

STRATEGICALLY LOCATED & HIGHLY FUNCTIONAL INDUSTRIAL UNIT

317 RUTHERFORD ROAD UNIT A

BRAMPTON



Immediate Availability

Listing Team:

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Presented By:



WELCOME TO

317 RUTHERFORD ROAD S UNIT A

BRAMPTON

Secure your company's next industrial facility at this 55,805 SF property in Brampton with convenient access to highways and intermodals.



Prime location in Bramalea Business Park



28'8" clear height



Immediate availability



Close proximity to many retail amenities



Strategically located in close proximity to major 400 series arterial Highways



Corner lot with access off two streets (Rutherford Rd S/ Resolution Dr)



Only 8 Km to Pearson International Airport and 6.8 km from Brampton's CN Intermodal yard



7 dock doors / 1 oversized drive in door (20' x 15.8')



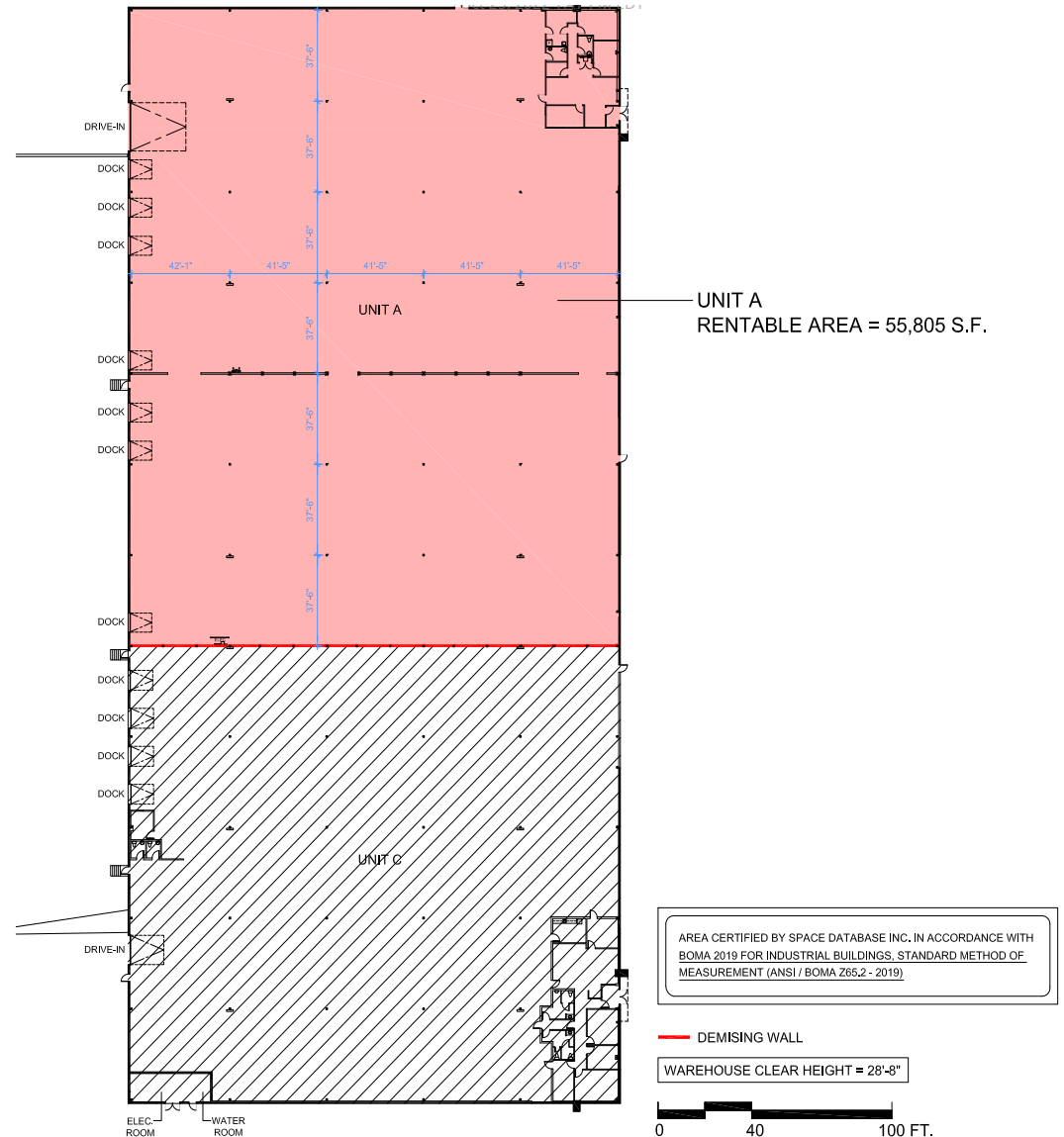
Ample surface parking



PROPERTY PROFILE

Available Area	55,805 SF
Office	1,598 SF
Warehouse	54,207 SF
Clear Height	28'8"
Shipping	7 Dock Doors 1 Oversized Drive-In Door (20' x 15.8')
Bay Size	37.6' x 41.5'
Electrical	400 amps
Zoning	M2-3158 - Industrial***
Parking	Ample Surface Parking
Employee Parking	47 Stalls
Estimate TMI (2024)	\$4.26 PSF + Management Fee (CAM: \$1.74 PSF & TAX \$2.52 PSF)
Occupancy	Immediate
Rental Rate	Contact listing team

***Tenant or tenant's broker to confirm zoning and permitted uses.



Please note that floor plan may vary slightly.

PERMITTED USES

M2-3158

- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop
