

100 Ironside Drive, Brampton

Three Configurations Available

Phased-in occupancy available immediately!

🏠 Asking Rate \$18.95 psf net



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Municipal Address

100 Ironside Dr, Brampton,

Total Area

729,388 SF

Office Area

20,066 SF (3%)

Warehouse Area

709,322 SF

Lot Area (AC)

32.26

Clear Height

32'

Shipping Doors

104 Truck level doors

3 Drive-in doors

48 Knock-out panels*

Double Load Design

Secured yard with trailer parking (100 trailer stalls)*

Car Parking

230 Spaces*

Bay Size

52' x 40'

Staging Bay: 49' 10"

Zoning

M1-422

Power

1,600 amps

Asking Rate

\$18.95 psf net

Additional Rent

\$3.23 psf (2024 est.)

Occupancy

July 1, 2024

Potential Phase In Occupancy

289,430 SF Potentially Available

Immediately



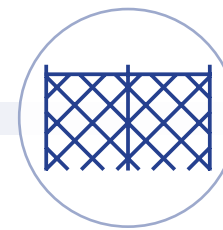
Central Brampton Location



LEED Silver Certified



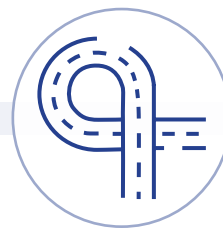
Strong Access to Labor



Double load shipping with secured yard with trailer parking

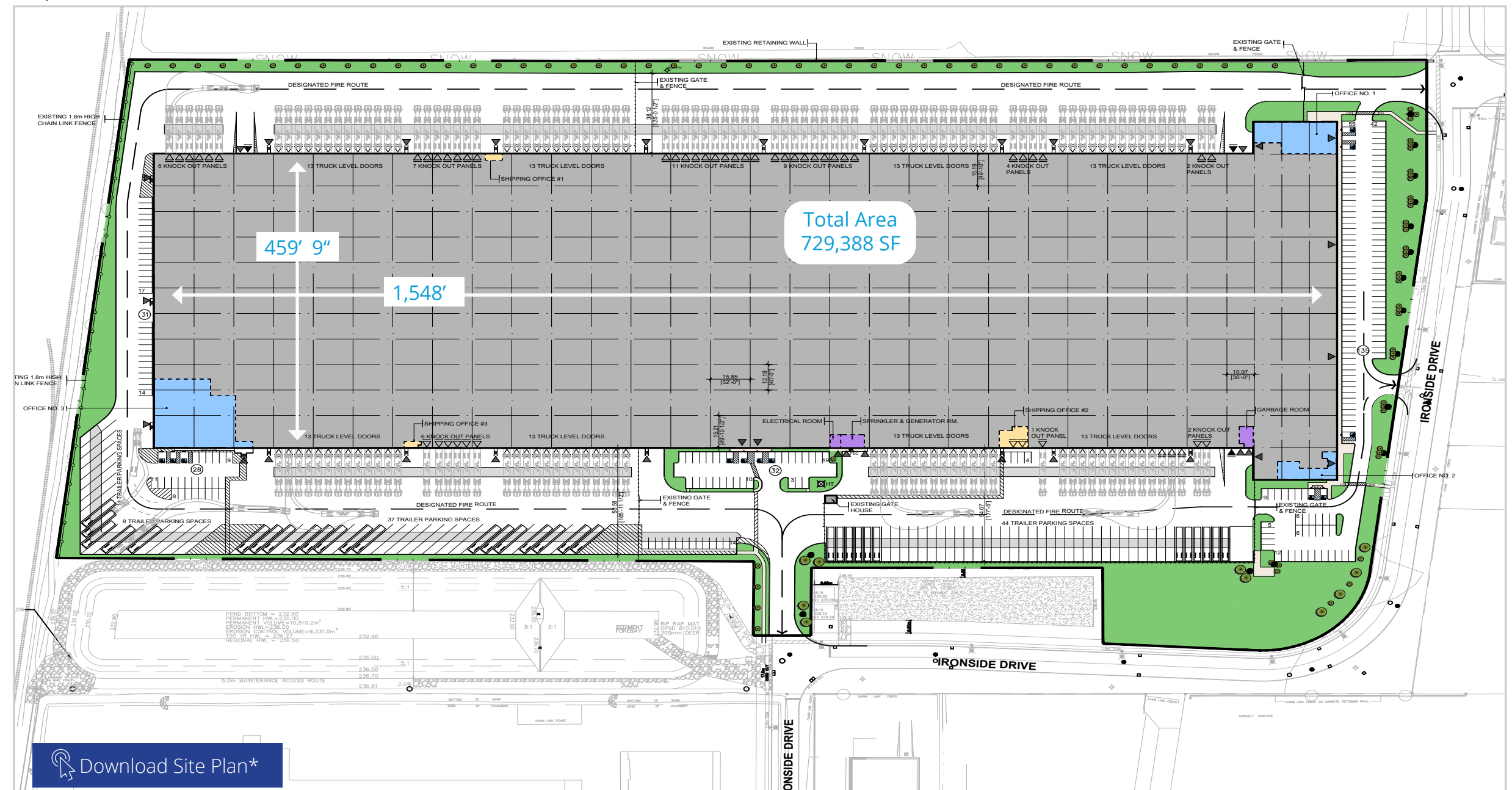


Close to amenities, & Public Transit



Minutes to Highway 410

Proposed Site Plan



[Download Site Plan*](#)

*As per proposed site plan. Speak to Listing Agents re: existing site plan.

