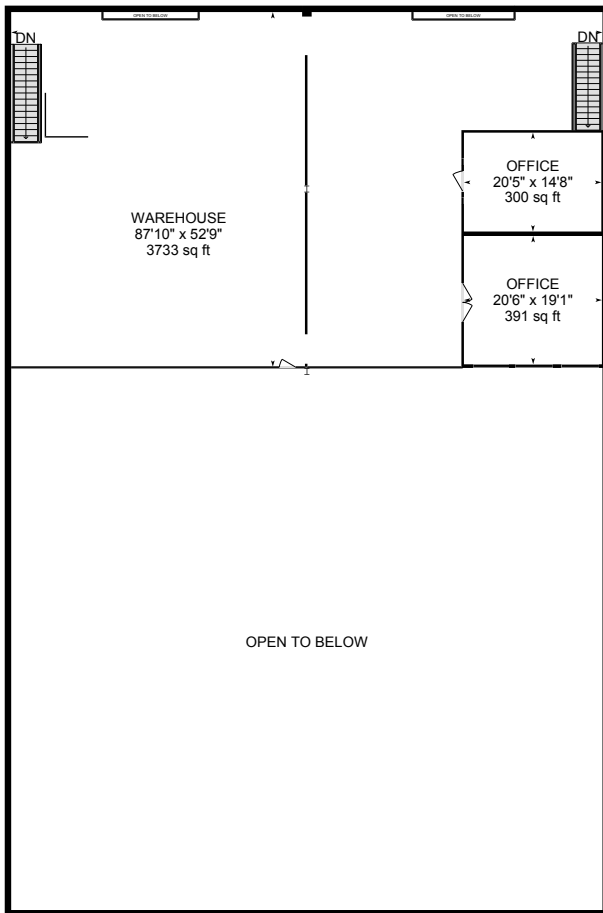
WSHRM: 9'3" x 9'5" (9.3' x 9.4') | 85 sq ft

WSHRM: 9'3" x 4'7" (9.2' x 4.6') | 43 sq ft

WSHRM: 9'3" x 4'5" (9.2' x 4.4') | 41 sq ft

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SECOND FLOOR/MEZZANINE



WAREHOUSE ±3,733 SF* | OFFICE ±691 SF*

OFFICE: 20'6" x 19'1" (20.5' x 19.1') | 391 sq ft

OFFICE: 20'5" x 14'8" (20.4' x 14.7') | 300 sq ft

WAREHOUSE : 87'10" x 52'9" (87.9' x 52.7') | 3733 sq ft

ADDITIONAL USABLE AREA

Two additional second-floor offices totalling approximately 691 SF, together with approximately 3,733 SF of mezzanine / warehouse area provide additional usable space above what is listed as the unit size.

M3A

INDUSTRIAL ZONING



The M3A zone permits a wide range of industrial and employment uses, providing flexibility for a variety of businesses in accordance with the City of Brampton Zoning By-law. The zoning also allows for accessory office uses and outside storage, subject to applicable regulations.

The M3A zone permits the following uses, (see full City of Brampton by-law for complete list):



MANUFACTURING



PACKAGING



WAREHOUSING



**RECREATION OR
ATHLETIC FACILITY**



COMMUNITY CLUB



ANIMAL HOSPITAL



**NON HAZARDOUS
WASTE PROCESSING**



KEY CONSIDERATIONS



Outside storage is permitted, subject to by-law regulations (e.g. location, screening and materials).



