8705 Torbram Road Units 2 & 4

Brampton, ON

Industrial Units For Lease

Located in a prime Brampton location



Availability Overview

8705 Torbram Road | Brampton, ON

Available Premises

	Unit 2B | 50,595 sf	**Unit 4 |** 50,500 sf
Office area	0 sf (0%)	1,500 sf (3%)
Warehouse area	50,595 sf (100%)	49,000 sf (97%)
Clear height	24’	24’10”
Shipping	2 TL doors	5 TL, 1 DI
Power	600V / 400A	600V / 200A
Possession	Speak to Listing Agents	Immediately

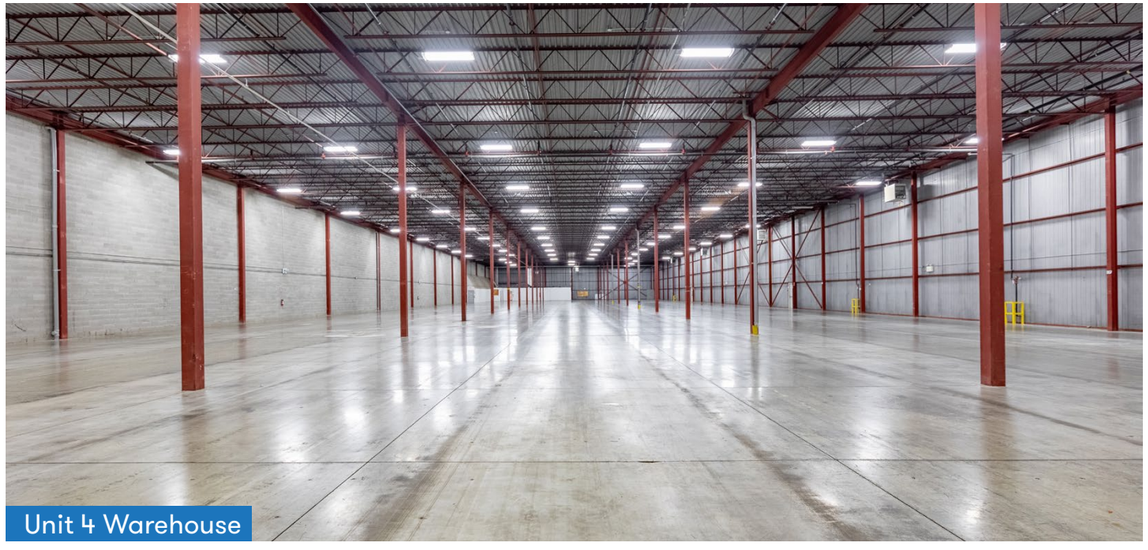
Pricing

	Speak to Listing Agents	Speak to Listing Agents
	Net Rent	**Net Rent**
	$4.13 psf (2026 est.)	$4.13 psf (2026 est.)
	TMI	**TMI**



Property Highlights

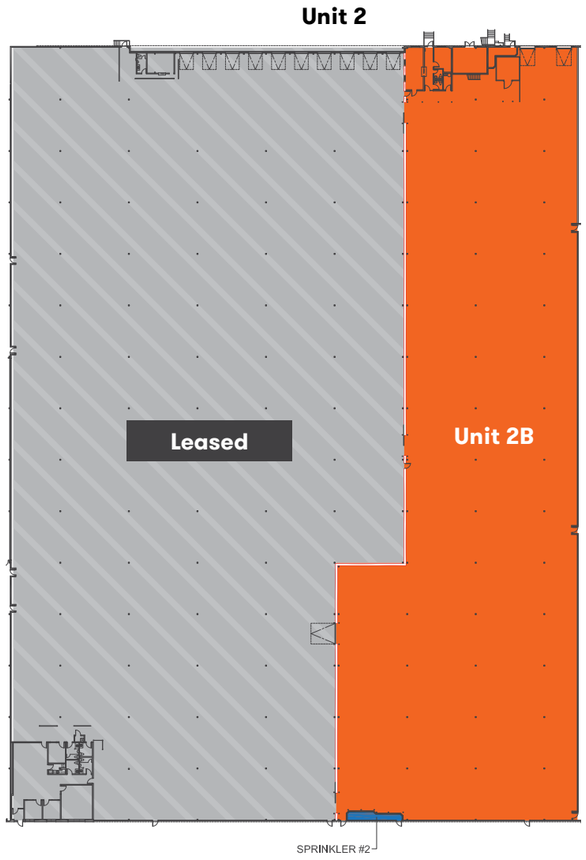
- Well-maintained units in Bramalea Business Park
- Clean warehouse with motion sensor LED lights
- Levelers on all shipping doors
- Professionally owned and managed
- Recent building upgrades include a new roof and sprinkler system
- Ample Parking Stalls
- Ability to pull from a diverse labour pool
- Quick access to major Highways 410, 401 & 407
- In close proximity to CN Intermodal Yard

