

**BRAMPTON MEANS
BUSINESS NOW**

**Top Industrial Properties
April 2023**

INVESTBRAMPTON.ca

RATHCLIFFE PROPERTIES (400 PARKHURST SQUARE)

[Marketing Brochure](#)

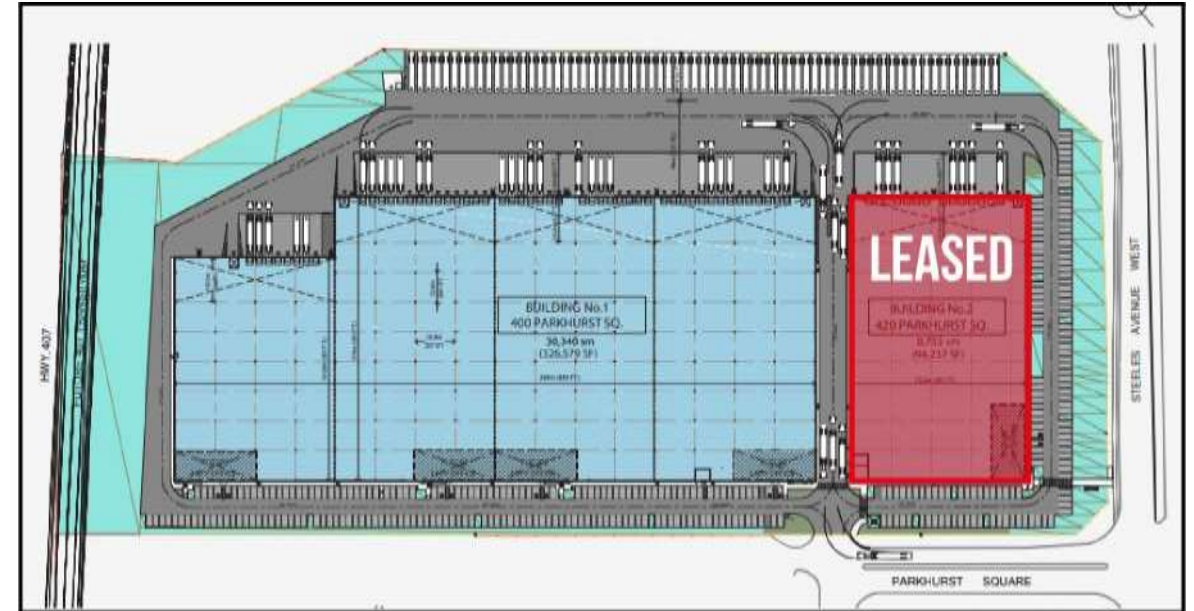
Zoning: Industrial M1

*Permits: Manufacturing, Food Processing, Warehousing,
Associated Office*

Available: June 2023

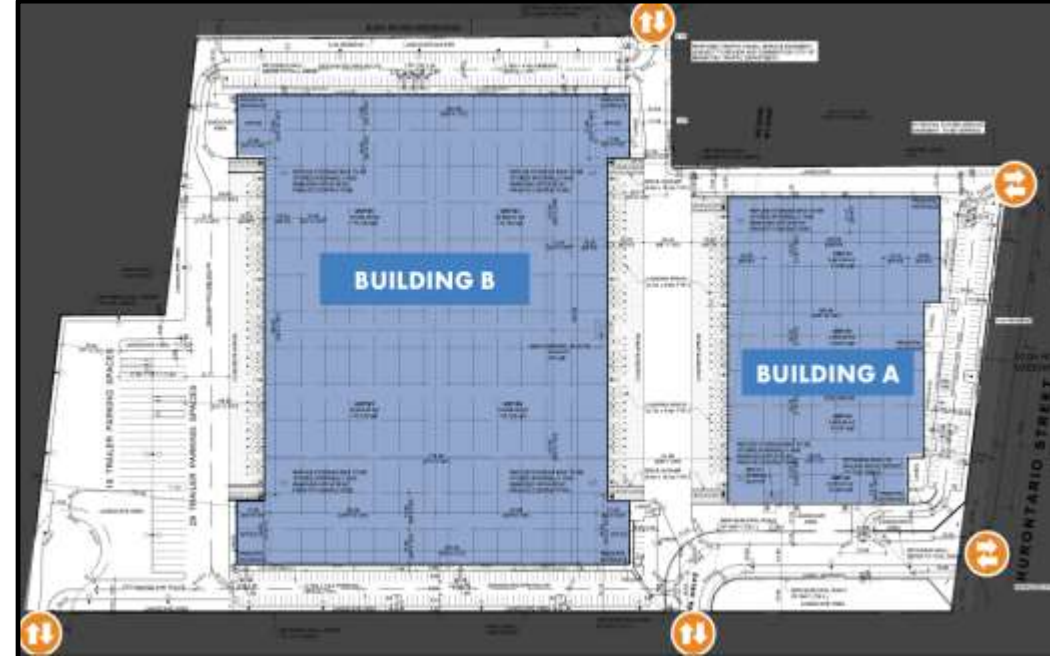
Size: 327,000 SF

Electrical: 1,600 Amps/600 Volts.



