



Immediate Occupancy

Asking Rate: \$12.50 PSF Net<sup>1</sup> | **Listing Price: \$41,500,000 (\$326 PSF)**

# FOR LEASE OR SALE | 2 COLONY COURT, BRAMPTON, ON

## 127,304 SF Freestanding Industrial Building

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# PURE SPECIFICATIONS

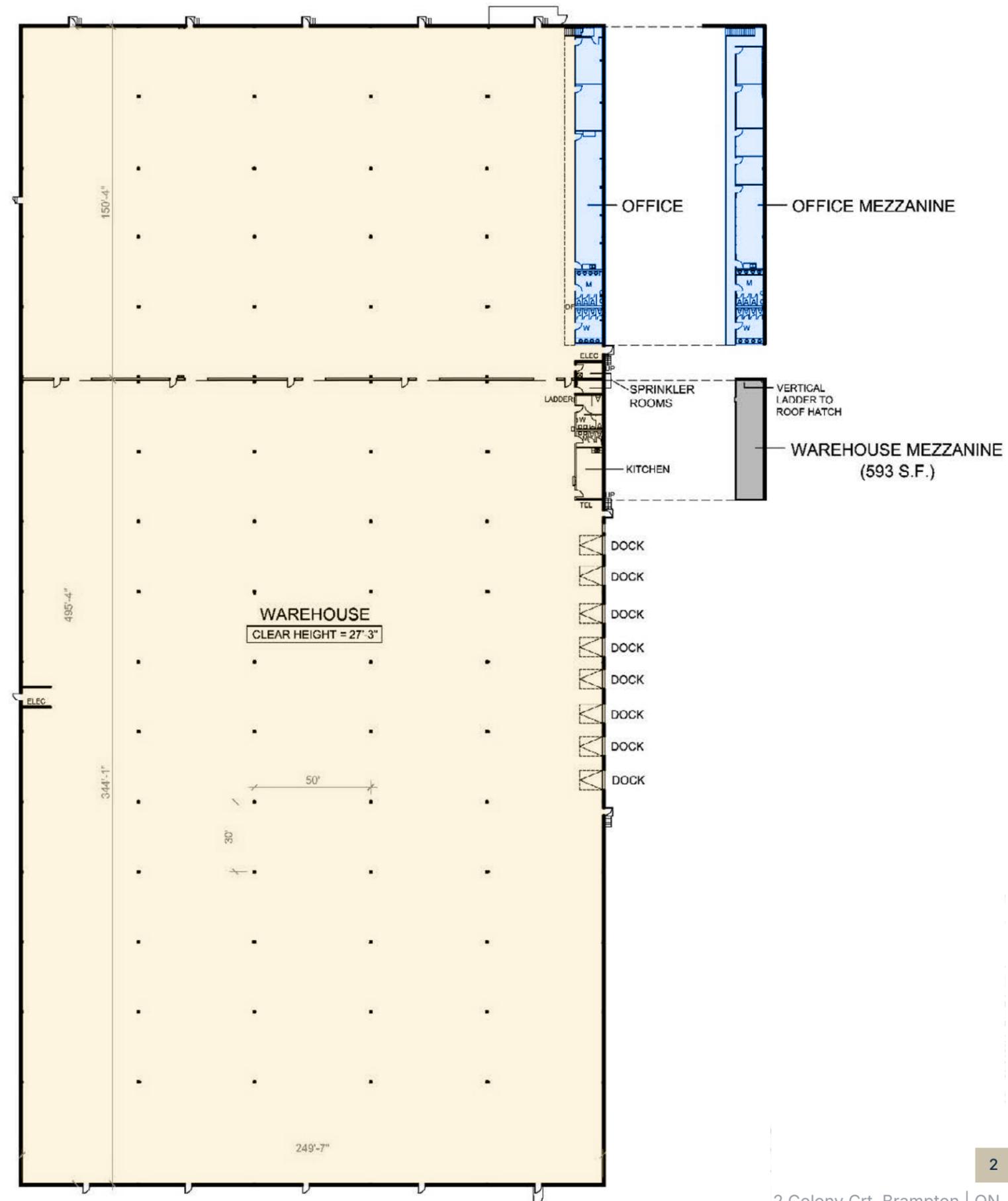
<b>ADDRESS</b>	2 Colony Court, Brampton
<b>TOTAL SIZE</b>	127,304 SF
<b>WAREHOUSE</b>	123,253 SF
<b>OFFICE</b>	4,051 SF (modular shipping office)
<b>LOT SIZE</b>	5.6 Acres
<b>SHIPPING</b>	8 Truck Level Doors (10' x 8')
<b>CLEAR HEIGHT</b>	27' 3"
<b>POWER</b>	1,200 Amps
<b>TYPICAL BAY SIZE</b>	50' X 30'
<b>ZONING</b>	M3A-156- Industrial 3A
<b>PARKING</b>	Trailer Parking Available
<b>OCCUPANCY</b>	Immediate
<b>ASKING RATE</b>	\$12.50 PSF Net <sup>1</sup>
<b>LISTING PRICE</b>	\$41,500,000 (\$326 PSF)
<b>TMI</b>	\$3.02 psf (2025)*

\*Excludes management fees of 3% of base rent.

