

815 | 835

Intermodal Drive BRAMPTON, ONTARIO



FUNCTIONAL WAREHOUSE SPACE FOR SUBLEASE

**AVISON
YOUNG**

815 | 835

INTERMODAL DRIVE BRAMPTON, ON



Located in prime Brampton location with immediate access to 407 and 427



Full building opportunity of 158,646 sf, with an additional unit in the adjacent building also available at 56,851 sf.



Fantastic shipping and secure yard



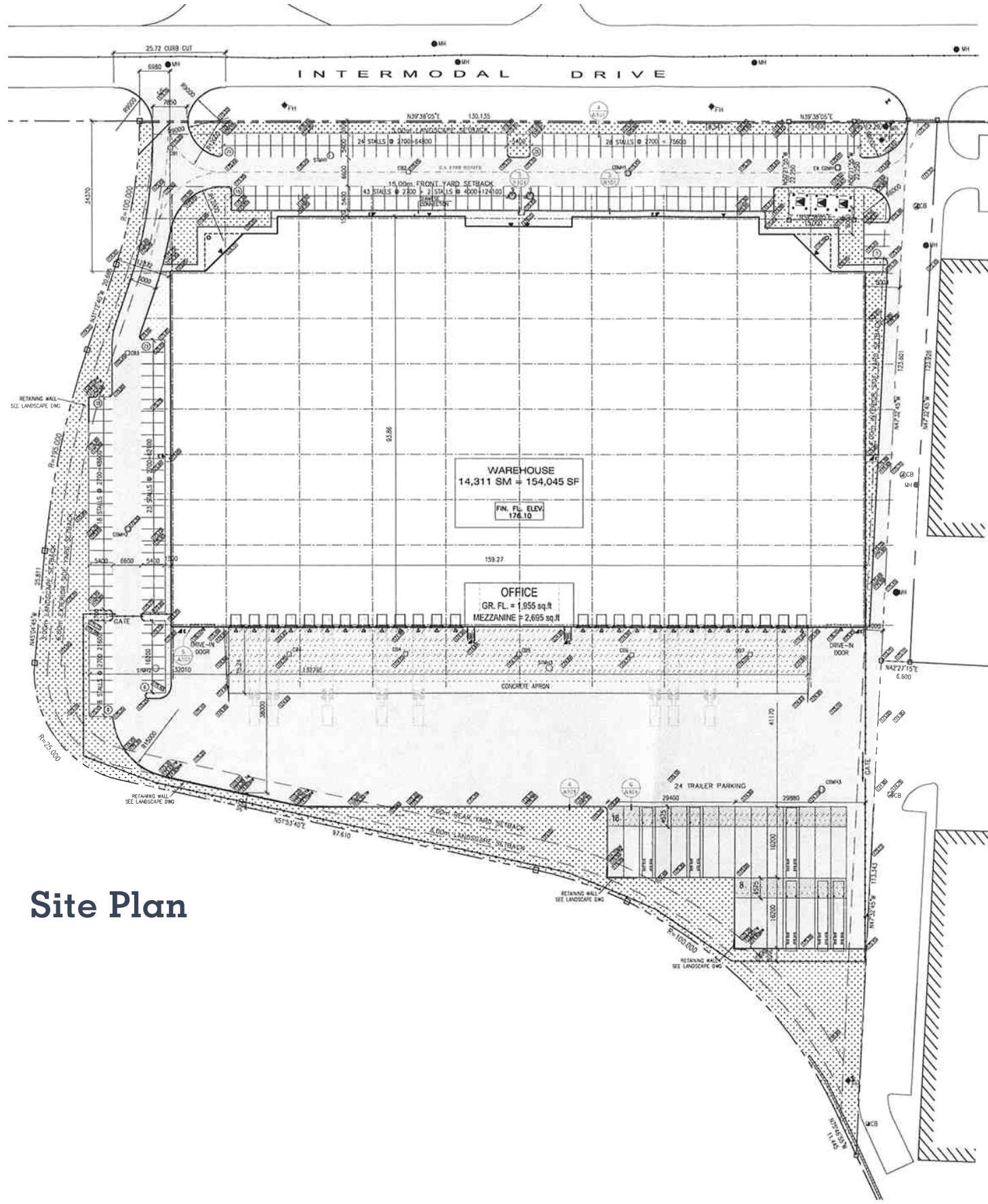
Lease expires September 30, 2028. Longer term available with Landlord