PURE INDUSTRIAL / HOPEWELL- 10 & 20 WHYBANK DR

Zoning: M1 & M2 - Industrial
Permits: Manufacturing, Warehousing, goods/food/material Processing
Available: Summer 2023



PURE INDUSTRIAL Hopewell **CBRE**

BRAM 10 PURE CONNECTIONS

10534 HURONTARIO STREET, BRAMPTON

167,909 & 458,496 SQ. FT.
Brampton's largest industrial development • Q1 2023 Occupancy

A promotional banner for the Bram 10 Pure Connections industrial development. The banner features the logos for Pure Industrial, Hopewell, and CBRE at the top. Below the logos is the project name 'BRAM 10 PURE CONNECTIONS' in a large, stylized font. Underneath the name is the address '10534 HURONTARIO STREET, BRAMPTON'. The central part of the banner shows a 3D architectural rendering of the industrial building, a large, modern structure with a glass facade and a parking lot. At the bottom, the total square footage '167,909 & 458,496 SQ. FT.' is prominently displayed, followed by the text 'Brampton's largest industrial development • Q1 2023 Occupancy'.

TRIOVEST – 20-30 IRONSIDE DRIVE

[Marketing Brochure](#)

Zoning: M1A - Industrial
Permits: Manufacturing, Warehousing, Food Processing
Sustainability: Seeking LEED Certification, Net Zero Ready



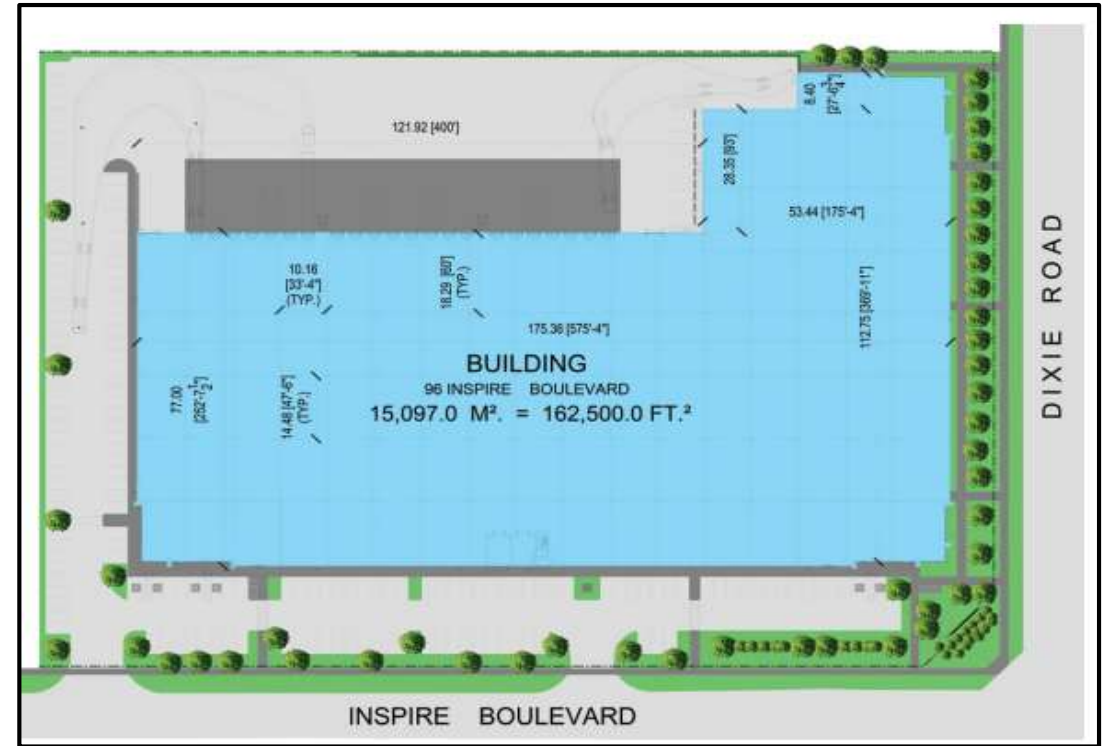
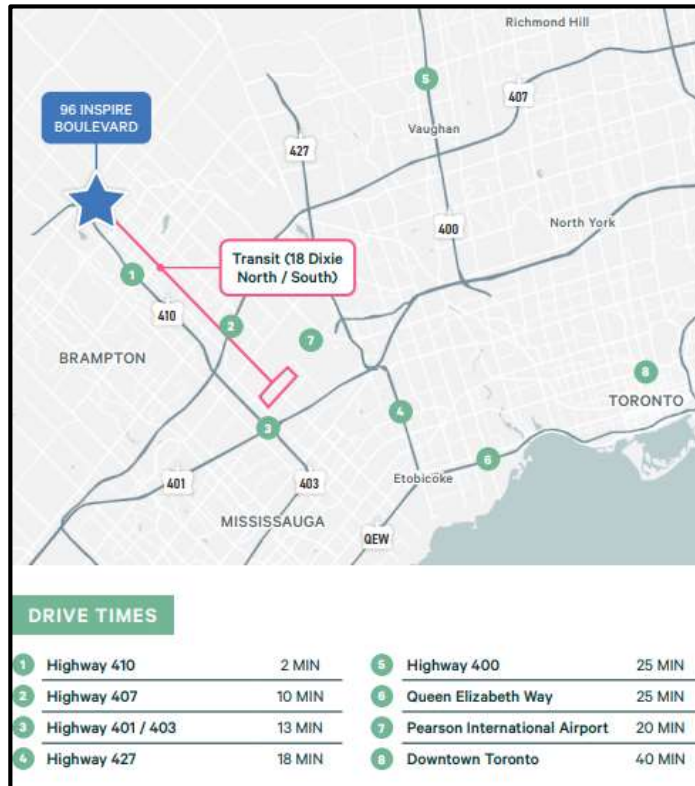
CBRE - 96 INSPIRE BOULEVARD

