

20→30 IRONSIDE DRIVE

20-30 Ironside Drive, Brampton, Ontario

Up to 454,186 SF | Immediate Occupancy



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Triovest

Location

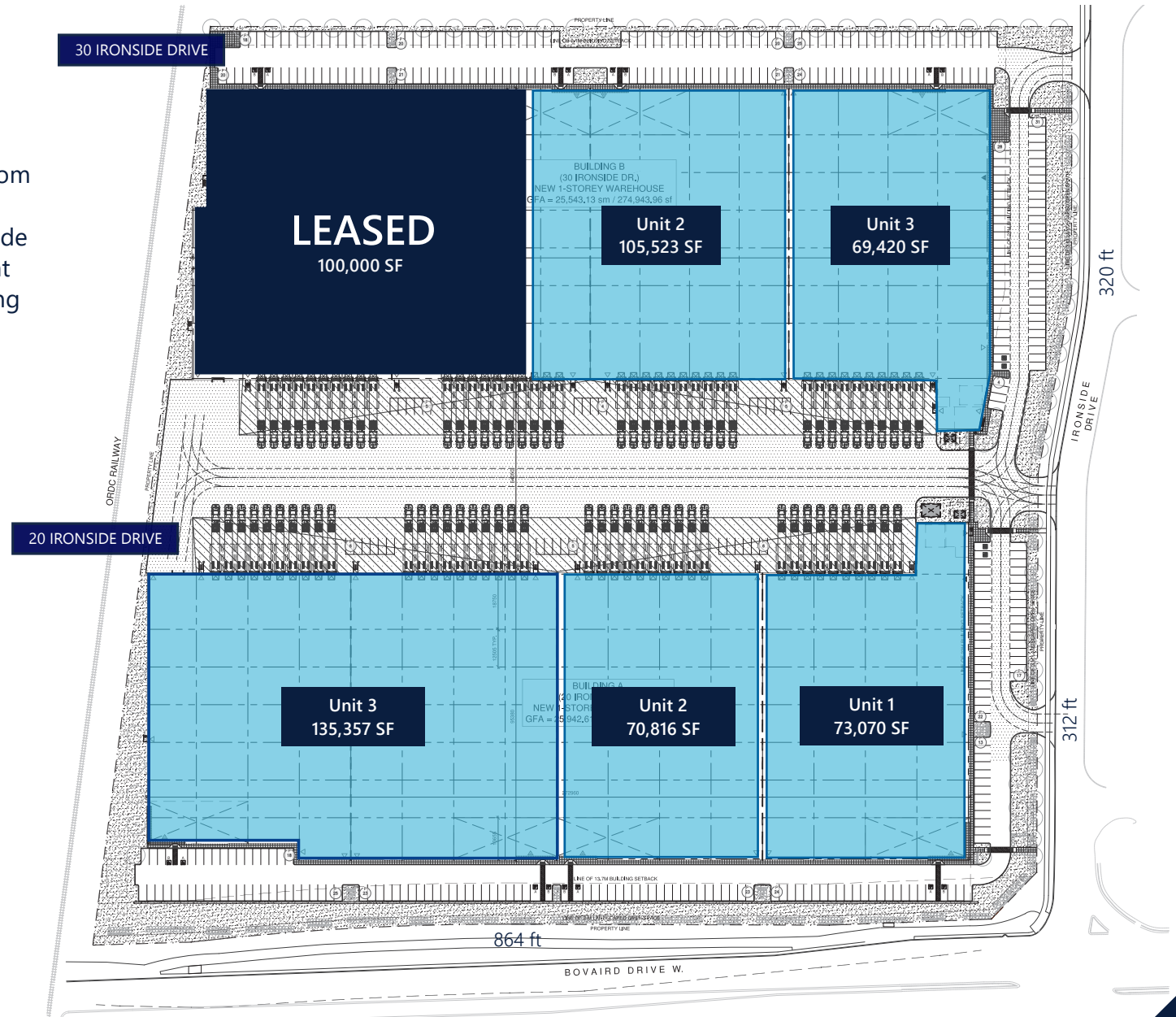
Two mid-bay industrial buildings constructed on 22 acres just minutes from Highway 410, located on Ironside Drive with prominent visibility on the north side of Bovaird Drive West. The development offers flexible size configurations ranging from 69,420 to 454,186 square feet.