Property Summary

	815 Intermodal Drive	835 Intermodal Drive
Available Area	158,646 sf	56,851 sf
Office	2%	Small shipping office
Clear Height	32'	31'
Shipping	24 T/L, 1D/I	6 T/L
Zoning	M1	M1
Asking Rate	\$18.65 net psf	\$18.65 net psf
T.M.I (2025 est.)	\$4.06 psf	\$4.07 psf
Possession	Q1 2025	Q1 2025



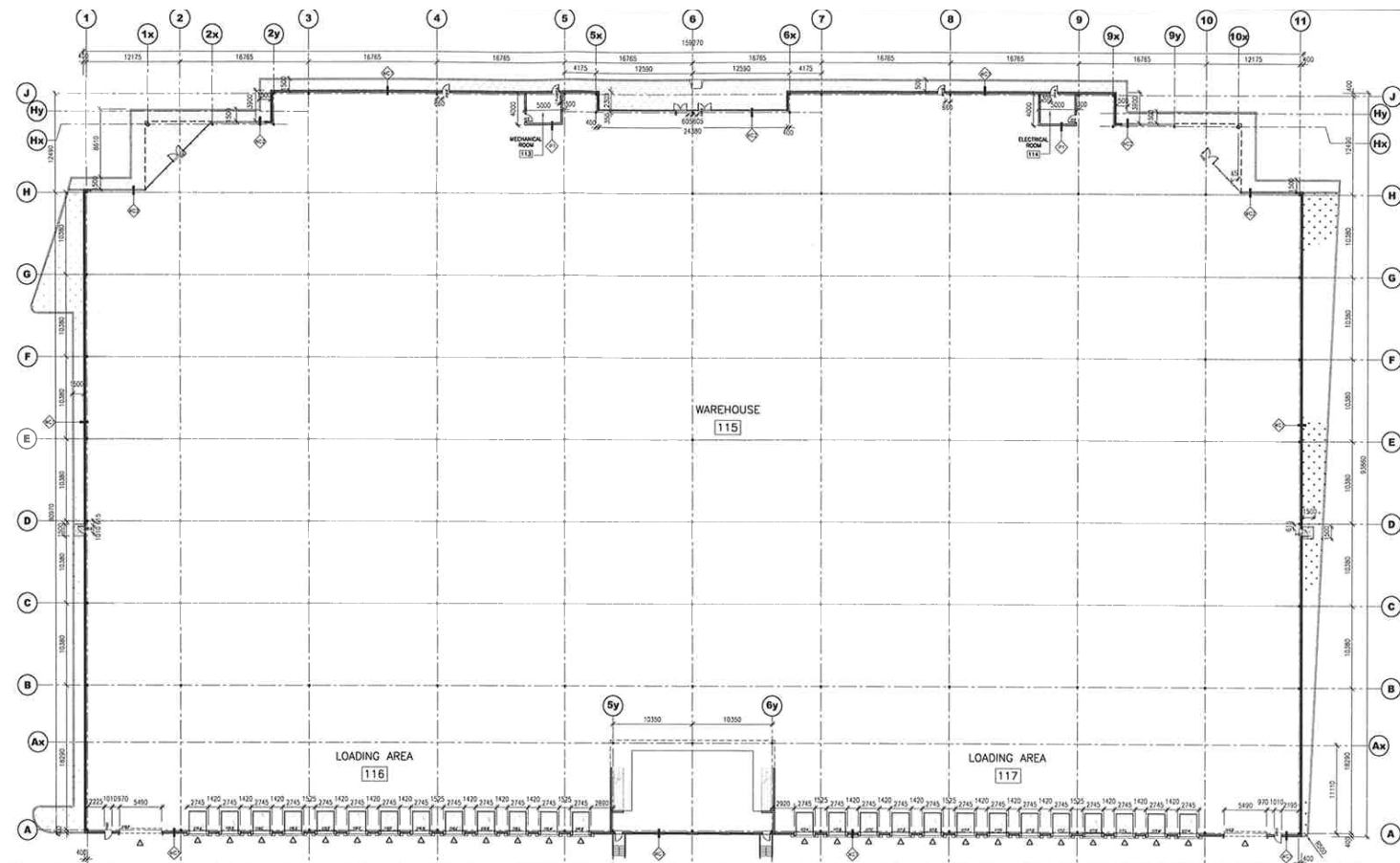
815 INTERMODAL DRIVE BRAMPTON, ON



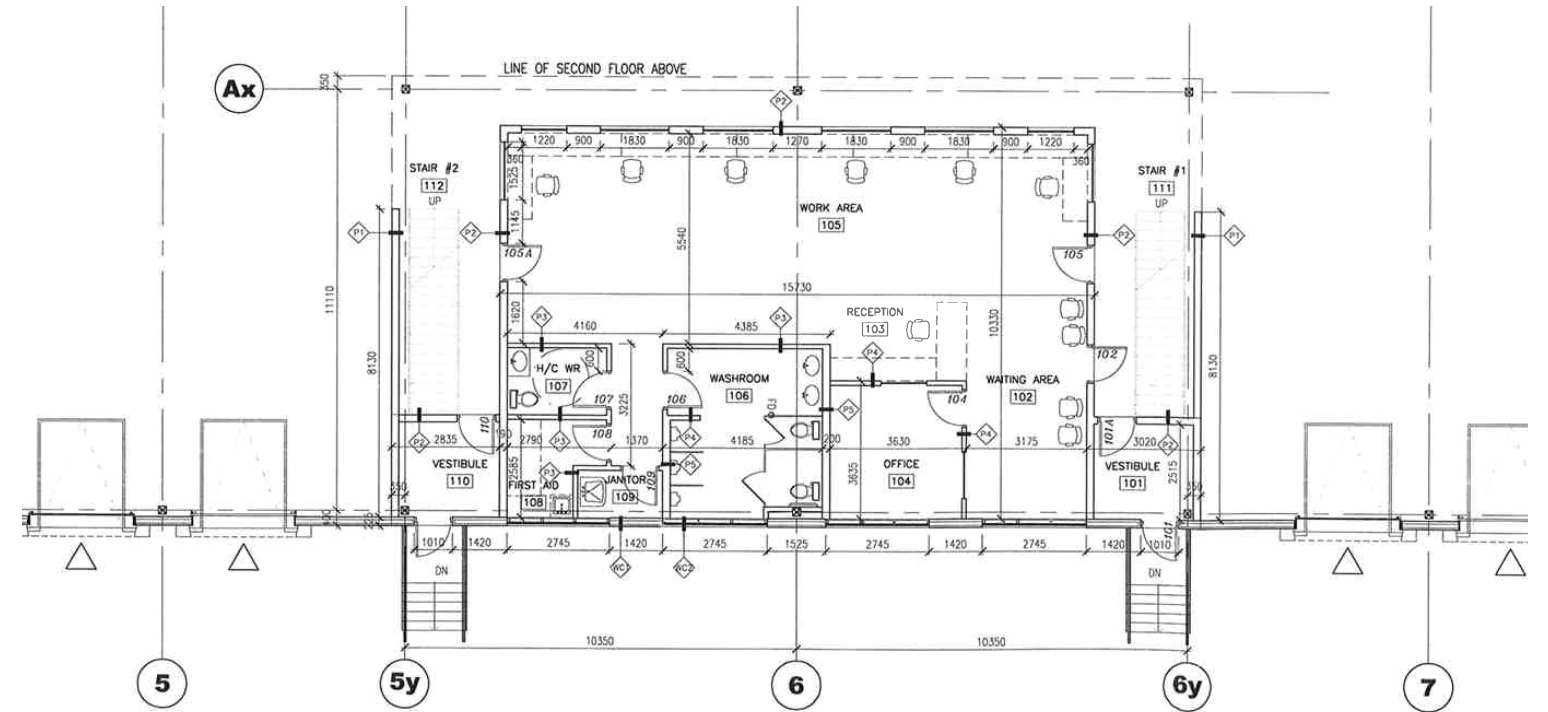
Site Plan



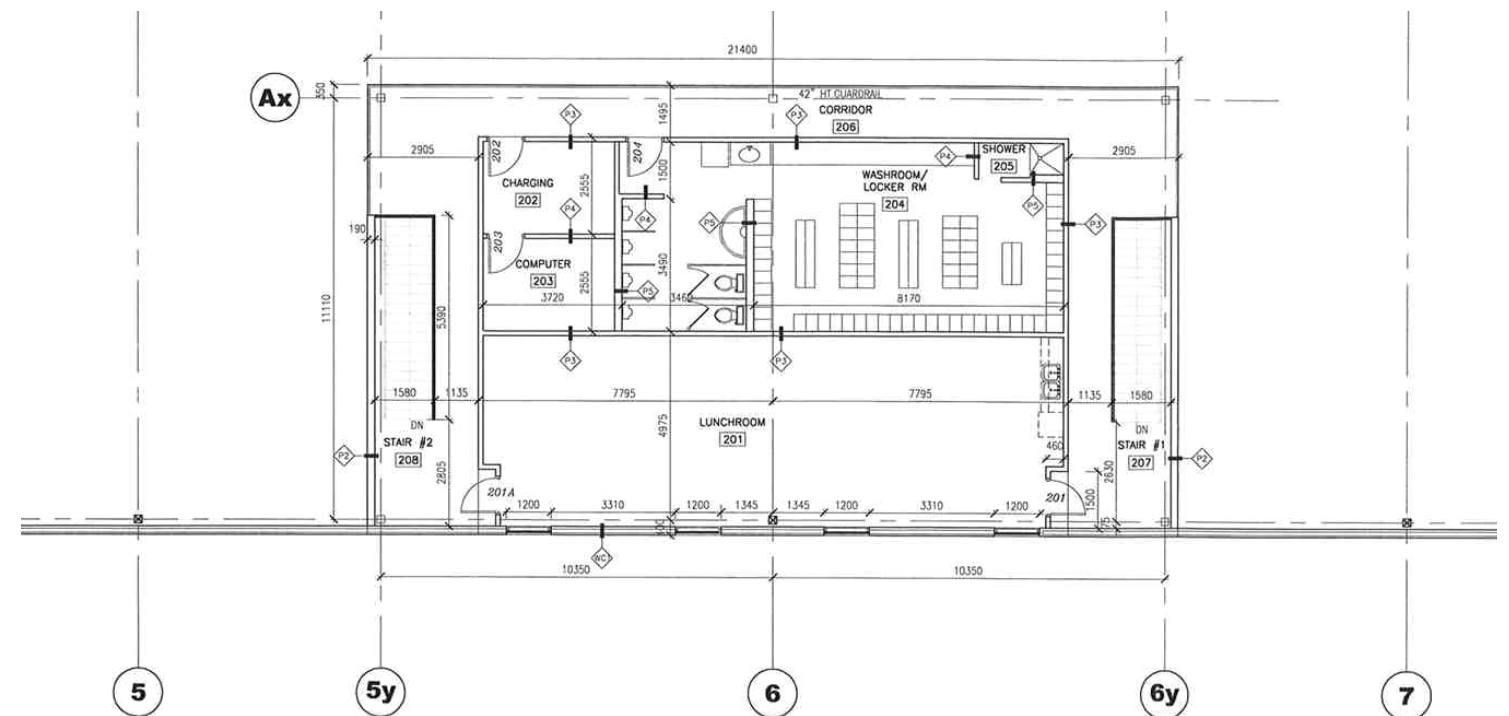
