

FOR LEASE

INDUSTRIAL SPACE AVAILABLE

\$13.95 PSF NET - YEAR 1 RATE

11

**VAN KIRK
DRIVE**

BRAMPTON, ON

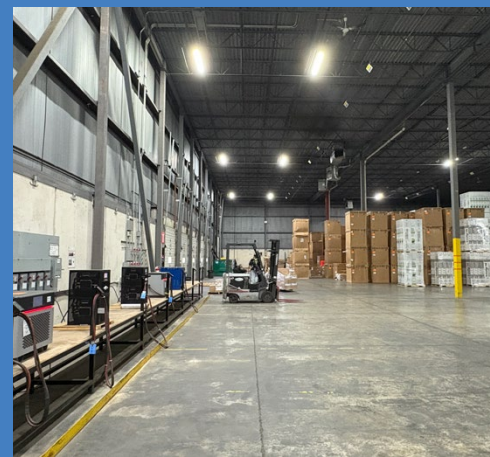
**UNIT 1 - 64,158 SF
UNIT 2 NOW LEASED!**



PROPERTY OVERVIEW

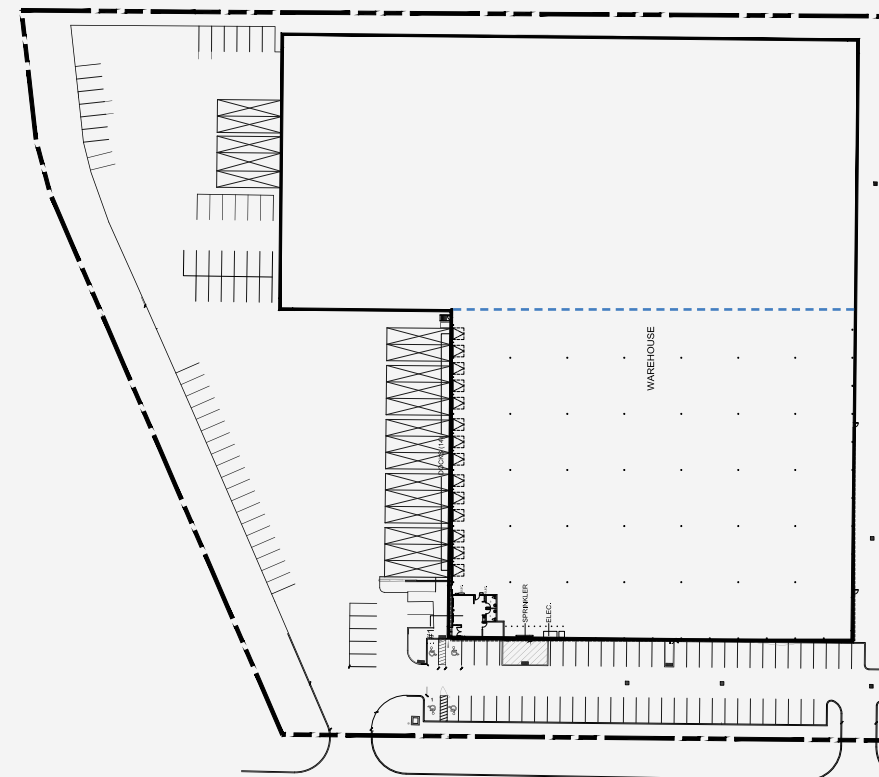
PRIME STRATEGIC OPPORTUNITY IN BRAMPTON'S CORE INDUSTRIAL MARKET

Located at 111 Van Kirk Drive in Brampton, this property offers strategic advantages for businesses. With easy access to public transit and Highways 410 and 407, it connects seamlessly to the Greater Toronto Area. The facility features flexible office configurations, high door count for efficient shipping, and expandable parking. Situated in a fast-growing city with a large labour pool, this core market location allows businesses to rightsize from secondary markets. This adaptable property presents an attractive option for companies seeking to optimize operations and workforce accessibility in a prime location.



