

199 WILKINSON ROAD, BRAMPTON, ONTARIO

FOR SALE

10,030 SF | 0.62 ACRES
FREESTANDING
INDUSTRIAL BUILDING

Mark Cascagnette, SIOR

President, Managing Partner
Sales Representative

416.619.4400
mcascagnette@lee-associates.com

Owen Cascagnette

Associate Vice President,
Senior Advisor
Sales Representative

905.749.6942
owencas@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

A RARE FREESTANDING

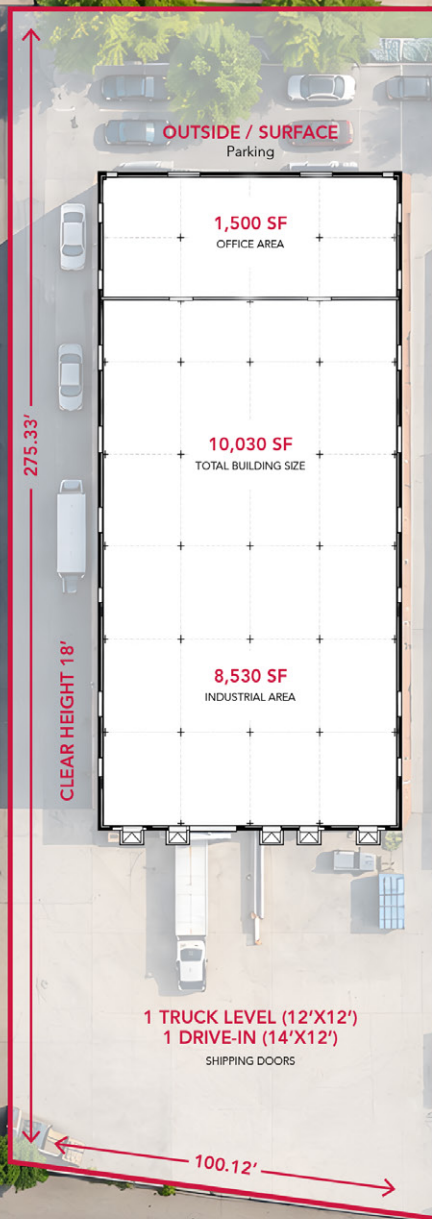
*IN BRAMPTON'S TIGHTLY HELD
STEELES INDUSTRIAL NODE.*

199 Wilkinson Road presents a rare opportunity to acquire a freestanding industrial facility within one of Brampton's most established industrial employment areas. Situated on approximately 0.62 acres, the property offers a functional 10,030 SF building configuration designed to support a broad range of manufacturing, service industrial, aerospace and distribution operations. The asset combines valuable owner-user characteristics including standalone ownership, an efficient office to industrial ratio, truck level and drive-in loading, industrial power capacity, and direct control of the site. The Dixie Road and Highway 407 location provides convenient connectivity throughout the GTA, with quick access to Highways 410, 401 and 427.



WILKINSON ROAD

ADVANCE ROAD



PROPERTY

Details

Pin	140270039
Location	Dixie Road / Advance Boulevard — Steeles Industrial node
Lot Area	0.62 Acres (100.12' x 275.33')
Building Size	10,030 SF
Office Area	1,500 SF
Industrial Area	8,530 SF
Clear Height	18'
Shipping Doors	1 Truck Level (12'x12') 1 Drive-In (14'x12')
Power	600 Volt / 600 Amp
Zoning	M2 – Industrial
Parking	Parking Outside / Surface
Annual Taxes	\$33,092.67 (2026)
Asking Price	\$6,250,000

GTA's Highly Attractive Industrial Area



Drive Times

CN Intermodal Malport	8 min	Union Station	25 min
Unionville GO Station	25 min	Toronto Pearson Int. Airport	11 min
Old Cummer GO Train Station	27 min	Port of Toronto	25 min
CP Rail Toronto	32 min	CPKC Vaughan Intermodal	14 min
Guildwood Train Station	36 min	Downtown Toronto	30 min
Milliken GO Train Station	28 min	Billy Bishop City Airport	25 min



