

109,394 sf Freestanding Industrial Facility Available for Sale & Lease



Secured yard with CN rail spur and $\pm$ 2.5 acres of excess land

99

SUMMERLEA ROAD

Brampton, Ontario

Get in touch

Ben Sykes ^{SIOR}

Sales Representative
Principal, Executive Vice President
+1 416 903 5340
ben.sykes@avisonyoung.com

Aidan Mallovy

Sales Representative
Principal, Senior Vice President
+1 647 502 8335
aidan.malloy@avisonyoung.com

Jordan Boin

Sales Representative
Principal, Senior Vice President
+1 647 617 8775
jordan.boin@avisonyoung.com

**AVISON
YOUNG**

Introducing 99 Summerlea Road

Industrial Facility Available For Sale & Lease in Brampton



Internal Rail Bay



Warehouse Area



Secured Shipping Yard



Two-storey Office Area



Shipping Area



Office Kitchen

Photography
Office Space



Building Features

Total Area	109,394 sf
Industrial Area	72,957 sf
Office Area	36,437 sf
Lot Size	8.019 acres
Excess Land	± 2.5 acres
Clear Height	24'
Shipping	12 TL, 1 DI
Rail	CN rail spur with dedicated internal rail bay
Power	600 amps / 600 volts
Zoning	M3A-335
Parking	132 employee stalls
Possession	June 1, 2027
Asking Net Rent	\$16.75 psf
T.M.I. (2026)	\$4.62
Asking Sale Price	\$43,200,000
Taxes (2026)	\$265,778 (\$2.43 PSF)
Sprinklers	Wet pipe - standard (K8)



Freestanding single-tenant building in prime Brampton industrial node



Strong curb appeal with precast stone exterior and mature landscaping



Secured & fenced yard - full perimeter chain-link with motorized cantilever gate with in/out controlled access



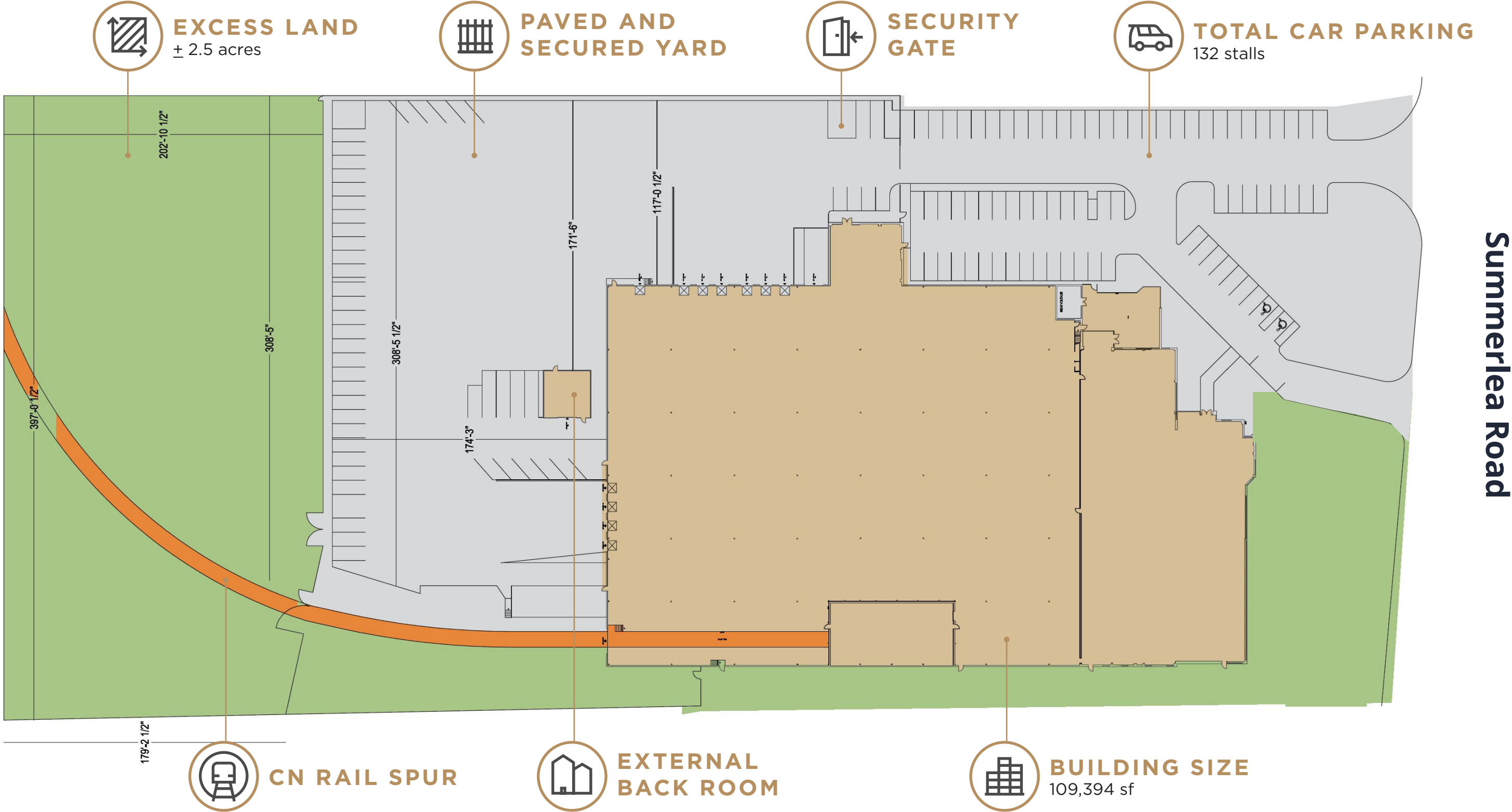
Internal rail bay with dedicated loading platform



