FOR LEASE

INDUSTRIAL SPACE AVAILABLE

$9.95 PSF NET - YEAR 1 RATE

VAN KIRK DRIVE

BRAMPTON, ON

UNIT 1
64,158 SF

SHORT TERM STORAGE AVAILABLE



$1.00 PSF
BROKER BONUS COMMISSION

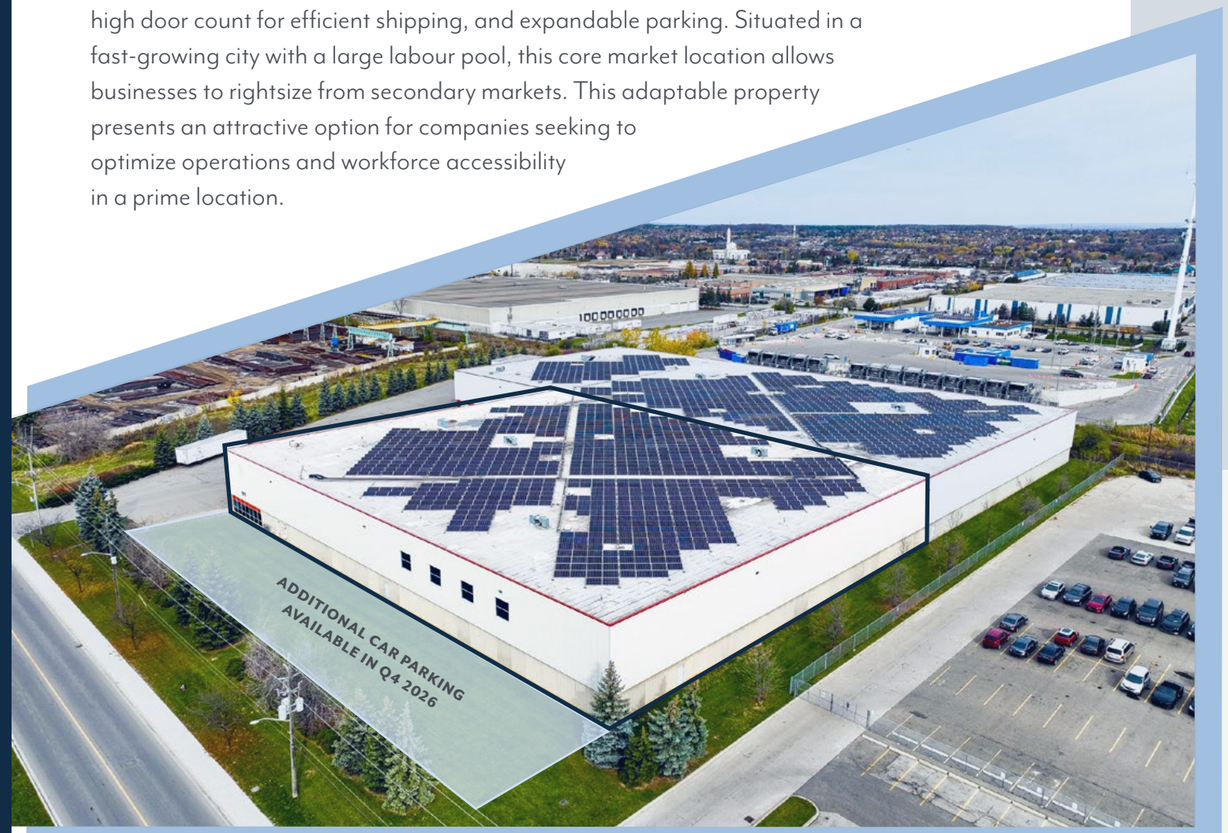
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PURE INDUSTRIAL | JLL

PROPERTY OVERVIEW

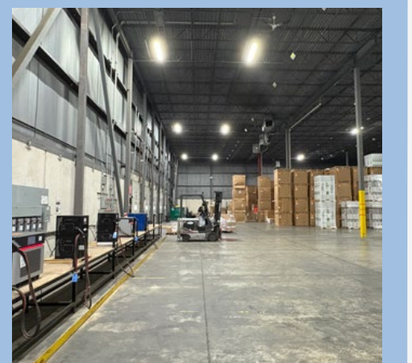
PRIME STRATEGIC OPPORTUNITY IN BRAMPTON'S CORE INDUSTRIAL MARKET

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.