Zoning: M1 – Industrial

Permits: Manufacturing, Office, Warehousing, Food Processing

Electricity: 1600 Amps, 575 Volts

Available: Occupancy July 2023



BERKSHIRE AXIS DEVELOPMENT

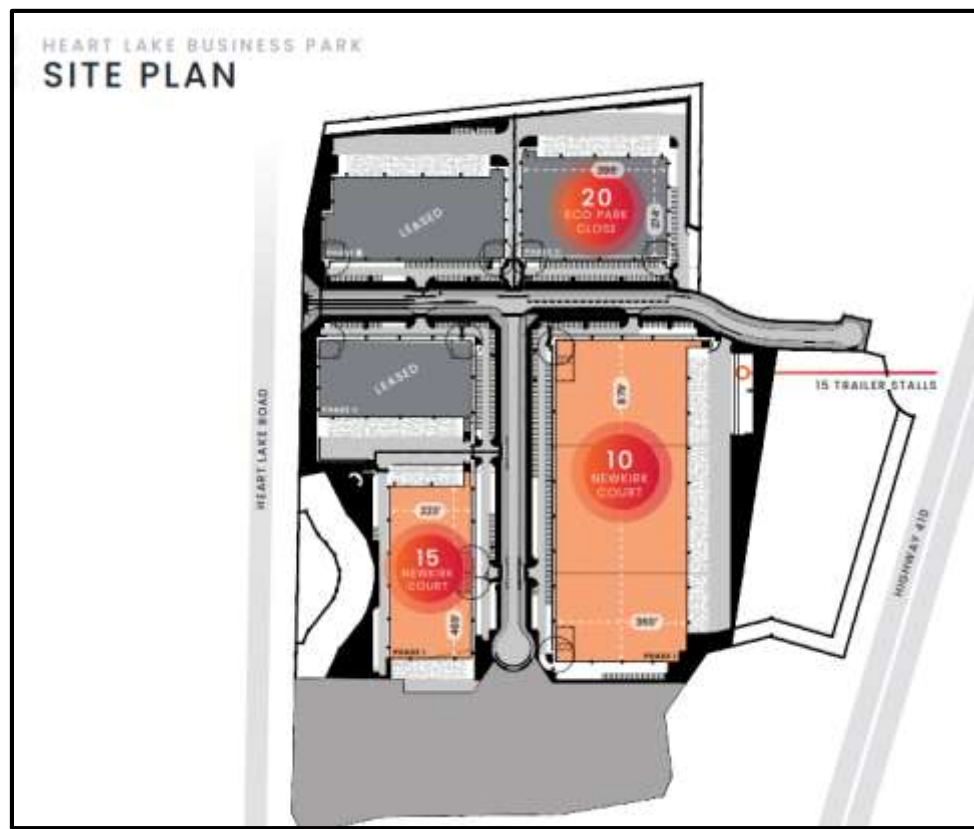
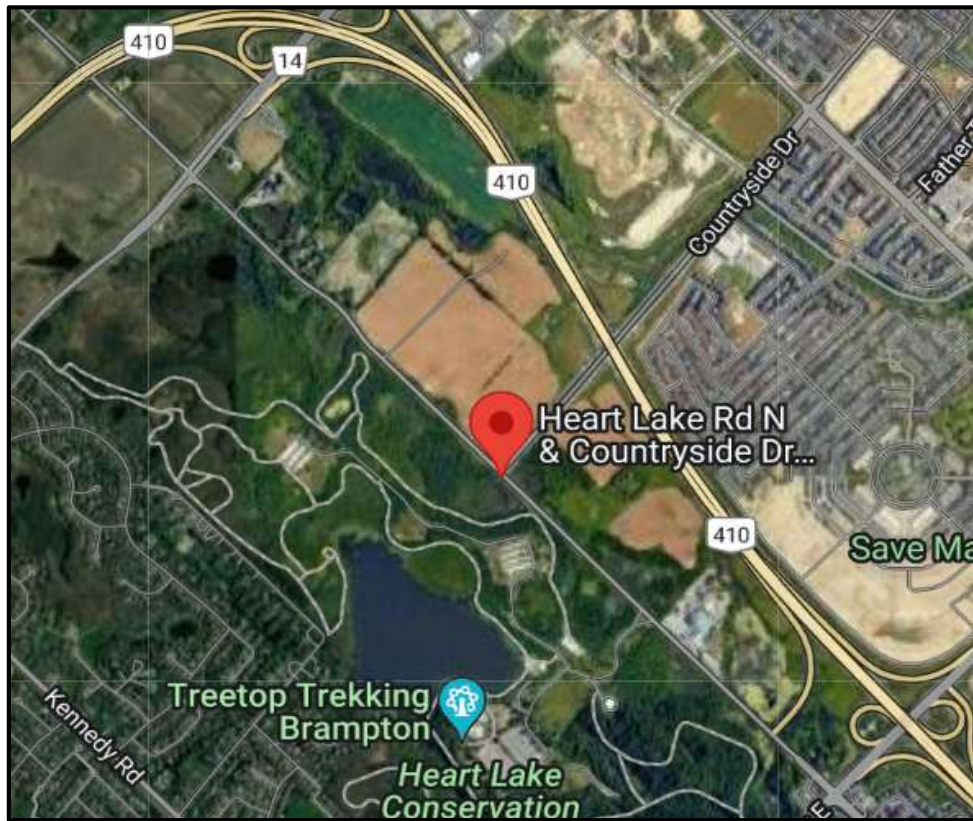
10 & 15 NEWKIRK CRT, 20 ECO PARK CLOSE

