

# 100 Ironside Drive, Brampton

## Multiple Configurations Available

*Phased-in occupancy available immediately!*

📄 Asking Rate \$18.95 psf net



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**Municipal Address**

100 Ironside Dr, Brampton,

**Total Area**

729,388 SF

**Office Area**

20,066 SF (3%)

**Warehouse Area**

709,322 SF

**Lot Area (AC)**

32.27

**Clear Height**

32'

**Shipping Doors**

104 Truck level doors

3 Drive-in doors

48 Knock-out panels\*

**Double Load Design**

Secured yard with trailer parking

(100 trailer stalls)\*

**Car Parking**

230 Spaces\*

**Bay Size**

52' x 40'

Staging Bay: 49' 10"

**Zoning**

M1-422

**Power**

1,600 amps

**Asking Rate**

\$18.95 psf net

**Additional Rent**

\$3.23 psf (2024 est.)

**Occupancy**

July 1, 2024

**Potential Phase In Occupancy**

289,430 SF Potentially Available

Immediately



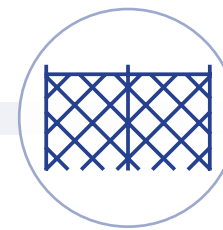
Central Brampton Location



LEED Gold Certified



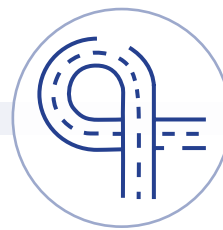
Strong Access to Labor



Double load shipping with secured yard with trailer parking

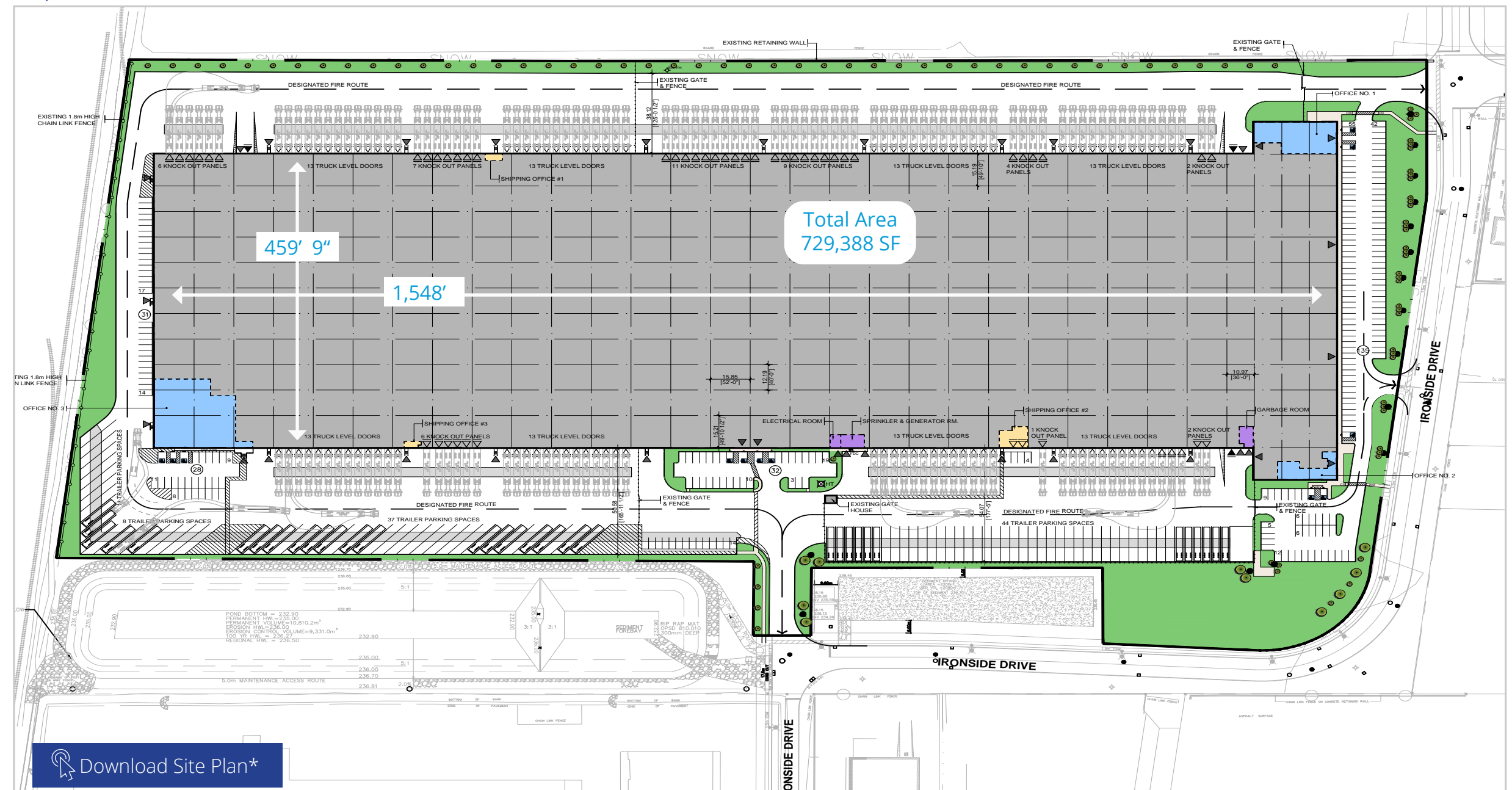


Close to amenities, & Public Transit



Minutes to Highway 410

Proposed Site Plan



[Download Site Plan\\*](#)

\*As per proposed site plan. Speak to Listing Agents re: existing site plan.