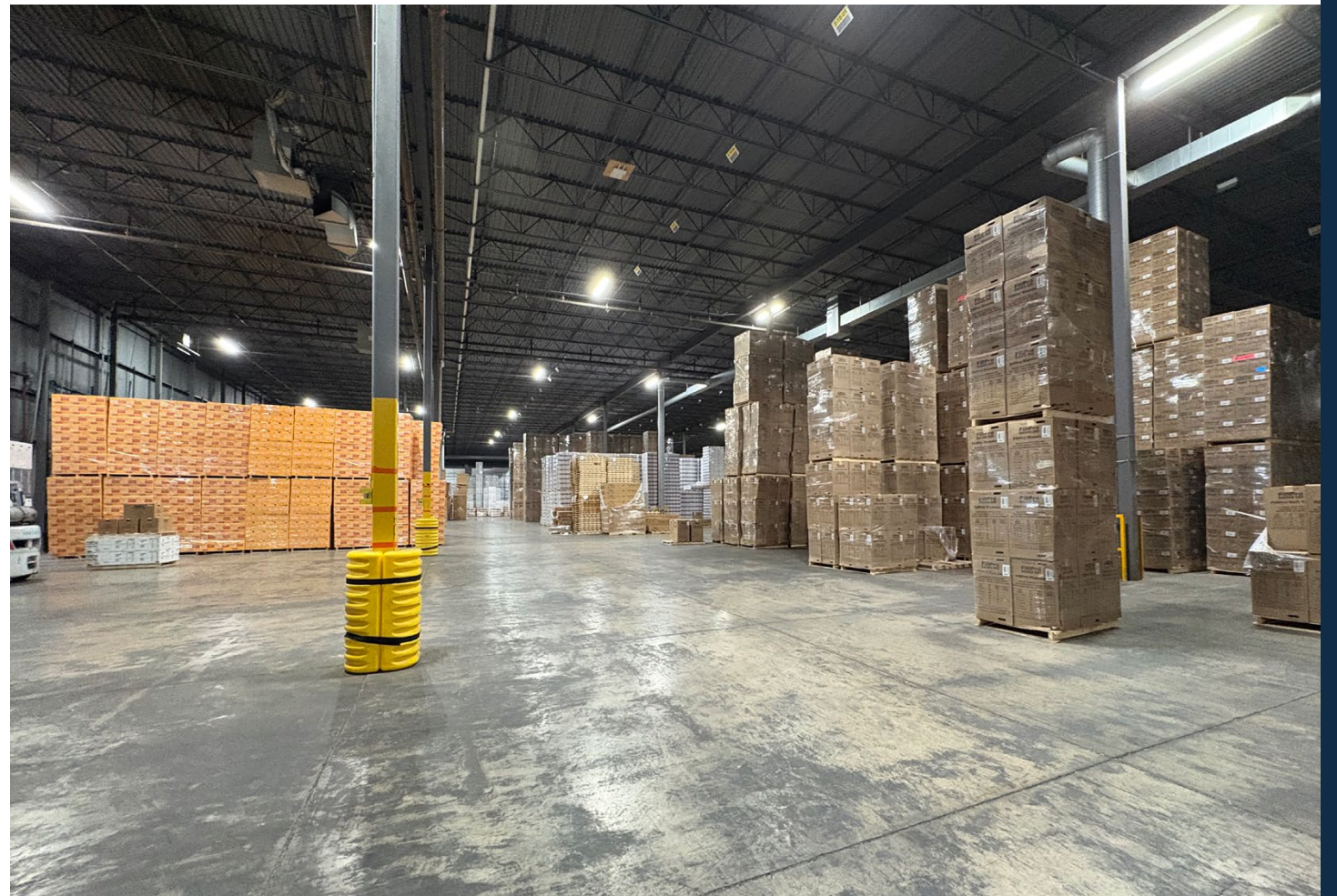