20 Ironside Drive

Up to 279,243 SF in flexible configurations starting from 70,816 SF

30 Ironside Drive

Up to 174,943 SF remaining with flexible configurations starting from 69,420 SF



**All information to be verified by the Tenant*

20 Ironside Drive | Specifications

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Rentable Area	Up to 279,243 SF (Divisible to 70,816)
Office Area	3% (To-Suit)
Clear Height	40 ft
Parking	189 Stalls (0.68/1000 Ratio)
Truck Level Doors	40 - 9' x 10' Doors (Electric) Complete with Electric Levelers, Seals, and Bumpers
Drive In Doors	1 - 12' x 14' Door (Electric)
Truck Court Depth	210 ft (shared with 30 Ironside)
Typical Bay Size	54 ft x 41 ft
Marshalling Bay Size	54 ft x 60 ft
Zoning	M1A-250 (Industrial Uses Permitted)
Dock Levelers	Blue Giant or Equivalent (50,000 LBS Static Capacity)

Building Depth	312 ft
Lighting	Motion Sensored LED lights with 10' whips
Slab Thickness	8 Inches
Building Power	4,000 Amps, 600 Volts
Sprinklers	ESFR
HVAC	Rooftop mounted Cambridge Makeup Air (MUA) Units
Warehouse	White-Boxed (walls and roof deck painted white; columns painted)
Washrooms	One in place in north east corner of the building allowing for immediate occupancy
T.M.I.	\$4.30 PSF (2024) *TBC
Asking Rate (Full Building)	\$19.50 PSF Net Year 1 with annual escalations
Asking Rate (Divisible Configurations)	\$19.95 PSF Net Year 1 with annual escalations

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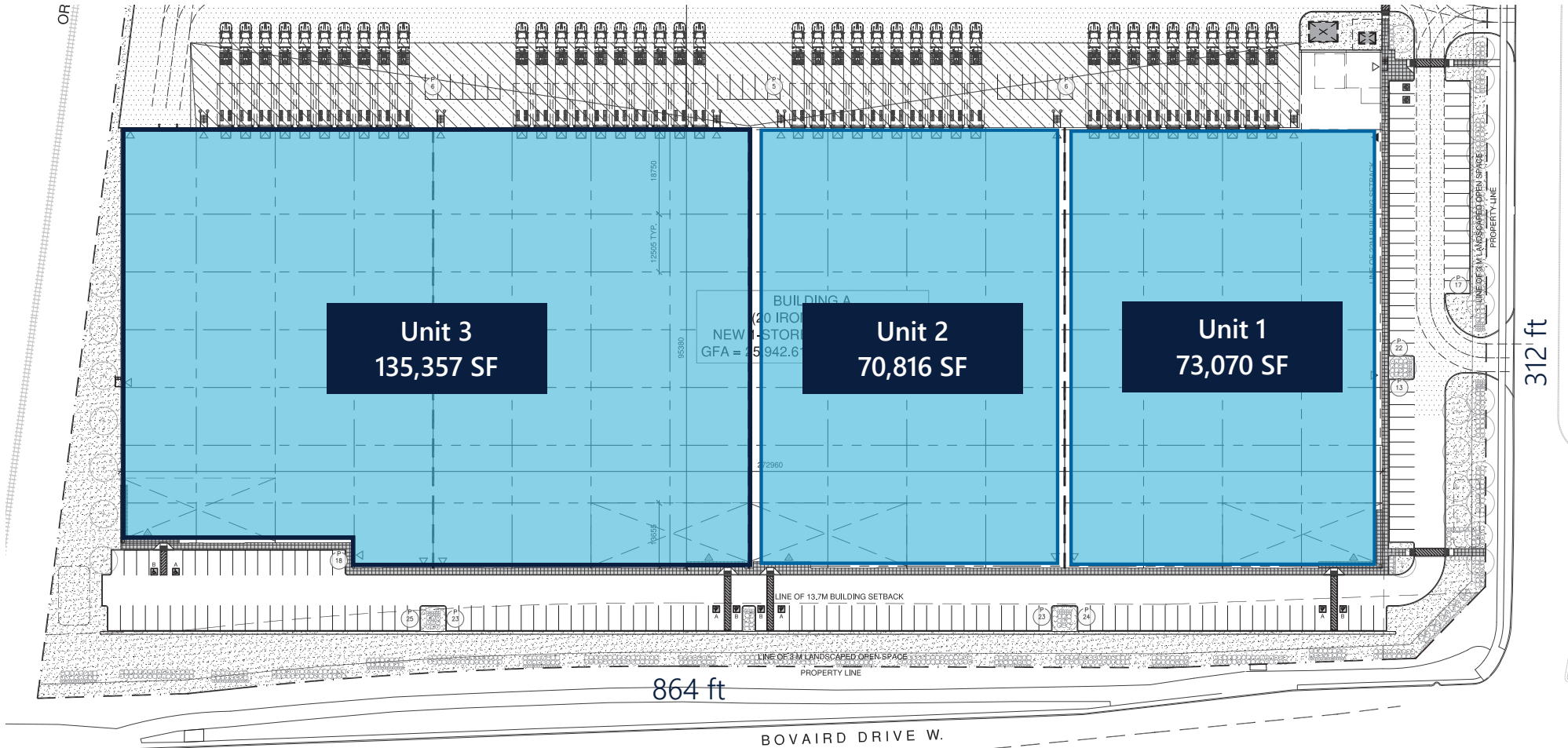