<sup>1</sup>Asking rate is for Year 1, as-is only deals.

## PROPERTY HIGHLIGHTS

- Strategically located within the highly desirable Bramalea Business Park alongside highly respectable corporate names
- Concrete shipping apron with 125' shipping depth
- Located less than 5 minutes from Brampton's CN Intermodal Yard



# PROPERTY PHOTOS



8 Truck Level Doors



Dir/Cross St: Clark Blvd & Summerlea Rd

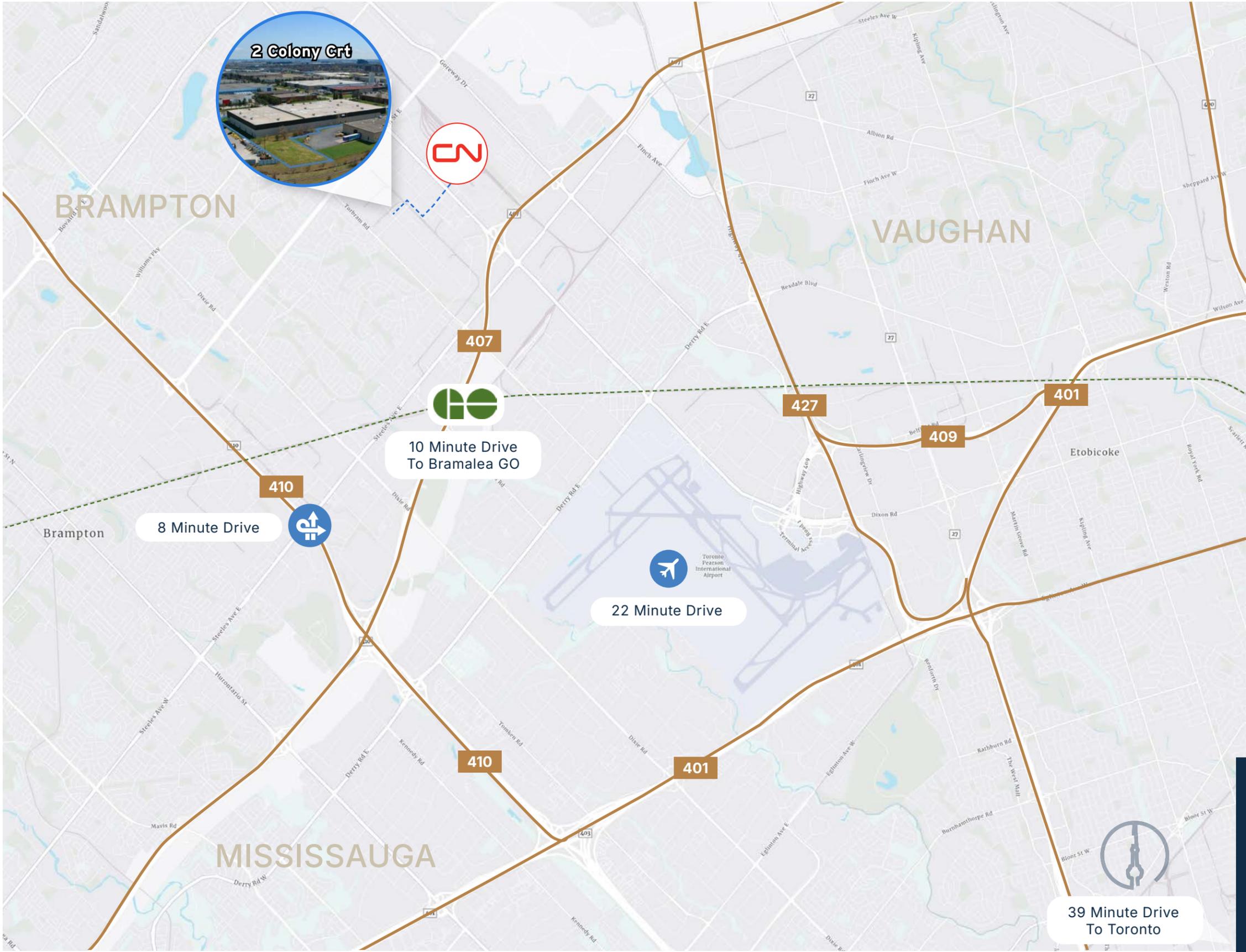
# PURE CONNECTIONS

## DRIVE TIME

Highway 410	8 MIN
Highway 407	5 MIN
Highway 401	14.2 MIN
Highway 427	7.7 MIN
Highway 403	20 MIN
Highway 400	20 MIN
Pearson Int. Airport	15.4 MIN
CN Intermodal Brampton	5 MIN
CP Intermodal Vaughan	19 MIN

