

ORION GATE  
Business Park



# Industrial Condominiums For Sale

59 First Gulf Boulevard | Brampton, ON

FIRST GULF

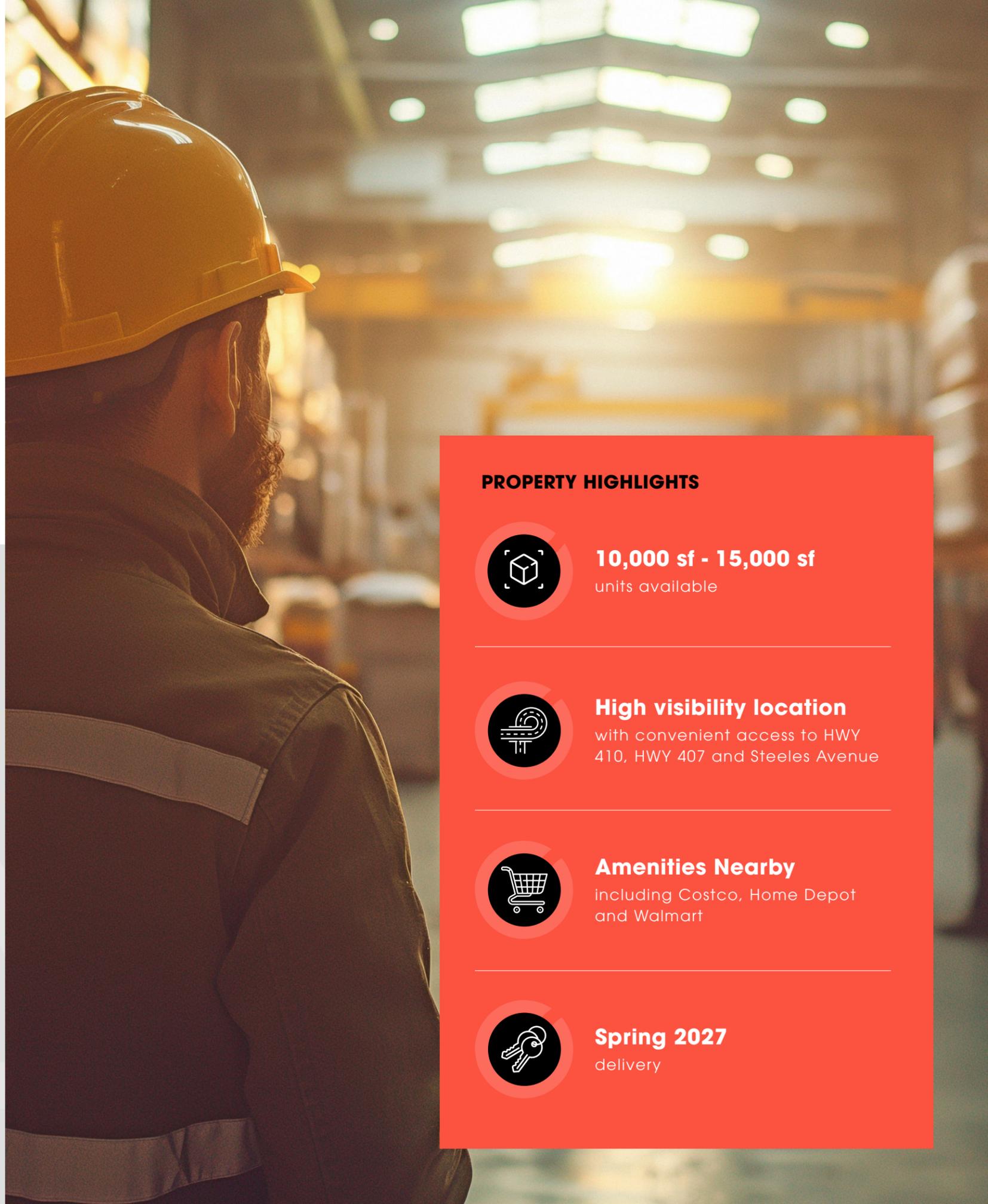


ORION GATE

# Own Industrial. Build Legacy.

## NEXT-LEVEL INDUSTRIAL

Orion Gate Business Park presents a rare ownership opportunity in a mature and established business park in central Brampton. Located at the 410/407 nexus with immediate 410 access via Steeles Avenue, Orion Gate Business Park connects businesses to an unparalleled labour pool and a regional market of greater than 6M people. Orion Gate Business Park is built for efficiency, brand impact and long-term value. Don't miss this opportunity to invest in and associate your business with Orion Gate Business Park.