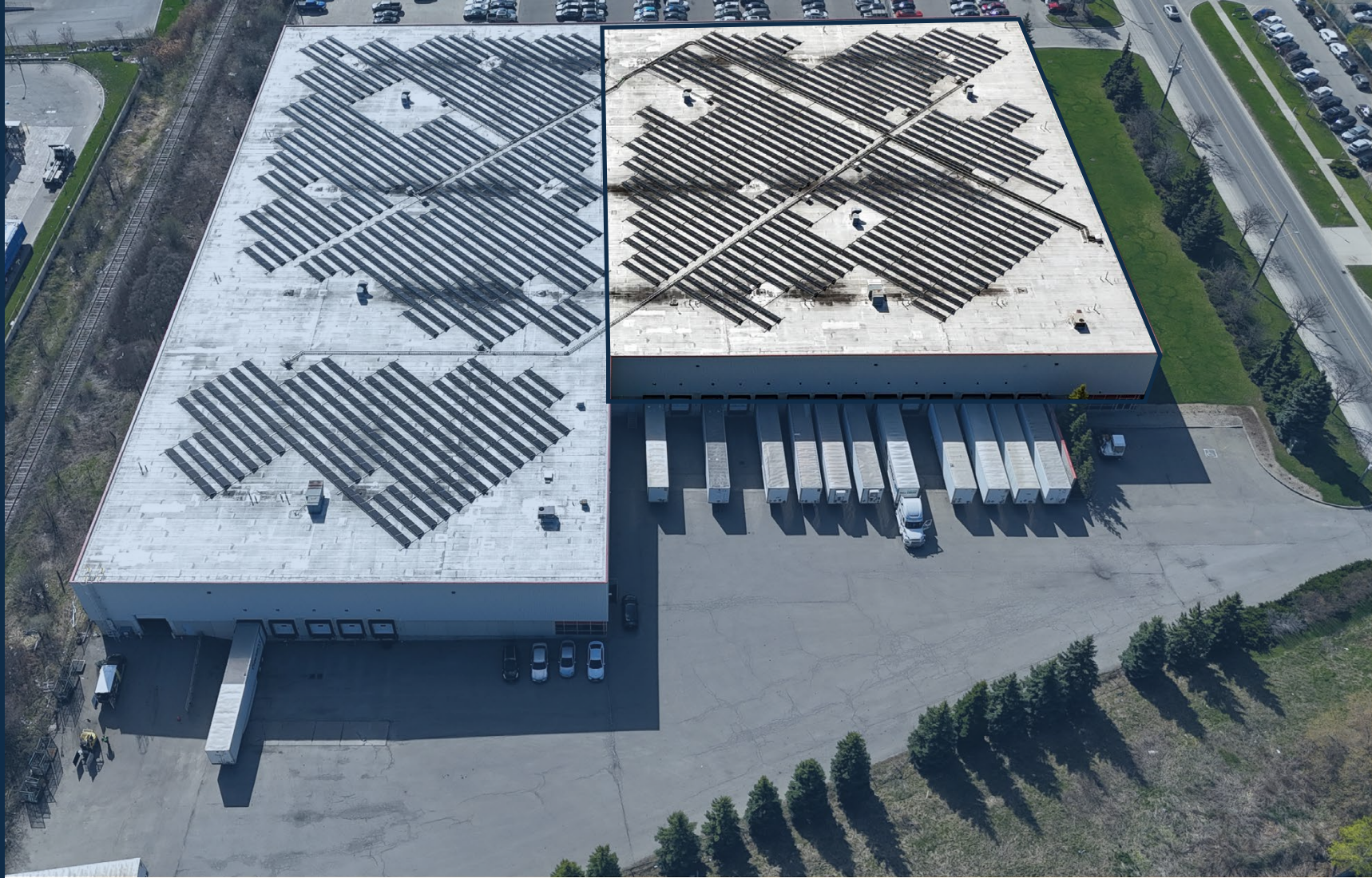
PROPERTY DETAILS