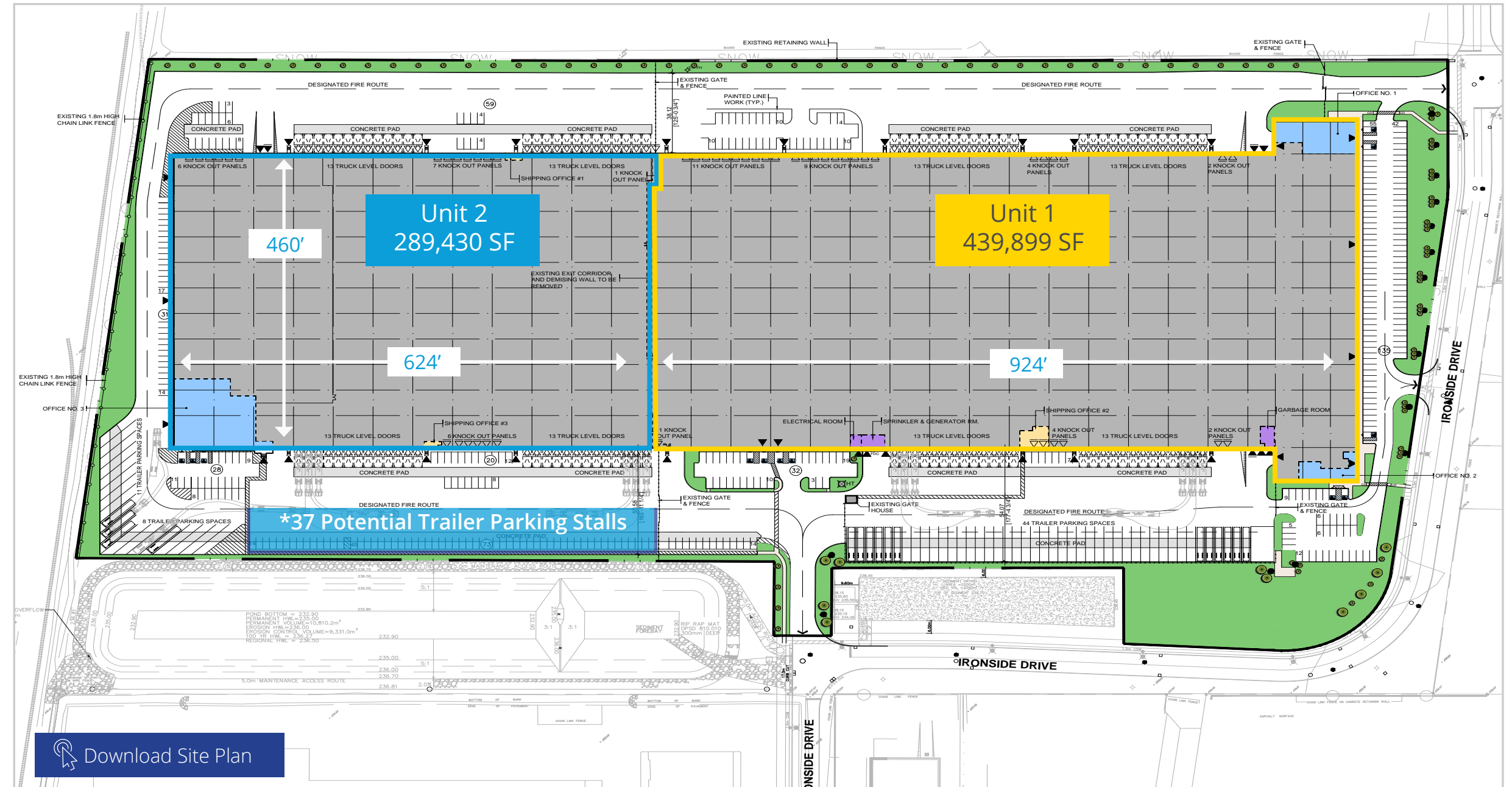
Unit 1

- Total Area**  
439,899 SF
- Office Area**  
8,407 SF (2%)
- Warehouse Area**  
432,631 SF
- Shipping Doors**  
52 Truck level doors  
2 Drive-in doors  
33 Knock-out panels
- Trailer Parking**  
44 Stalls
- Power**  
800 amps
- Occupancy**  
July 1, 2024

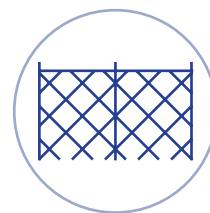
Unit 2

- Total Area**  
289,430 SF
- Office Area**  
11,618 SF (4%)
- Warehouse Area**  
278,224 SF
- Shipping Doors**  
52 Truck level doors  
1 Drive-in doors  
19 Knock-out panels
- Trailer Parking**  
19 Stalls\*  
(With potential to increase to 56 stalls)
- Power**  
800 amps
- Occupancy**  
Immediate

Current Site Plan - Divisible Options



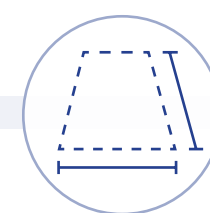
[Download Site Plan](#)



