

# WILLIAMS PARKWAY INDUSTRIAL CAMPUS BRAMPTON

Industrial Buildings **for Lease**  
in a Well Established Business Park



Listing Team:

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Presented By:





# PURE FLEXIBILITY

Flexible layouts and various size options to support your business growth

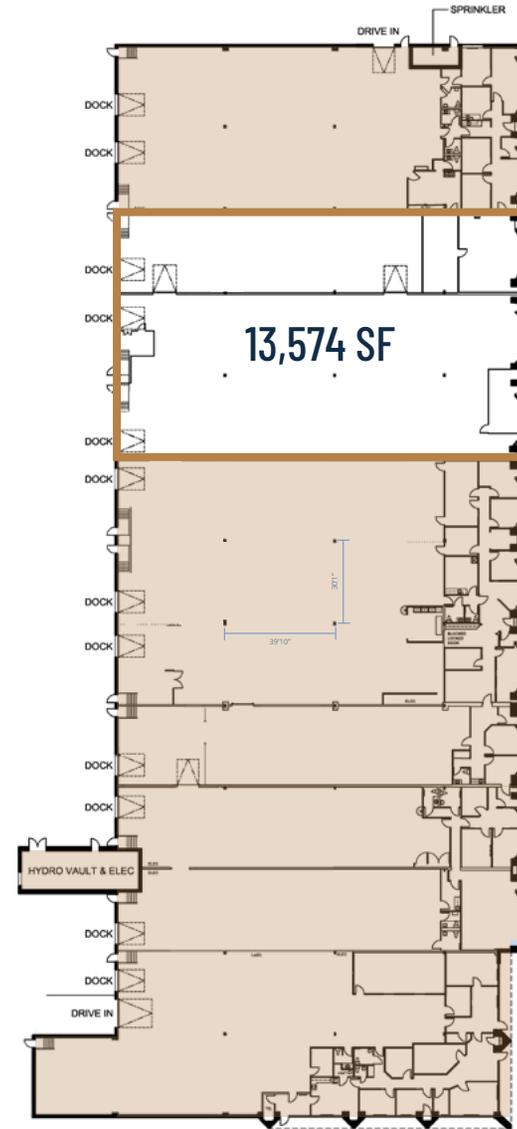
BUILDING	SIZE (SF)
 2110	13,574 SF
 2130	80,355 SF
 2150	62,875 SF
 2160	28,700 SF

# UNIT OVERVIEW

2110 Williams Parkway, Brampton

Unit Configurations	13,574 SF
Office Area	Flexible
Warehouse Area	Flexible
Clear Height	16'
Shipping	3 Dock Doors with levellers
Power	Speak to Listing Agent
Possession	Speak to Listing Agent
Asking Net Rent	\$16.50
Taxes (T.M.I.)*	Est. \$4.87