20 Ironside Drive | Site Plan

TrioVest



20 Ironside Drive - Up to 279,243 SF in flexible configurations starting from 70,816 SF



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30 Ironside Drive | Specifications

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Rentable Area	Up to 174,943 SF (Divisible to 69,420 SF)	Building Depth	320 ft
Office Area	3% (To-Suit)	Lighting	Motion Sensored LED lights with 10' whips
Clear Height	40 ft	Slab Thickness	8 Inches
Parking	254 Stalls (0.92/1000 Ratio)	Building Power	4,000 Amps, 600 Volts
Truck Level Doors	23 - 9' x 10' Doors (Electric) Complete with Electric Levelers, Seals, and Bumpers	Sprinklers	ESFR
Truck Court Depth	210 ft (shared with 30 Ironside)	HVAC	Rooftop mounted Cambridge Makeup Air (MUA) Units
Typical Bay Size	54 ft x 41 ft	Warehouse	White-Boxed (walls and roof deck painted white; columns painted)
Marshalling Bay Size	54 ft x 60 ft	T.M.I	\$4.30 PSF (2024) *TBC
Zoning	M1A-250 (Industrial Uses Permitted)	Asking Rate (Unit 2-3)	\$19.50 PSF Net Year 1 with annual escalations
Dock Levelers	Blue Giant or Equivalent (50,000 LBS Static Capacity)	Asking Rate (Divisible Configurations)	\$19.95 PSF Net Year 1 with annual escalations