[Marketing Brochure](#)

Zoning: M1 – Industrial

Permits: Manufacturing, Office, Warehousing, food processing.

- **10 Newkirk Crt:** 316,452 SF (Available Q1 2023) Power: 2,000 AMPS @600 VOLTS
- **15 Newkirk Crt:** 105,896 SF (Available Q2 2023) Power: 1,200 AMPS @600 VOLTS
- **20 Eco Park Close:** 100,076 SF (Available Q3/Q4 2023) Power: 1,200 AMPS @600 VOLTS



PANATTONI DEVELOPMENT - HIGHWAYS 7 AND 50

Marketing Brochure

Zoning: SC -2094
Permits: Industrial uses for Manufacturing, Food Processing, Warehousing
Building 1: 128,000 SF
Available: April, 2023



100 IRONSIDE DRIVE

[Marketing brochure](#)

Zoning: Industrial – M1, M1- 422

Permits: Manufacturing, Packaging, Food & Goods processing,
Warehousing

Available: May 2024

Size: 729,388 SF



PURE INDUSTRIAL - 156 PARKSHORE DRIVE

[Marketing Brochure](#)

Zoning: *Industrial M4*

Permits: *Manufacturing, Food Processing,
Warehousing, Packaging*

Available: *2023*

Size: *151,216 sqft*



2165 WILLIAMS PARKWAY

[Marketing brochure](#)

