



**Investment Opportunity**

# High-Exposure, Multi-Tenant Industrial Complex with Opportunity for Near-Term Income Growth

2150 Steeles Ave E & 8026-8032 Torbram Rd, Brampton, ON

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# The Offering

Colliers International (the “Agent”) has been retained by 2571842 Ontario Inc. and Greycan 6 Properties GP, Inc. (the “Vendor”) as exclusive agent to arrange for the offering and sale of a 100% freehold interest of an approximately 11.13 acre site improved with two multi-tenant industrial buildings, municipally described as 2150 Steeles Ave E and 8026-8032 Torbram Rd, Brampton (together, “the Property”).

The Property is a highly functional and desirable, multi-tenant industrial complex with a combined rentable area of approximately 191,859 square feet. The Property is institutionally owned and professionally maintained and benefits from clear heights in excess of 18 feet, four site access points, ample car parking, good site circulation, and 31 truck-level shipping doors (1 TL/6,189 SF).

The Property is located on a corner lot at the intersection of Torbram Road and Steeles Avenue East, with high exposure to those two arterial roads. The Property benefits from quick and convenient access to highways 407 and 427, Pearson International Airport, retail amenities, and public transit.

The Property is currently 100% occupied by 10 tenants at in place rental rates that are estimated to be 45% below current market rates. The weighted average lease term (WALT) of tenants is 2.5 years, providing investors with a unique near-term opportunity to significantly increase rental income as tenant leases expire or convert the Property to strata-condo.

## Opportunity at a Glance

191,859  
Rentable Area (SF)

100%  
Occupancy

10  
Number of Tenants

2.5  
Years WALT





## Property Specifications

|                | 2150 Steeles Ave E | 8026-8032 Torbram Rd |
|----------------|--------------------|----------------------|
| Rentable Area  | 99,555 SF          | 92,304 SF            |
| No. of Tenants | 6                  | 4                    |
| Shipping Doors | 17 TL              | 14 TL                |
| Clear Height   | 18'                | 18'                  |

**Total Rentable Area 191,859 SF**

## Property Highlights

- Irreplaceable industrial multi-tenant in central Brampton
- High exposure corner site along Steeles Ave E
- Highly functional units with good clear height and shipping door ratios
- Four access points offering good site circulation
- Close proximity to 400 series highways, Pearson International Airport, amenities and transit
- Landlord friendly net leases allowing for management fees and recovery of capital expenditures
- Institutionally maintained and professionally managed



# Investment Highlights



## **Institutional Quality Industrial Multi-Tenant on High Exposure Corner**

The Property is a rarely available industrial multi-tenant complex on a high exposure corner lot in central Brampton. The Property benefits from clear heights of 18', 31 truck-level shipping doors (1 truck level door per 6,189 SF of rentable area), and four site access points. The individual units are highly desirable and functional for a wide range of businesses/tenants. Due to the rising replacement and land costs, there have been very few developments of multi-tenant industrial buildings within the past 20 years. The lack of new development/supply of this building type continues to put tremendous upward pressure on rental rates for existing multi-tenant industrial buildings.



## **High Quality and Institutionally Maintained Buildings**

The Property has been institutionally maintained and professionally managed throughout the Vendor's ownership. All tenants are on a net lease form allowing for full recovery of expenses, capital replacements, and management fees. The buildings benefit from prominent architectural features, attractive curb appeal, a highly functional design, good site circulation, convenient accessibility and ample parking.



## **Near Term Rental Upside, Income Growth Opportunity**

The Property is currently 100% occupied at in-place rental rates that are 45% below current market rents. The WALT of tenants is 2.50 years, which provides investors with a near-term opportunity to increase rental income as tenant leases expire (no tenants have renewal options). Over the past 5 years, rental rates in the GTA West have increased at a rate of +/- 20% annually. The upward pressure on rents are forecasted to persist as demand continues to exceed new supply. Due to the tenant/unit sizes and the fact that no tenants have renewal options, the Property is also a good candidate for a conversion to strata-condo.



## **Central Brampton Location, Excellent Connectivity**

The Property is located at the intersection of Torbram Road and Steeles Avenue East within minutes from a Highway 407 interchange and Pearson International Airport. Additionally, the Property is within close proximity to four major 400 series highways (HWY's 407, 410, 427 & 401) providing quick and convenient access to the backbone of Canada's transportation networks. Public transit, restaurants and multiple retail amenities are located within close proximity to the Property as well.

