

11

**VAN KIRK
DRIVE**

BRAMPTON, ON

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

FOR LEASE

INDUSTRIAL SPACE AVAILABLE

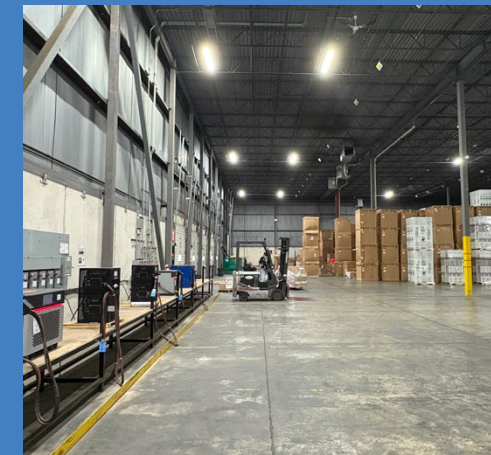
\$13.95 PSF NET - YEAR 1 RATE



PROPERTY OVERVIEW

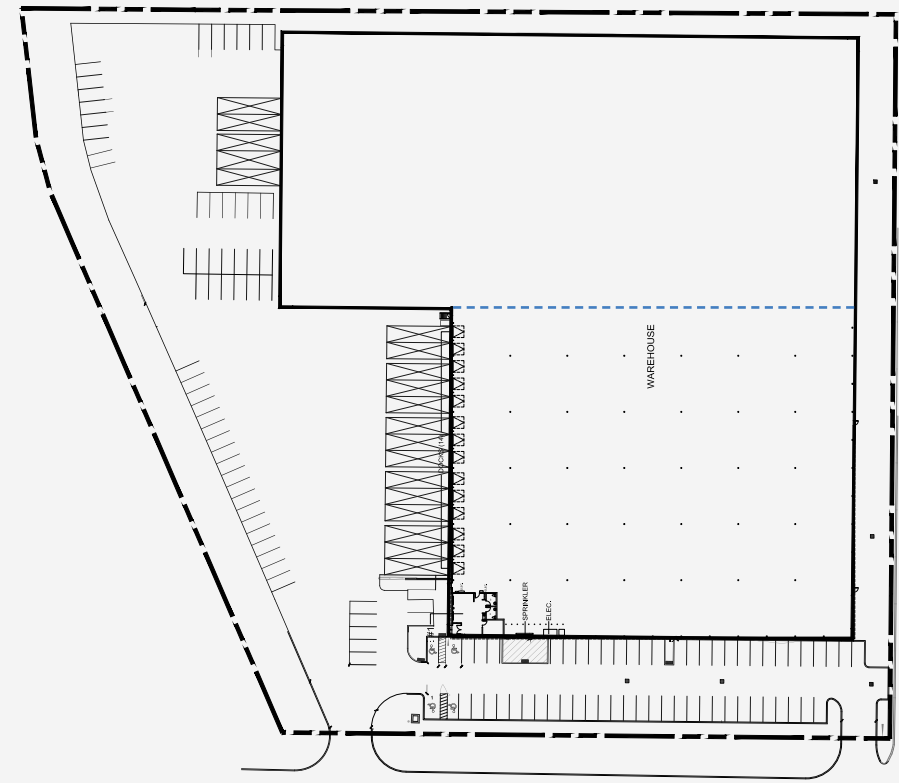
PRIME STRATEGIC OPPORTUNITY IN BRAMPTON'S CORE INDUSTRIAL MARKET

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.