Floor Plan



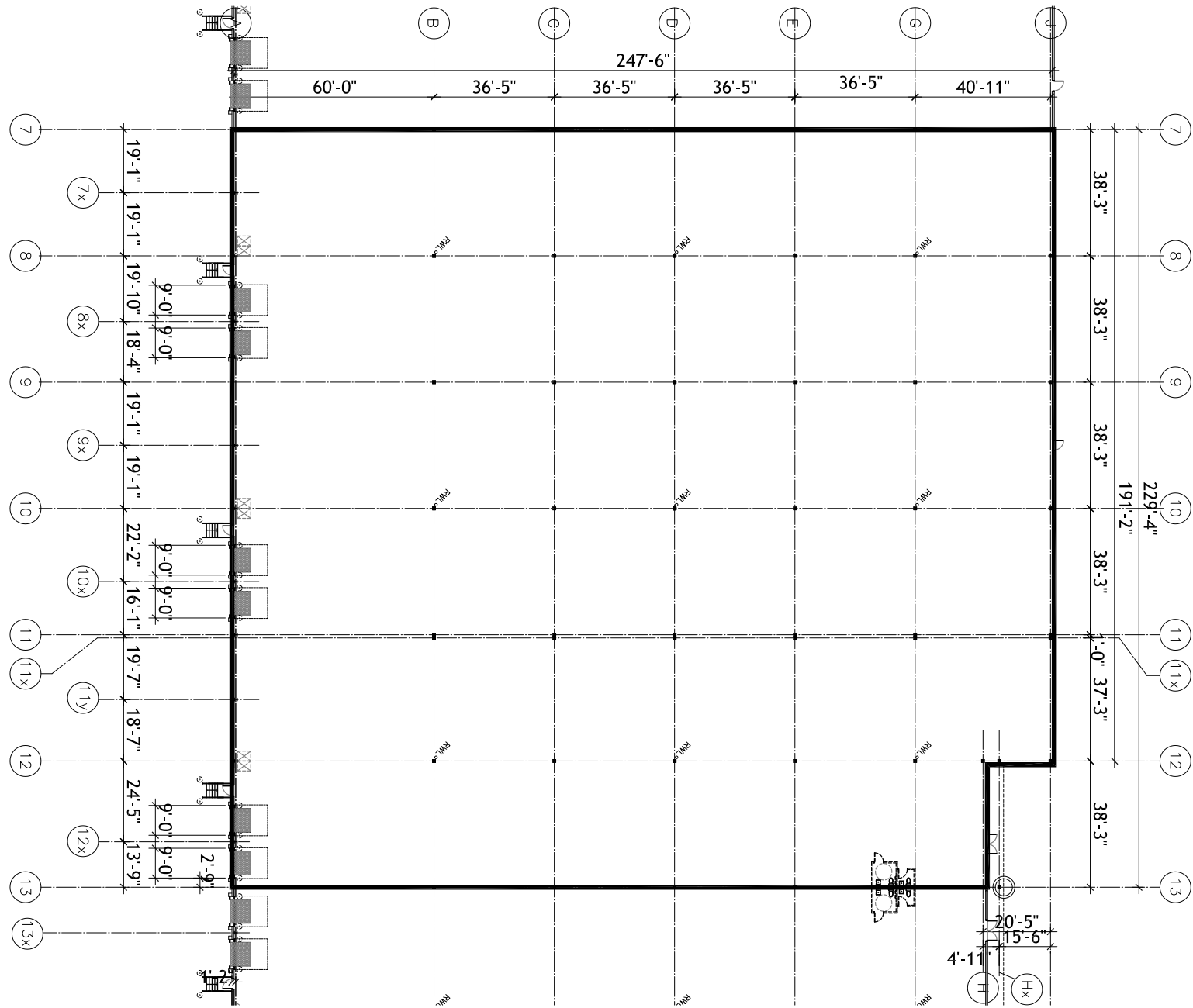
Ground Floor Rear Office Plan



Second Floor Rear Office Plan



Floor Plan





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Intermodal Drive

Train
 Brampton Transit
 5 Bovaird
 29 Williams

Amenities within 5KM

- 3**
 Grocery Stores
- 144**
 Restaurants
- 49**
 Schools
- 12**
 Hospitals
- 27**
 Banks
- 31**
 Gas Stations

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INTERMODAL DRIVE BRAMPTON, ON