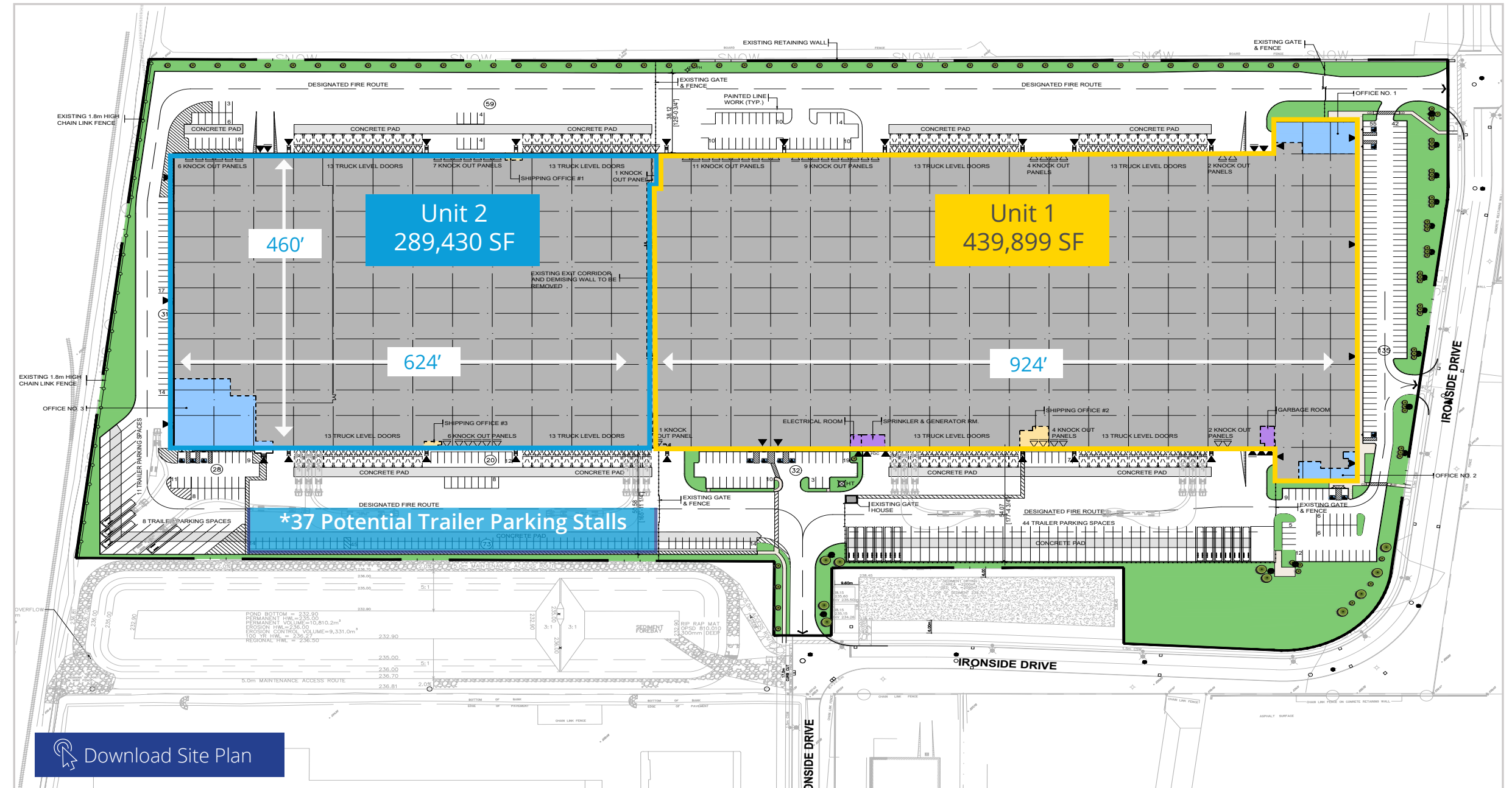
Unit 1

- Total Area**
439,899 SF
- Office Area**
7,268 SF (2%)
- Warehouse Area**
432,631 SF
- Shipping Doors**
52 Truck level doors
2 Drive-in doors
33 Knock-out panels
- Trailer Parking**
44 Stalls
- Power**
800 amps
- Occupancy**
July 1, 2024

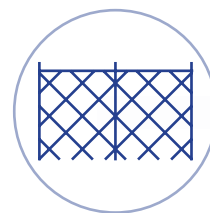
Unit 2

- Total Area**
289,430 SF
- Office Area**
11,206 SF (4%)
- Warehouse Area**
278,224 SF
- Shipping Doors**
52 Truck level doors
1 Drive-in doors
19 Knock-out panels
- Trailer Parking**
19 Stalls*
(With potential to increase to 56 stalls)
- Power**
800 amps
- Occupancy**
Immediate

Current Site Plan - Divisible Options



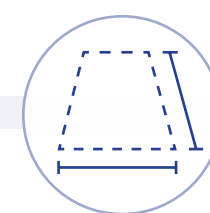
[Download Site Plan](#)



Secured Yard for Both Units
Double load shipping with secured yard & trailer parking