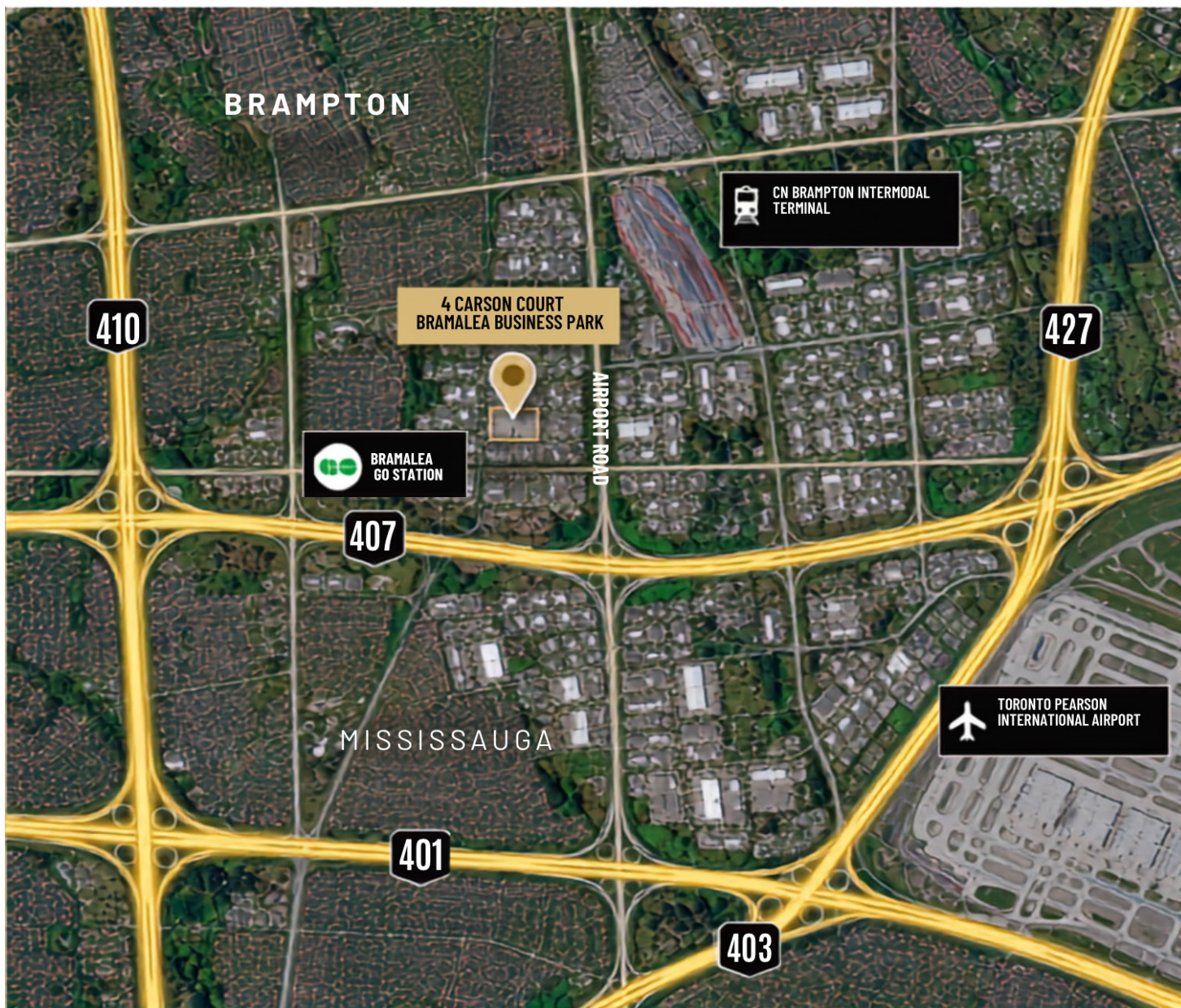
A wide range of industrial and employment uses are permitted.



Buyers must perform their own due diligence with the City of Brampton regarding permitted uses, site plan requirements and any applicable approvals.

CENTRALLY CONNECTED.

COMPETITIVE ADVANTAGE.



HIGHWAY 407

2 MIN
1.6 KM



HIGHWAY 410

8 MIN
4.5 KM



HIGHWAY 401

13 MIN
9 KM



HIGHWAY 403

12 MIN
11.6 KM



CN BRAMPTON INTERMODAL TERMINAL

3 MIN
2.0 KM



BRAMALEA GO STATION

8 MIN
5.0 KM



TORONTO PEARSON INTERNATIONAL AIRPORT

12 MIN
15 KM

BUILT FOR BUSINESS. POSITIONED FOR GROWTH.

A DYNAMIC ECONOMY. A STRONG INDUSTRIAL BASE.



124,833

TOTAL BUSINESSES
IN BRAMPTON

+7%

YEAR-OVER-YEAR GROWTH
(DEC 2025)



\$190.5M

INDUSTRIAL
CONSTRUCTION VALUE

Q2 2026 (YTD)



3.2%

INDUSTRIAL
VACANCY RATE

Q2 2026



31,794

BUSINESSES WITH
EMPLOYEES

IN BRAMPTON
(DEC 2025)

InvestBrampton.ca

City of Brampton Economic Indicators, Q2 2026



WHY INVEST IN BRAMPTON?

STRATEGIC LOCATION

Located in the heart of the Greater Toronto Area with excellent access to Highways 407, 410, 401, CN's Brampton Intermolecular Terminal and Toronto Pearson International Airport.

DEEP TALENT POOL

A diverse and growing workforce supporting advanced manufacturing, logistics, engineering, technology, and innovation.

1 21 Higher learning institutions within 1 hour of Brampton

INDUSTRIAL STRENGTH

Manufacturing represents 16% of Brampton's employment, with 35,000+ employees in the sector.

BUSINESS & INVESTMENT SUPPORT

The City provides support including site selection assistance, development services, incentives and a team focused on helping businesses start, grow and succeed in Brampton.



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COMMERCIAL

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BRAMPTON | MILTON | OAKVILLE | MISSISSAUGA | GREATER TORONTO AREA