

JLL
FOR SALE

13.47 ACRES
142,338 SF BUILDING | 31,686 SF GARDEN CENTRE
370 KENNEDY ROAD SOUTH,
BRAMPTON, ONTARIO L6W 4V2





EXECUTIVE SUMMARY

Jones Lang LaSalle Real Estate Services Inc. (herein referred to as “JLL” and/or the “Advisor”) has been retained by the Vendor to offer for sale, 370 Kennedy Road South, Brampton, ON L6W 4V2 (the “Property”).

The Property comprises a vacant 142,338 square foot single-storey building and a 31,686 square foot garden centre on approximately 13.47 acres. Constructed in 2007, the Property is located in the northeast quadrant of Steeles Avenue East and Kennedy Road South, one of Brampton’s most established retail and employment nodes. The Property forms part of the 410 @ Steeles retail node alongside a Walmart Supercentre, and sits across Steeles Avenue from the ~530,000 square foot Orion Gate Retail Centre, home to The Home Depot, Costco, Nations Fresh Foods and Playdium.

Brampton is Ontario’s third-largest city, with an estimated population of 791,486 (Statistics Canada, 2024), and was the fastest-growing of Canada’s 25 largest municipalities between 2016 and 2021. The City is planned to reach approximately one million residents by 2051.

Steps from the Highway 410 (187,500 AADT) interchange at Steeles Avenue, with over 65,000 vehicles per day travelling Steeles Avenue through the node, the Property offers owner-users, investors and developers a rare opportunity to acquire a large-format building on a substantial land holding in one of the GTA’s fastest-growing markets.

NEIGHBOURING RETAILERS



PROPERTY DETAILS

Possession:	Vacant, early January 2027
Address:	370 Kennedy Road South, Brampton, ON L6W 4V2
Building GFA:	142,338 SF
Garden Centre:	31,686 SF
Site Area:	13.47 acres
Parking:	761 stalls
Zoning:	GE-1618 – General Employment Exception 1618 (By-law 14-2026)
Price:	Please Contact Listing Agents

[Click here to view zoning](#)

INVESTMENT HIGHLIGHTS

- High-profile location in the northeast quadrant of Steeles Avenue East and Kennedy Road South
- Part of an established retail node anchored by Walmart Supercentre, The Home Depot, Costco and Nations Fresh Foods
- Approximately 65,000 vehicles per day on Steeles Avenue
- Steps from the Highway 410 interchange, with quick access to Highways 407 and 401
- Approximately 188,000 vehicles per day on Highway 410
- 142,338 SF building and 31,686 SF garden centre on 13.47 acres
- Employment zoning (GE-1618) permitting manufacturing, warehouse and other Prestige Employment uses
- Brampton is one of Canada’s fastest-growing cities and Ontario’s third-largest, planned to reach ~1 million residents by 2051