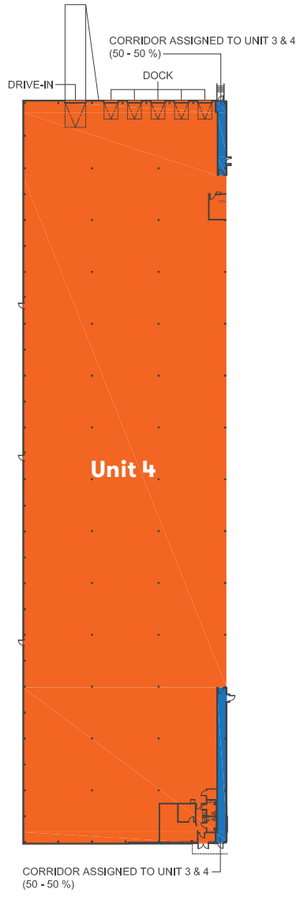


Unit 4 Warehouse

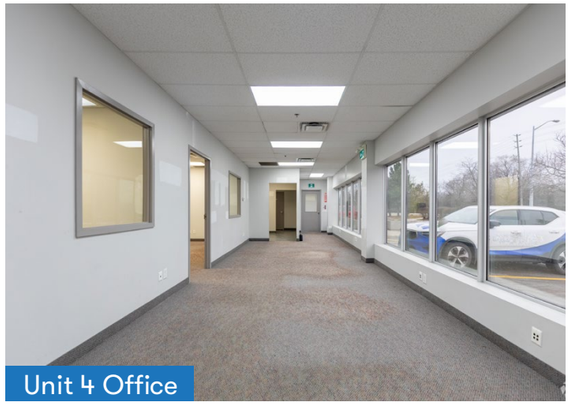
Floorplan

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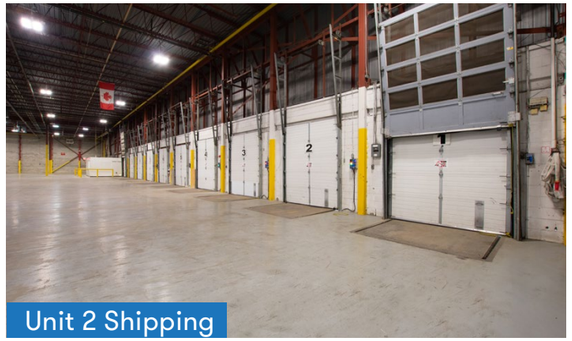