Zoning: Industrial – M4- 512

Permits: Manufacturing, Packaging, Food processing, Warehousing

Available: July 1, 2023

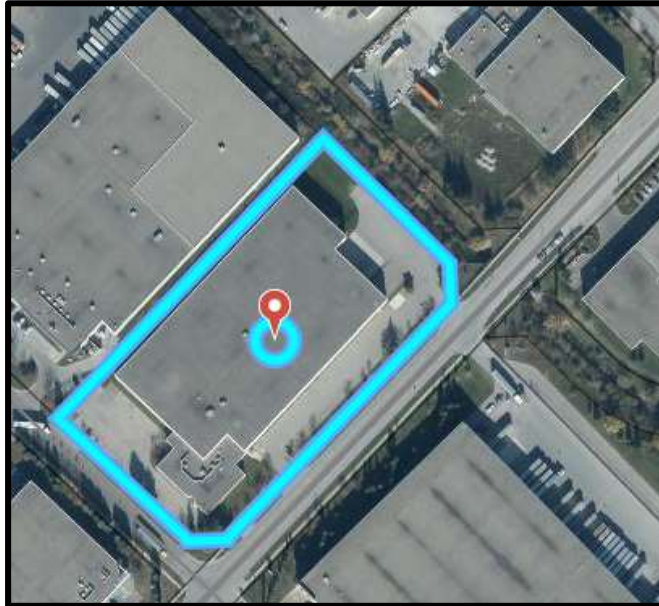
Size: 105,193 SF



35 PRECIDIO CRT (BRAMALEA BUSINESS PARK)

Available Size: 122,442 SF
Office %: 9%
Zoning Type: M3A- SECTION 366
Property Website: [35 Precidio Court](#)

Permits: Manufacturing, Food Processing,
Warehousing and storage,
Packaging, research and
development facilities.



ORLANDO CORPORATION (9445 AIRPORT RD)

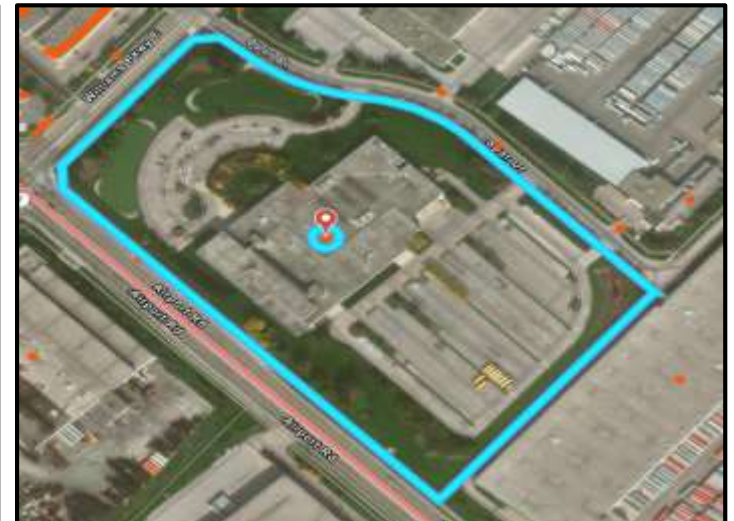
[Marketing brochure](#)

Zoning: M4, M4-1512

Permits: Manufacturing, Packaging, Food processing, Warehousing with associated office

Available: Nov 2025

Size: 522,585 SF



190 SUMMERLEA RD

[Marketing brochure](#)