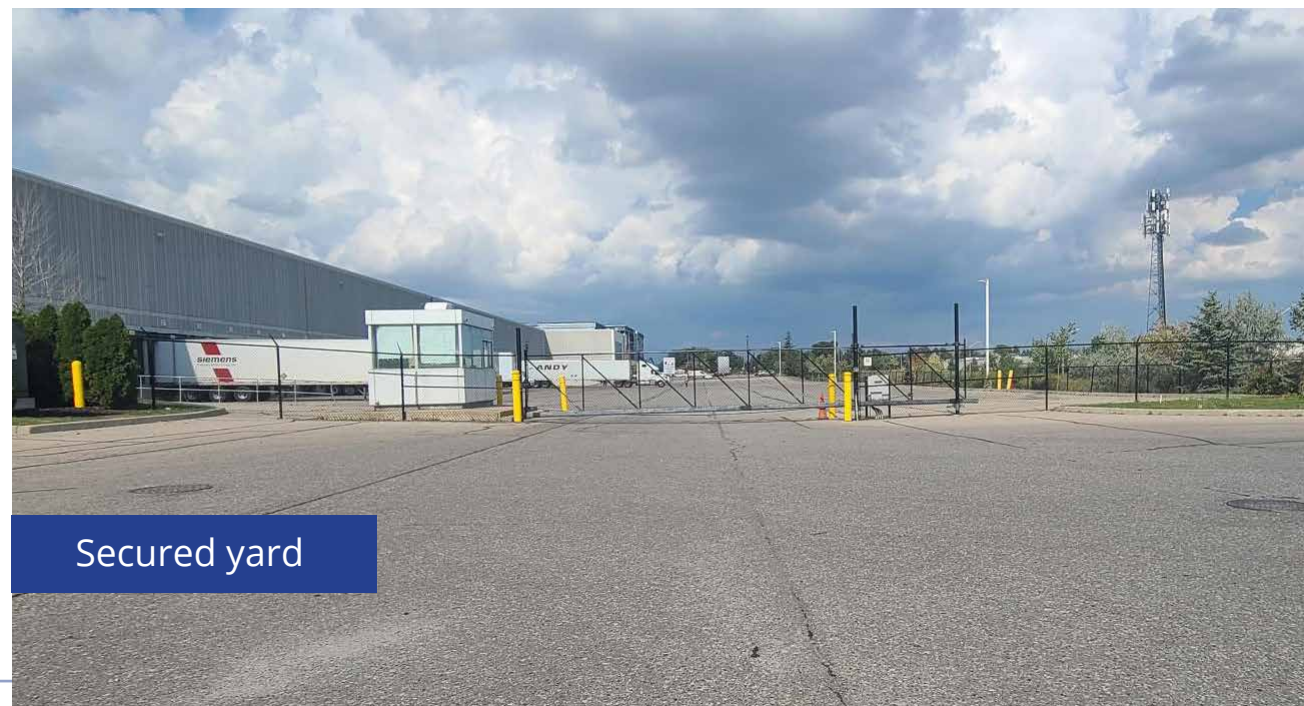
**Secured Yard for Both Units**  
Double load shipping with secured yard & trailer parking



