



VANKIRKCONNECT

FOR SALE

25-35 VAN KIRK DR / BRAMPTON



Rendering is for visualization purposes only. Actual design may vary.



CONNECTING MODERN DESIGN WITH EFFICIENT CONFIGURATIONS

Connecting you to 25-35 Van Kirk Drive in Brampton, a prestige industrial/commercial business Centre with ample parking providing a diverse range of commercial, industrial, office and recreational uses.

Ideal for variety of uses including warehousing and distribution, light manufacturing, wholesalers, ancillary retail and other commercial/industrial, institutional uses. The centre offers both truck level and drive-in shipping configurations.

21

TOTAL UNITS

1,600-10,000 SF

UNIT RANGE

M4A-225

ZONING

Q1 2025

OCCUPANCY



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SPECIFICATIONS

FORM & FUNCTIONALITY

TRUCK
LEVEL AND
DRIVE IN DOORS



53' TRAILER
COMPATIBILITY



MODERNIZED
EXTERIOR



PROFESSIONAL
SIGNAGE



16' CLEAR
HEIGHT



COMBINE
UNITS TO SUIT
YOUR NEEDS



NEW
ASPHALT



AMPLE
PARKING



DEPOSIT STRUCTURE



[VIEW FINANCING INFO](#)



[VIEW ZONING INFO](#)



UNIT AVAILABILITIES

25 VAN KIRK

UNIT	SIZE	SHIPPING	PRICE	DETAILED INFO
1	5,692	DRIVE-IN	\$ - PSF	SUBSCRIBED
2	5,878	DRIVE-IN & TRUCK LEVEL	\$ - PSF	SUBSCRIBED
3	4,881	TRUCK LEVEL	\$ - PSF	SUBSCRIBED
4	5,134	TRUCK LEVEL	\$ - PSF	SUBSCRIBED
5	4,445	TRUCK LEVEL	\$ - PSF	CLICK HERE
6	2,220	DRIVE-IN	\$ - PSF	CLICK HERE
7	2,263	DRIVE-IN	\$ - PSF	SUBSCRIBED
8	2,483	DRIVE-IN	\$ - PSF	SUBSCRIBED

35 VAN KIRK

UNIT	SIZE	SHIPPING	PRICE	DETAILED INFO
9	2,455	DRIVE-IN	\$ - PSF	CLICK HERE
10	2,078	DRIVE-IN	\$ - PSF	CLICK HERE
11	1,705	DRIVE-IN	\$ - PSF	CLICK HERE
12	1,610	DRIVE-IN	\$ - PSF	CLICK HERE
13	1,991	DRIVE-IN	\$ - PSF	SUBSCRIBED
14	1,904	DRIVE-IN	\$ - PSF	CLICK HERE
15	1,797	DRIVE-IN	\$ - PSF	CLICK HERE
16	5,216	DRIVE-IN & TRUCK LEVEL	\$ - PSF	CLICK HERE
17	5,228	TRUCK LEVEL	\$ - PSF	CLICK HERE
18	5,410	TRUCK LEVEL [2]	\$ - PSF	SUBSCRIBED
19	5,543	TRUCK LEVEL	\$ - PSF	CLICK HERE
20	3,437	N/A	\$ - PSF	SUBSCRIBED
21	3,871	DRIVE-IN	\$ - PSF	CLICK HERE

LEGEND: ▲ TRUCK LEVEL ▲ DRIVE IN ▲ FUTURE DRIVE IN



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LOCATION OVERVIEW

DEMOGRAPHICS (10KM RADIUS)



723,263
TOTAL
POPULATION



\$128,564
MEDIAN
HOUSEHOLD
INCOME



319,513
POPULATION
EMPLOYED



90.8%
LABOUR
EMPLOYMENT
RATE



35.3
MEDIAN
AGE

Source: Hydra | 2022



VANKIRKCONNECT

DRIVE TIMES

HWY 410 / 9 MIN HWY 407 / 14 MIN

HWY 401 / 19 MIN HWY 427 / 28 MIN

CN / CN RAIL BRAMPTON 18 MIN

PEARSON AIRPORT 22 MIN

DOWNTOWN TORONTO 50 MIN

U.S BORDER 80 MIN

- BRAMPTON TRANSIT ROUTES**
STOPS WITHIN 5-MIN WALK
- 24 VAN KIRK
 - 5 505 ZÜM / BOVAIRD
 - 3 MCLAUGHLIN
 - 25 EDENBROOK

FOR SALE 25-35 VAN KIRK DR BRAMPTON

PRIDE OF OWNERSHIP

OWN VS. LEASE

THE BENEFITS OF OWNING VS LEASING

CREATE AND PRESERVE WEALTH

Industrial condominiums values have witnessed an annual appreciation of 10.81% (Avg) over the past 10 years making it one of the best performing investment in the GTA.

CONTROL YOUR COSTS

Mitigate risk for your business and avoid the high costs of rent and Landlord fees in today's market. Industrial Rents have increased 169% in the past five years. A fixed mortgage rate avoids these risks while you build equity.

SECURITY IN YOUR BUSINESS FUTURE

Significant leasehold costs are involved in preparing your business premises let alone the importance of employee and customer retention. Invest in something you own and pay rent to yourself.

FINANCIAL BENEFITS

Several opportunities exist from mortgage interest expense and operating cost deductibility, depreciation, and the potential of capital gains. A multitude of options to consider with your tax advisor.



TRUSTED DEVELOPER



Mantella Corporation, is one of the largest Canadian privately held family owned real estate and land development companies. Mantella uses an active in house management team and trusted long term relationships to fulfil its various investments and development projects predominantly in the Greater Toronto area. We are known as market leaders who maintain an entrepreneurial culture and capitalize on our strengths as decisive decision makers.



6 MILLION SF

TOTAL
DEVELOPED



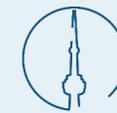
1946

DATE
INCORPORATED



100

TOTAL
PROJECTS



**GREATER
TORONTO AREA
COVERAGE**



VANKIRKCONNECT

TEAM OF EXPERTS



Citi Brokers Realty Inc. is a privately owned Real Estate Brokerage which deals with all spheres of Real Estate Services. Our corporate culture is geared towards one thing only and that is 'Customer'. For us every customer is unique and special and we are committed to provide highest quality professional and ethical services to our clients. We pride ourselves in staying ahead of the curve and creating innovative solutions for the ever changing market dynamics. Professionalism, Honesty and Hard Work are the core values that define our Brokerage.



Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the power of property, wherever our clients do business.

At Colliers, we accelerate success.

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