LOADING DOORS
14 Truck level Doors

CLEAR HEIGHT
30' 6"

OFFICE AREA
1,012 SF

OCCUPANCY
Immediate

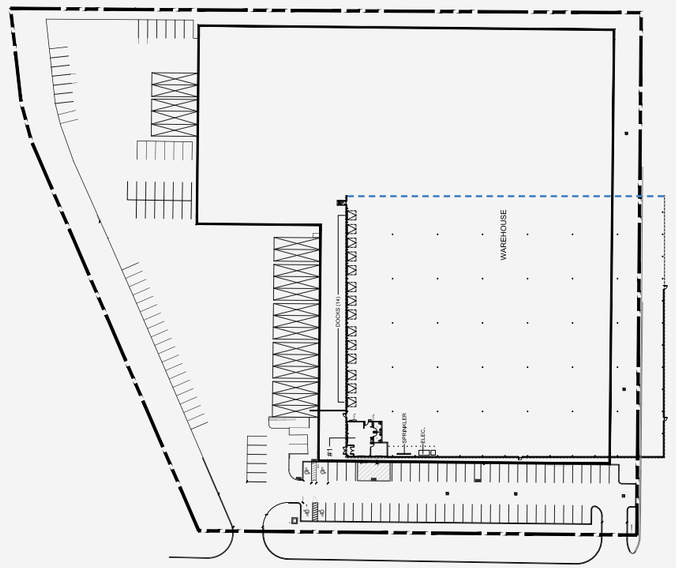
TMI
$3.32 PSF

POWER
Full building being upgraded to **3000 amps** (expected completion by Oct 2027)

ASKING PRICE
$9.95 PSF Net
First Year Teaser Rate

BROKER BONUS COMMISSION
FIRM and BINDING by Dec 31, 2026 Minimum term length is 3 yrs

SHORT TERM STORAGE AVAILABLE
Short-term storage leases commencing no later than December 1, 2026 are eligible for the Year 1 promotional rate of $9.95 PSF Net.



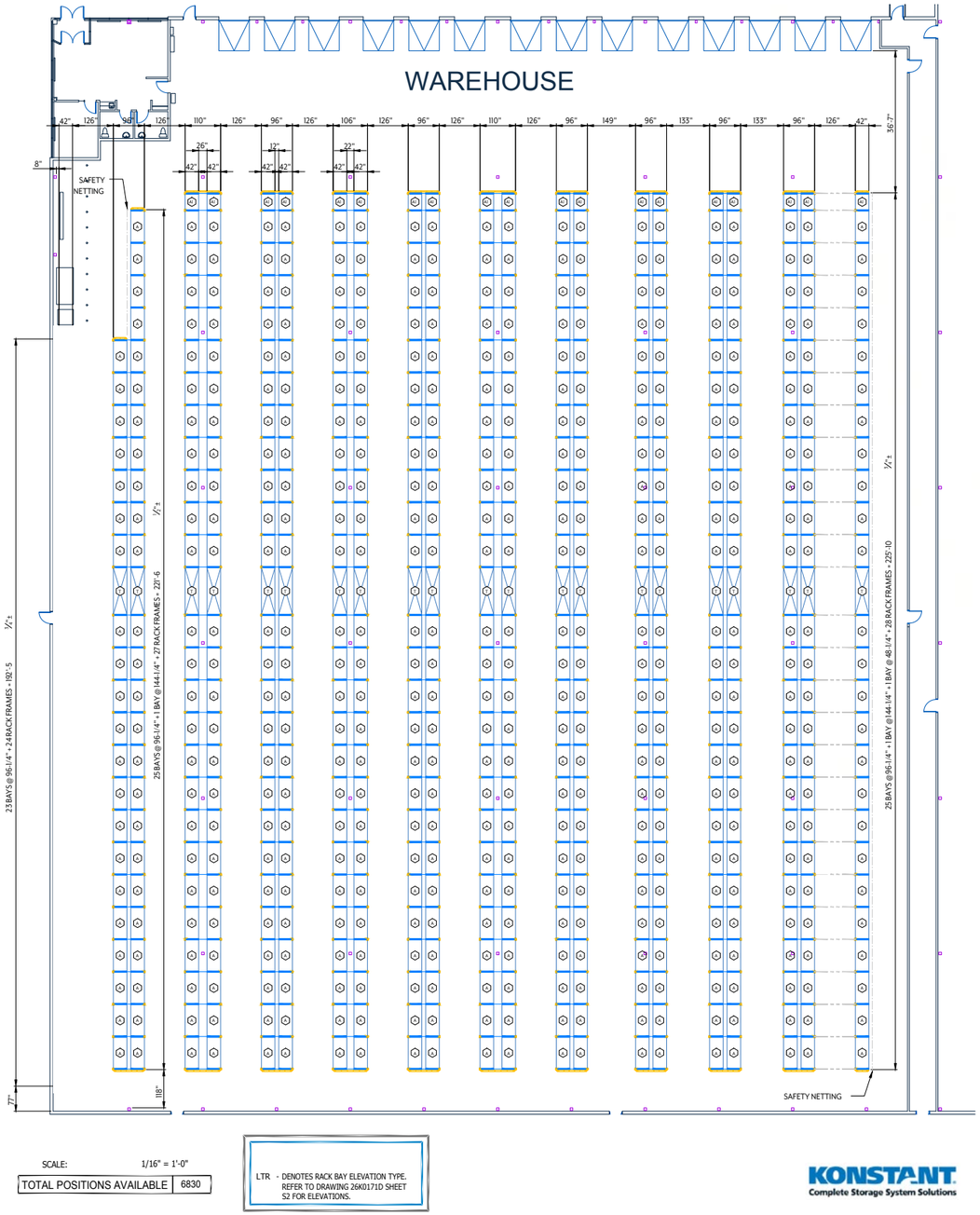
M4A-157 ZONING USAGE

- 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.