# Offering Details

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this Offering.

Please [click this link](#) for a copy of the Confidentiality Agreement.

**A date for submission of offers will be communicated through the Agent.**

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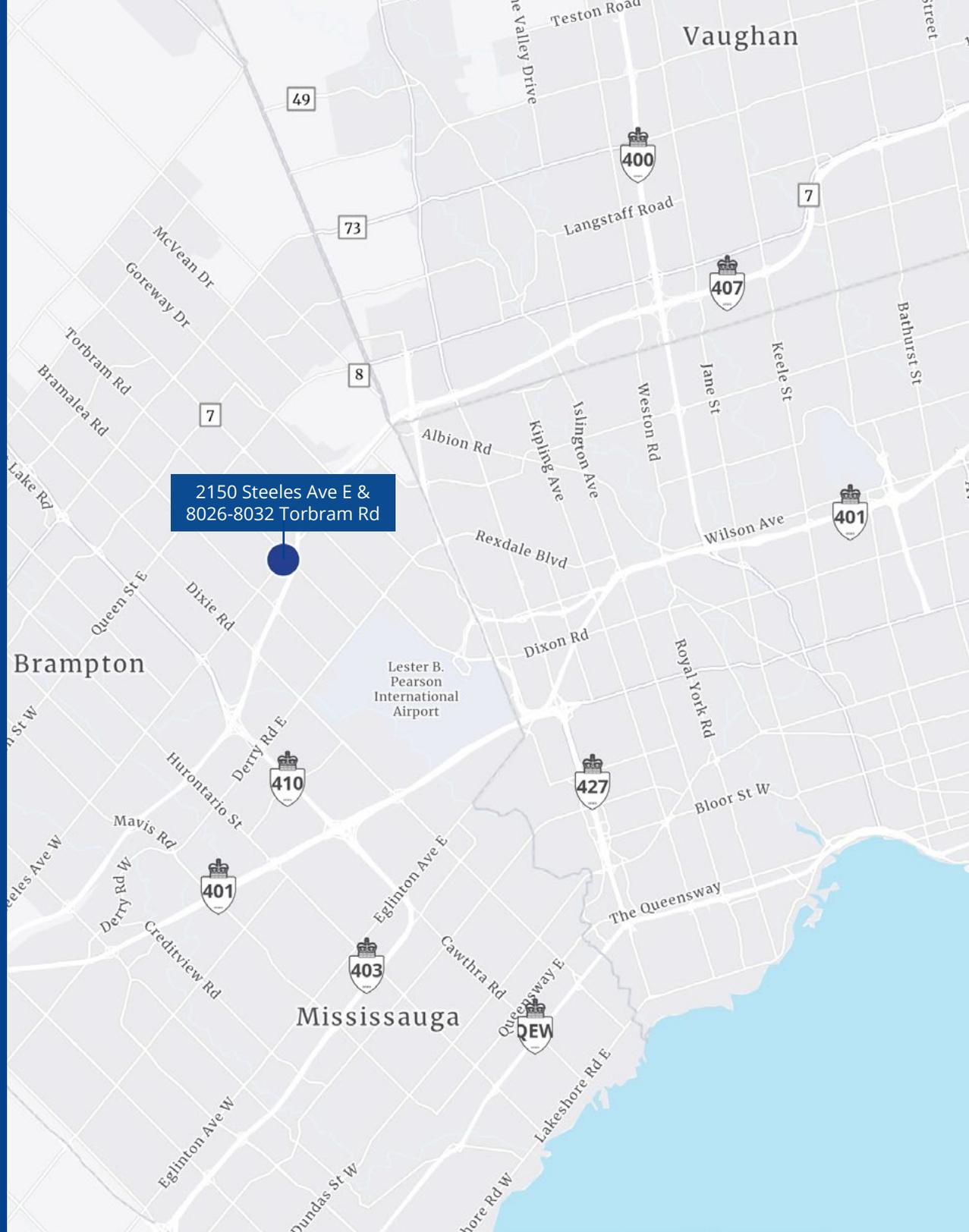
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