Unit 4 Warehouse


Unit 4 Office

Interior Photos


Unit 2 Warehouse


Unit 2 Shipping

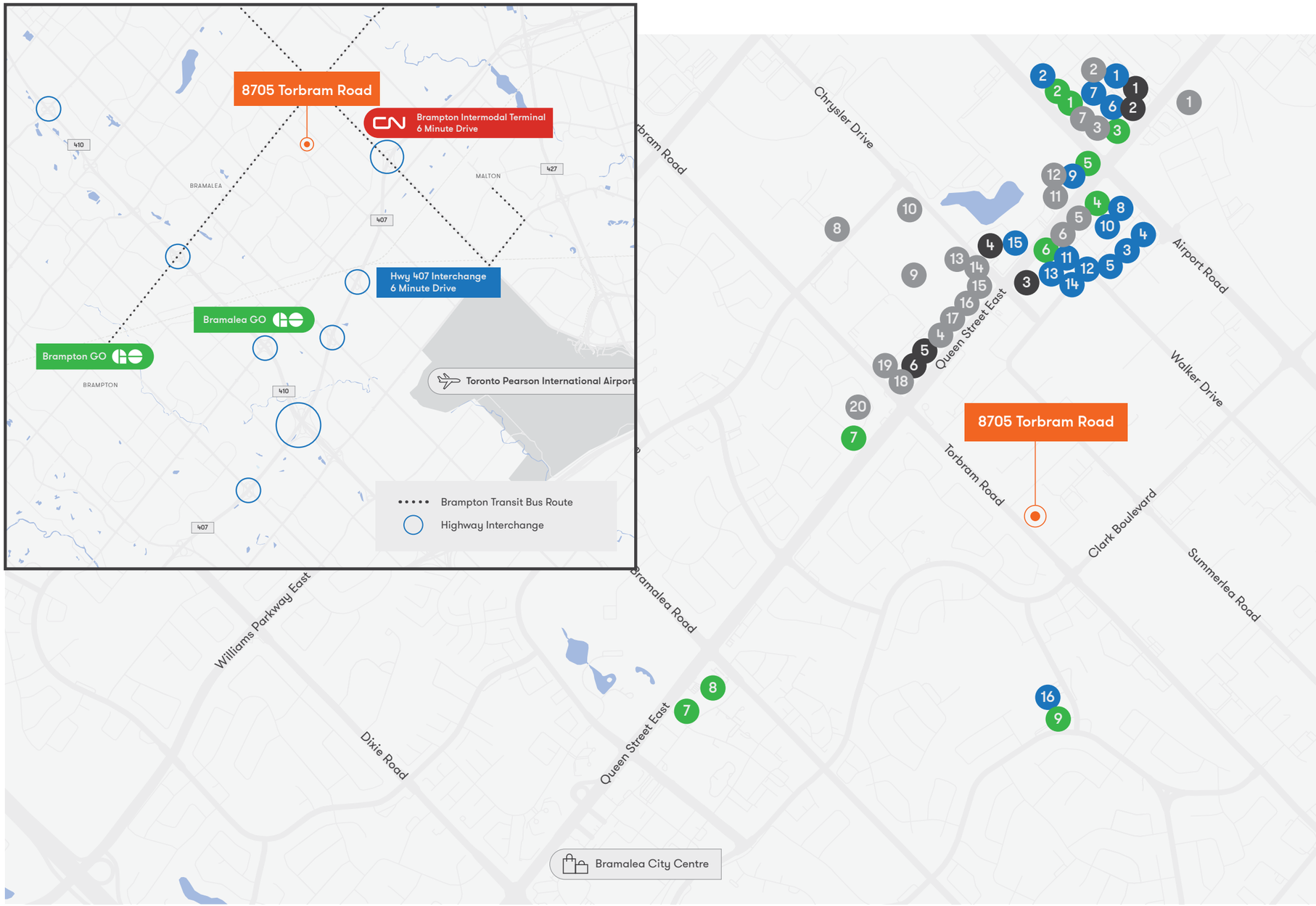

Unit 2 Office


Unit 2 Kitchen


Unit 2 Warehouse

Location

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- **Restaurants**
  1. Denny's
  2. Food Fight BBQ
  3. Cora Breakfast & Lunch
  4. Tim Horton's
  5. Popeyes
  6. Burger King
  7. Montana's
  8. Hero Certified Burgers
  9. Starbucks
  10. Quesada Burritos & Tacos
  11. Kelseys
  12. Quiznos
  13. Burrito Boyz
  14. Baskin Robbins
  15. A&W
  16. Boston Pizza
  17. McDonald's
  18. Portland Jerk
  19. KFC
  20. Harvey's

- **Dealerships**
  1. Brampton East Toyota
  2. Honda
  3. Chevrolet, Buick, GMC
  4. AutoPlanet
  5. Northwest Lexus
  6. Policaro Acura

- **Shopping**
  1. The Home Depot
  2. Visions Electronics
  3. Walmart
  4. MINISO
  5. The Brick
  6. Giant Tiger
  7. PetSmart
  8. Carter's
  9. Beer Store
  10. Staples
  11. Winners
  12. Mark's
  13. Hakim Optical
  14. Dollar Tree
  15. Canadian Tire
  16. No Frills

- **Banks & Gas Stations**
  1. TD Canada Trust
  2. RBC Royal Bank
  3. CIBC
  4. Esso
  5. Ultramar
  6. Alterna Savings
  7. Husky
  8. Midas
  9. Scotiabank

Corporate Neighbours

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Dream Industrial Real Estate Investment Trust is a leading Canadian real estate investment trust that owns and operates a high-quality portfolio of industrial properties across key markets in Canada and the United States. With a strategic focus on modern logistics and distribution facilities, Dream Industrial REIT provides essential infrastructure that supports the evolving needs of e-commerce, supply chain, and manufacturing tenants. The trust is committed to sustainable growth through active asset management, development opportunities, and strategic acquisitions in prime industrial markets, while maintaining strong financial performance and delivering consistent returns to unitholders. Dream Industrial REIT's experienced management team, combined with their deep market knowledge and disciplined investment approach, positions the trust as a premier owner and operator of mission-critical industrial real estate assets that serve the backbone of North American commerce and logistics networks.

Jones Lang LaSalle Incorporated (JLL) is a Fortune 500 company and one of the world's leading commercial real estate services firms, with over 240 years of experience shaping the future of real estate. Operating in more than 80 countries with 100,000+ professionals worldwide, JLL provides comprehensive real estate services including leasing, capital markets, property management, project management, and strategic advisory services to Fortune 500 companies, institutional investors, and property owners globally.

As a trusted advisor in the commercial real estate industry, JLL combines deep local market expertise with global reach and cutting-edge technology to deliver exceptional results for our clients. Our integrated platform of services, powered by JLL Technologies and data-driven insights, enables us to provide innovative solutions that optimize real estate portfolios, enhance workplace experiences, and drive sustainable value creation. JLL is committed to building a better tomorrow through our focus on ESG initiatives, including our goal to achieve net-zero carbon emissions by 2040, while maintaining our position as the industry leader in delivering world-class commercial real estate services and solutions.

The Dream Advantage

Dream REIT delivers exceptional value through competitive pricing, flexible lease terms, and comprehensive tenant improvement packages. We provide tenants with personalized concierge services, rapid maintenance response, and strategic business support that drives success. For brokers, we offer streamlined transactions, dedicated relationship managers, competitive commissions, and exclusive market insights. "The Dream Advantage" means creating true partnerships where superior value, tenant-focused services, and broker-friendly practices exceed expectations and build lasting relationships in today's competitive CRE market.





Visit our property website

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