



FOR SUBLEASE

110,148 sf of prime industrial space for sublease

1 Woodslea Road,
Brampton, ON

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**AVISON
YOUNG**



FOR SUBLEASE

1

**Woodslea Road
Brampton, ON**

Property details

TOTAL AVAILABLE AREA

110,148 sf (rentable area)

LOT SIZE

6.56 acres

CLEAR HEIGHT

24' 10"

SHIPPING

12 truck level, 2 drive-in

ZONING

M1

BASE RENT

Contact listing agent for details

TMI

\$5.42 psf

LEASE TERM

Sublease available until May 31, 2028

Features



Freestanding building offering a full 110,148 sq. ft. of industrial space.



Centrally located with quick access to major highways (401, 407, 410).



Exclusive 24/7 access to on-site parking for employees and visitors.



Flexible industrial zoning, perfect for warehousing, logistics, or manufacturing operations.



Proximity to Brampton's thriving industrial sector and transportation hubs.

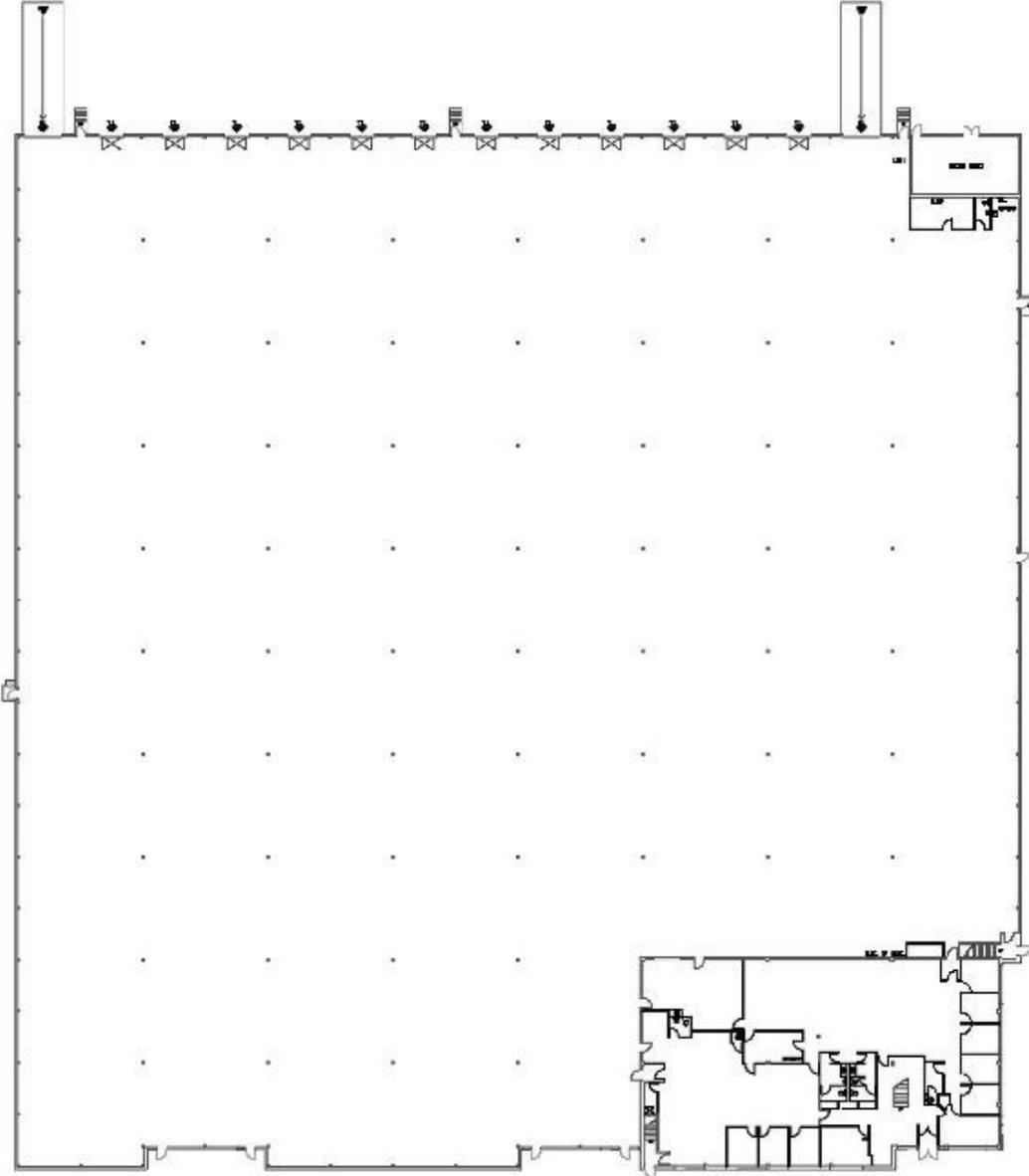


Secure fenced yard at the rear of the building

1 Woodslea Road

Brampton, ON

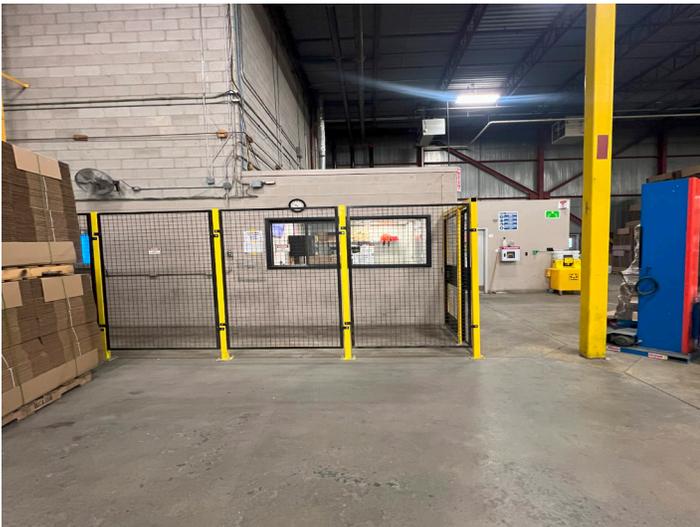
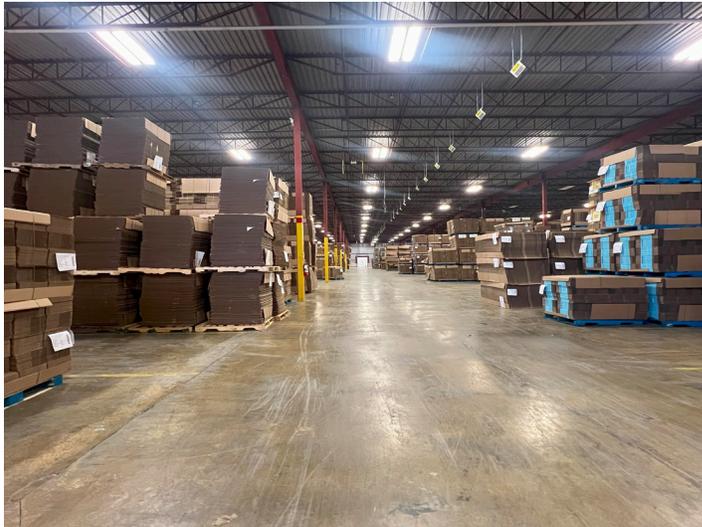
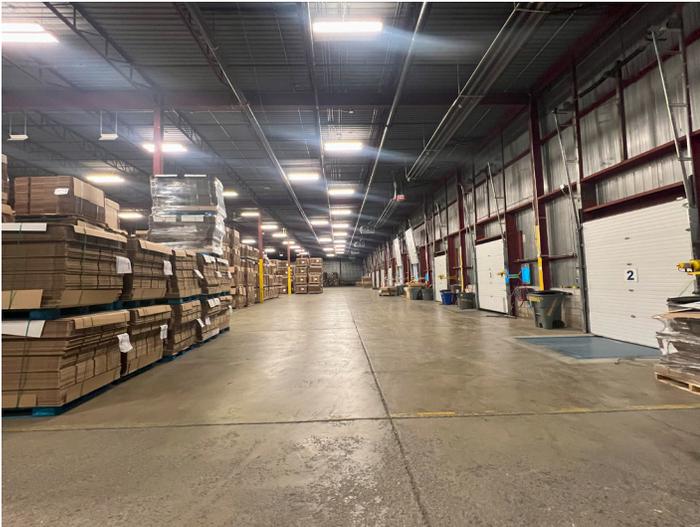
FLOOR PLAN



