



+/- 97,000 SF Available

15 Bramalea Road, Brampton, ON

New Construction | Warehouse Space | Immediate Occupancy Unit For Sub-Lease

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Accelerating success.

Property Overview

Civic Address	15 Bramalea Road
Location	Brampton, Ontario
Zoning	M2 - 2936 Industrial
Year Built	2022
Total Available Area	+/- 97,000 SF <ul style="list-style-type: none">• 100% Warehouse space• Space is not presently demised
Washroom	Male/Female
Clear Height	40'
Loading	18 Truck Level, 1 Drive-in
Sprinklers	ESFR
Bay Sizes	54' x 44'
Trailer Parking	Not included
Occupancy	Available immediately
Sub-Lease Term	+/- 5 Years
Asking Gross Rent	\$25.00 *Gross rent includes base rent, additional rent, and utilities based on warehouse use **Excludes share of guard shack cost

Property Highlights

- Brand new construction and LEED certified
- Unit is demised
- 3PL and warehouse services may be available
- Ideal user location with Brampton Transit and Bramalea GO Station at the doorstep



Excellent proximity to 400 Series Highways and Pearson Airport



Professionally managed



High exposure corner location



Secured shipping apron with guard shack



Steps from Bramalea GO Station



24/7 site access

Property Photos

15 Bramalea Road



Exclusive Employee Parking Area



Dedicated employee entrance



Secure Shipping Apron



Property Photos

15 Bramalea Road



Brand New Dock Equipment



Washroom Facility

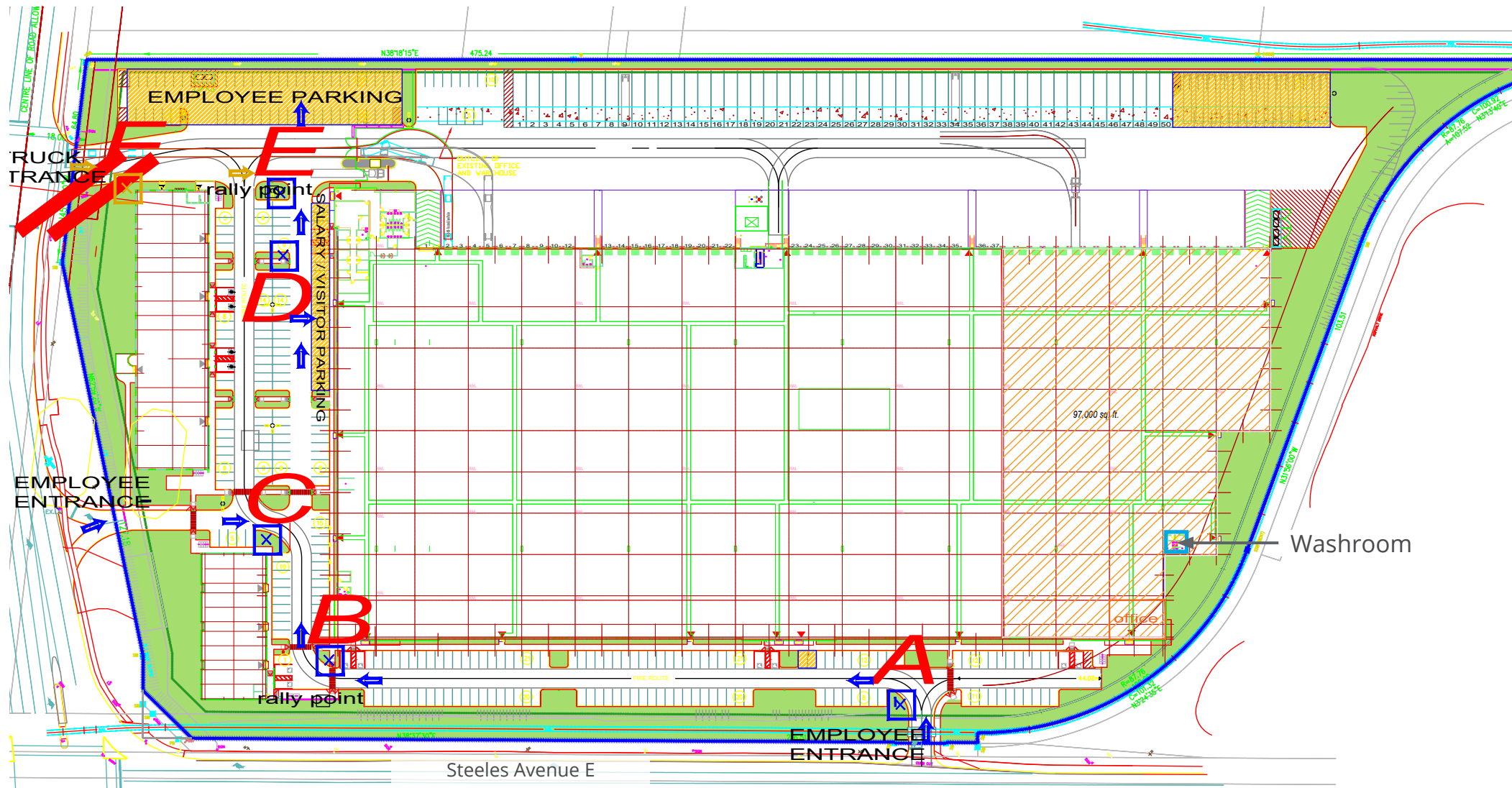


40' Clear Height



Site Plan & Zoning

Space is not presently demised, +/- 97,000 SF



Drive Times



Toronto Pearson Airport

15 minutes



Highway 407

5 minutes



Highway 410