### PROPERTY HIGHLIGHTS



**10,000 sf - 15,000 sf**  
units available



**High visibility location**  
with convenient access to HWY  
410, HWY 407 and Steeles Avenue



**Amenities Nearby**  
including Costco, Home Depot  
and Walmart



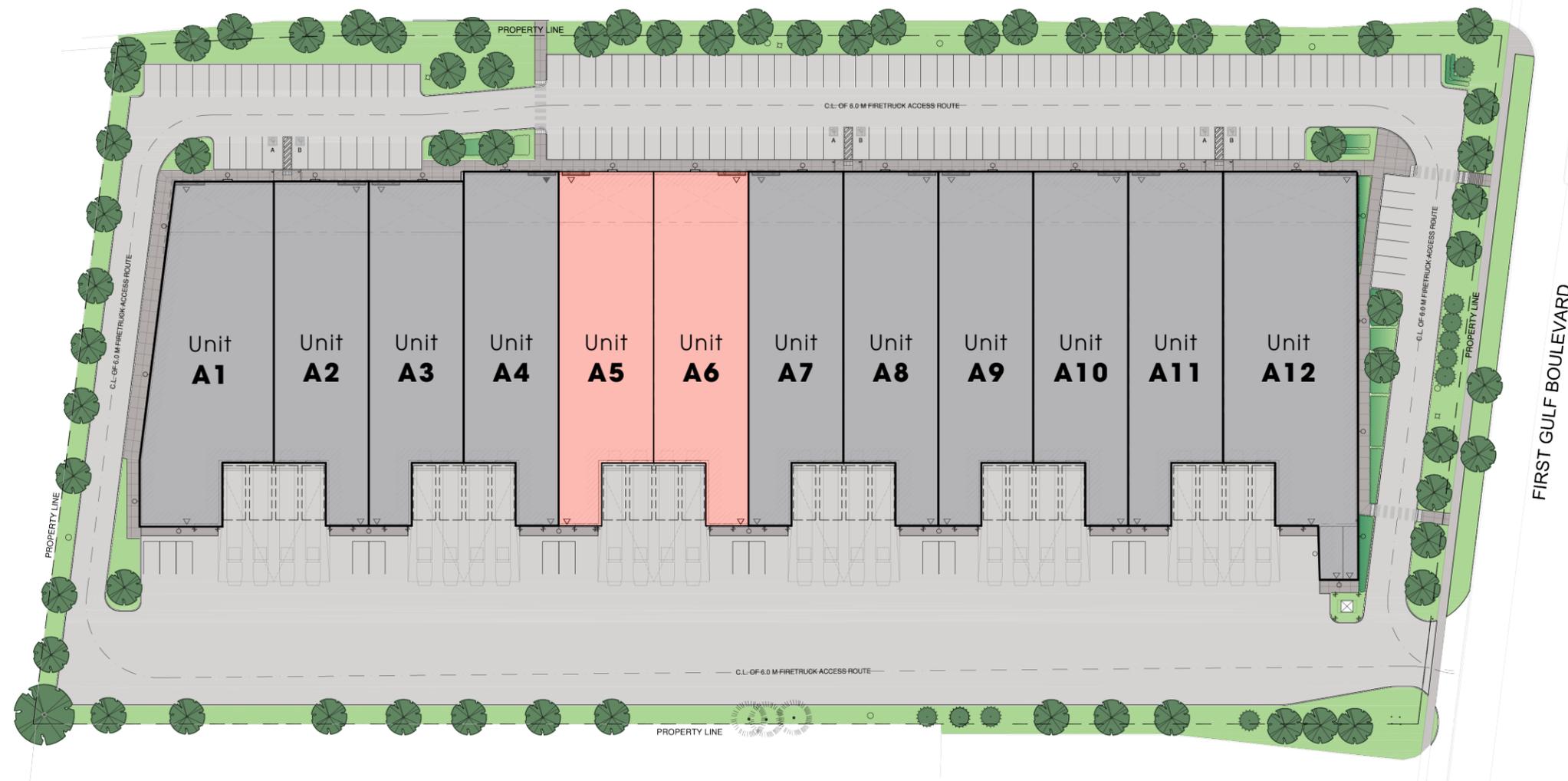
**Spring 2027**  
delivery

# Property Specifications

<b>Available Area</b>	133,381 SF
<b>Unit Sizes</b>	10,000 sf to 15,000 sf
<b>Shipping</b>	2 truck-level doors, 1 drive-in door (per unit)
<b>Power</b>	200 amps, 600 volts (per unit)