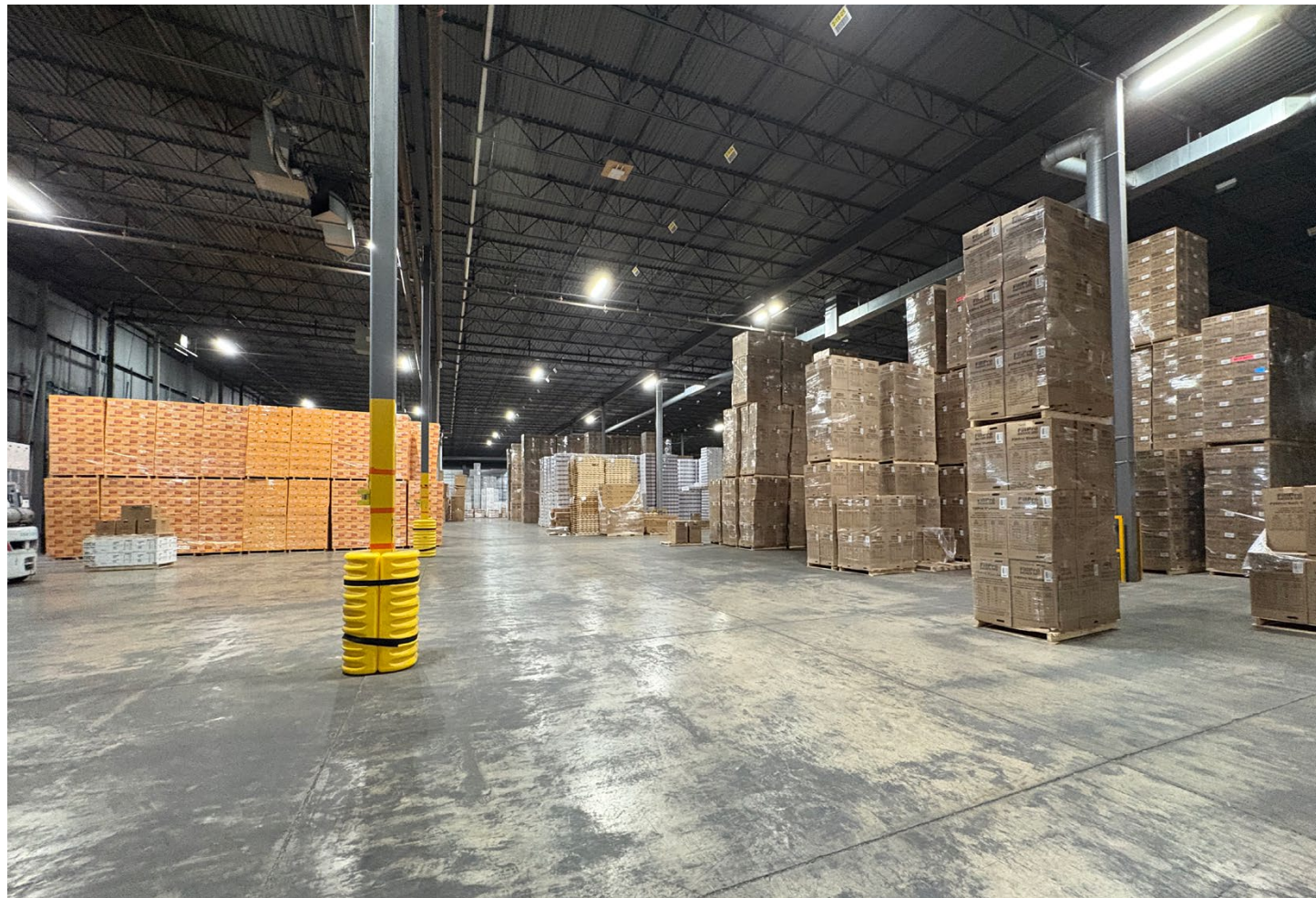