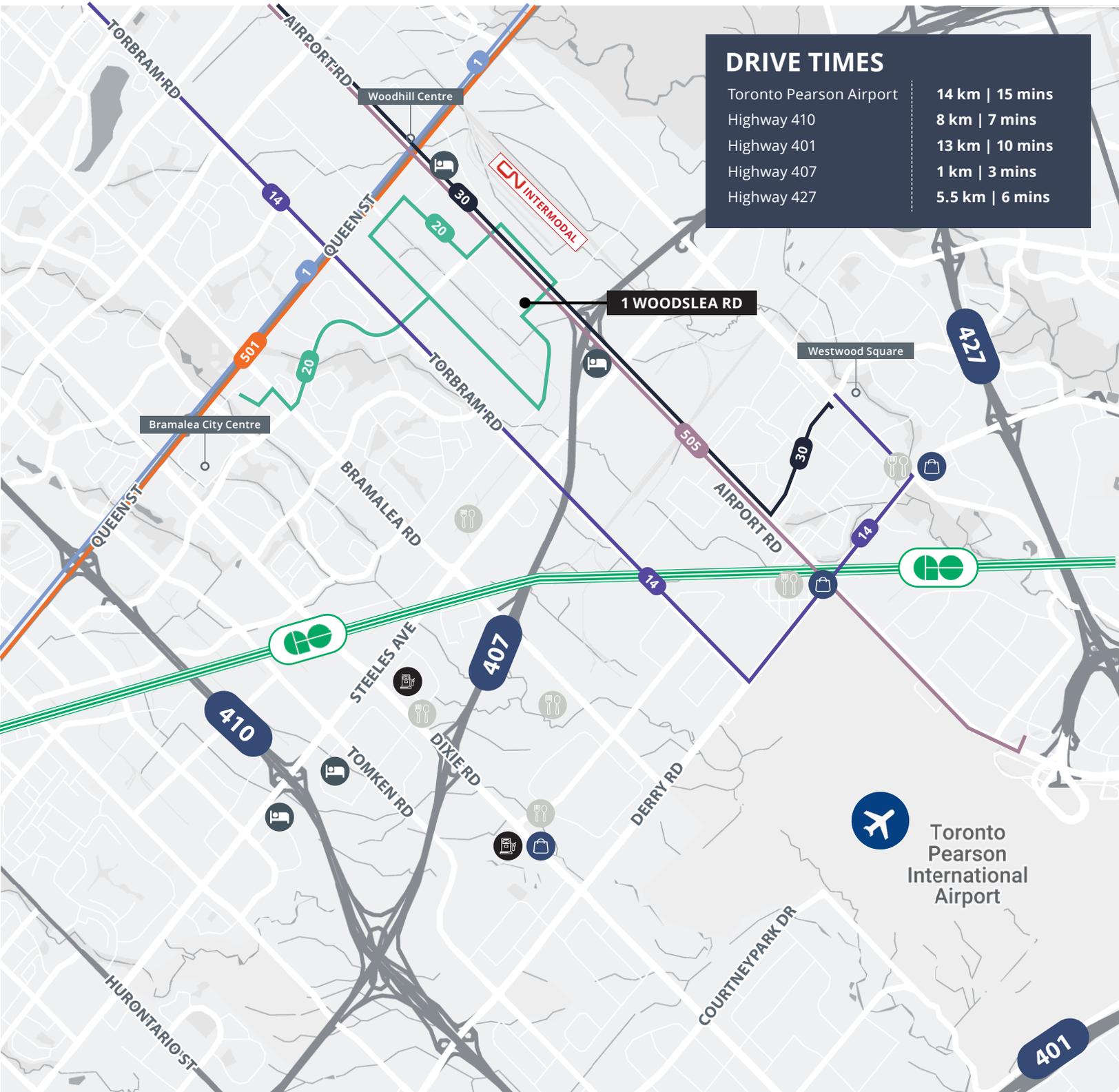
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PHOTOS



Unmatched connectivity & labor access



A Highly Educated Workforce:

Over 30% of Brampton residents hold a university-level credential, reflecting a significant growth in talent since 2016.



Labour Force on the Rise

Brampton's labour force has expanded to 421,242 people in 2023, up from 319,620 in 2016.