**Asking Rate**  
\$18.95 psf net

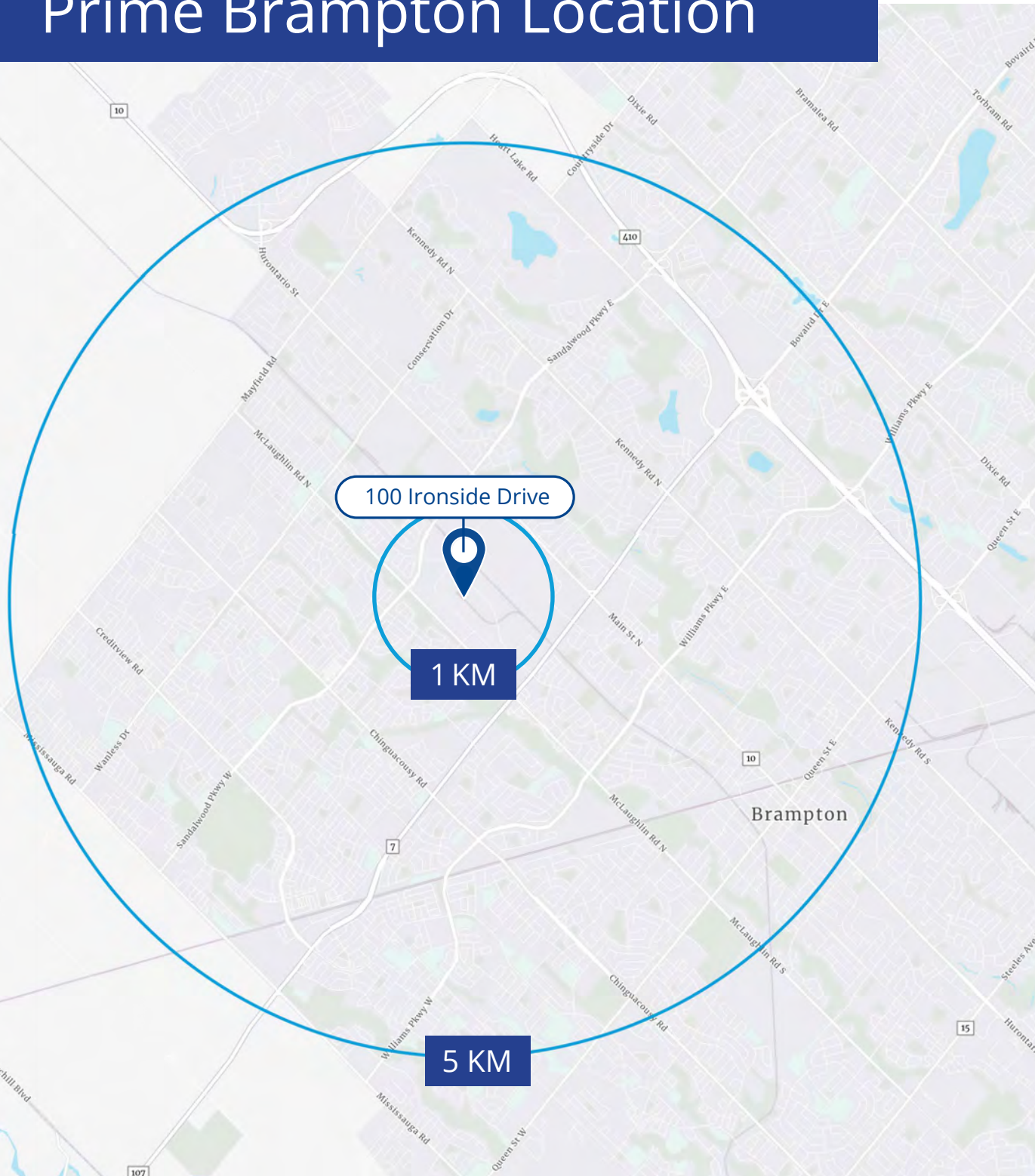


**Bay Size**  
Bay Size: 52' x 40'  
Staging Bay: 49' 10"





# Prime Brampton Location



## Amenities Within 1 KM / 5 KM Radius

46 / 211 Restaurants      1 / 19 Banks  
 37 / 322 Retail Shops      2 / 22 Gas Station

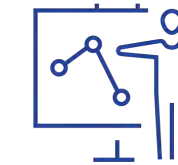
## Population Statistics within a 5KM Radius



342,943  
Total Population



35.4  
Total Population Median Age



235,119  
Total Daytime Population

## Current Labour Force



70.3%  
Labour Participation Rate



90.7%  
Labour Employment Rate

# 24%

Of labour force in manufacturing, transportation & warehousing

**Brampton**  
432,509  
People in the labour force

VS

**Milton**  
89,997  
People in the labour force

# BRAMPTON *In Brampton, Success Multiplies*



Fastest growing of Canada's 25 largest cities

- 4<sup>th</sup> largest in Ontario
- 3<sup>rd</sup> largest in the GTA
- 9<sup>th</sup> largest in Canada



766,208

Total Population (2022 Census)

13% Population Growth (2017-2022 Census)

250 Different cultures speaking 175 Different languages



10,562

Total building permits issued (Residential & ICI) YTD - 2022

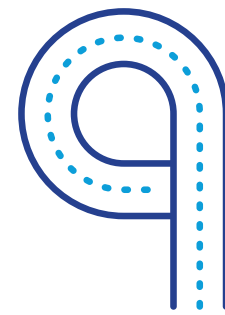
\$2 billion

In construction value in 2022  
131% increase from 2018

Brampton is in the top five municipalities in Canada for construction value.