Zoning: M3A

Permits: Manufacturing, Packaging, Food processing,
Warehousing & storage

Available: Land- October 2023

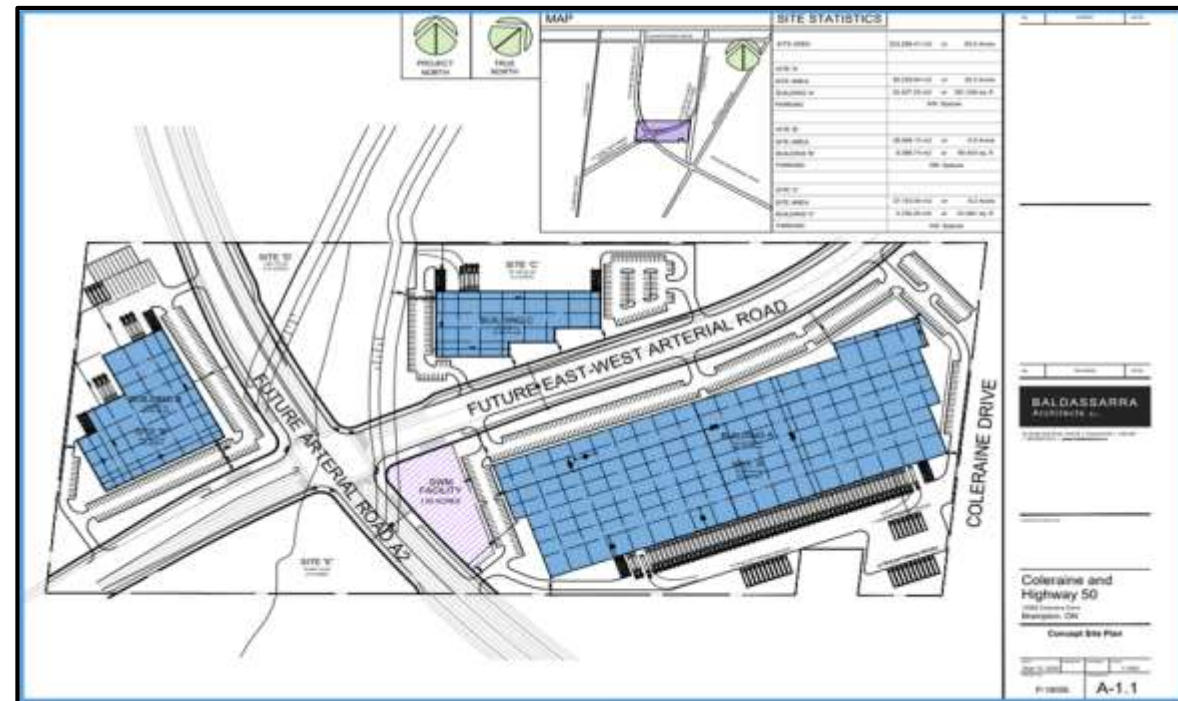
Building- May 2024

Size: 324,190 SF



10568 COLERAINE DR (SF COLERAINE HOLDINGS LTD)

Land Size: 50- acre site



General Description:

AVAILABILITY- Design-Build Opportunity

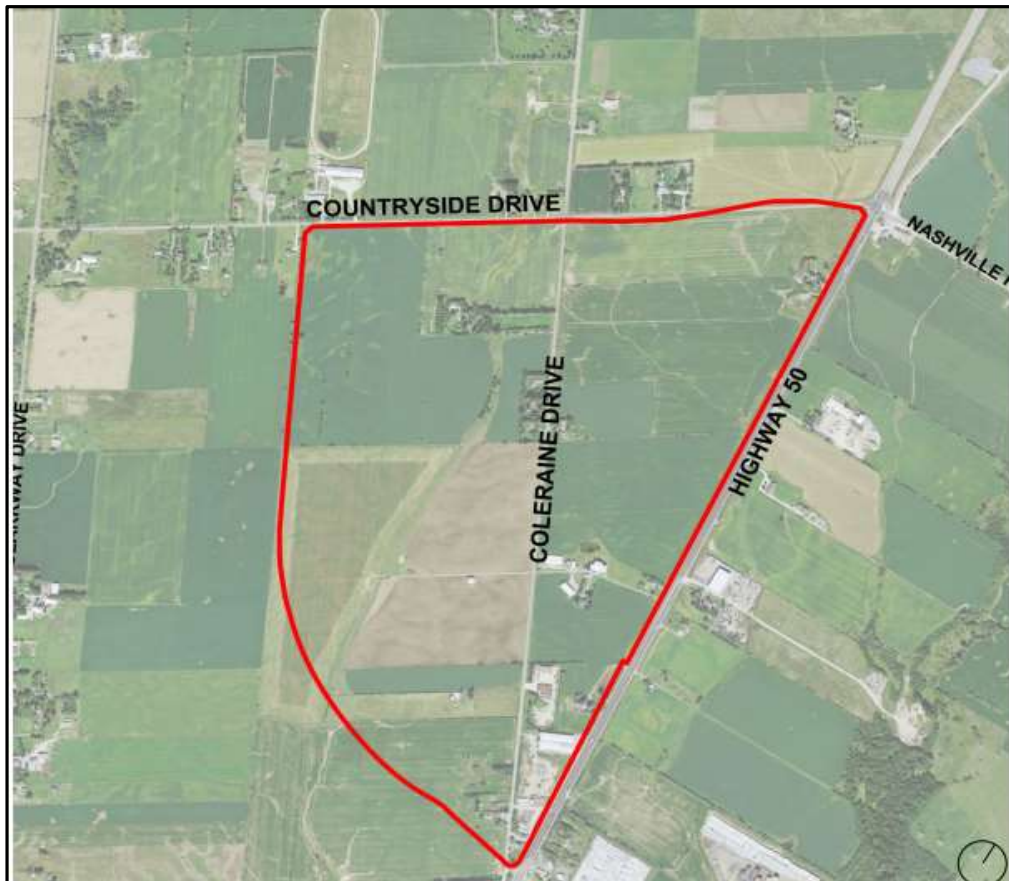
This 50-acre site in Brampton is designated industrial land and can accommodate 1,000,000 sf. Close to Highway 50 and the future Highway 427 extension, this location already has a strong industrial foundation and a talented labor pool.

BRAMEAST BUSINESS PARK (ORLANDO CORPORATION)



Available Size: 7,028,833 SF
Lease Rate: To be discussed
Additional Rent: To be discussed
Owner: ORLANDO CORPORATION

General Description:
Proposed development of Industrial Business Centre consisting of Office, Warehouse Distribution with multiple parking surface areas.