7 minutes



Highway 401

10 minutes



Highway 427

13 minutes



Gardiner Expressway

25 minutes



QEW

25 minutes

Downtown Toronto

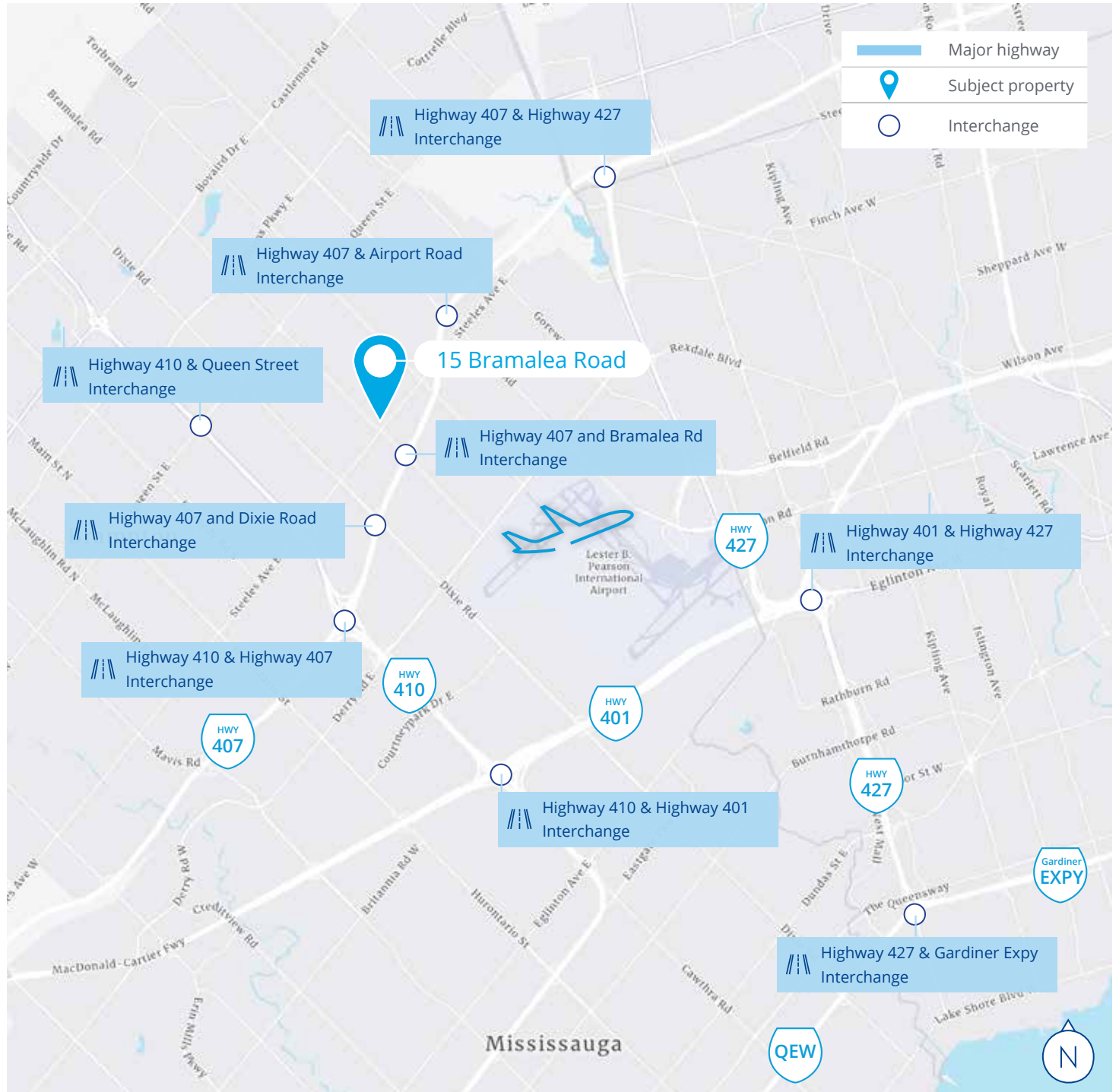
30 minutes

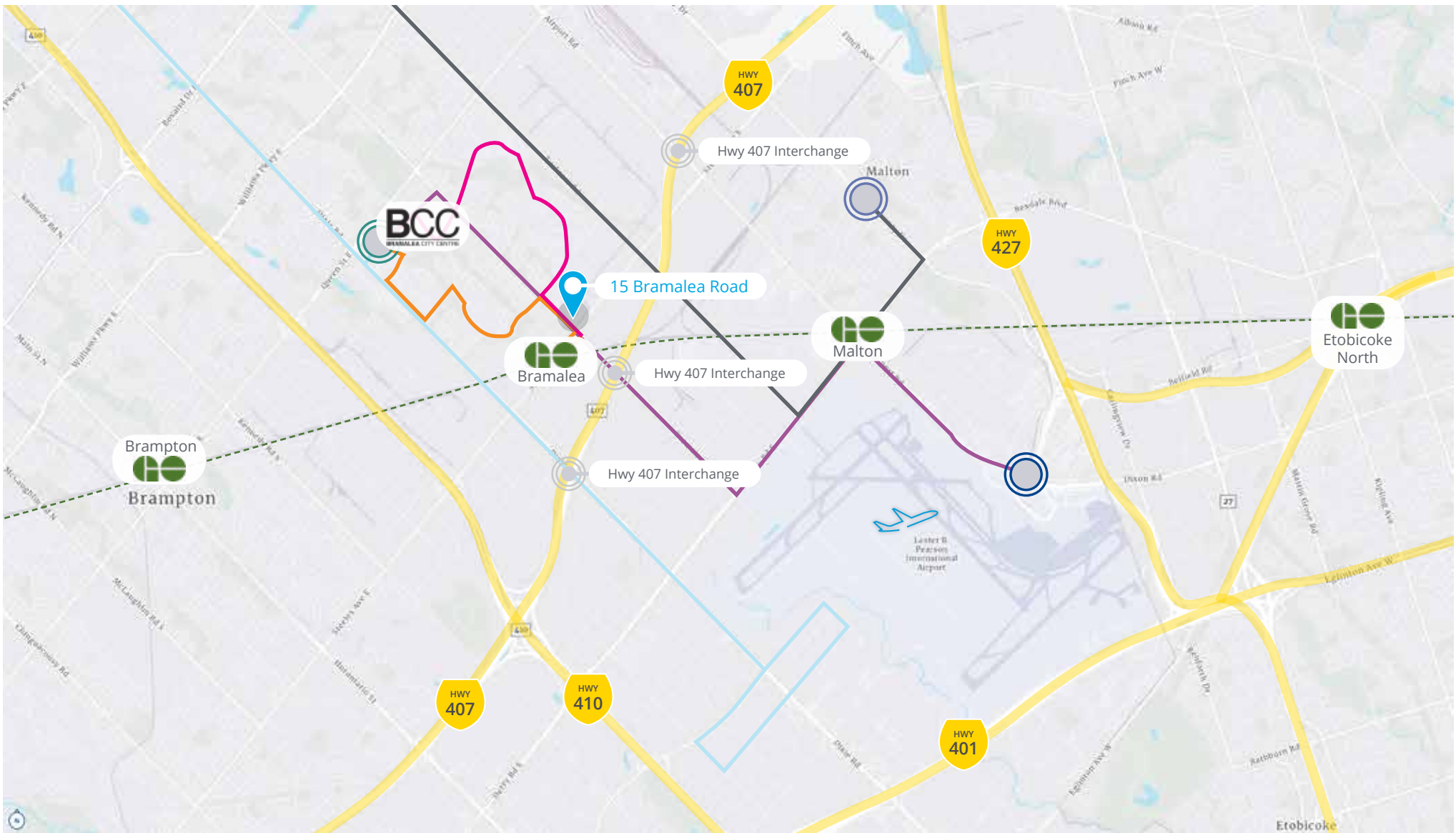
Bramalea GO Station

5 minutes

CN Brampton Yard

10 minutes








Transit & Accessibility

Bus Routes

- 13** - Avondale
- 115** - Airport Express
- 18** - Dixie
- 16** - Southgate
- 14A** - Torbram




-  Airport Bus Terminal
-  Bramalea Bus Terminal
-  Westwood Square Bus Terminal



Nearby Amenities

- 1 Toronto Pearson Airport
- 2 Bramalea GO Station
- 3 Tim Horton's
- 4 Mcdonald's
- 5 Circle K

- 6 Canadian Tire Gas Station
- 7 Petro Canada Gas Station
- 8 All Stars Bar & Grill
- 9 CIBC
- 10 BMO

-  Subject property
-  Restaurant
-  Park



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