Highway Connectivity

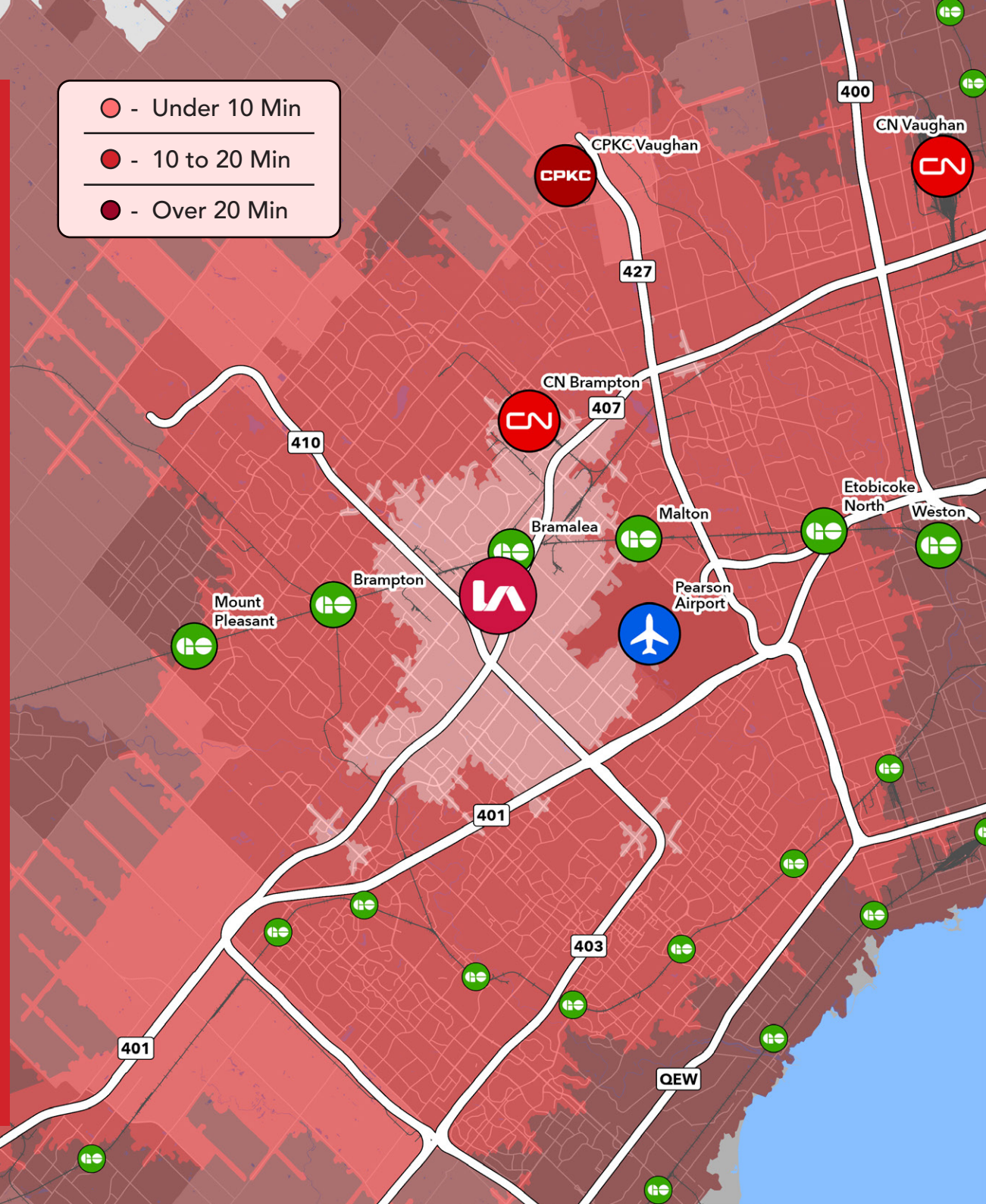
Highway 410	5 min	Highway 427	10 min
Highway 407	4 min	Highway 409	11 min
Highway 401	8 min	Highway 50	11 min
Highway 400	14 min	Highway 403	12 min