- non-obnoxious industrial uses involving the manufacture and storage of goods and materials in the open and such uses as the storage, repair and rental equipment, and a transport terminal, but not including a junk yard, salvage yard, wrecking yard, quarry or pit
- a printing establishment
- a warehouse
- a parking lot
- a freight classification yard
- Non-hazardous Solid Waste Processing Use, Nonhazardous Solid Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization, provided such uses are located a minimum of 300 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, provided such uses are located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- a radio or television broadcasting and transmission establishment
- a building supplies sales establishment
- a recreational facility or structure
- a community club
- an animal hospital
- a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law
- an associated educational use
- an associated office
- a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- purposes accessory to the other permitted purposes Thermal Degradation (Energy from Waste) Use provided that the source of waste input into the energy generation is a by-product of the primary use of the site and is not a Hazardous Waste.

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https://www1.brampton.ca/EN/Business/planning-development/zoning/cob%20zoning/type/section32.1_m2.pdf

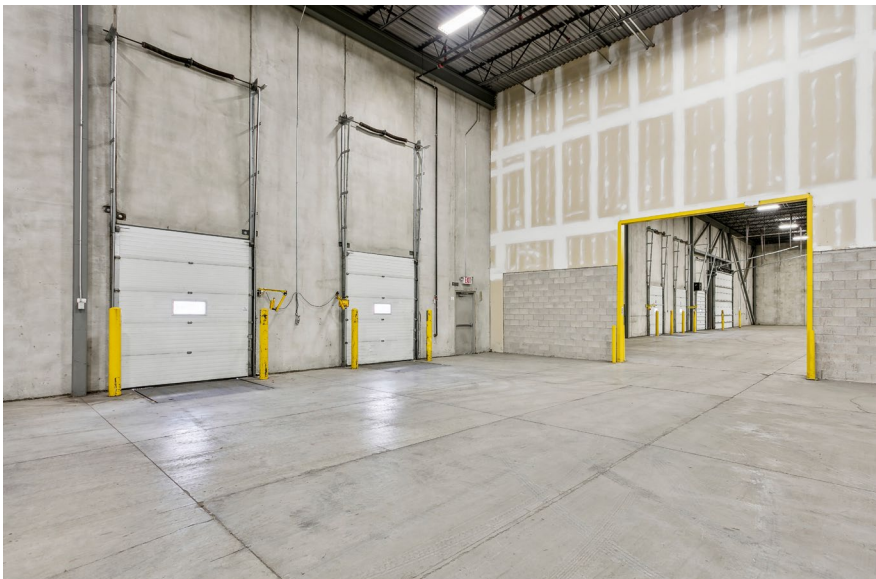
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITIES

Major Occupiers

1. SVP Sports
2. RONA+
3. Walmart Supercentre
4. The Home Depot
5. Planet Fitness
6. Playdium
7. Drive Test
8. Costco Wholesale
9. Clorox Company of Canada
10. CanRoof Corporation Inc.