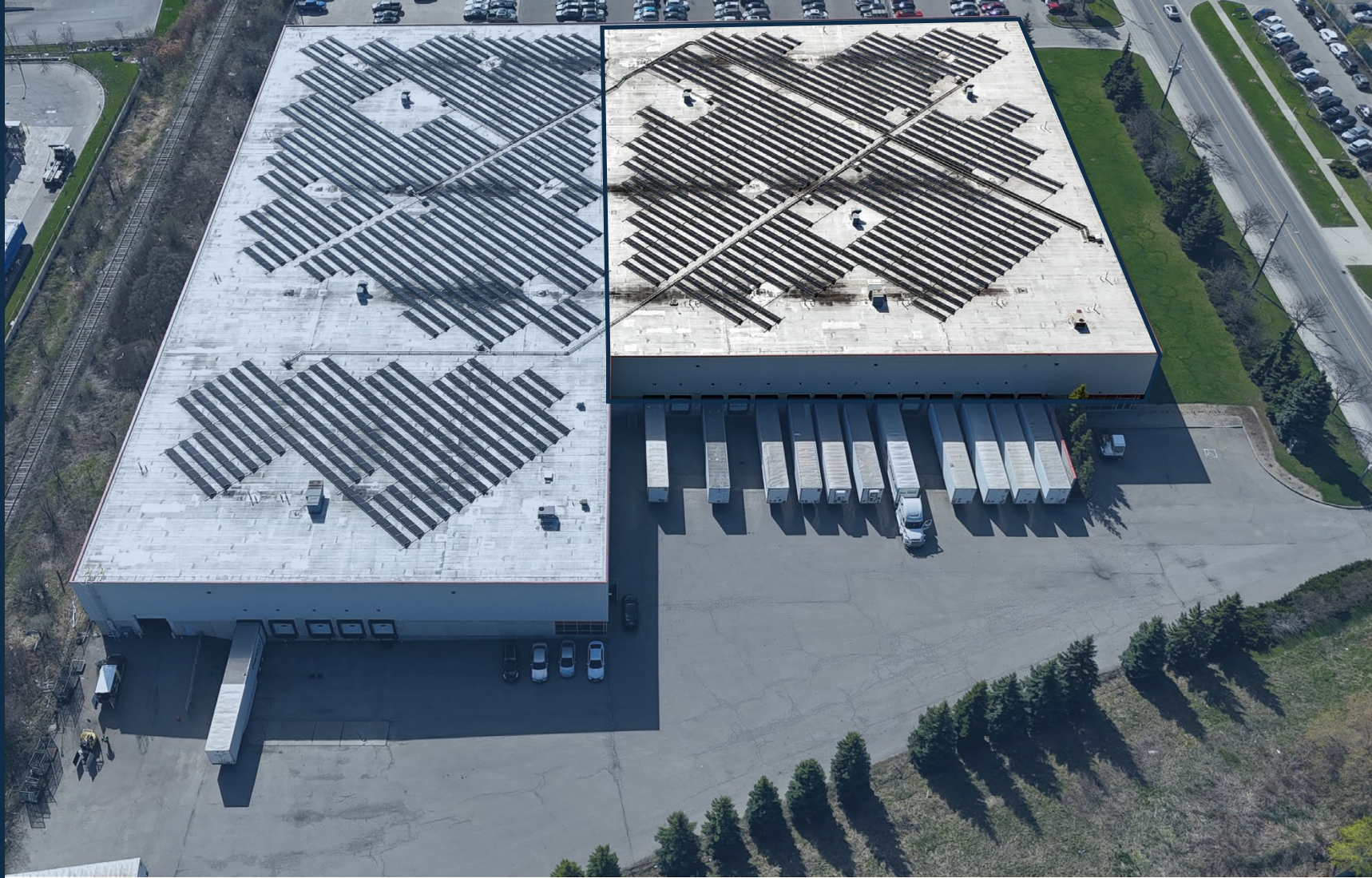
PROPERTY DETAILS