 INTERSECTION Sandalwood Parkway W / Hurontario	 TOTAL AREA 64,158 SF	 LOT SIZE 6.174 AC.	 ZONING M4A-157
 SHIPPING DOORS 14 Truck level 0 Drive in	 CLEAR HEIGHT 30' 6"	 OFFICE AREA 1,012 SF	 ASKING PRICE \$17.25 PSF Net \$13.95 PSF Net First Year Teaser Rate
 OCCUPANCY April 2026	 TMI \$3.32 PSF	 POWER 600 Amps	



M4A ZONING USAGE

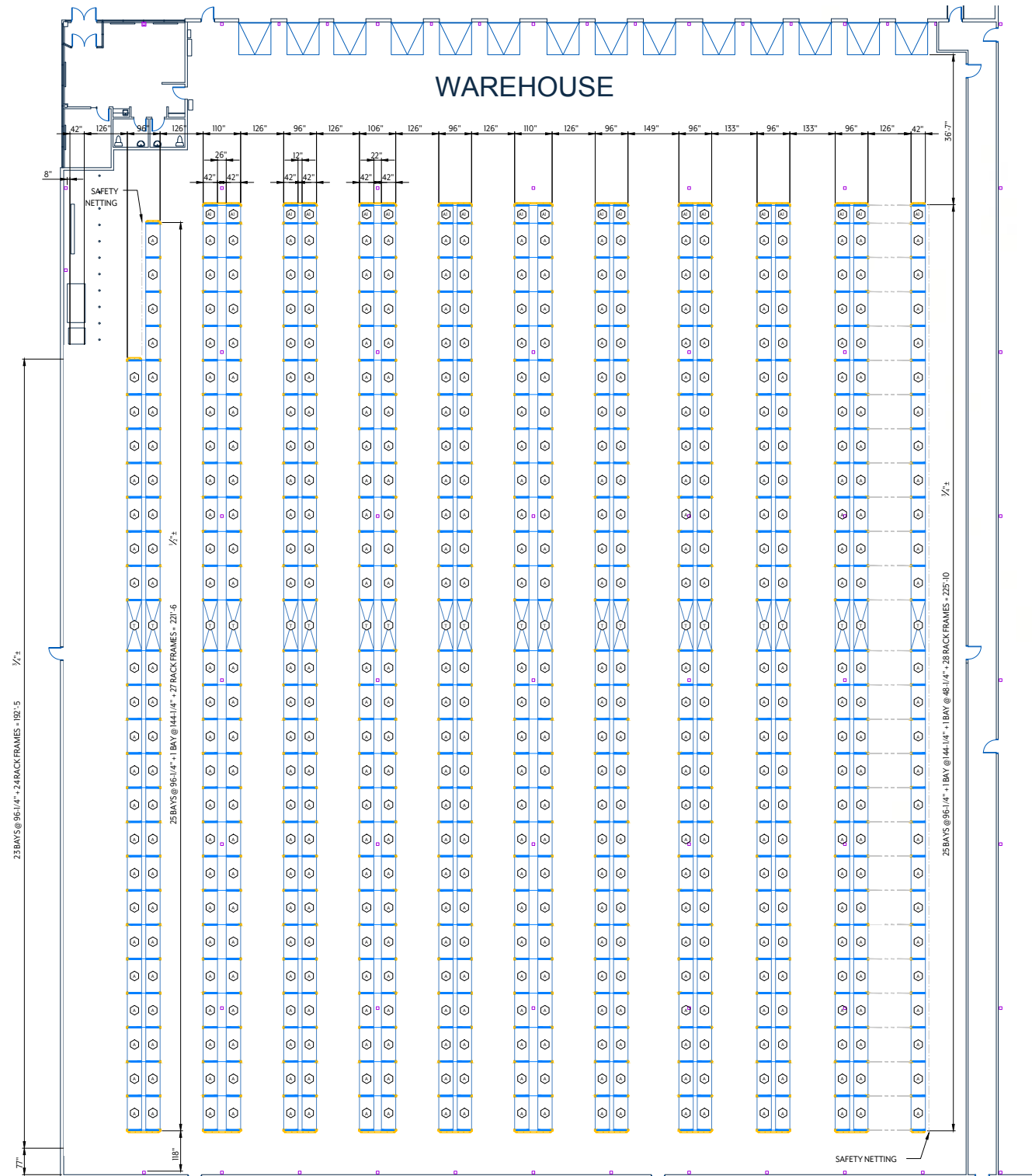
- Manufacturing
- Assembly
- Storage, and distribution of semi-finished and finished products
- Dry cleaning plants
- Laundry and dyeing establishments (excluding any dangerous use)
- Dairy products plants
- Bakeries
- Builders supply yard or yard including repair and assembly shop (excluding any scrap metal storage or salvage yards)