Restaurants

1. Wendy's
2. A&W
3. Tim Hortons
4. Subway
5. Starbucks

Within a 5-10 min drive



9

Grocery Stores



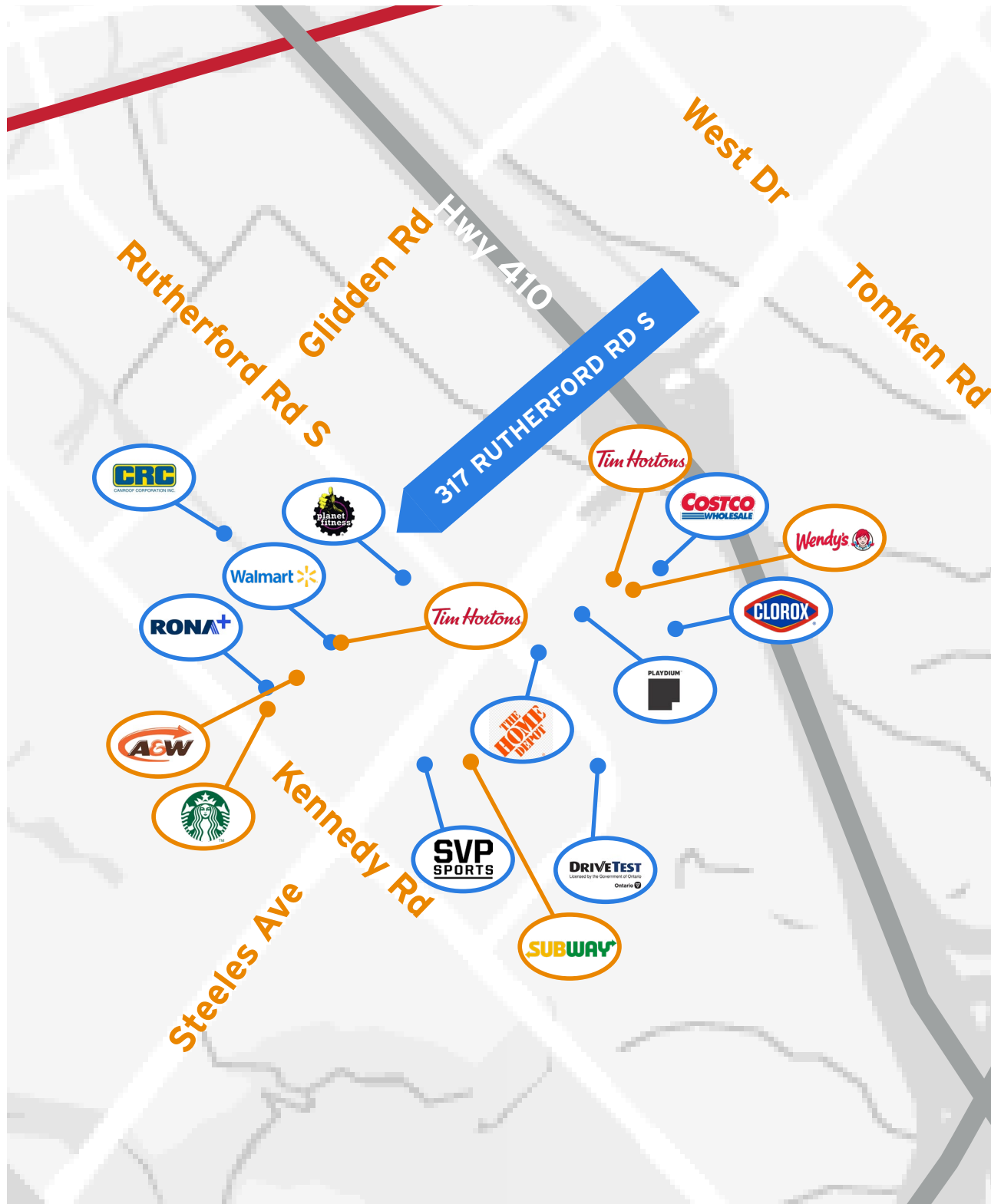
16

Gas Stations



35

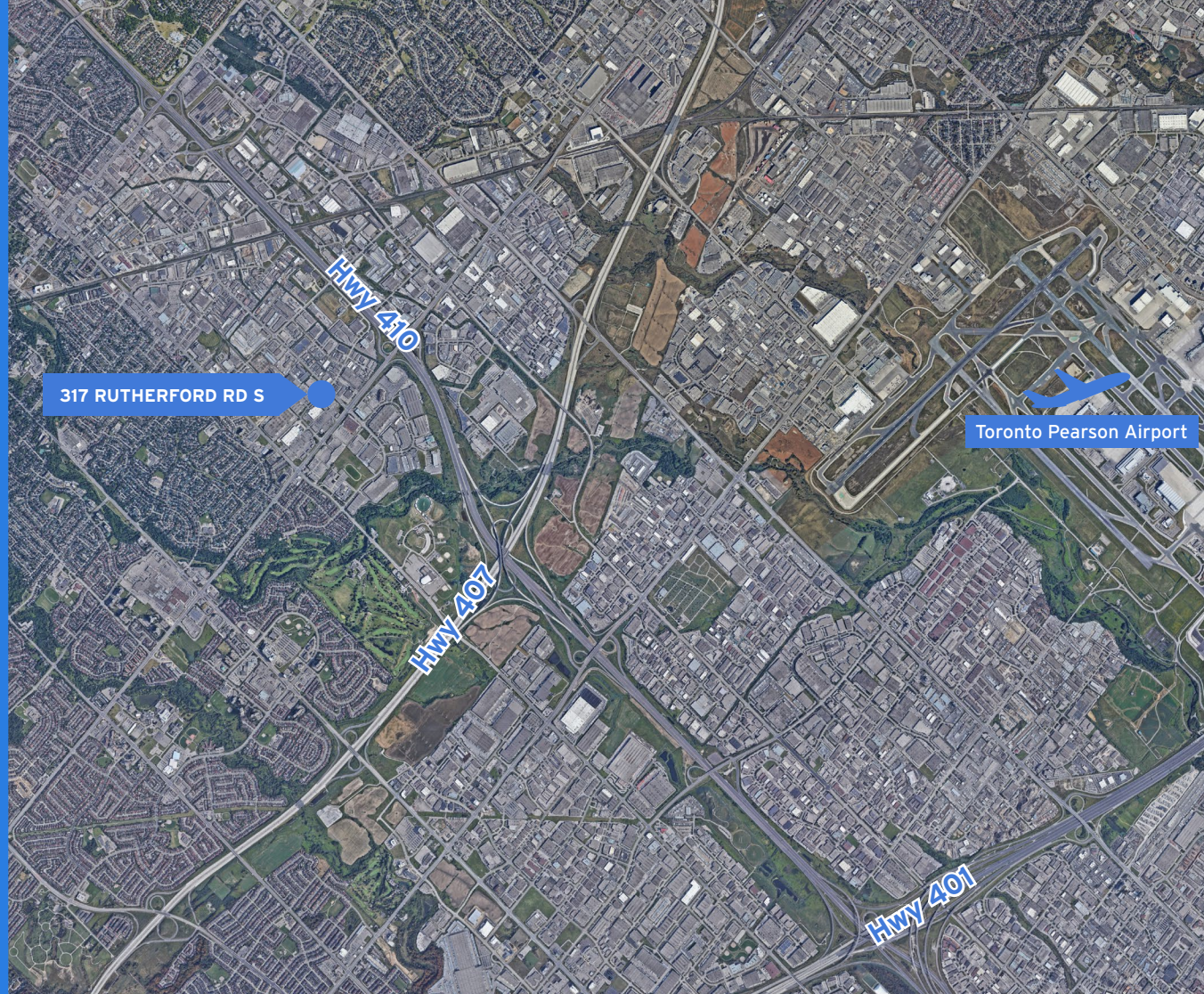
Restaurants,
Cafes & Pubs



PURE MOVEMENT

Connecting to the GTA and beyond

The property is located in Brampton, only 8 KM from Toronto Pearson International Airport, Canada's largest and busiest airport, and less than 90-minutes to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 30-minute drive away.




DRIVE TIMES



30 Minutes
Downtown Toronto



10 Minutes
Brampton CN
Intermodal Yard


15 Minutes
Toronto Pearson
International Airport


30 minutes
Union Station


8 Minutes
Highway 401


3 Minutes
Highway 410


5 Minutes
Highway 407

BRAMPTON

Canada's Innovation

"Brampton's diverse workforce represents over 250 different cultures speaking 171 languages. Our central location within Canada's Innovation Corridor and our connectivity provide companies with quick and easy access to international markets... We are ready to welcome investors, entrepreneurs, students and businesses." - Mayor Patrick Brown



The fastest growing large city in Canada, growing at a rate 5x faster than



55% of the people in the labour force within Brampton have a



Located in the middle of Canada's Innovation Corridor



9th largest city in Canada



2nd largest tech sector in North America, part of the Toronto region



Transportation, Warehousing and Manufacturing are the largest Labour Force Industries



Adjacent to Pearson International Airport, Canada's largest airport

DEMOGRAPHICS

Total Population **656,480**

Average Household Income **\$98,955**

Average Age **37.5**

Population in the Labour Force **355,755**

Labour Employment Rate **86.7%**

OUR TEAM



Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

PUREINDUSTRIAL.CA



Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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