142,338

SF BUILDING



13.47

ACRES



761

PARKING STALLS



2007

YEAR BUILT

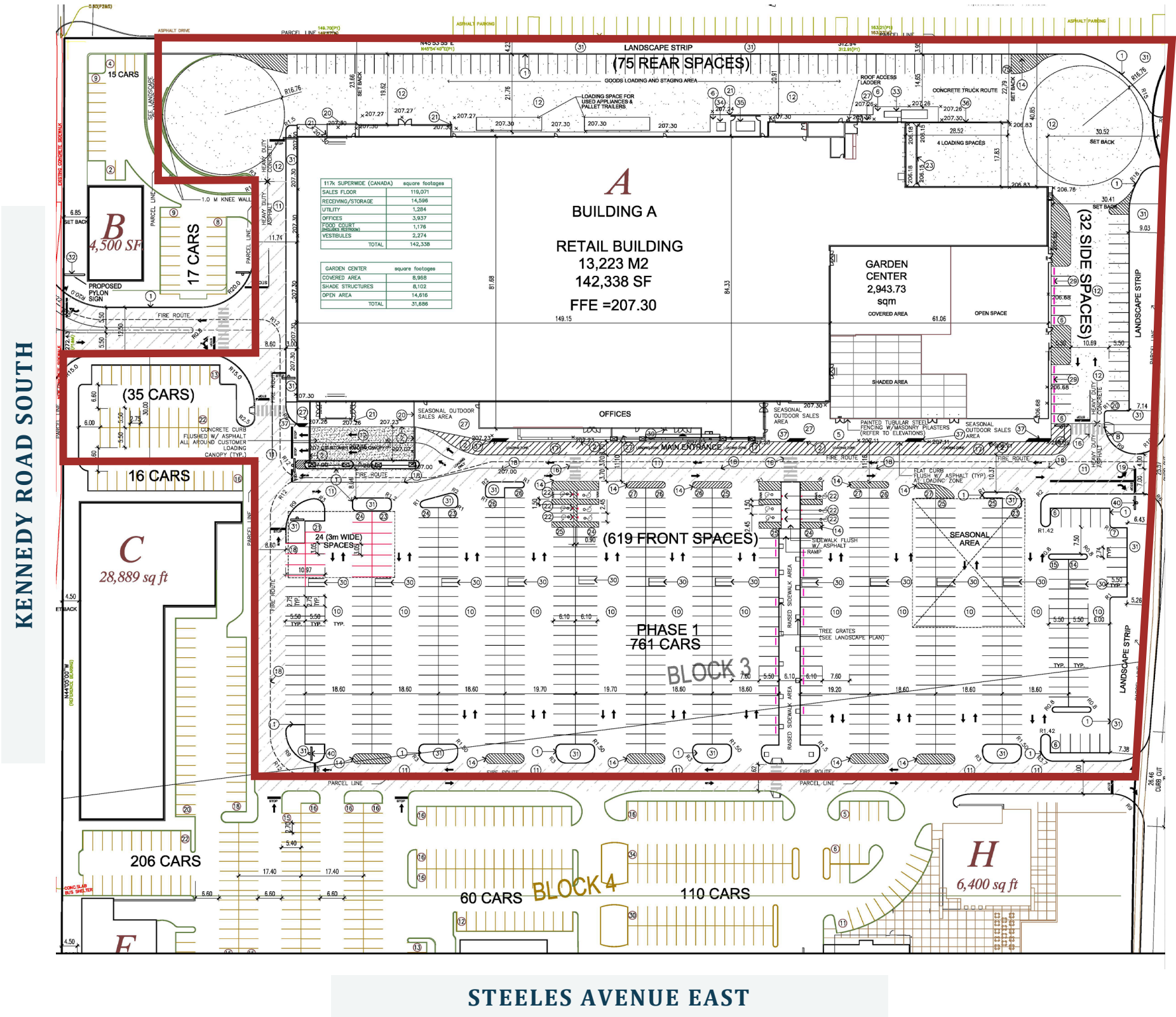
THE PROPERTY

The Property comprises an approximately 13.47-acre site improved with a single-storey, 142,338 square foot big-box building and a 31,686 square foot garden centre. Constructed in 2007, the building is of steel-frame construction with precast concrete and EIFS cladding, and is sprinklered throughout.

Extensive surface parking, a dedicated rear loading area and low site coverage provide functional flexibility for a range of users permitted under the GE-1618 employment zoning.

BUILDING SPECIFICATIONS

	Year Built	2007
	Building GFA	142,338 SF (single storey)
	Garden Centre	31,686 SF (covered, shade & open)
	Site Area	13.47 acres (~24% site coverage)
	Parking	761 stalls (5.3 per 1,000 SF)
	Loading	4 truck-level loading doors + drive-in door
	Electrical	1,600 A, 600 V, 3-phase
	Sprinklers	Wet (building) / dry (garden centre)