Centrally located in the middle of Canada's innovation corridor



7 Transcontinental Highways

Accessing 158+ million North American consumers



Home to CN

The largest Intermodal Railway terminal in Canada

Brampton has the largest supply of investment-ready sites adjacent to Toronto Pearson International Airport

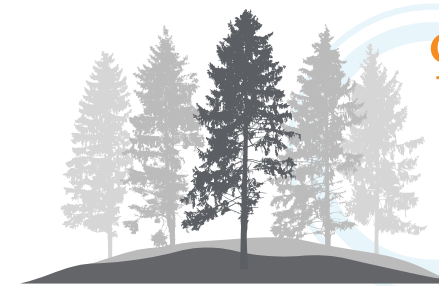


4.3 Million People

Labour pool access across the GTA

35 Median Age in Brampton

67% of population is working age  
Age 15-64



9,000 Acres of Parkland

850+ Many Recreational Amenities, Open Spaces and Trails

# BRAMPTON Awards and Accolades 2021/2022



International Accreditation (AEDO) 2022  
City of Brampton  
Economic Development Office



Selected for Inaugural IEDC Equity Fellowship  
City of Brampton  
Economic Development Office



Gold Winner | General Purpose Website  
Invest Brampton website  
City of Brampton  
Economic Development  
Population: more than 500,000



Silver Winner | Program awards  
Brampton Innovation District  
City of Brampton  
Economic Development  
Population: more than 500,000