RACKING PLAN

Max Storage Capacity: 6,830 Pallet Positions
 Single selective racking system configured for 40"W x 48"D x 50"H pallets.

CONCEPTUAL RACKING PLAN



SCALE: 1/16" = 1'-0"
 TOTAL POSITIONS AVAILABLE 6830

LTR - DENOTES RACK BAY ELEVATION TYPE.
 REFER TO DRAWING 26K0171D SHEET
 S2 FOR ELEVATIONS.



PARKING RENDERING



PARKING WILL BE AVAILABLE Q3 2026

LOCATION OVERVIEW

Public Transit Access at 111 Van Kirk Drive:

- Directly served by Brampton Transit route 15 Bramalea
- Route runs along nearby Bramalea Road
- Connects to Bramalea City Centre and Bramalea GO Station
- Rapid transit available via Züm services with a short connection from local routes
- Reliable public transit access despite industrial setting
- Facilitates connections throughout Brampton
- Provides access to broader Greater Toronto Area via GO Transit system

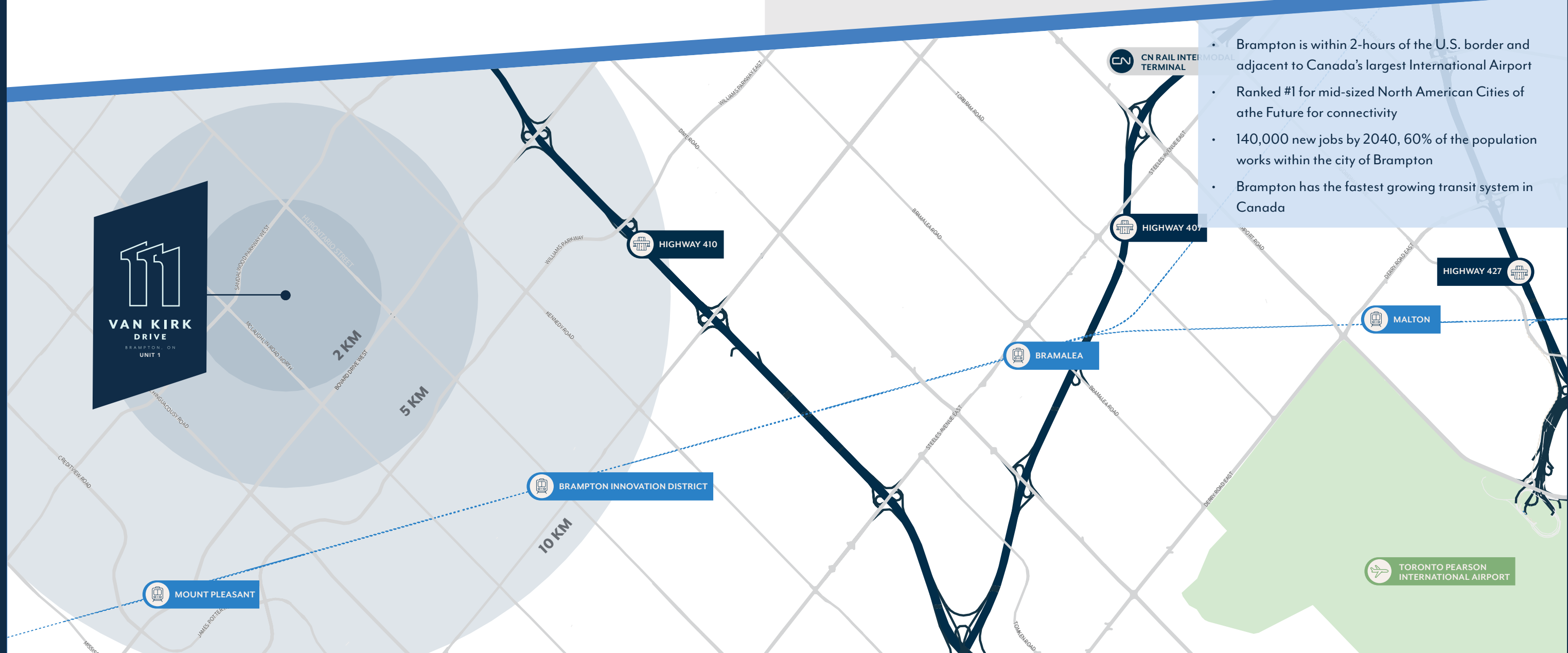
TOTAL POPULATION	AVERAGE HOUSEHOLD INCOME	TOTAL LABOUR FORCE	WAREHOUSE LABOUR FORCE	EMPLOYMENT RATE	DRIVES CAR TO WORK
656,480	\$124,500	355,755	69,606	57.9%	77%