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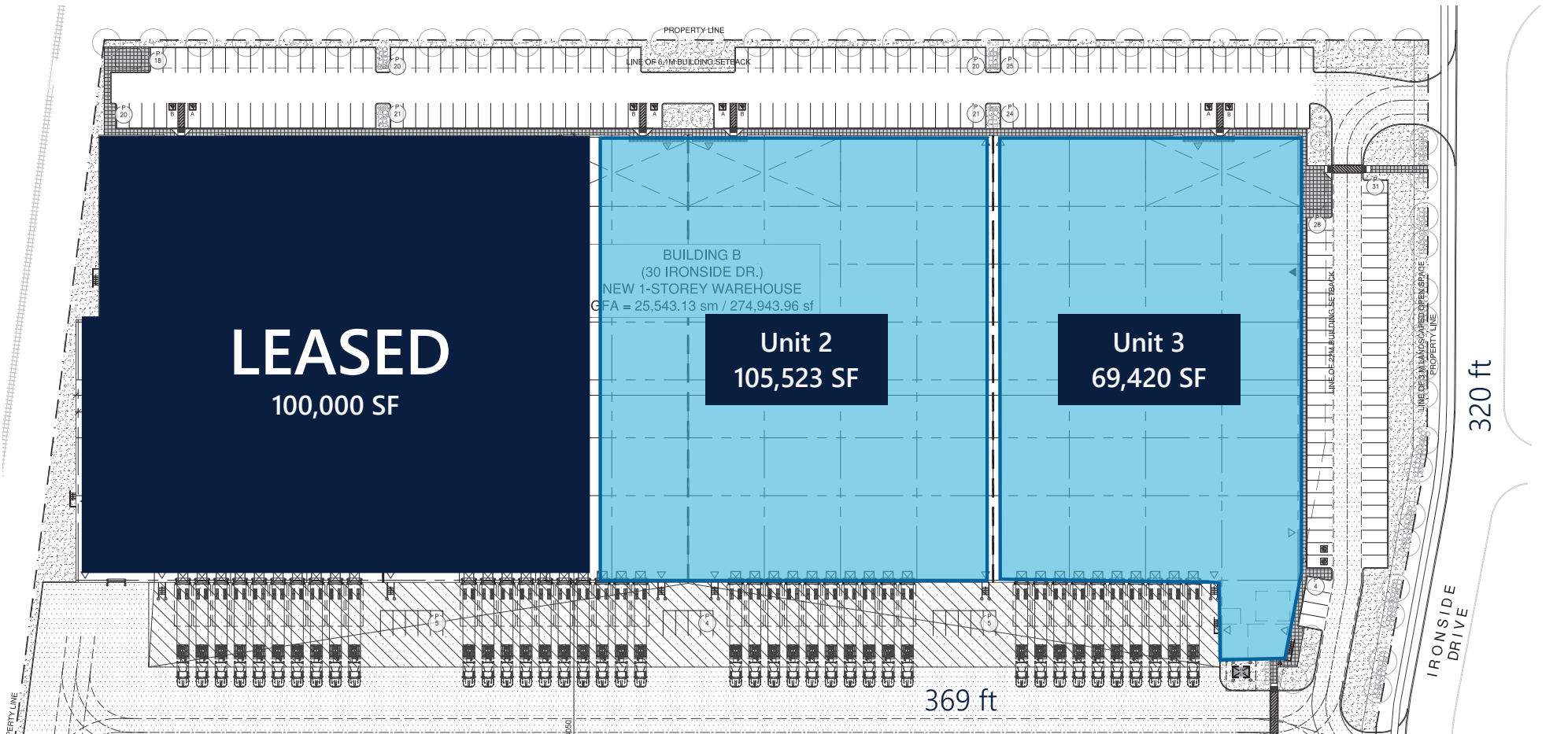


30 Ironside Drive | Site Plan

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30 Ironside Drive - Up to 174,943 SF in flexible configurations starting from 69,420 SF