\*Inclusive of Management Fee



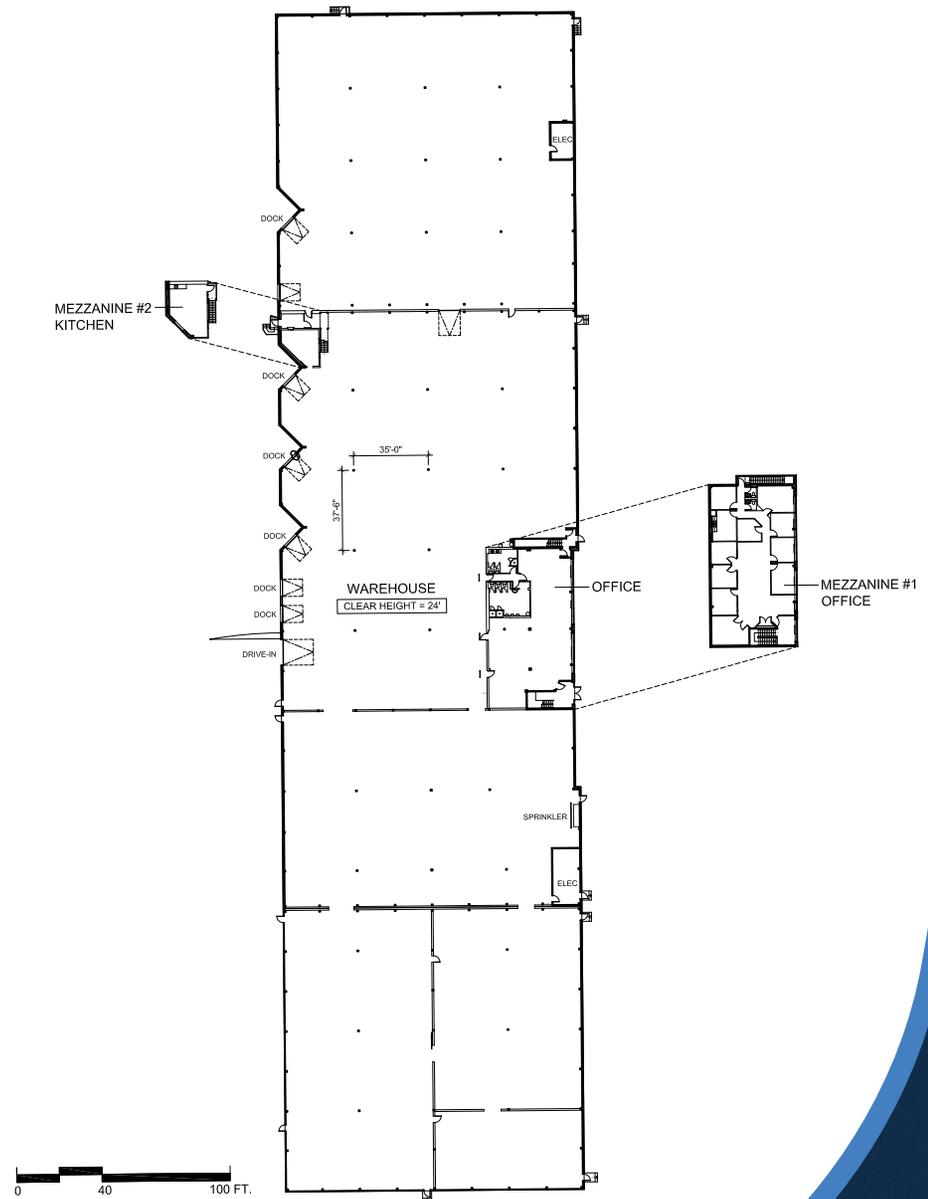
 **LEASED**

# UNIT OVERVIEW

2130 Williams Parkway, Brampton

Building Area	80,355 SF
Office Area	± 6,465 SF (8%)
Warehouse Area	73,890 SF
Clear Height	24'
Shipping	6 Truck Level   1 Drive-In
Power	600A
Possession	Speak to Listing Agent
Asking Net Rent	\$17.25
Taxes (T.M.I.)*	Est. \$4.87