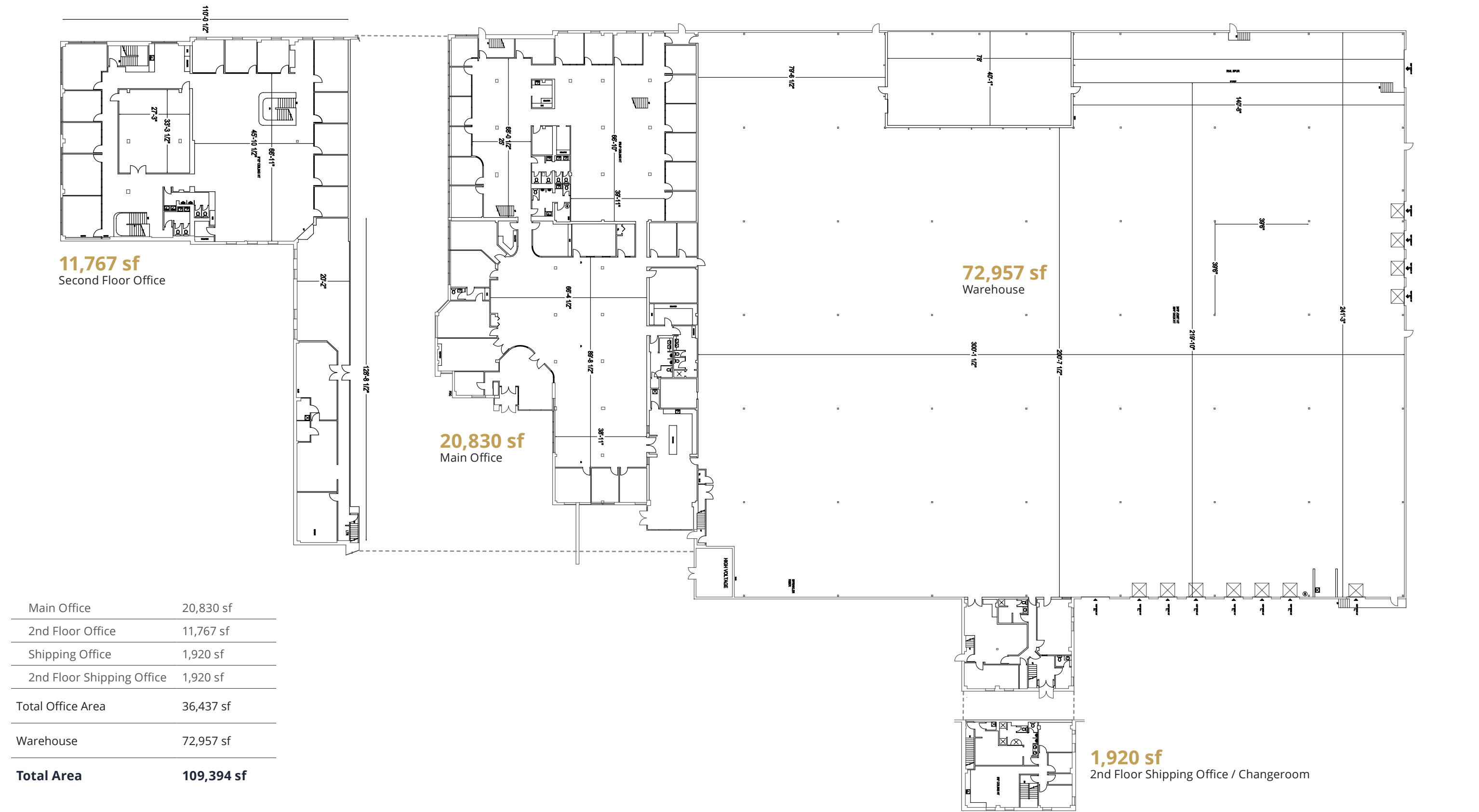
± 2.5 acres of excess land available at an additional \$12,000/month