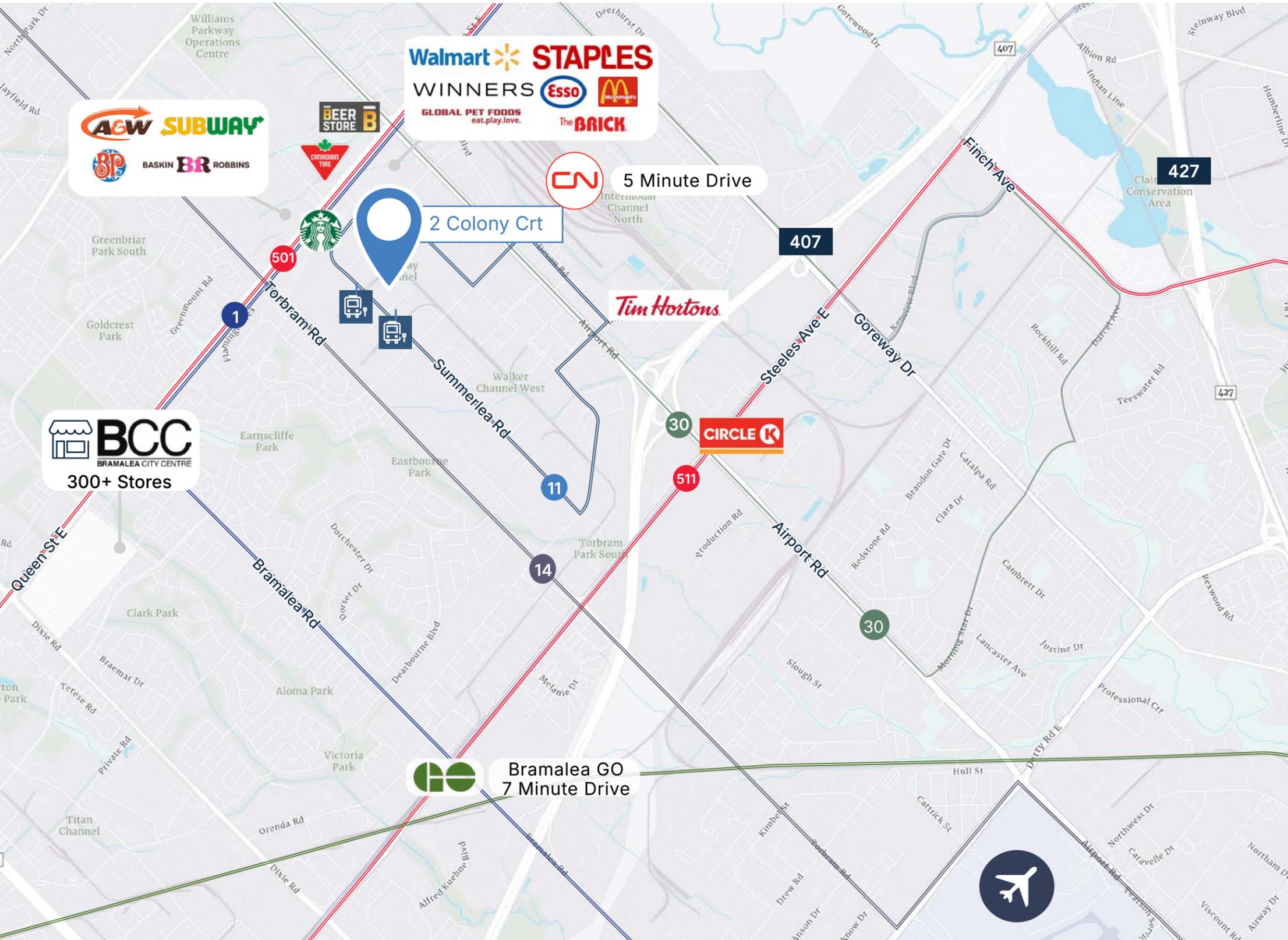
## MAJOR CITIES

Mississauga	24 MIN
Vaughan	20 MIN
Milton	30 MIN
Caledon	31 MIN
Oakville	33 MIN
Toronto	40 MIN



Drive time are estimates provided for information purposes only.

# PURE ACCESS



## NEARBY AMENITIES

WITHIN IN 5 KM RADIUS

 **321**  
Retail Amenities

 **15**  
Gas Stations

 **14**  
Banks

 **135**  
Restaurants & Cafes

## BUS ROUTES



1 11 30 14

511 501

 **Transit Stops 1820 & 1821**  
2 Minute Walk from Property

# PURE LOCATION



# PURE TALENT, PURE LABOUR



WITHIN 10 KM OF  
2 COLONY COURT

670,957

Total population

36

Median age

369,506

Workforce population

27.2%

Of workplace population is  
in trades, transport / equipment  
operators, manufacturing and utilities



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



826,998

Total Population  
(2022 Census)

13.3% Population Growth  
(2017-2022 Census)

250 Different cultures speaking  
175 Different languages



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



Home to CN

The largest Intermodal railway  
terminal in Canada



7

Transcontinental  
Highways

Accessing 158+ million  
North American consumers



Centrally located  
in the middle of  
Canada's innovation  
corridor



4.3 Million People

Labour pool access across the GTA

36.5 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

# MEET THE TEAM



## LANDLORD

Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

[PUREINDUSTRIAL.CA](https://www.pureindustrial.ca)



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