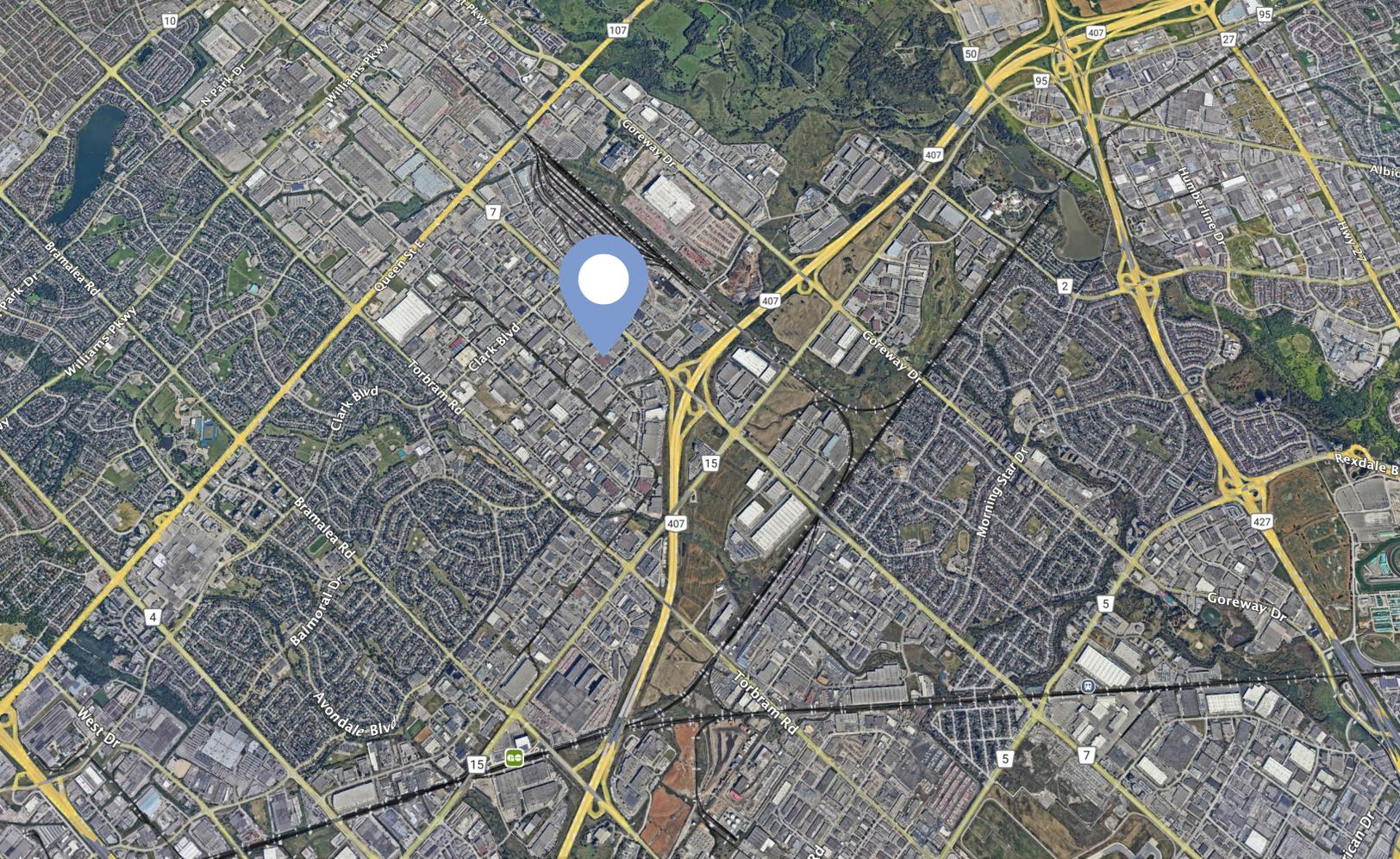
Industrial Sector Leaders

Nearly 40% of Brampton's workforce is employed in the industrial sector.



Driving the GTA West Economy

Brampton residents contribute 32% of the region's labour force and represent 41% of industrial jobs.



Amenities within 5KM



263

Restaurants



640

Retail



32

Gas Stations



26

Banks



7

Fitness Centres

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