\*Inclusive of Management Fee

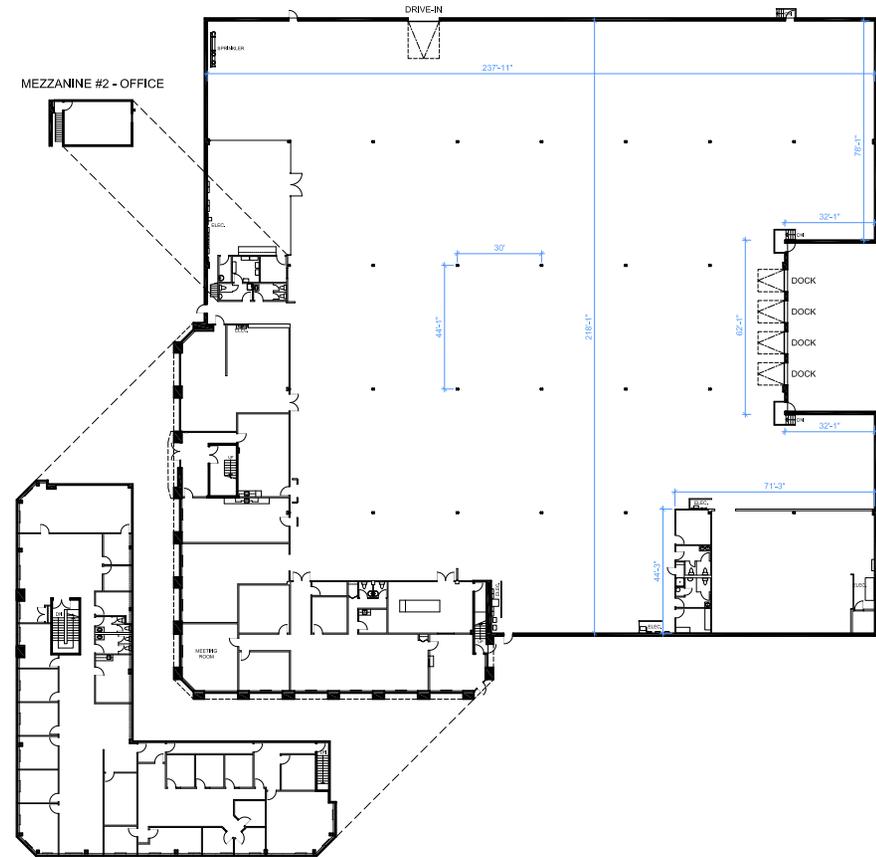


# UNIT OVERVIEW

2150 Williams Parkway, Brampton

Building Area	62,875 SF
Office Area	± 14,983 SF (24%)
Warehouse Area	47,892 SF
Clear Height	19'9"
Shipping	4 Truck Level   1 Drive-In
Power	2,000A
Possession	Speak to Listing Agent
Asking Net Rent	\$15.95
Taxes (T.M.I)*	Est. \$4.87

\*Inclusive of Management Fee



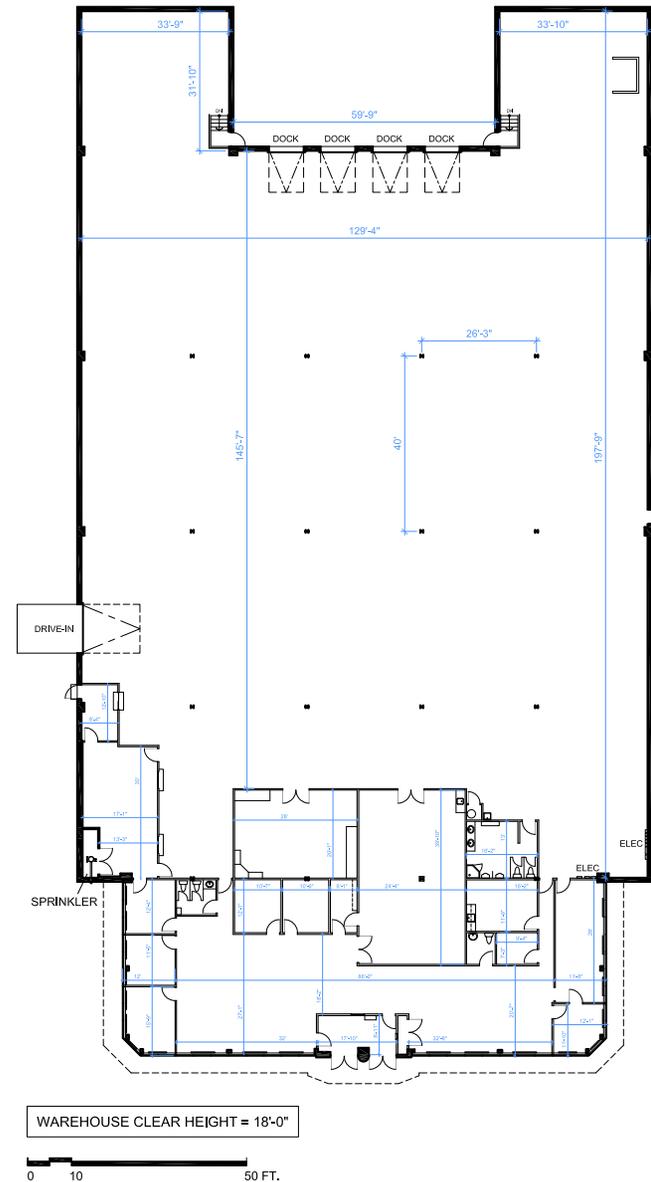
WAREHOUSE CLEAR HEIGHT = 19'-9"  
0 10 50 FT.

# UNIT OVERVIEW

2160 Williams Parkway, Brampton

Building Area	28,700 SF
Office Area	± 6,405 SF
Warehouse Area	22,295 SF
Clear Height	18'
Shipping	4 Truck Level   1 Drive-In
Power	200A
Possession	Speak to Listing Agent
Asking Net Rent	\$17.25
Taxes (T.M.I.)*	Est. \$4.87