Asking Rate
\$18.95 psf net



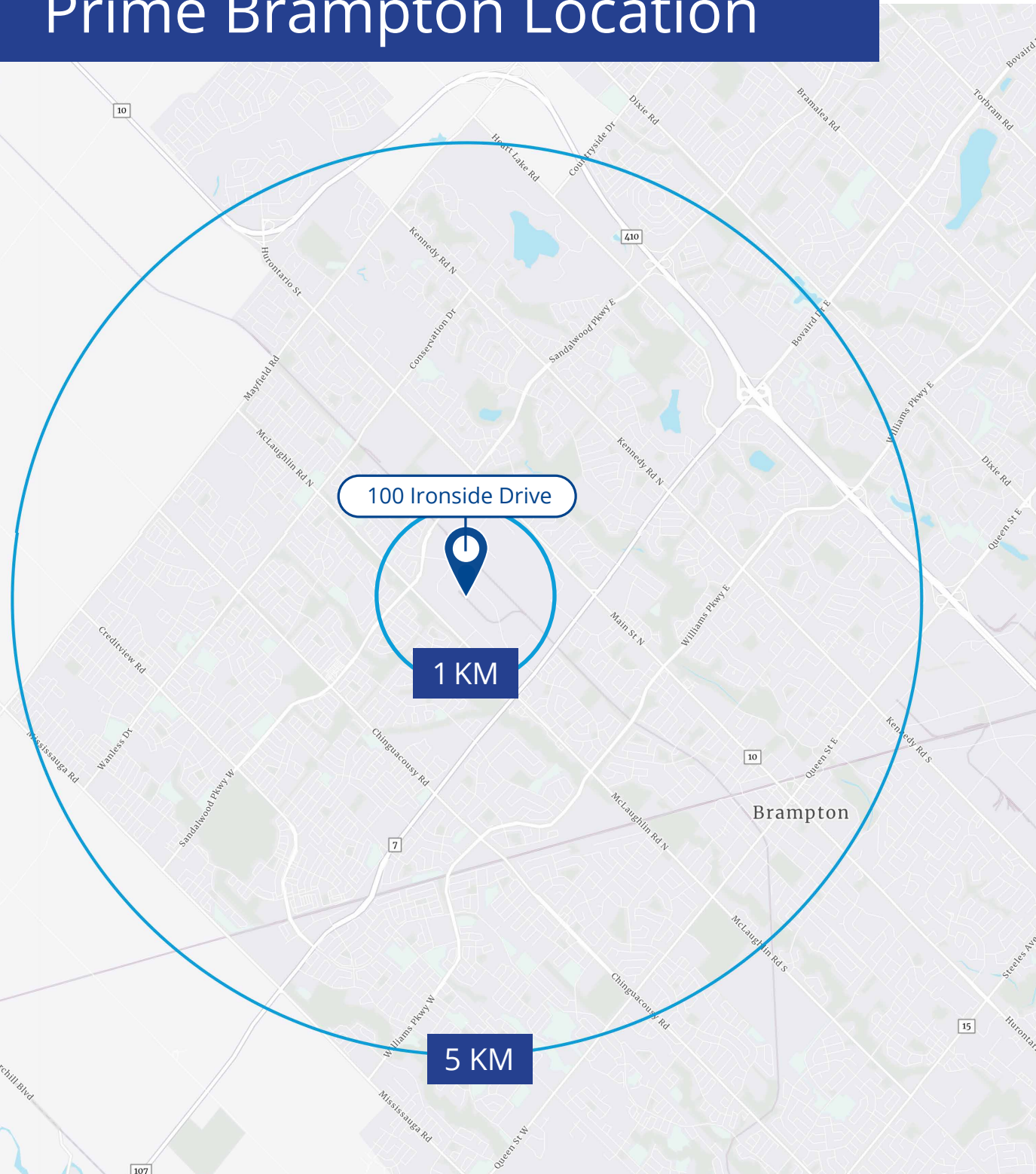
Bay Size
Bay Size: 52' x 40'
Staging Bay: 49' 10'



Secured yard



Prime Brampton Location



Amenities Within 1 KM / 5 KM Radius

46 / 211 Restaurants 1 / 19 Banks
 37 / 322 Retail Shops 2 / 22 Gas Station

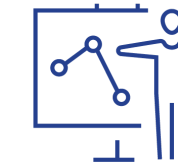
Population Statistics within a 5KM Radius



342,943
Total Population



35.4
Total Population Median Age



235,119
Total Daytime Population

Current Labour Force



70.3%
Labour Participation Rate



90.7%
Labour Employment Rate

24%

Of labour force in manufacturing, transportation & warehousing

Brampton
432,509
People in the labour force

VS

Milton
89,997
People in the labour force

BRAMPTON *In Brampton, Success Multiplies*



Fastest growing of
Canada's 25 largest cities

- 4th largest in Ontario
- 3rd largest in the GTA
- 9th largest in the Canada



766,208

Total Population
(2022 Census)

13% Population Growth
(2017-2022 Census)

250 Different cultures speaking
175 Different languages



10,562

Total building permits issued
(Residential & ICI) YTD - 2022

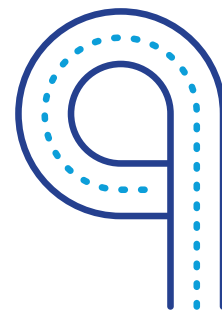
\$2 billion

In construction value in 2022
131% increase from 2018

Brampton is in the top five municipalities in
Canada for construction value.