<b>Clear Height</b>	32'
<b>Bay Size</b>	50' x 40'
<b>Zoning</b>	M1-2678
<b>Mezzanine</b>	~15% of GFA

■ AVAILABLE FOR SALE



**40,000 lb.**  
manually operated  
dock levelers



**8" thick**  
concrete slab (25 MPA)  
with steel reinforcement



**Lighting**  
LED throughout



**Suspended**  
gas-fired units with wall-  
mounted thermostats



**Mezzanines**  
designed to OBC standards  
for storage or office use



**Built-out**  
washroom in each unit



# Unit Breakdown & Pricing

Unit	Total sf	Warehouse sf	Office sf	Mezzanine	Price **	Shipping	Parking
A1				Coming soon			
A2				Coming soon			
A3				Coming soon			
A4				Coming soon			
A5	10,501 sf	7,491 sf	1,504 sf	~15%	\$555 psf	2 TL, 1 DI	TBD
A6	10,501 sf	7,491 sf	1,504 sf	~15%	\$555 psf	2 TL, 1 DI	TBD
A7				Coming soon			
A8				Coming soon			
A9				Coming soon			
A10				Coming soon			
A11				Coming soon			
A12				Coming soon			

\*\*Prices are subject to change without notice



# A Location That Works Harder

Orion Gate Business Park is surrounded by everyday essentials and employer-friendly amenities. From quick bites to sit-down dining, plus a wide range of national retailers, everything your team needs is close by. With direct access to Highway 410, Steeles Avenue and the GTA's top distribution routes, this location delivers both convenience and connectivity for users who want to move fast and operate efficiently.