\*Inclusive of Management Fee



# PHOTOS



2110 WILLIAMS PARKWAY



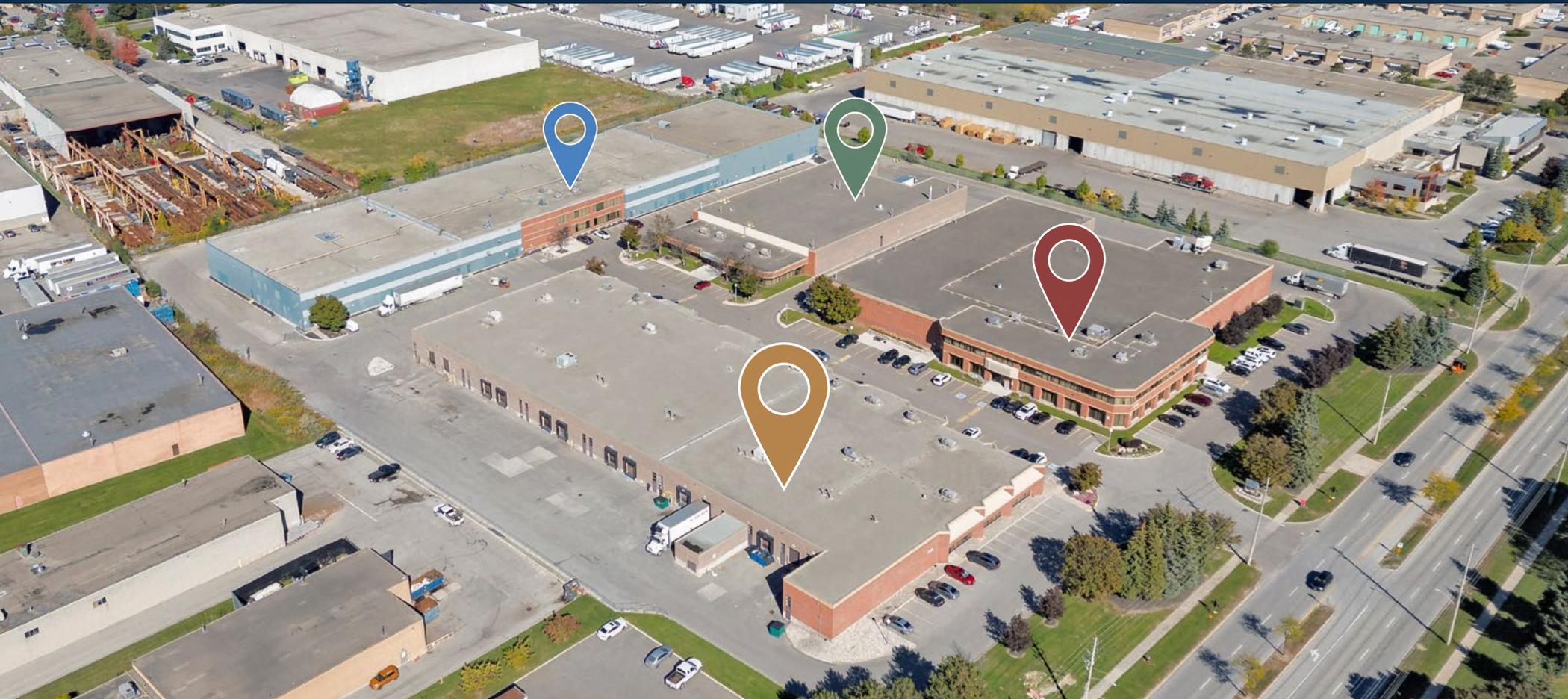
2130 WILLIAMS PARKWAY



2150 WILLIAMS PARKWAY



2160 WILLIAMS PARKWAY

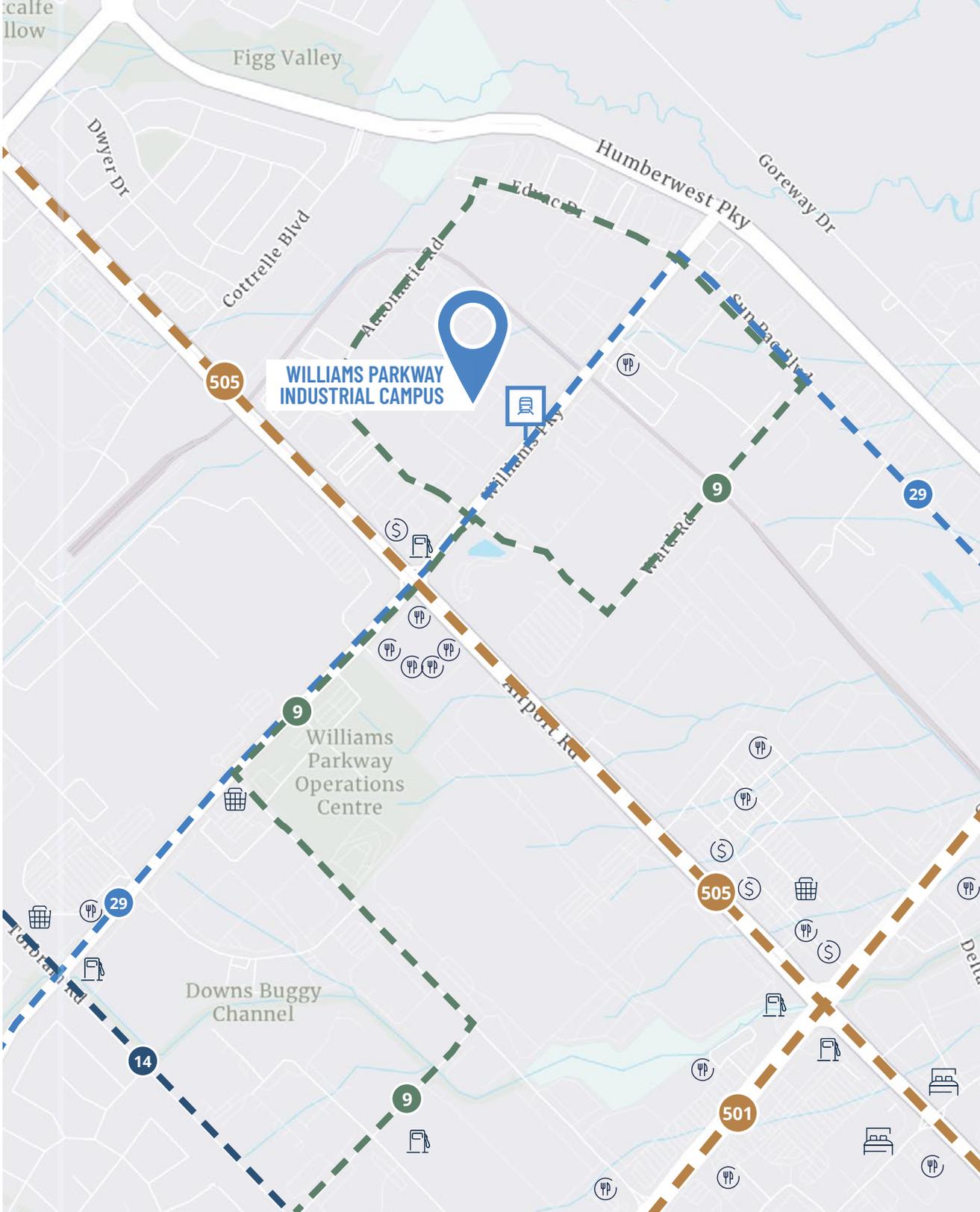


# PURE ACCESS

## Area Amenities

-  Food & Restaurants
-  Gas Stations
-  Banks
-  Grocery/Supermarket
-  Hotels
- Transit Routes

  -  Brampton Transit Route #9
  -  Brampton Transit Route #29
  -  Brampton Transit Route #14
  -  ZUM Bus Line
  -  Bus Stop



# PURE MOVEMENT

## Connecting to the GTA and beyond

The property is located in Brampton, only **16 KM** from **Toronto Pearson International Airport**, Canada's largest and busiest airport, and less than 90-minutes to the US border, creating seamless accessibility domestically and internationally.