MISSISSAUGA RD & HWY 407 (KANEFF PROPERTIES LTD)

- *Designated Office Centre in the Bram West Secondary plan. Ideal for corporate HQs, Research and Development facilities, ancillary light manufacturing uses, hotels, conference/convention centres,*
- *Area is home to MDA's new Global HQ, Loblaws-HQ, Canon, Air Canada, and Medtronics*
- *Attributes: Access to Labour and the GTA Market, Visibility, Proximity to Highways and Pearson Airport,*
- *Northerly parcel 32 acres*
- *Southerly parcel 28 Acres*



STEELES & FINANCIAL DR (7835 MISSISSAUGA ROAD HOLDINGS INC)

- *Parcel Size 12.9 acres*
- *Designated Office Centre in the Bram West Secondary plan. Ideal for corporate HQs, Research and Development facilities, ancillary light manufacturing uses, hotels, conference/convention centres.*
- *Area is home to MDA's new Global HQ, Loblaws-HQ, Canon, Air Canada, and Medtronics*
- *Attributes: Access to Labour and the GTA Market, Visibility , Proximity to Highways and Pearson Airport,*



**BRAMPTON MEANS
BUSINESS NOW**

**Top Office Properties
April 2023**

INVESTBRAMPTON.CA

TRINISTAR - 8750 THE GORE RD

[Marketing brochure](#)

Zoning: OC, OC- 1530

Permits: Commercial uses- offices, banks or any financial institution, trusts

Available: Immediate

Size: 5 storey office building with 11,000 square feet on each floor



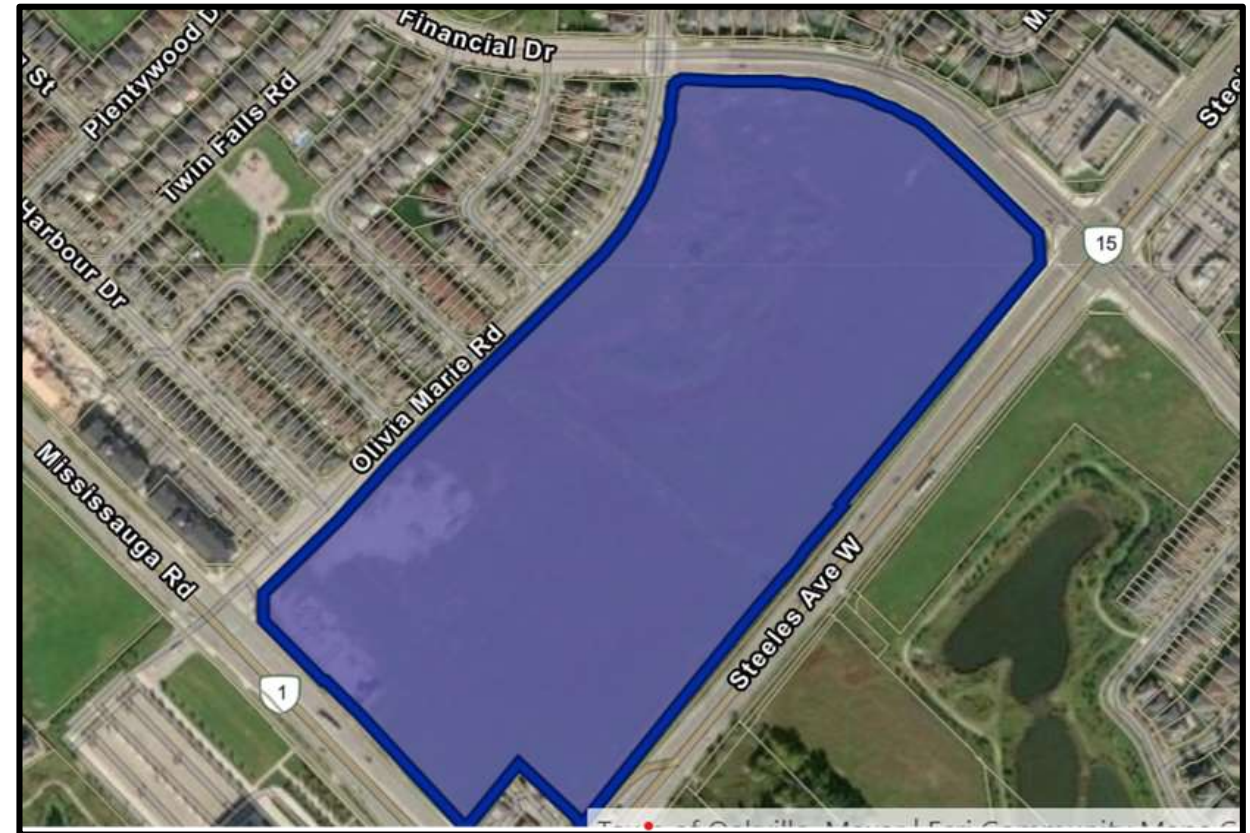
**BRAMPTON MEANS
BUSINESS NOW**

**Mixed Use
Developments**

INVESTBRAMPTON.CA

MISSISSAUGA RD & STEELES AVE W (DG GROUP INC.)