Amenities & Transit

- 1 RIOCAN CENTRE VAUGHAN**

Walmart	Sunset Grill
LCBO	Booster Juice
Rogers	TD
Subway	
- 2**

Tim Hortons	Fionn MacCools
McDonald's	McDonald's
Holiday Inn	RBC
The Keg	Shell
- 3**

Costco	
--------	--
- 4**

CIBC	SCOTIABANK
FRESHCO	TD
SHOPPERS	DOLLARAMA
LCBO	PETRO
- 5 WOODHILL CENTRE**

Home Depot	Cora
TD	Giant Tiger
RBC	Montana's
Pet Smart	Pizza Hut
- 6**

The Beer Store	Auto Planet
Wild Wing	A&W
Kelsey's	Boston Pizza
Canadian Tire	McDonald's
- 7 SMARTCENTRES**

Walmart	Winners
The Brick	Burger King
Staples	Esso
The Brick	Service Ontario
Mark's	
- 8**

Tim Hortons	Harvey's
KFC	Husky
Subway	Circle K
Fit 4 Less	CashMoney
- 9 Bramalea City Centre**

Best Buy	Hudson's Bay
BMO	Pickle Barrel
Carter's	Popeyes
CIBC	Jollibee
Decathlon	Moxies
Goodlife	The Keg

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**AVISON
YOUNG**

**CANADA BEST
MANAGED
COMPANIES**
Platinum member