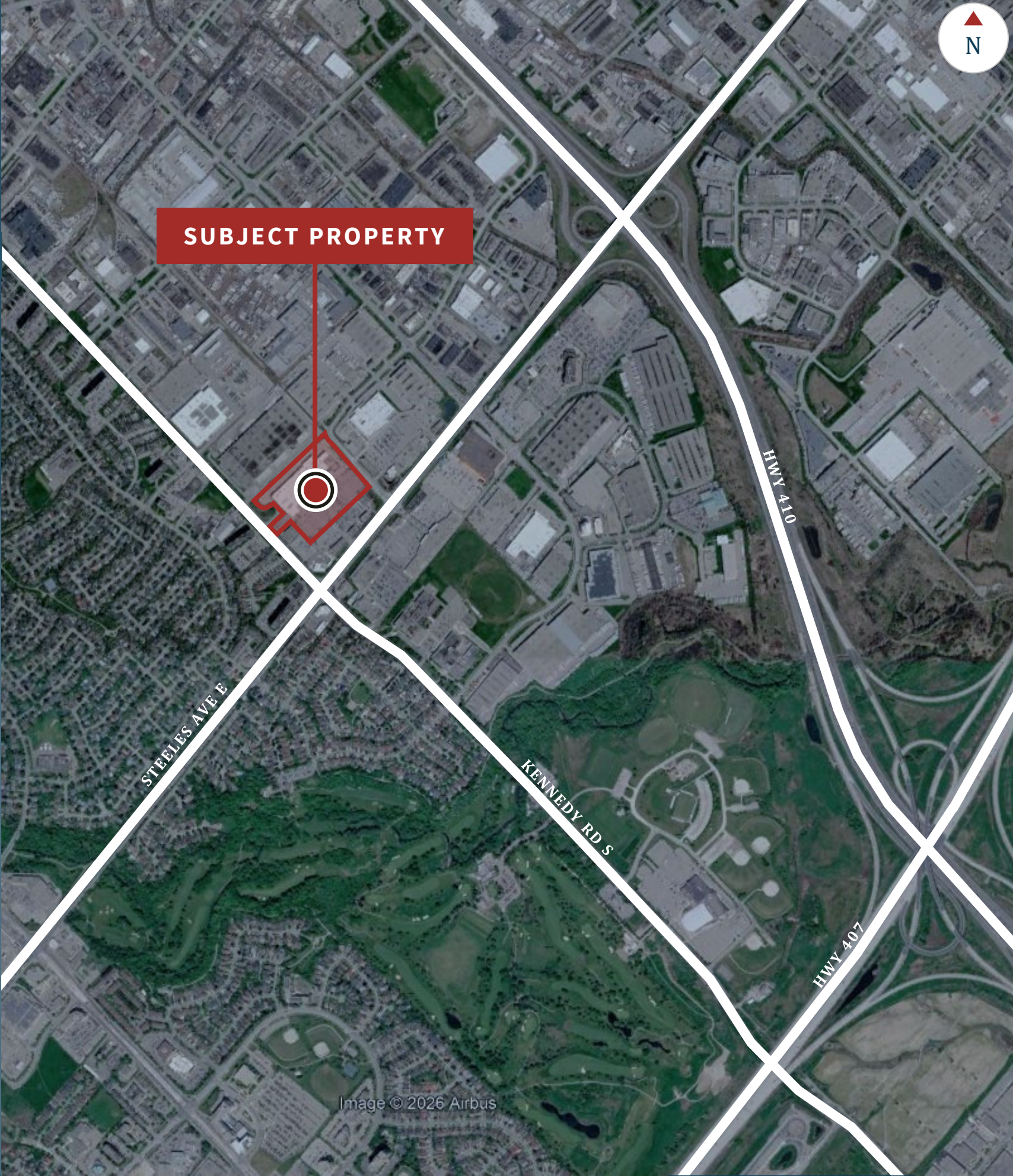
SUBMARKET ACCESSIBILITY

Highway 410 is a provincially maintained 400-series highway running north–south through Brampton, with an interchange at Steeles Avenue just east of the Property. Highway 410 connects to Highway 407 ETR approximately 2 km south of Steeles Avenue and to Highways 401 and 403 approximately 8 km south, providing direct access to Toronto Pearson International Airport and the broader Greater Toronto Area.

DEMOGRAPHICS

	1 km	3 km	5 km
 Population	7,403	53,878	218,407
 Daytime Population	15,478	63,454	226,105
 Total Households	2,507	17,790	67,597
 Avg. Household Income	\$107,570	\$104,538	\$106,826
 Median Age	39.5	38.1	36.3

Source: Environics, Oct 2026



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370 KENNEDY ROAD SOUTH, BRAMPTON, ONTARIO L6W 4V2



FREE & CLEAR OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to sell the Property

- The Property will be offered for sale free and clear of existing financing on an “as is basis”
- Interested parties will be required to execute and submit the JLL Confidentiality Agreement prior to receiving access to the confidential Property Evaluation Material data room
- Offers of purchase and sale will be reviewed on an “as received basis”. The Seller reserves the right to set a “Call for Offers” date

FOR MORE INFORMATION, PLEASE CONTACT:

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