

## INDUSTRIAL SPACE FOR LEASE

55 Stafford Dr A-B,  
Brampton



### COMMENTS

Exceptionally versatile industrial unit offering full warehouse functionality with strong exposure onto Stafford Drive. The space features 18 ft clear height, one truck level shipping door with full 53' trailer access, and one oversized drive in door (17' W x 13.5' H), providing excellent loading flexibility for a variety of users. Currently configured as 100% warehouse space, the unit is well suited for warehousing, distribution, or quasi retail/showroom uses seeking direct street presence. The prominent frontage onto Stafford Drive offers valuable visibility rarely found in traditional small bay industrial product. An ideal opportunity for businesses requiring efficient shipping capabilities combined with potential customer facing exposure.

### DETAILS

**Total Size:** 11636 Sq. Ft.

**Office Area:** 0 Sq. Ft.

**Industrial Area:** 11636 Sq. Ft.

**Retail Area:** 0 Sq. Ft.

**Zoning:** M

**List Rate:** \$14.50 Sq Ft Net

**TM:** \$4.60

**Clear Height:** 18 0

**Loading:** 1 Truck & 1 Drive-in Level Door

**Sprinklers:** Yes

**Heat:** Gas Forced Air Open

**Available:** 08/01/2026



**Jason Gilbert**

Broker

Cell: (416) 419-2115

jasongilbert@induspacerealty.com

[www.induspacerealty.com](http://www.induspacerealty.com)



**John S. Gilbert**

Broker of Record/Owner

Cell: (416) 828-5547

jjgilbert@induspacerealty.com

5800 Ambler Drive, Suite 210, Mississauga, Ontario L4W 4J4 | T:(905) 277 4747



No warranty or representation, expressed or implied, is made to the accuracy of any information provided herein regarding the property for sale or lease, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice or prior sale or lease.