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20-30 IRONSIDE DRIVE

Exterior Photos

Triovest

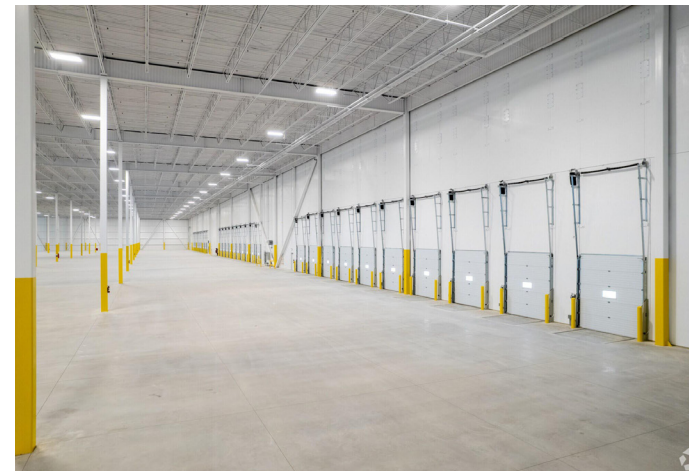
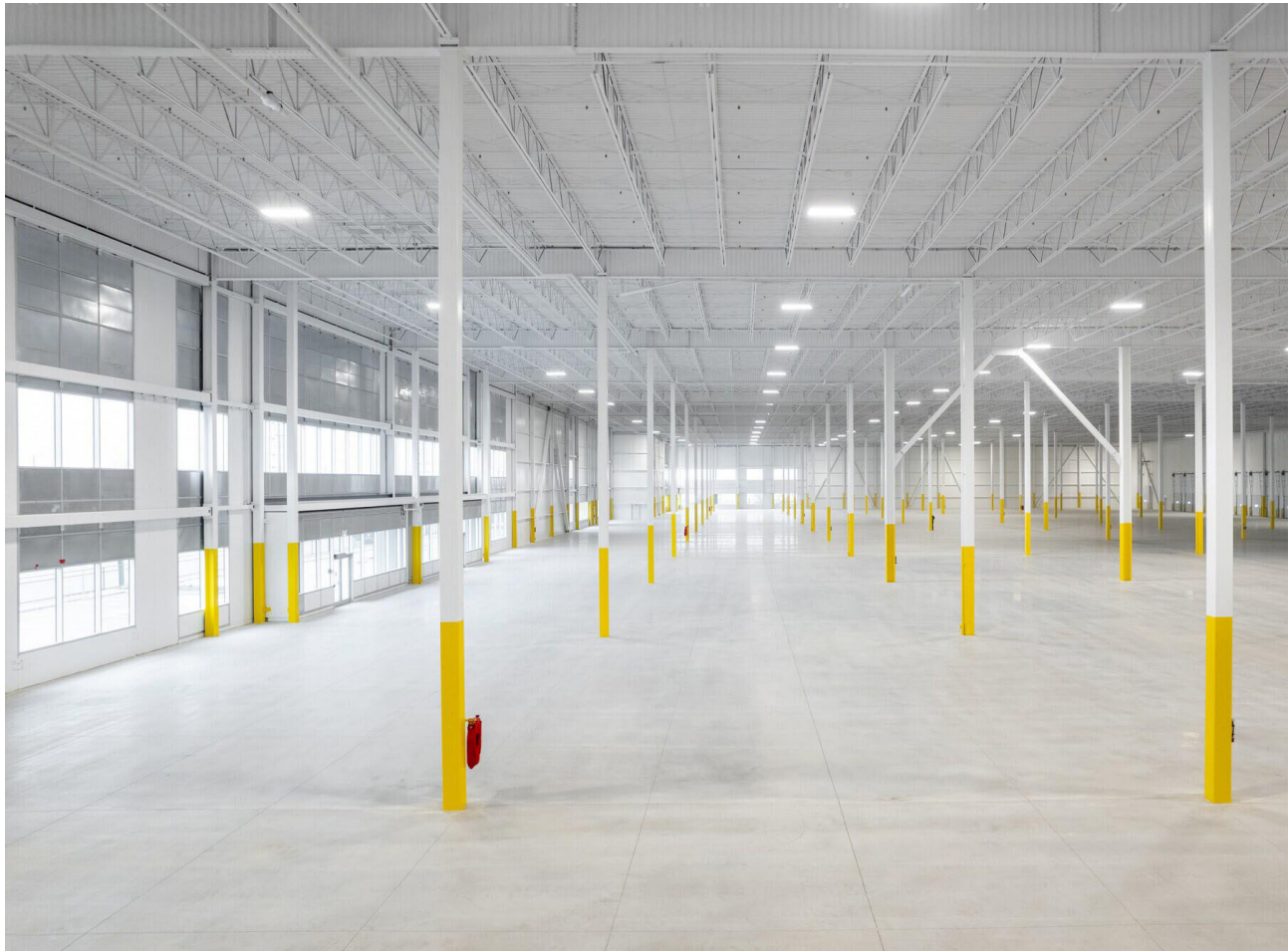