TRAVEL DISTANCES

HIGHWAY 410 13 Min 6.2 KM	HIGHWAY 407 20 Min 18.3 KM	HIGHWAY 403 22 Min 20.7 KM	HIGHWAY 401 20 Min 17.7 KM	HIGHWAY 427 27 Min 25.8 KM
BRAMPTON GO TERMINAL 11 Min 5.4 KM	CN INTERMODAL BRAMPTON 26 Min 20.9 KM	CN INTERMODAL VAUGHAN 34 Min 18.4 KM	TORONTO PEARSON AIRPORT 28 Min 32.6 KM	DOWNTOWN TORONTO 54 Min 46.5 KM

MAJOR AMENITIES WITHIN 5KM

15 SHOPPING PLACES	54 RESTAURANTS & CAFE	6 GAS STATIONS
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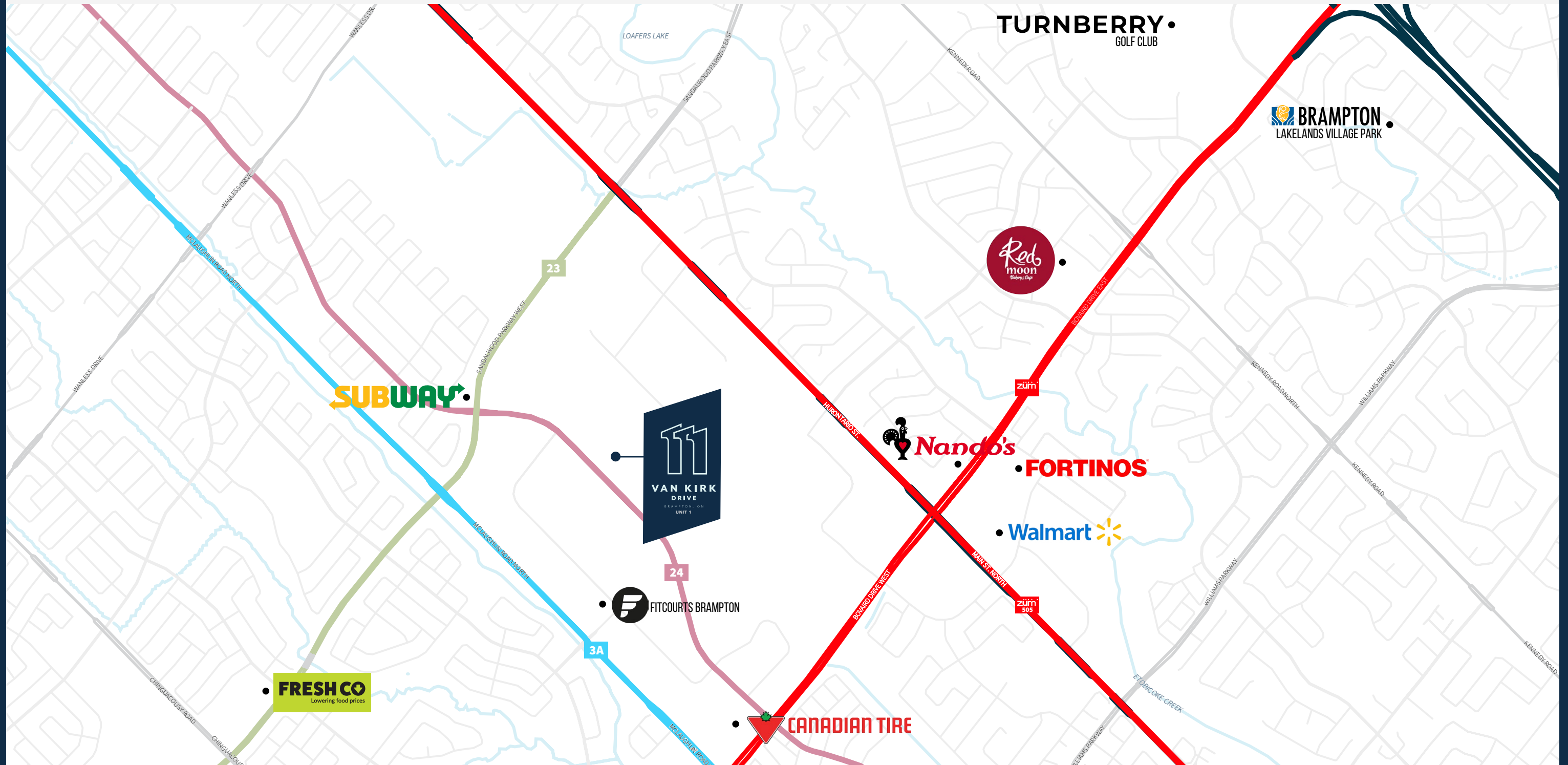