 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 200 Amps (power can be upgraded)	



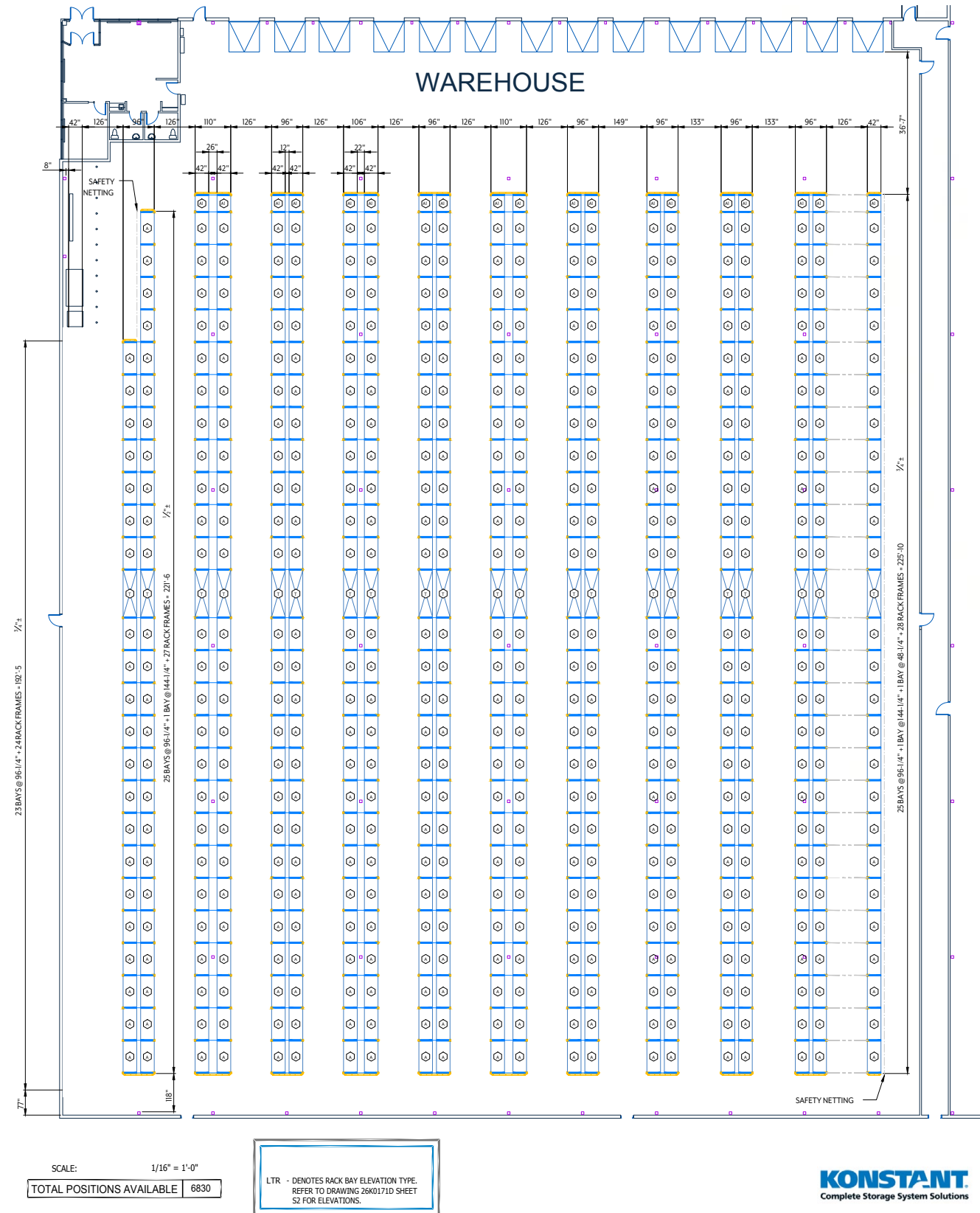
M4A ZONING USAGE

- 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)