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Interior Photos

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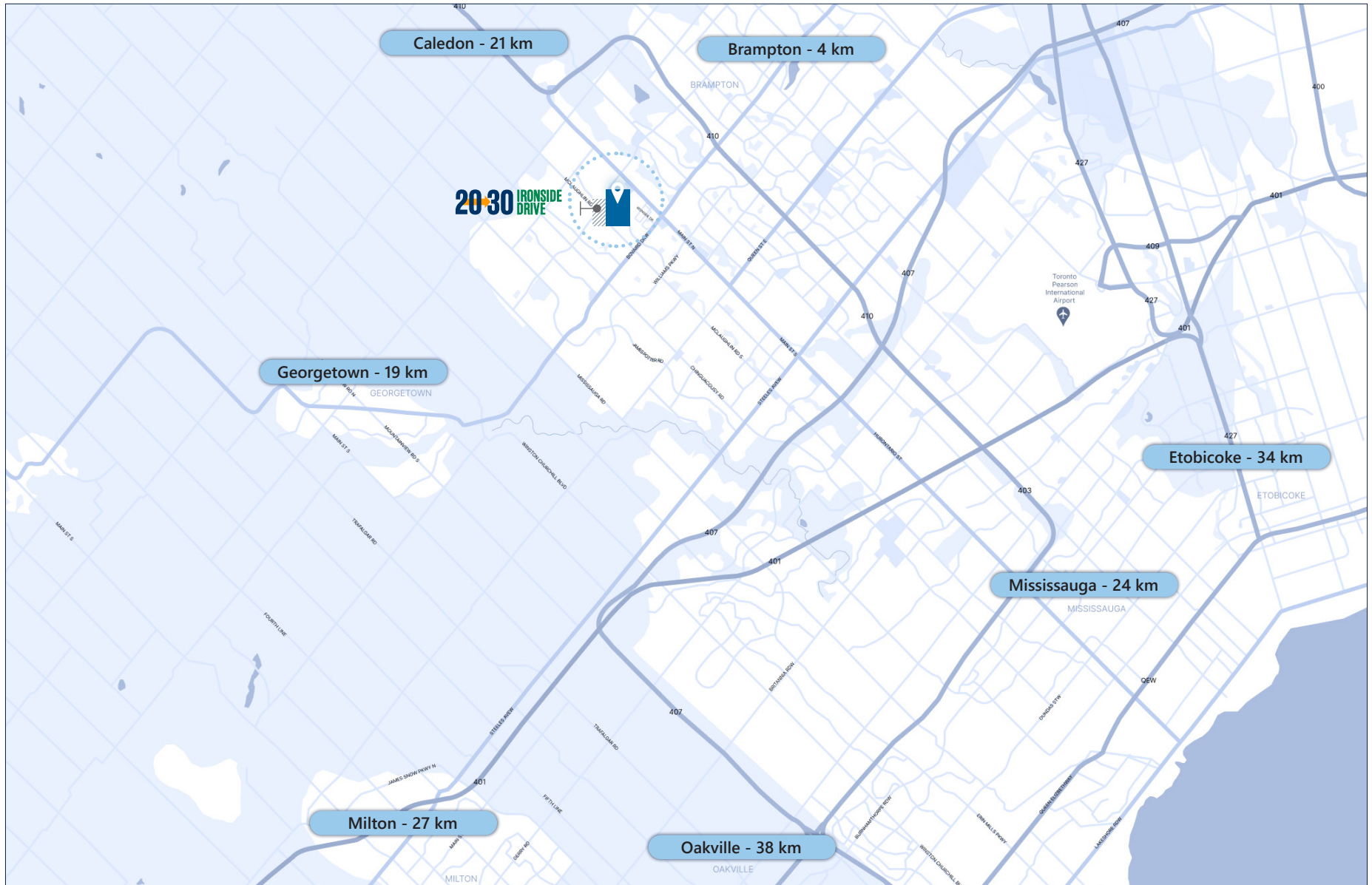
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DRIVE

Location & Access

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20-30 Ironside Drive, Brampton, Ontario