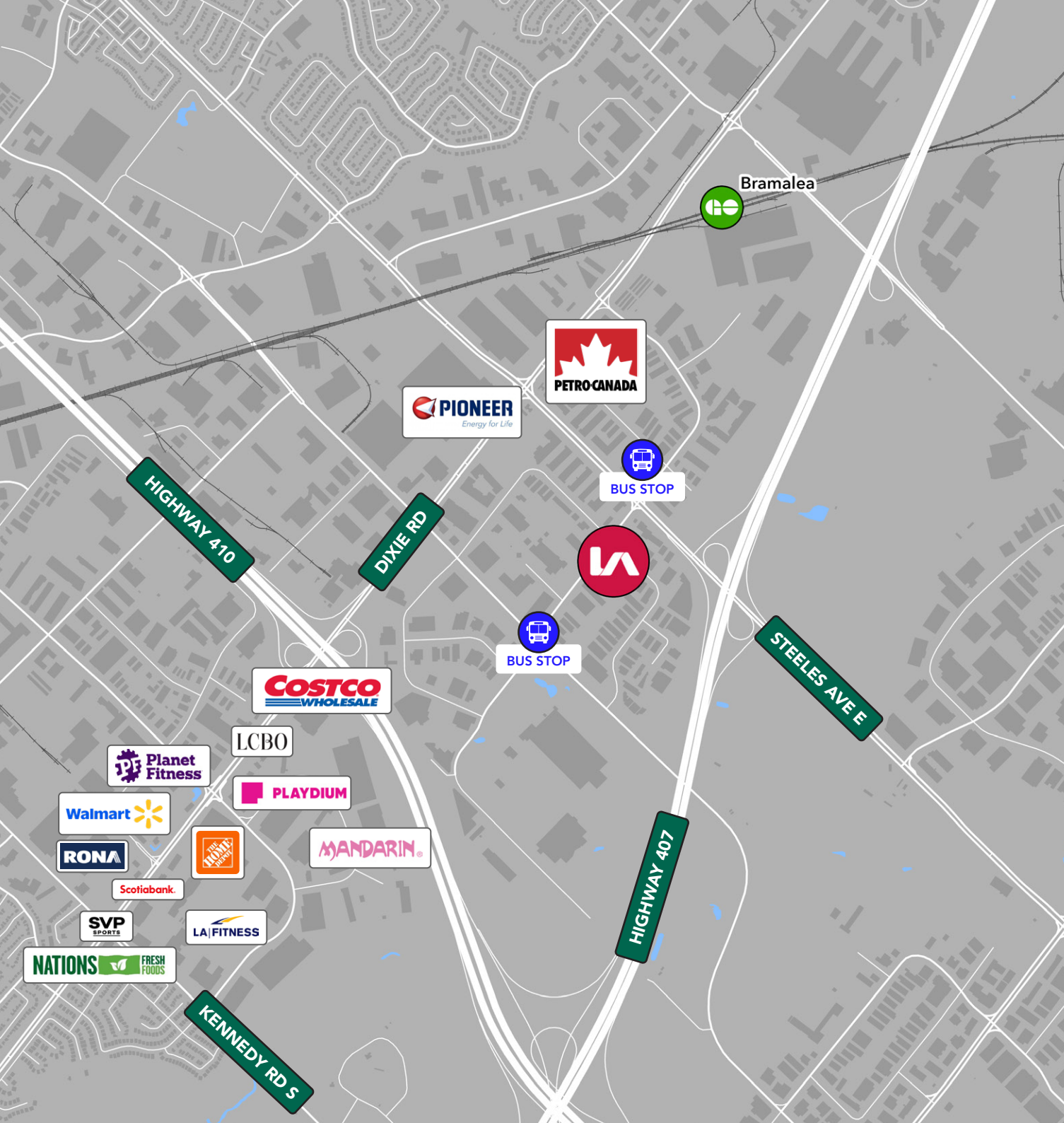


City Connectivity

Toronto Downtown	28 min	Vaughan	16 min
Brampton	9 min	Etobicoke	17 min
Mississauga	14 min	Oakville	21 min

- - Under 10 Min
- - 10 to 20 Min
- - Over 20 Min





In The Heart of A

Vibrant Community

Within 10 KM Radius



40+
Retail Amenities



400+
Restaurants & Cafes



38+
Gas Station



140+
Banks



17+
Hospital + Urgent Care Clinics

LABOUR & DEMOGRAPHICS

199 Wilkinson Road sits inside the Region of Peel, one of the largest and fastest-growing economic regions in Ontario, bordering Toronto Pearson International Airport and the 400-series highway network.