**Downtown Toronto** is also just a 30-minute drive away.



### DRIVE TIMES



**35 Minutes**  
Downtown Toronto



**10 Minutes**  
Brampton CN  
Intermodal Yard



**15 Minutes**  
Toronto Pearson  
International Airport



**10 Minutes**  
Highway 427



**10 Minutes**  
Highway 410



**5 Minutes**  
Highway 407

# OUR TEAM



**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.

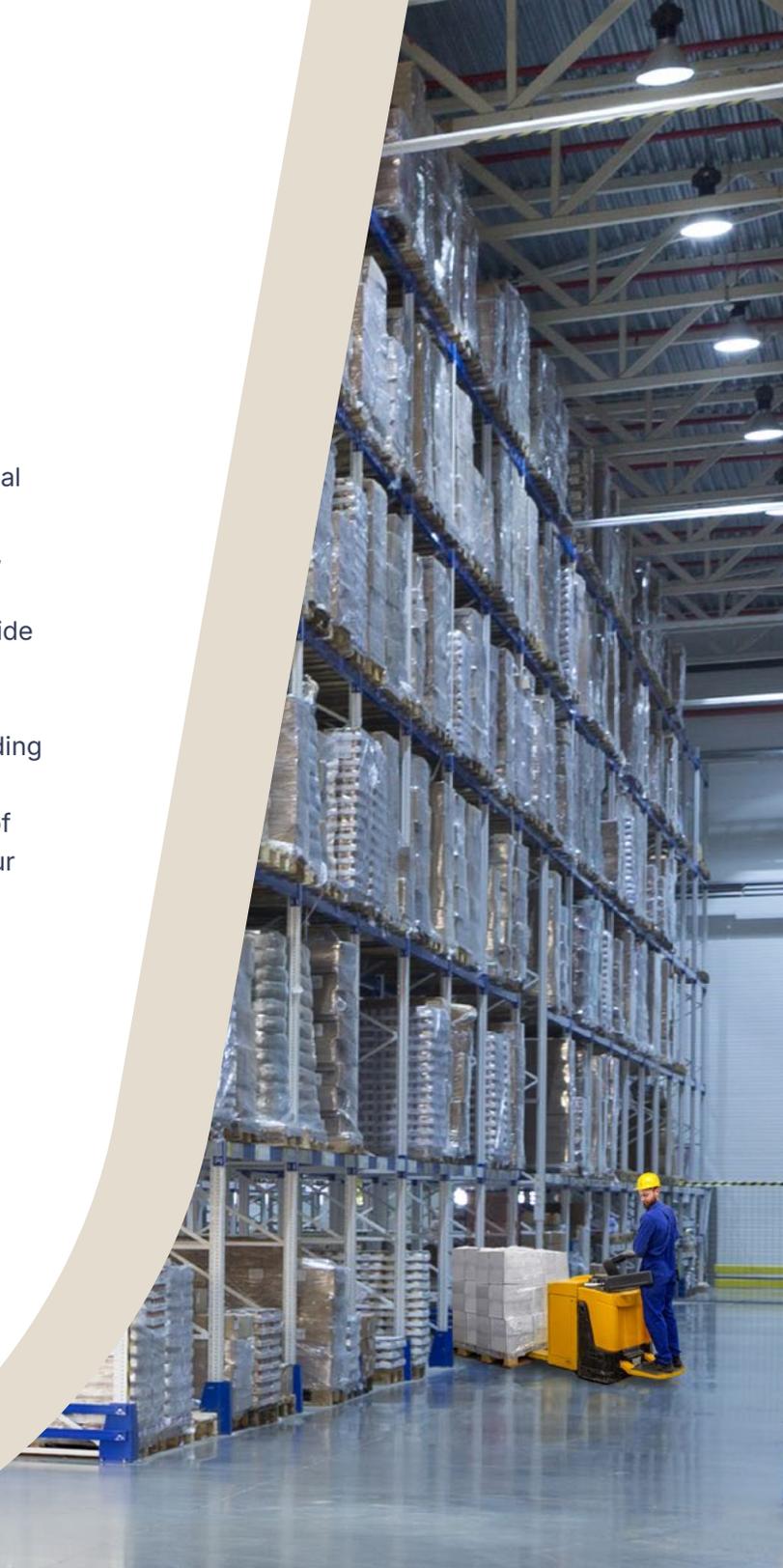
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## *Step 01* GIFT CARDS FOR NEW LEASES

1,000–10,000sf	\$	1,000
10,001–30,000sf	\$	5,000
30,001–100,000sf	\$	10,000

## *Step 02* GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES

1st Deal	x	100%
2nd Deal	x	125%
3rd Deal or more	x	150%

**PROMO EXTENDED UNTIL MARCH 31, 2026**

Participating brokers have the responsibility, if required, to disclose the incentive program to their clients and Pure Industrial will not assume any liability there to. Pure Industrial has the right to modify this incentive program at any time and for any reason, with or without notice.

Minimum deal term : 3 years. Only offered for leases between 1,000sf to 100,000sf. Promotion applicable to deals becoming unconditional between April 1, 2025 and March 31, 2026. Promotion excludes deals that were conditional or unconditional before April 1, 2025. Promotion applicable to leases starting before June 30, 2026. Promotion applies to new leases for vacant units only and does not apply to renewals and relocations. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. For more details, please contact our leasing team. The incentives may take the form of gift cards or vouchers and may not be exchanged for cash, check or credit. The incentives will be delivered within thirty (30) business days of the unconditional lease agreement being signed.

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