Route 505 - Bovaird: Malton GO to Mount Pleasant GO

Approximately Every 20 Minutes

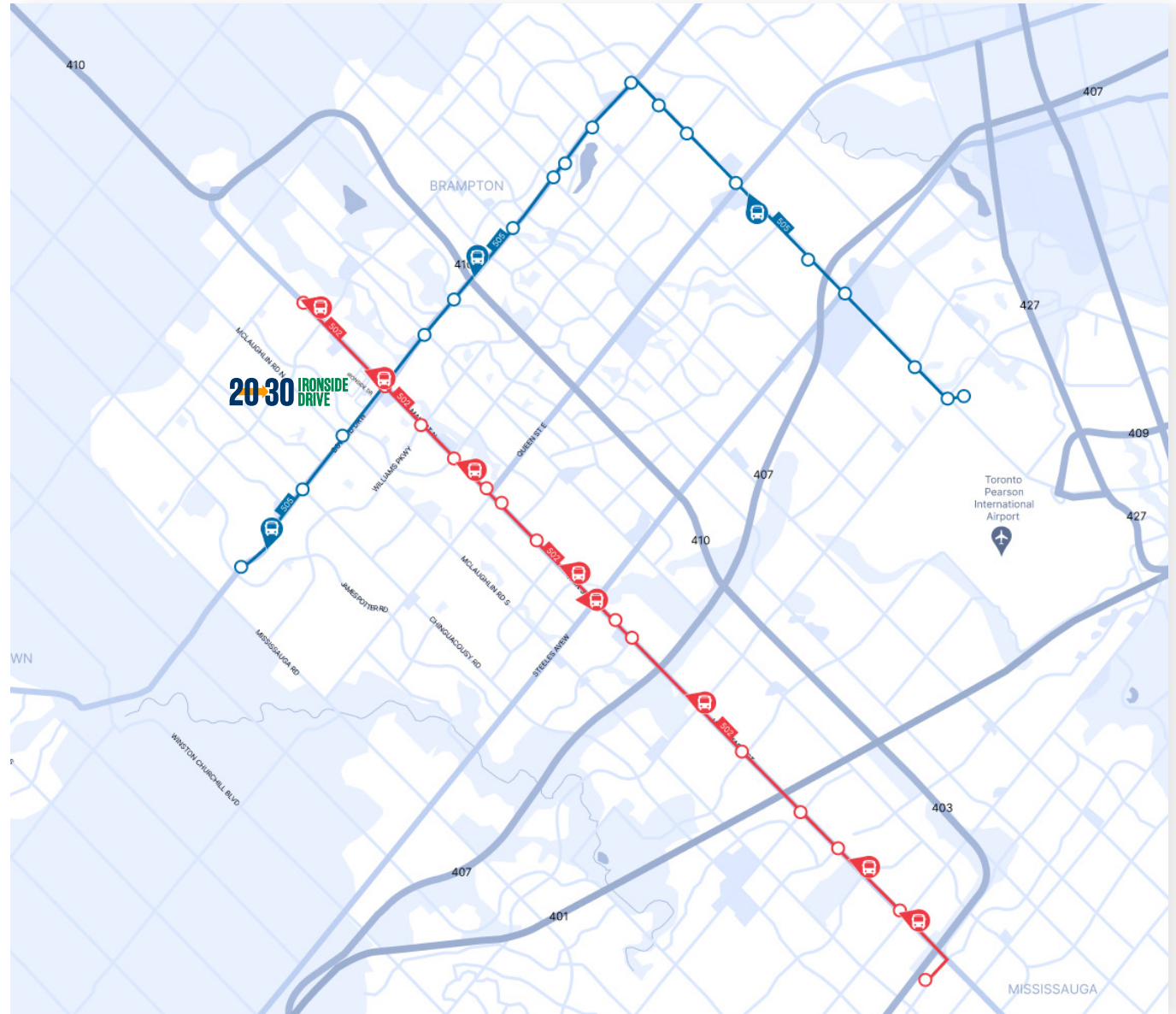


Route 502 - Main: Mississauga City Centre Terminal to Sandalwood

Approximately Every 8 Minutes



Brampton Züm Transit is the municipal transit provider of bus services for the City of Brampton. Brampton Züm Transit provides both conventional local bus service and a bus rapid transit (BRT) system. 20-30 Ironside Drive provides access to Züm frequent all-day service, with Route 505 (Bovaird) at its doorstep. Route 505 provides patrons with connection to other major roads in Brampton surrounding municipalities, and other service providers such as MiWAY Transit, TTC, and GO Transit.





LEED CERTIFIED



NET ZERO READY



LIGHT POLLUTION
REDUCTION



6 ELECTRIC VEHICLE
CHARGING STATIONS



LOW-EMITTING FINISHING
MATERIALS



WATER EFFICIENT
LANDSCAPING



POST-CONSUMER
RECYCLED CONTENT



INDOOR ENVIRONMENTAL
QUALITY LED
SENSORED LIGHTING

This first-class industrial development will focus on an energy efficient design by increasing the building structure and "R" value rating on the base building specifications to allow a simpler conversion to be a fully net zero facility.



R15 insulation 48" vertical and 36" horizontal under slab.



5lb psf load capacity in the roof structure to accommodate a solar panel system occupying approximately 70% of roof area.



Exterior Wall Thermal Performance R24 (min) for Precast Cladding and R30 for Insulated Metal Panel Cladding.



Roof Thermal Performance R40 (min).



Glazing Thermal Performance to max U-0.34, SHGC-0.38 and VT-0.44.

Building Opportunities

Dedicated Property Management Teams

Triovest recognizes that their tenants must feel sincerely heard and supported. It is our responsibility to listen and meet tenants needs to the best of our ability. Our Property Management Teams are there to ensure the tenants workspace is running efficiently for their people, provide assistance, and encourage tenant engagement so they can focus on their core business.

We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with tenants to understand their requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

Our Mission

We create sustainable places that enhance communities and enrich relationships.

About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and lifecycle.

For more information, visit triovest.com

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Trioquest



Listing Team:

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*Sale Representative.



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