Ranked One of Canada's Best Locations to Invest

Site Selection Magazine



Ranked 13th out of 415 of Canada's Best Communities

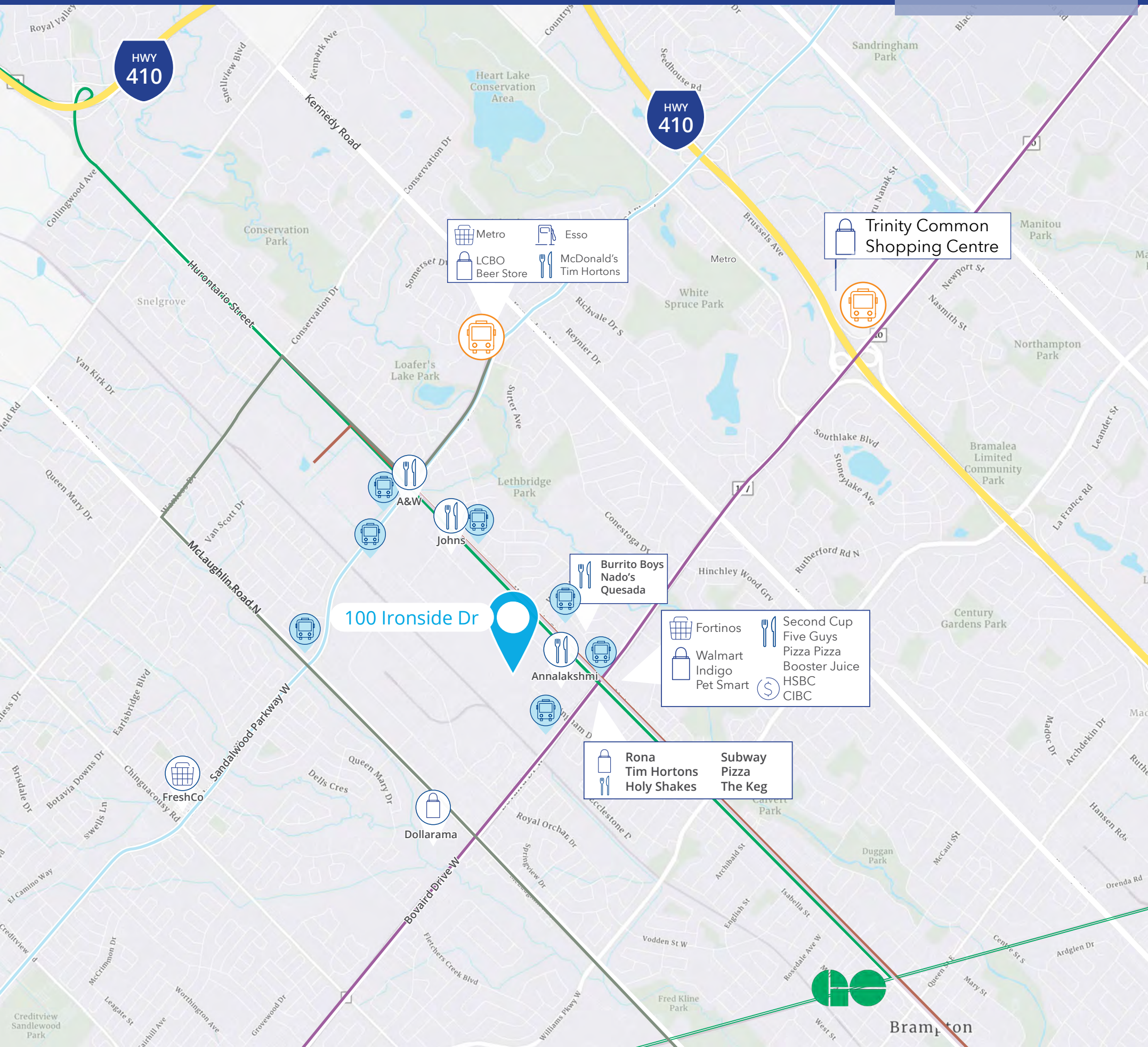


One of Canada's Best Employers



Credit Rating (S&P Global)





### Truck Routes

- HWY 410** 5 Minutes  
Via Bovaird Drive
- HWY 407** 11 Minutes  
Via Bovaird Drive & Hwy 410
- HWY 401** 12 Minutes  
Via Bovaird Drive & Hwy 410
- HWY 427** 17 Minutes  
Via Bovaird Drive & Hwy 410

### Travel Distances

- 3 Minutes - 1.2 KM**  
Brampton Transit Facility
- 10 Minutes - 5.1 KM**  
Brampton GO Terminal
- 25 Minutes - 15.8 KM**  
CN Intermodal Brampton
- 30 Minutes - 18 KM**  
CP Intermodal Vaughan
- 27 Minutes - 31.8 KM**  
Toronto Pearson Airport
- 48 Minutes - 48.2 KM**  
Downtown Toronto

### Transit Routes

- 5 Bovaird - Brampton Transit
- 32A McLaughlin - Brampton Transit
- 502 Zum Main - Brampton Transit
- 2 Main - Brampton Transit
- 23 Sandalwood - Brampton Transit
- 37/ Orangeville / Brampton - Go Transit
- 3 Kitchener - Go Train

Bus Terminals

Bus Stops



BRAMPTON BRICK

Kellogg's

Brampton Transit

PURE INDUSTRIAL

Safe Storage Depot

armacell

SOTAWALL

McKenna LOGISTICS CENTRES

STEVENS

CANADIAN TIRE

100 Ironside Dr

DAY & ROSS

armacell

METELIX

Performance Auto Group

VULFAY INDUSTRIES LTD.

SOTAWALL

URBANKIDS

Walmart

McLaughlin Road N

RONA

Hurontario Street

HYUNDAI

TOYOTA

TRIOVEST

NISSAN

CHRYSLER

Legns

CANADIAN TIRE

# The Team



Since 1987, ONE Properties' goal has been simple, yet powerful – to focus our efforts on real estate that makes a difference in peoples' lives. ONE Properties is a fully integrated real estate company inspired to make life better through the values of integrity, collaboration and alignment with all our stakeholders including tenants, investors, partners and the communities we serve. We are focused on creating value through the acquisition, development and management of industrial, residential, retail, office and mixed-use properties in progressive markets. Our portfolio consists of 48 million square feet of developments over the last 30 years and 18 million square feet under management. ONE Properties has a proven track record of executing on complex assignments and strategic redevelopment opportunities.

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