Centrally located in
the middle of Canada's
innovation corridor



7 Transcontinental
Highways

Accessing 158+
million North
American consumers



Home to CN

The largest Intermodal
Railway terminal in
Canada

Brampton has the largest
supply of investment-
ready sites adjacent to
Toronto Pearson
International
Airport

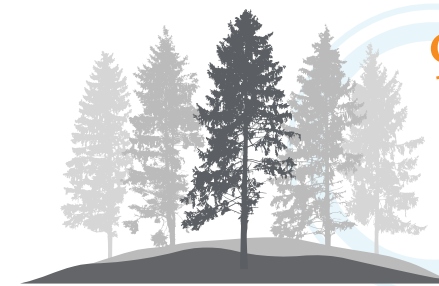


4.3 Million People

Labour pool access across the GTA

35 Median Age in Brampton

67% of population is working age
Age 15-64



9,000 Acres of Parkland

850+ Many Recreational
Amenities, Open Spaces and Trails

BRAMPTON Awards and Accolades 2021/2022



International Accreditation (AEDO) 2022
City of Brampton
Economic Development Office



Selected for Inaugural IEDC Equity Fellowship
City of Brampton
Economic Development Office



Gold Winner | General Purpose Website
Invest Brampton website
City of Brampton
Economic Development
Population: more than 500,000



Silver Winner | Program awards
Brampton Innovation District
City of Brampton
Economic Development
Population: more than 500,000