KONSTANT
Complete Storage System Solutions

PARKING RENDERING



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	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

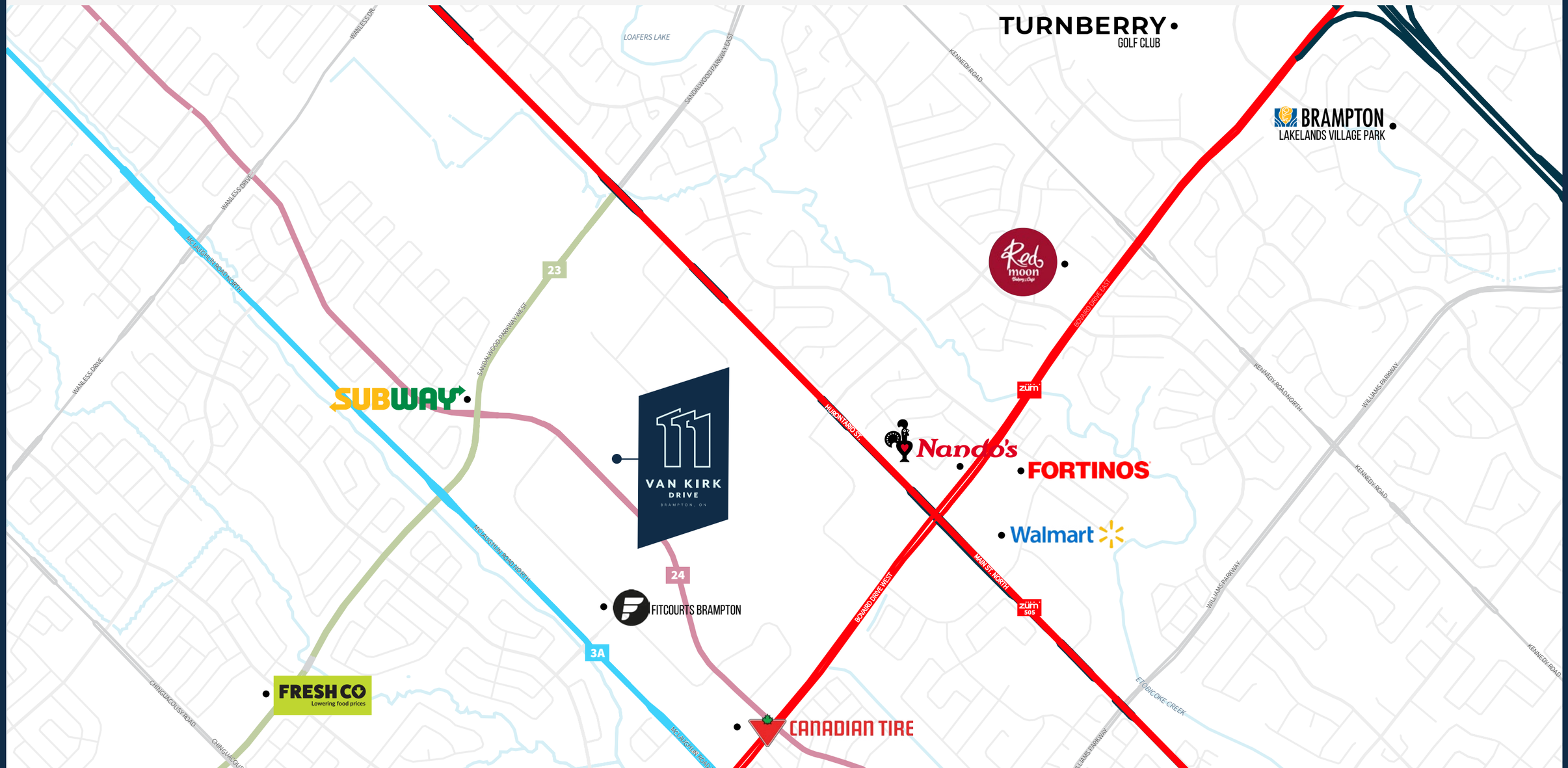


- Brampton is within 2-hours of the U.S. border and adjacent to Canada's largest International Airport
- Ranked #1 for mid-sized North American Cities of athe Future for connectivity
- 140,000 new jobs by 2040, 60% of the population works within the city of Brampton
- Brampton has the fastest growing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



VAN KIRK DRIVE

BRAMPTON, ON

UNIT 1
64,158 SF

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