**50**  
● GAS STATIONS

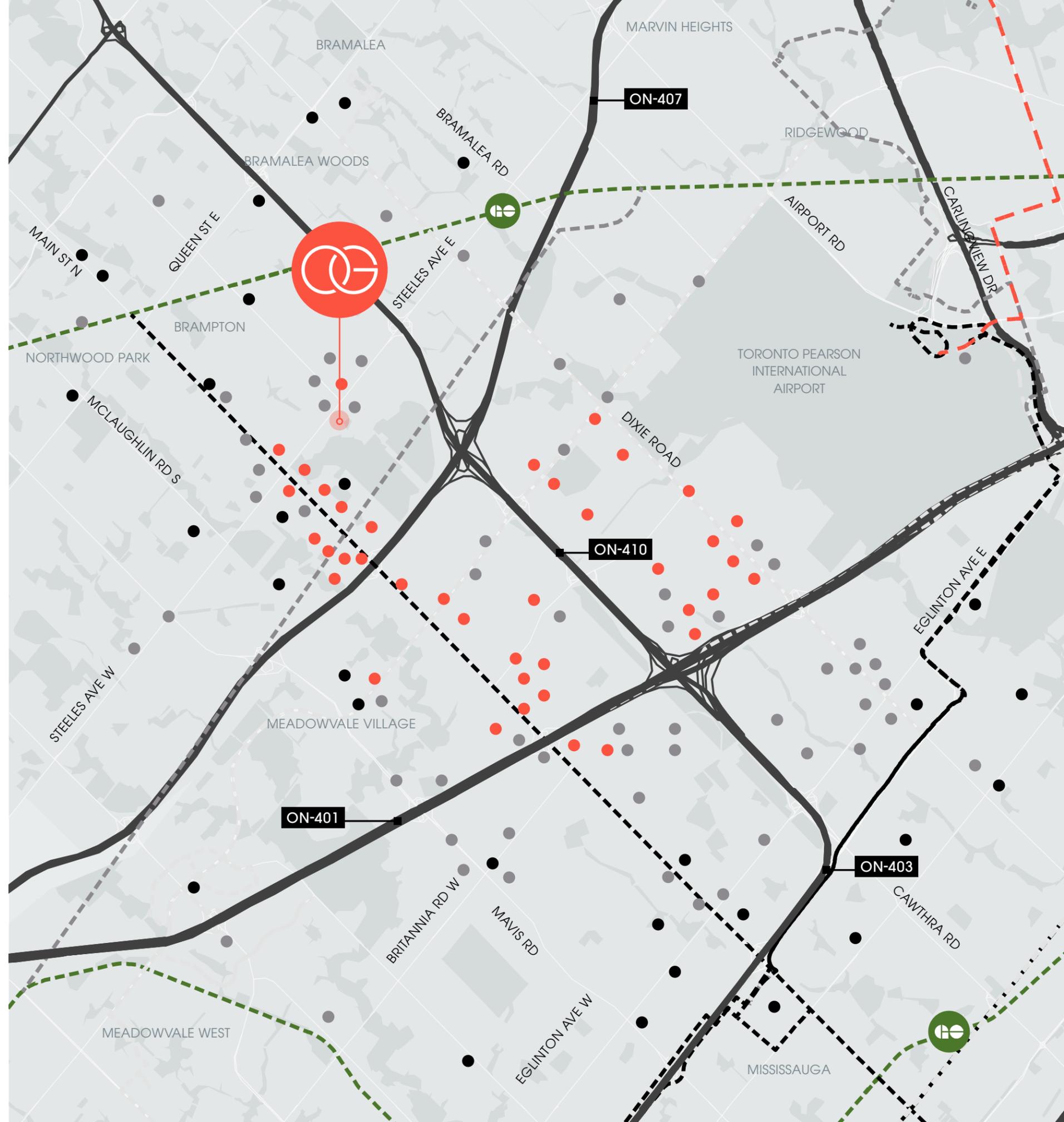
**48**  
● RESTAURANTS & DINING

**30**  
● SHOPPING & RETAIL

--- MiWay Route

--- GO Line

--- Rapid Transit Lines





# High Visibility Location

## DRIVE TIMES TO MAJOR HIGHWAYS & AIRPORTS

ON-410 <b>7 MINS</b>	ON-427 <b>10 MINS</b>
ON-407 <b>18 MINS</b>	QEW <b>22 MINS</b>
ON-401 <b>11 MINS</b>	Brampton CN Intermodal <b>13 MINS</b>
ON-403 <b>8 MINS</b>	Toronto Pearson International Airport <b>23 MINS</b>

# Talent, Scale, Momentum

Orion Gate Business Park is surrounded by a robust labour pool and a growing base of leading industrial users. With access to skilled talent and a thriving business environment, this strategic location positions owners for long-term growth in one of Ontario's strongest industrial corridors. Some corporate neighbours include:

Walmart 











Distance

Population

Household Income

5km

195,000

\$92,000

10km

710,000

\$105,000

15km

1,200,000

\$119,650



**37**

Median Age



**57.9%**

Employment Rate

Source: Statistics Canada - Census Profile; City of Brampton



# Zoning: M1-2678 Industrial

## Permitted uses

### **INDUSTRIAL**

- A warehouse
- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
- A printing establishment

### **NON-INDUSTRIAL**

- A furniture and appliance store
- A recreational facility or structure
- A community club
- An animal hospital
- A radio or television broadcasting and transmission establishment

### **ACCESSORY**

- Purposes accessory to the other permitted purposes
- A retail outlet operated in connection with a particular purpose permitted by above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- An associated educational use
- An associated office

# Meet the Team



## FIRST GULF

### DEVELOPED BY FIRST GULF

First Gulf brings deep expertise and a proven track record, with more than \$5 billion in assets and 11 million square feet of space delivered across the GTA. As a vertically integrated developer, they handle every detail, from design to delivery, ensuring a high-quality product that tenants and owners can trust for the long haul.



### FINANCE WITH BDC

BDC offers commercial real estate loans designed with business owners in mind. With up to 100% financing, 25-year amortization, and flexible repayment terms, it's a smarter path to ownership for growing companies that want to build equity without sacrificing cash flow.

For more information on financing with BDC, please contact:

**Shaun Rath**  
**Manager, Business Centre**  
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Shaun.Rath@bdc.ca



### SALES TEAM

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 52,000 employees in 400 offices and 60 countries, managing more than 4.8 billion sf of commercial real estate space on behalf of institutional, corporate and private clients. We serve the world's real estate owners and occupiers, delivering a broad suite of services through our integrated and scalable platform.

Our business is focused on meeting the increasing demands of our clients through a comprehensive offering of services including Property, Facilities and Project Management, Leasing, Capital Markets, Valuation and other services. In 2023, the firm had revenue of \$9.4 billion across these core services.



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