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



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
656,480



AVERAGE HOUSEHOLD INCOME
\$124,500



TOTAL LABOUR FORCE
355,755



WAREHOUSE LABOUR FORCE
69,606



EMPLOYMENT RATE
57.9%



DRIVES CAR TO WORK
77%

TRAVEL DISTANCES

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

MAJOR AMENITIES WITHIN 5KM



15 SHOPPING PLACES



54 RESTAURANTS & CAFE



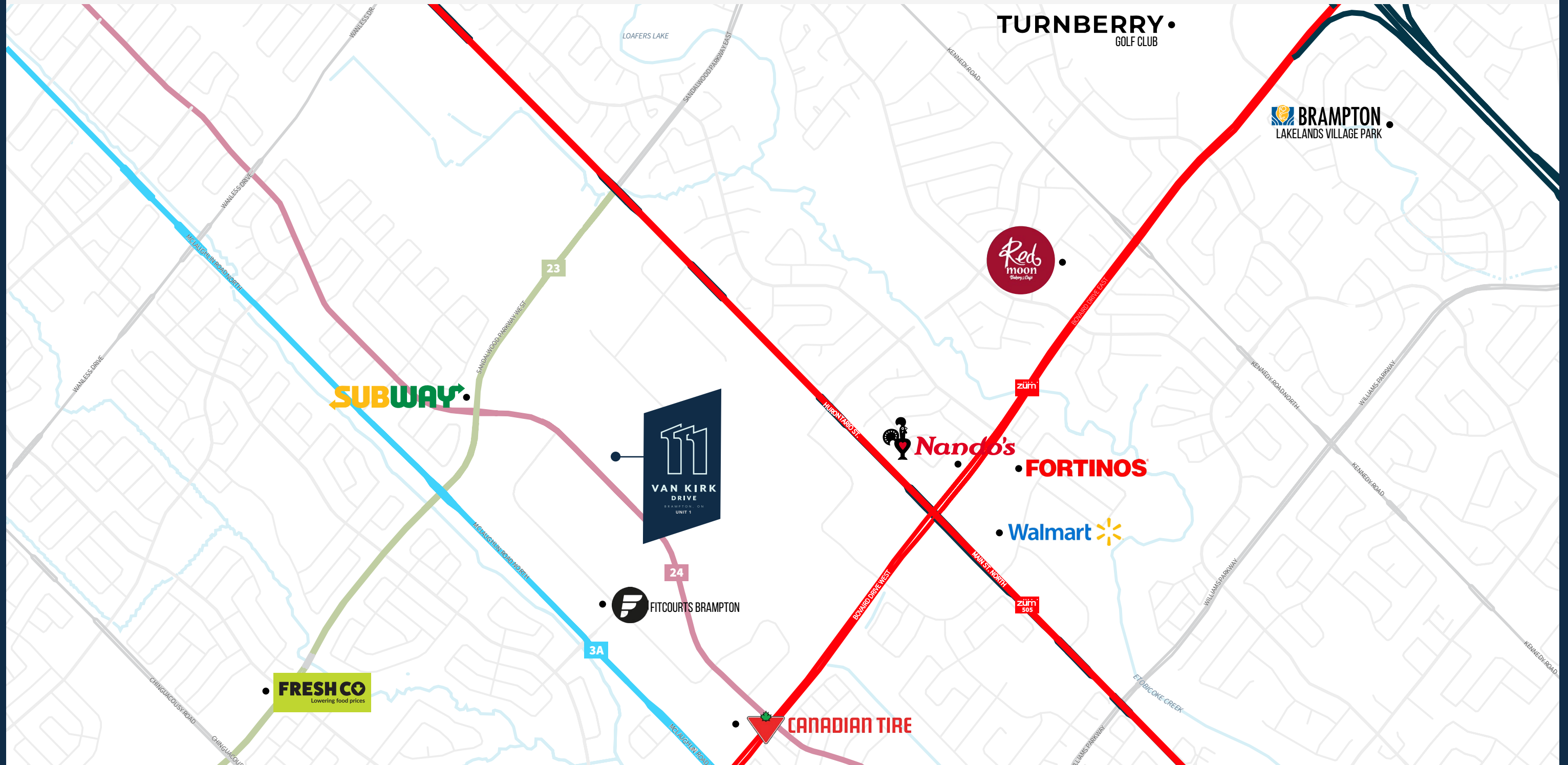
6 GAS STATIONS



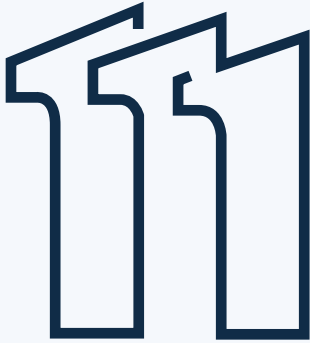
TRANSIT AND AMENITY OVERVIEW

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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