Site Plan



Floor Plan





Location Overview

Seamless Connectivity for Business Growth



Demographics by Radius

99 Summerlea Road | Brampton, ON

10km	700,504
	67.4%
	35.1
20km	2,720,433
	68.0%
	37.4
30km	4,998,317
	68.8%
	37.9



2025 Labour Force by Industry

No. of People Employed in Sector in Brampton

Construction	25,317
Retail Trade	51,951
Manufacturing	51,949
Transportation & Warehousing	70,138
Education	21,006
Professional/Scientific/Tech. Services	37,245

Transit & Connectivity

Making Your Way Around the City

Drive Times



Highway 407	5 min
Highway 427	9 min
Highway 410	10 min
Highway 401	12 min
Highway 403	13 min
Highway 400	13 min
Highway 409	14 min



Toronto Pearson International Airport	15 min
---------------------------------------	--------



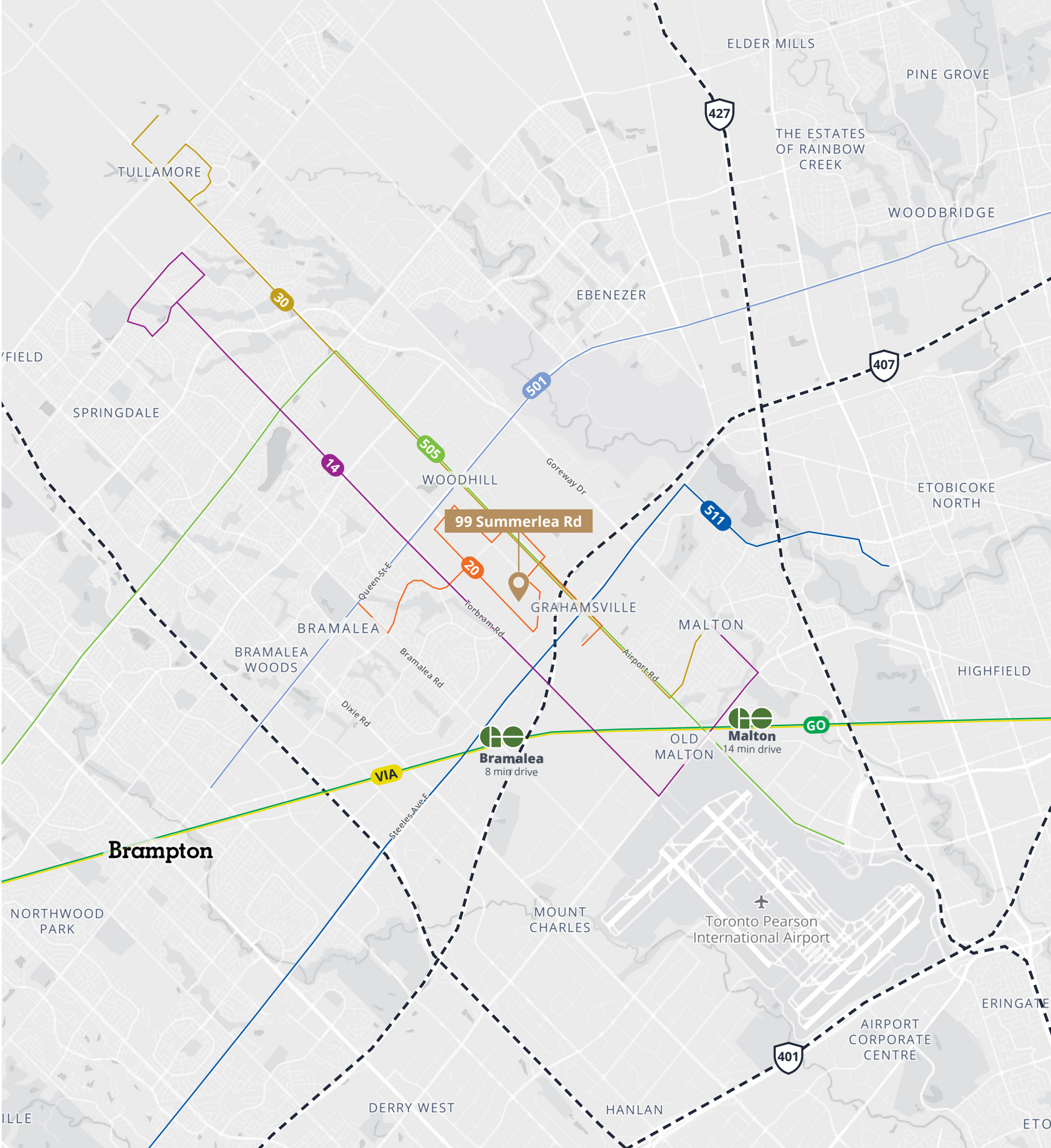
Union Station	44 min
---------------	--------

Transit

Bus Lines

VIA Train	14 Torbram	20 East Industrial	30 Airport Road
GO Train	501 Zum Queen	505 Bovaird	511 Steeles

Highways



99

SUMMERLEA ROAD Brampton, Ontario



**109,394 sf Freestanding Industrial Facility
Available for Sale & Lease**
Secured yard with CN rail spur and ± 2.5 acres of excess land

Get in touch

Ben Sykes ^{SIOR}

Sales Representative
Principal, Executive Vice President
+1 416 903 5340
ben.sykes@avisonyoung.com

Aidan Mallovy

Sales Representative
Principal, Senior Vice President
+1 647 502 8335
aidan.mallovy@avisonyoung.com

Jordan Boin

Sales Representative
Principal, Senior Vice President
+1 647 617 8775
jordan.boin@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 **Fax** 905 712 2937

avisonyoung.ca

© 2026. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

**AVISON
YOUNG**