Ranked One of Canada's Best Locations to Invest

Site Selection Magazine



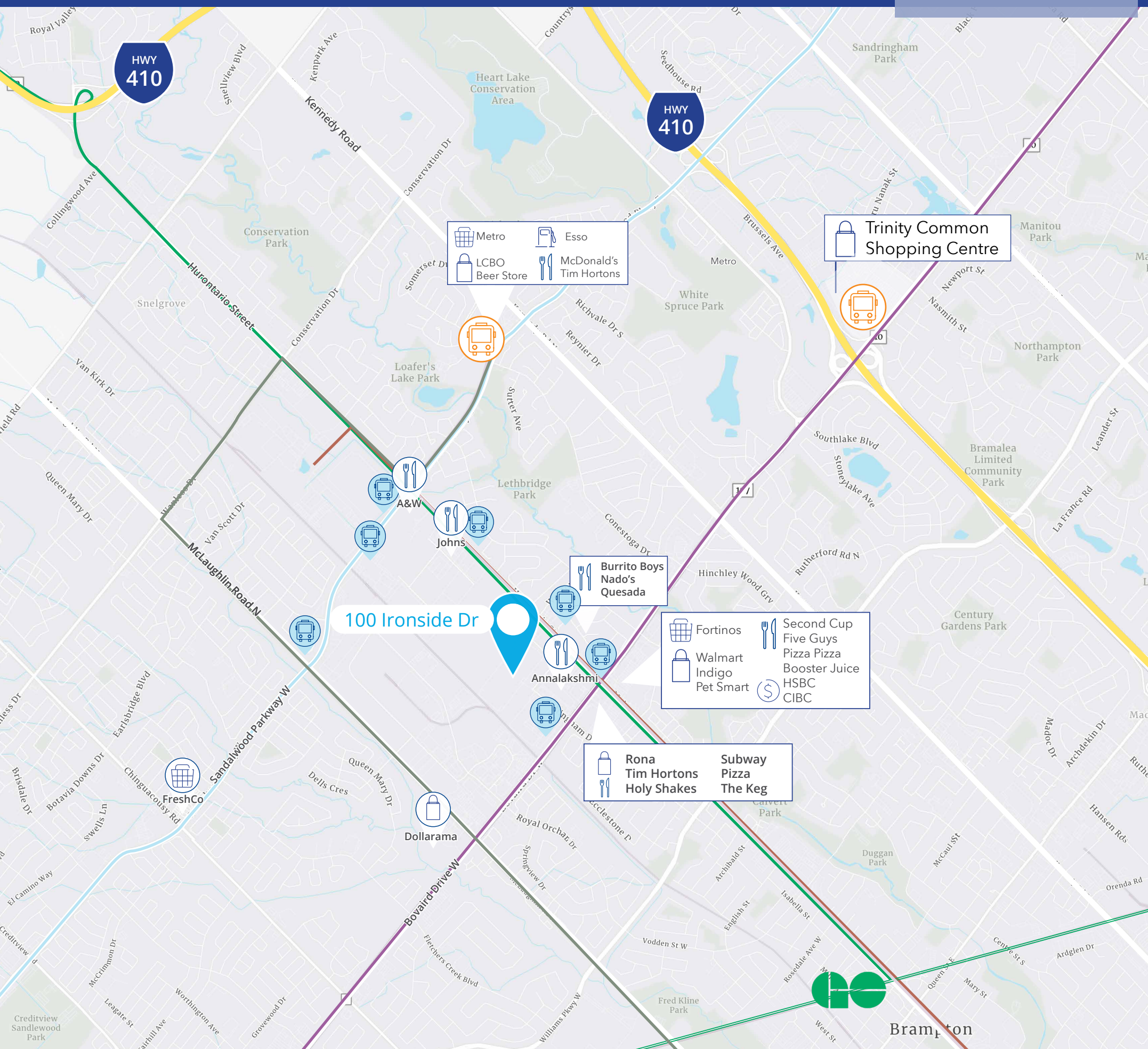
Ranked 13th out of 415 of Canada's Best Communities



One of Canada's Best Employers



Credit Rating (S&P Global)



Truck Routes

- HWY 410** 5 Minutes Via Bovaird Drive
- HWY 407** 11 Minutes Via Bovaird Drive & Hwy 410
- HWY 401** 12 Minutes Via Bovaird Drive & Hwy 410
- HWY 427** 17 Minutes Via Bovaird Drive & Hwy 410

Travel Distances

- 3 Minutes - 1.2 KM** Brampton Transit Facility
- 10 Minutes - 5.1 KM** Brampton GO Terminal
- 25 Minutes - 15.8 KM** CN Intermodal Brampton
- 30 Minutes - 18 KM** CP Intermodal Vaughan
- 27 Minutes - 31.8 KM** Toronto Pearson Airport
- 48 Minutes - 48.2 KM** Downtown Toronto

Transit Routes

- 5 Bovaird - Brampton Transit
- 32A McLaughlin - Brampton Transit
- 502 Zum Main - Brampton Transit
- 2 Main - Brampton Transit
- 23 Sandalwood - Brampton Transit
- 37/ Orangeville / Brampton - Go Transit
- 3 Kitchener - Go Train

Bus Terminals

Bus Stops



BRAMPTON BRICK

Kellogg's

Brampton Transit

PURE INDUSTRIAL

Safe Storage Depot

armacell

SOTA WALL

McKenna LOGISTICS CENTRES

STEVENS

CANADIAN TIRE

100 Ironside Dr

DAY & ROSS

armacell

Performance Auto Group

METELIX

VULFAY INDUSTRIES LTD.

SOTA WALL

URBANKIDS

Walmart

McLaughlin Road N

RONA

Hurontario Street

TRIOVEST

HYUNDAI

TOYOTA

Leons

NISSAN

CHRYSLER

CANADIAN TIRE

The Team



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