- Brampton is within 2-hours of the U.S. border and adjacent to Canada's largest International Airport
- Ranked #1 for mid-sized North American Cities of the Future for connectivity
- 140,000 new jobs by 2040, 60% of the population works within the city of Brampton
- Brampton has the fastest growing transit system in Canada

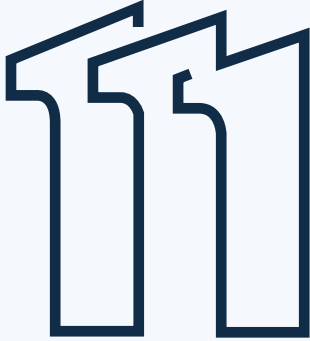
TRANSIT AND AMENITY OVERVIEW

The industrial area of 111 Van Kirk Drive in Brampton is served directly by Brampton Transit route 15 Bramalea, that runs along Bramalea Road near Van Kirk Drive, connecting to Bramalea City Centre and Bramalea GO Station. Commuters seeking rapid transit can access Züm services via a short connection from the local routes. This network of transportation options ensures workers and visitors to the Van Kirk Drive area have reliable public transit access despite its industrial setting, facilitating connections throughout Brampton and the broader Greater Toronto Area via the GO Transit system.

The area around 111 Van Kirk Drive in Brampton is primarily an industrial and commercial zone, directly served by Brampton Transit route 15 Bramalea. Within a short driving distance, workers and visitors can find several fast food establishments and quick-service restaurants along major arterial roads like Steeles Avenue and Torbram Road. The Züm line runs down Bovaird, providing convenient transit access to the area. The nearest significant retail amenities are at Bramalea City Centre mall, located approximately 3-4 kilometers away, which offers numerous shopping options, restaurants, and services. Banking services, pharmacies, and grocery stores are generally found clustered around major intersections in the surrounding areas, requiring a short drive from the Van Kirk Drive location.



FOR LEASE



**VAN KIRK
DRIVE**

BRAMPTON, ON

UNIT 1

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