- *Parcel Size 38 acres*
- *Designated Office Centre in the Bram West Secondary plan. Ideal for corporate HQs, Research and Development facilities, ancillary light manufacturing uses, hotels, conference/convention centres. 23,200 square metre*
- *Area is home to MDA's new Global HQ, Loblaws-HQ, Canon, Air Canada, and Medtronics*
- *Attributes: Access to Labour and the GTA Market, Visibility, Proximity to Highways and Pearson Airport*
- *Designated Major Transit Station Area (MTSA) that will be made up of transit-supportive uses and densities and a compact urban form that contribute to the development of healthy and sustainable complete communities.*



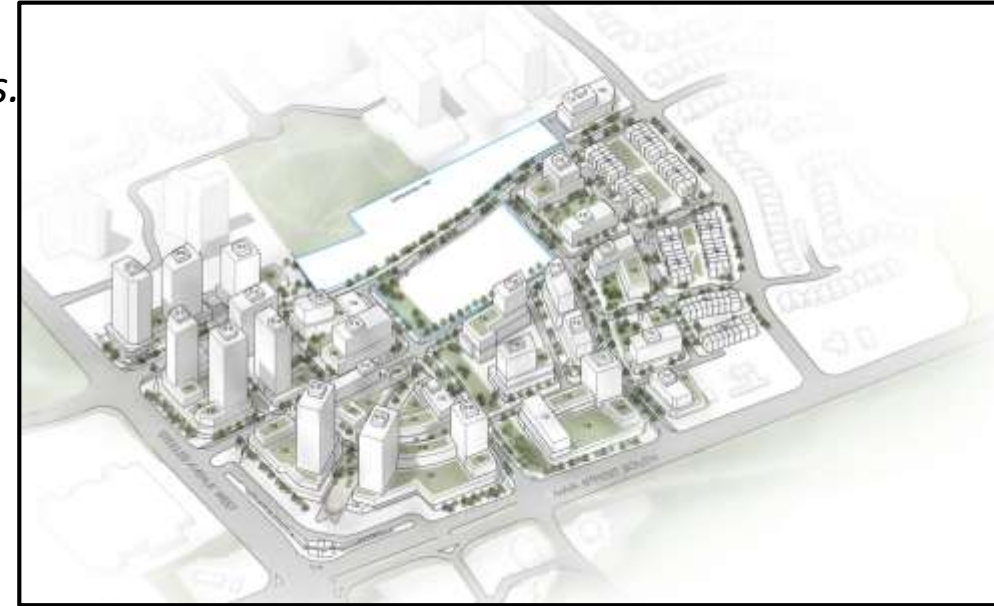
N/E CORNER THE GORE RD AND QUEEN ST W (TACC HOLBORN)

- *Parcel Size approximately 7 acres*
- *Zoning permits office, research and development, hotel, conference centres and a number of accessory uses such as retail, restaurants and day care.*
- *Over 23,200 sqm of commercial development permitted*
- *Attributes: Access to Labour and the GTA Market, Visibility , Proximity to Highways and Pearson Airport*
- *Designated Major Transit Station Area (MTSA) that will be made up of transit-supportive uses and densities and a compact urban form that contribute to the development of healthy and sustainable complete communities.*



499 MAIN ST S -SHOPPERS WORLD (RIOCAN)

- *Redevelop the Shopper's World mall for a mixed-use urban community consisting of residential, office, service & anchor retail and institutional uses.*
- *Once built out, the area is anticipated to home 100,000 residents and include 88,000 m² of non-residential within the 20-minute neighbourhood.*
- *The 58 acre site would be criss-crossed by four new public streets tied into the surrounding urban fabric. The streets would form a grid framing eight mixed-use and residential development blocks and one public park block, which may be further divided by several private local streets.*





INVESTMENT SERVICES TEAM

Contact the Investment Services Team for further information on the potential for locating your business on these sites.

- Paul Aldunate (Expeditor)
647.823.5406
paul.aldunate@brampton.ca
- Risikat Hameed (Analyst, Investment Services)
437.776.7499
risikat.hameed@brampton.ca
- Reena Nair (Analyst, Business Info & Policy)
437.249.4158
reena.rohitnair@brampton.ca