1.6M

PEEL REGION POPULATION



900,000

PEEL LABOUR FORCE



656,480

CITY OF BRAMPTON POPULATION (2021 CENSUS)



~\$89K

AVG. HOUSING INCOME, BRAMPTON



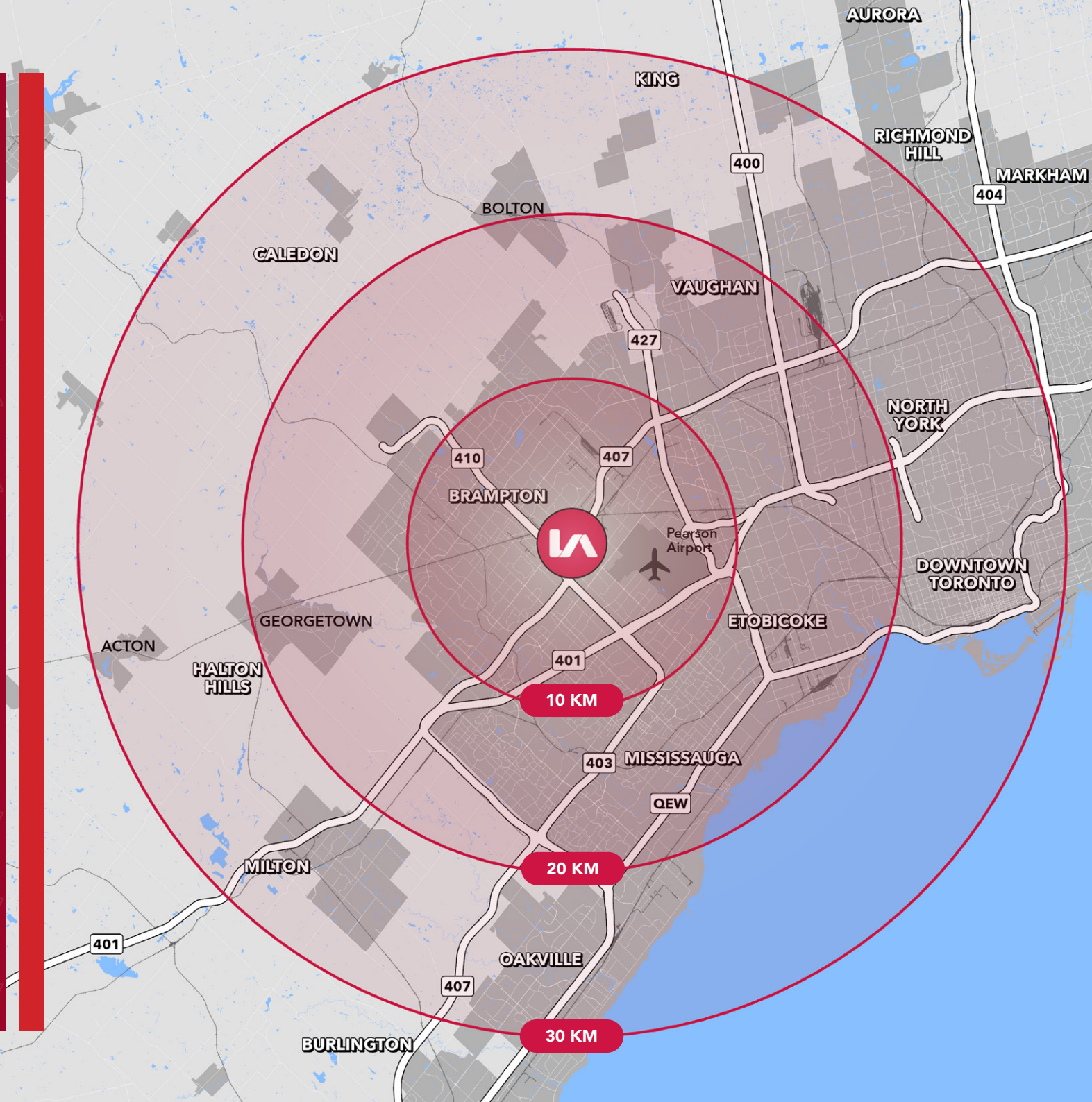
\$1.8B

VALUE OF GOODS MOVING THROUGH
PEEL, DAILY



69%

OF PEEL'S POPULATION IS WORKING
AGE (15-64)



Property Photos



Property Photos



199 WILKINSON ROAD, BRAMPTON, ONTARIO

FOR SALE

10,030 SF | 0.62 ACRES
FREESTANDING
INDUSTRIAL BUILDING

Mark Cascagnette, SIOR

President, Managing Partner
Sales Representative

416.619.4400
mcascagnette@lee-associates.com

Owen Cascagnette

Associate Vice President,
Senior Advisor
Sales Representative

905.749.6942
owencas@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES