



**100 Ironside Drive, Brampton | 289,430 SF Available Immediately!**

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**Hopewell**  
REAL ESTATE  
SERVICES

**Colliers**

**Municipal Address**

100 Ironside Dr, Brampton,

**Total Available Area**

289,430 SF

**Office Area**

11,618 SF (4%)

**Warehouse Area**

278,224 SF

**Clear Height**

32'

**Shipping Doors**

52 Truck level doors

1 Drive-in doors

19 Knock-out panels

**Trailer Parking**

19 Stalls\*

(With potential to increase to 56 stalls)

**Bay Size**

52' x 40'

**Zoning**

M1-422

**Power**

800 amps

**Asking Rate**

\$16.95 psf net

**Additional Rent**

\$3.23 psf (2026 est.)

**Occupancy**

30 days from Lease Execution



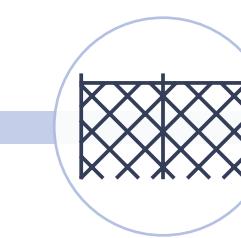
Central Brampton Location



LEED Gold Certified



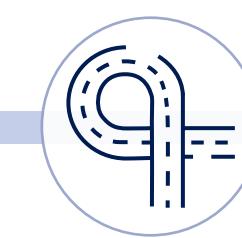
Strong Access to Labor



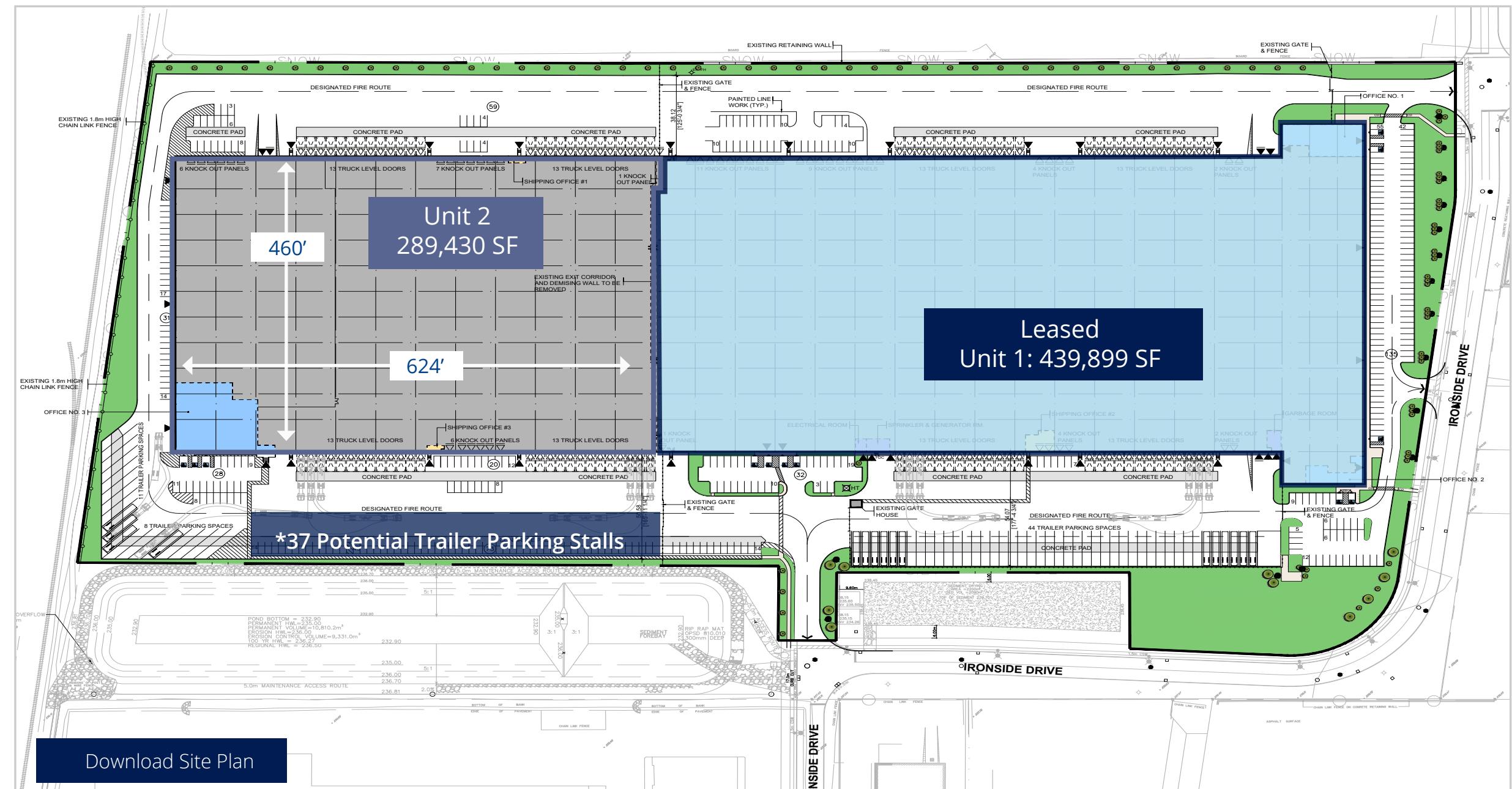
Double-load shipping with secured yard with

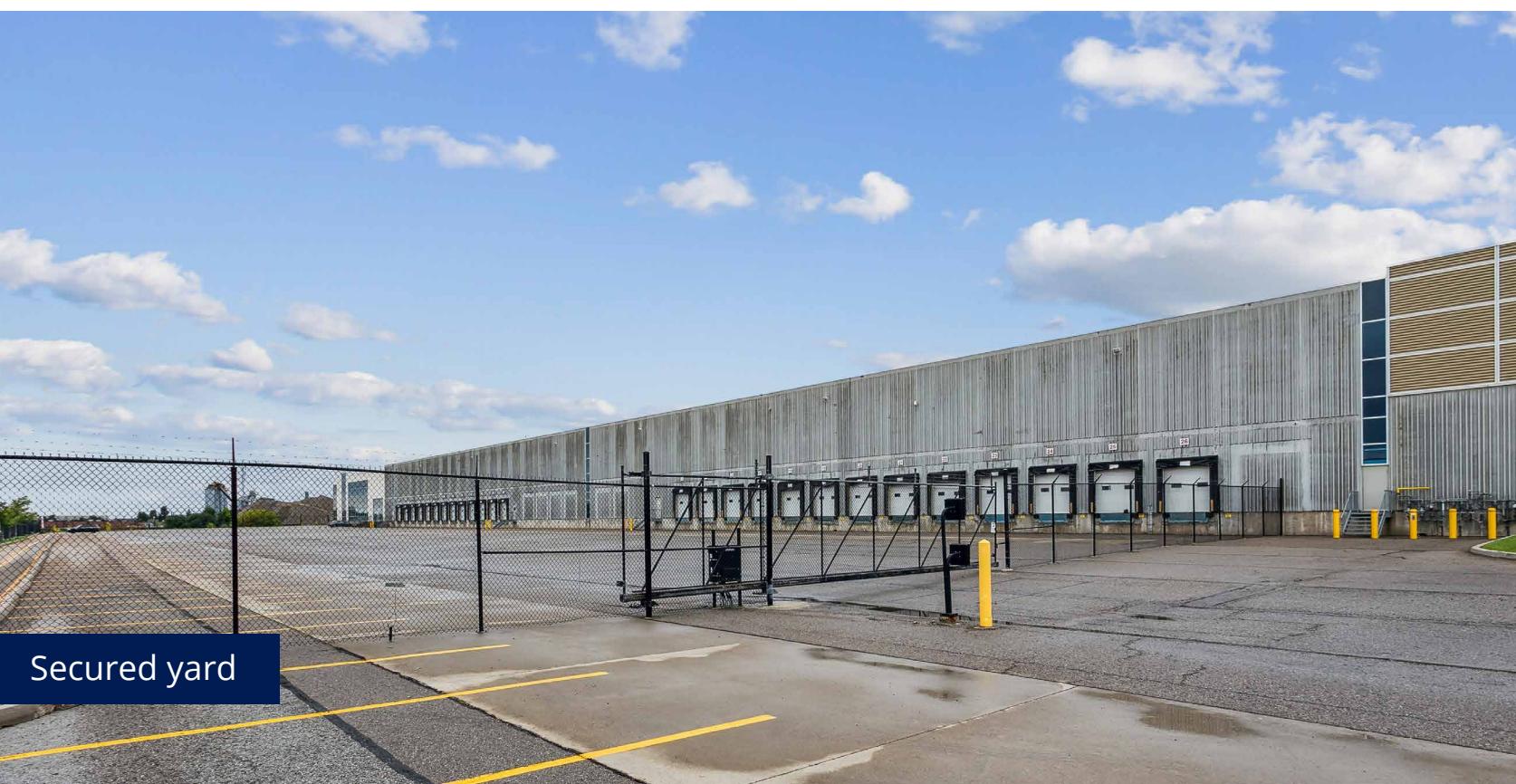


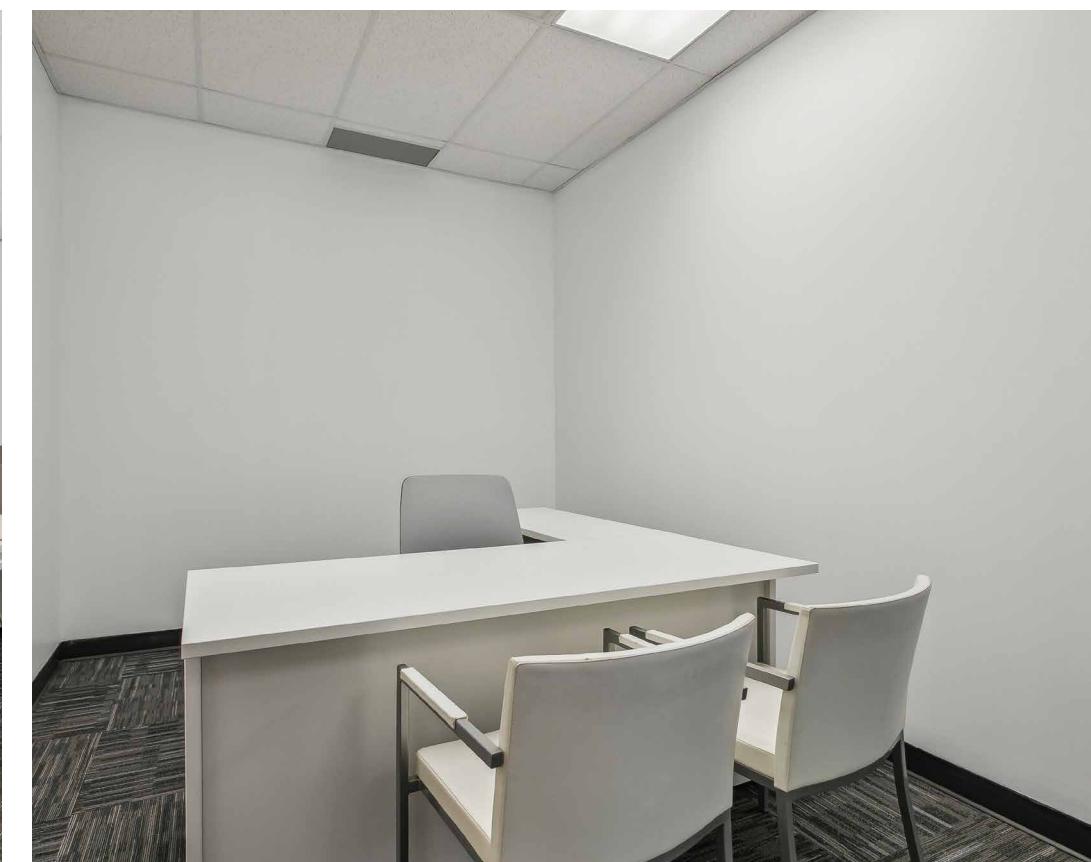
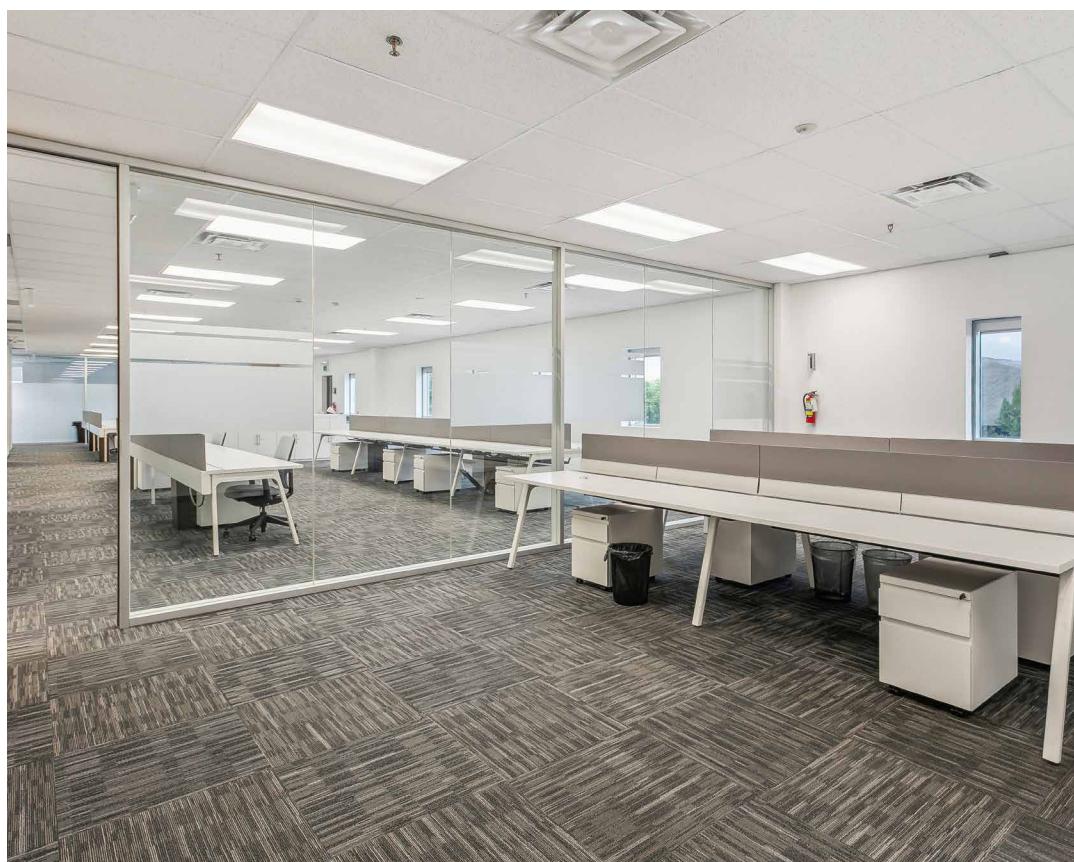
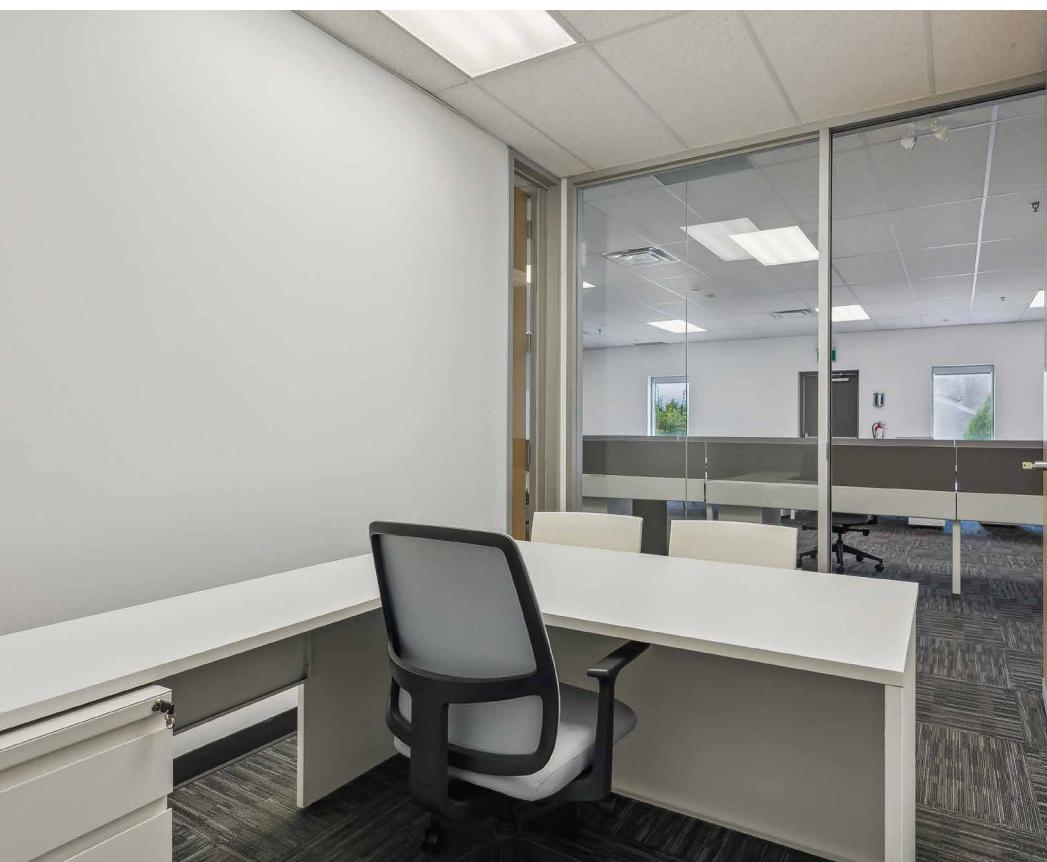
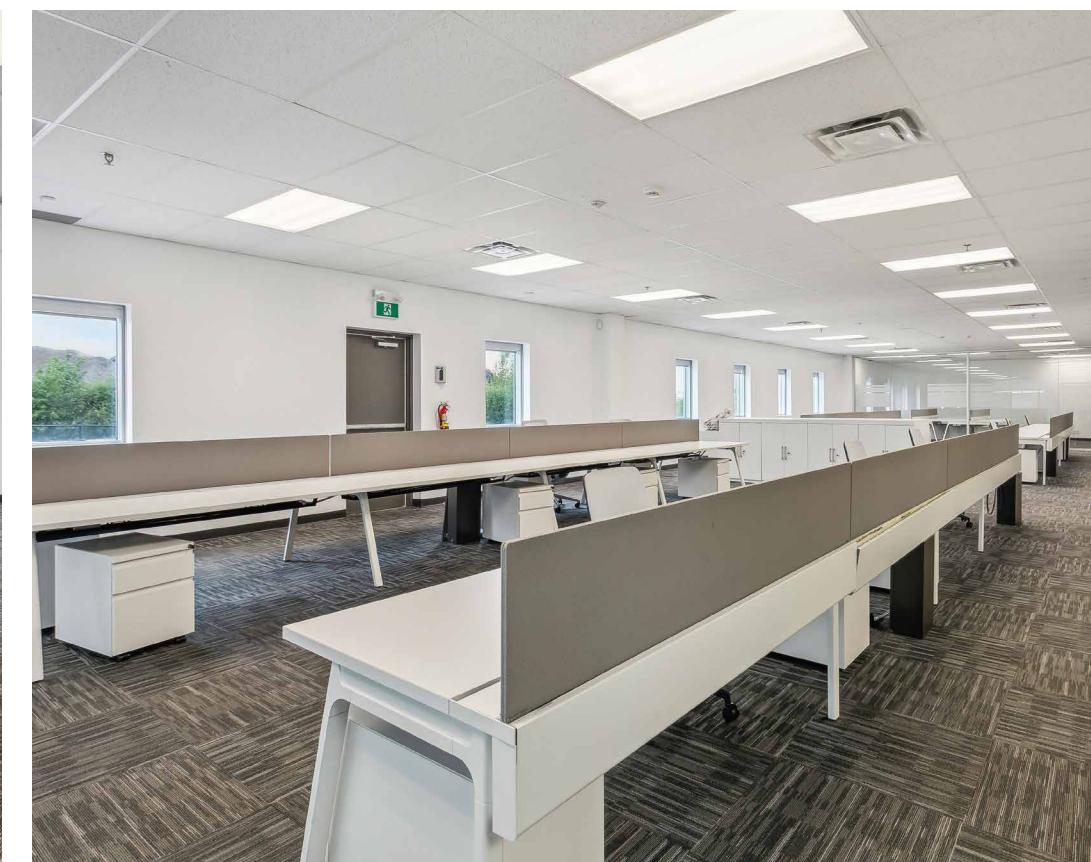
Close to amenities, &amp; Public Transit

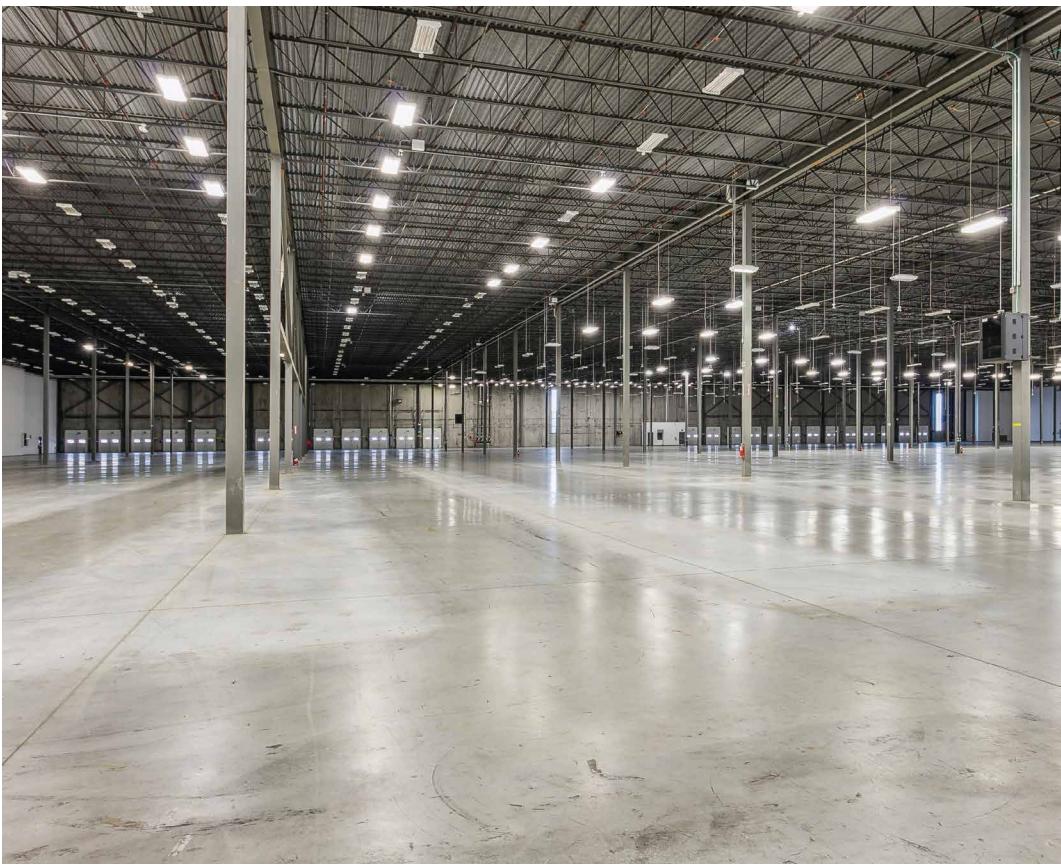
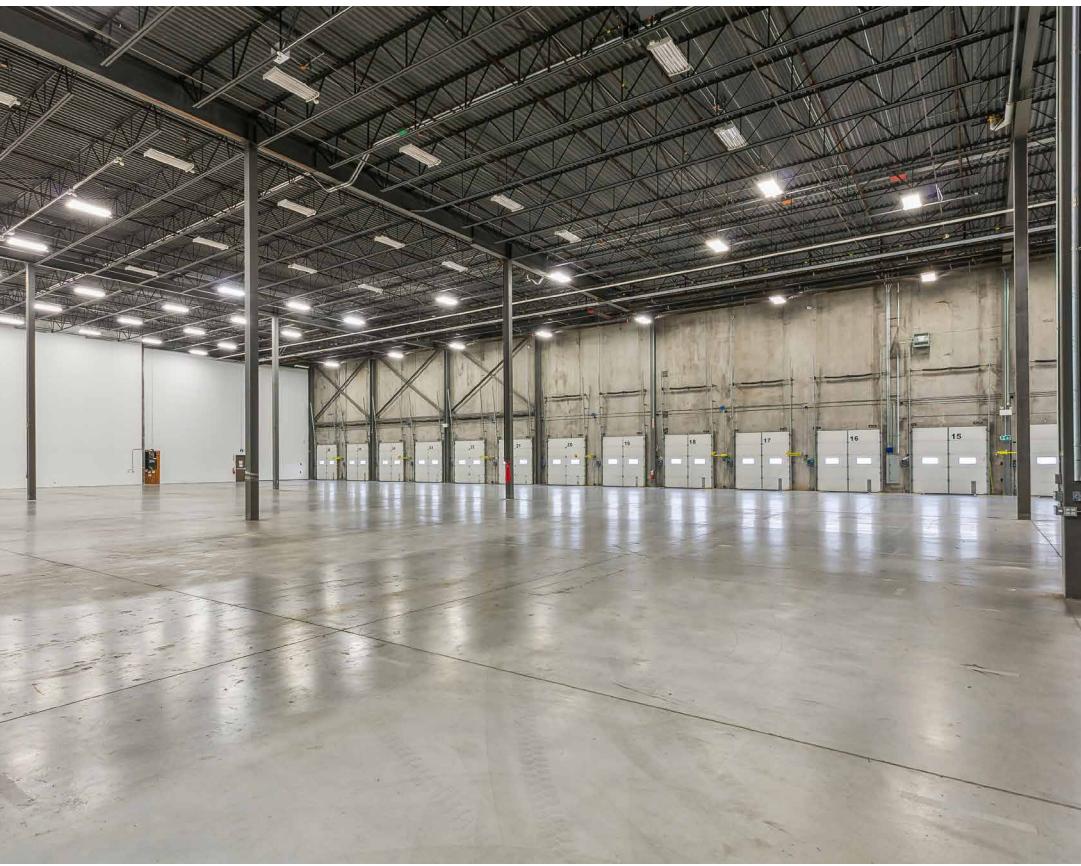
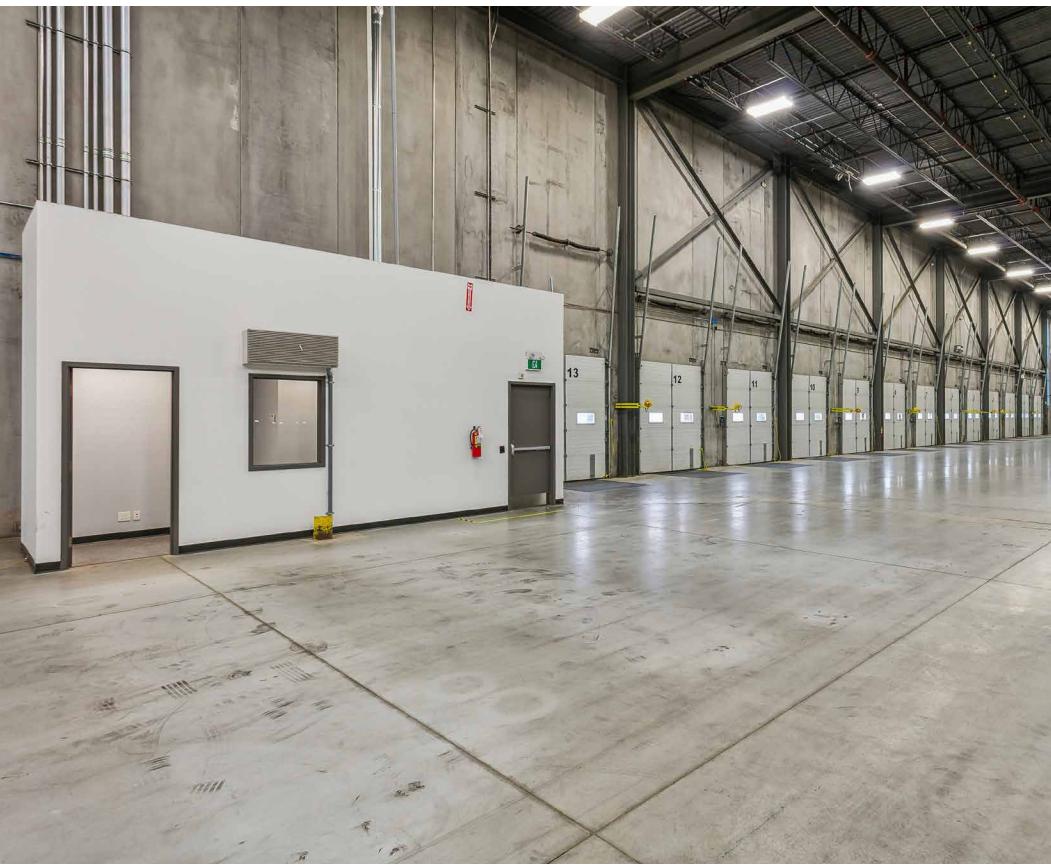
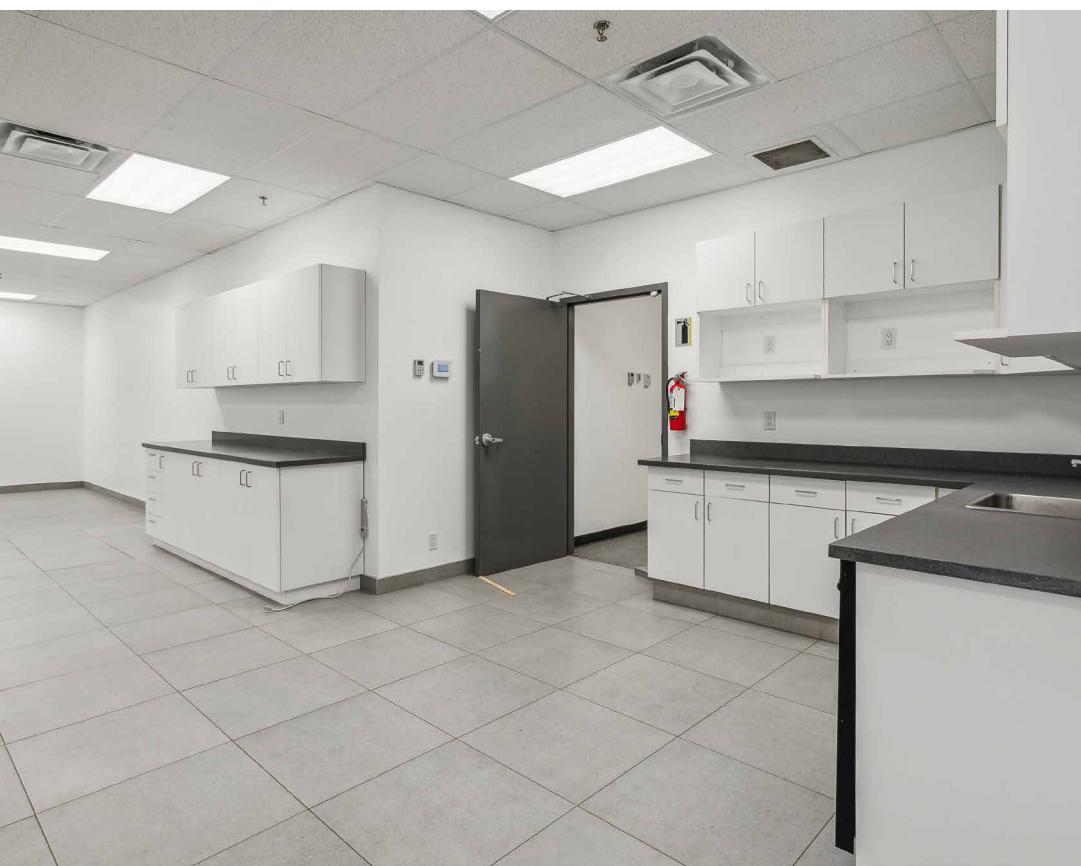


Minutes to Highway 410





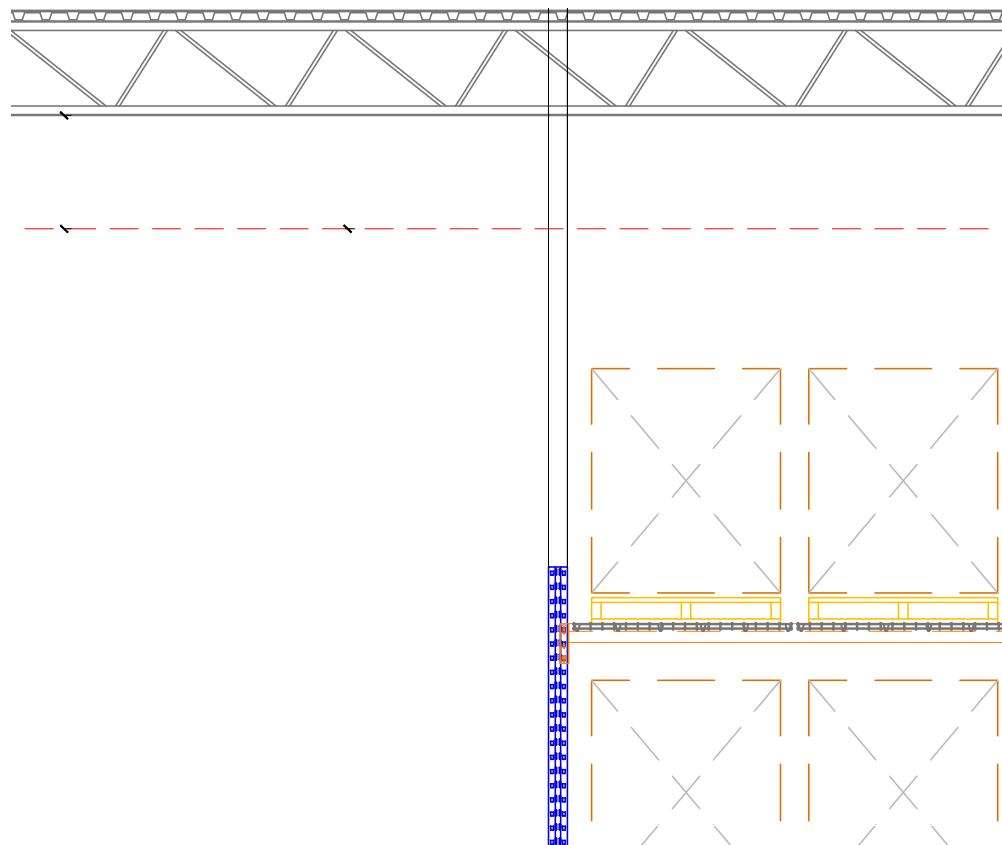




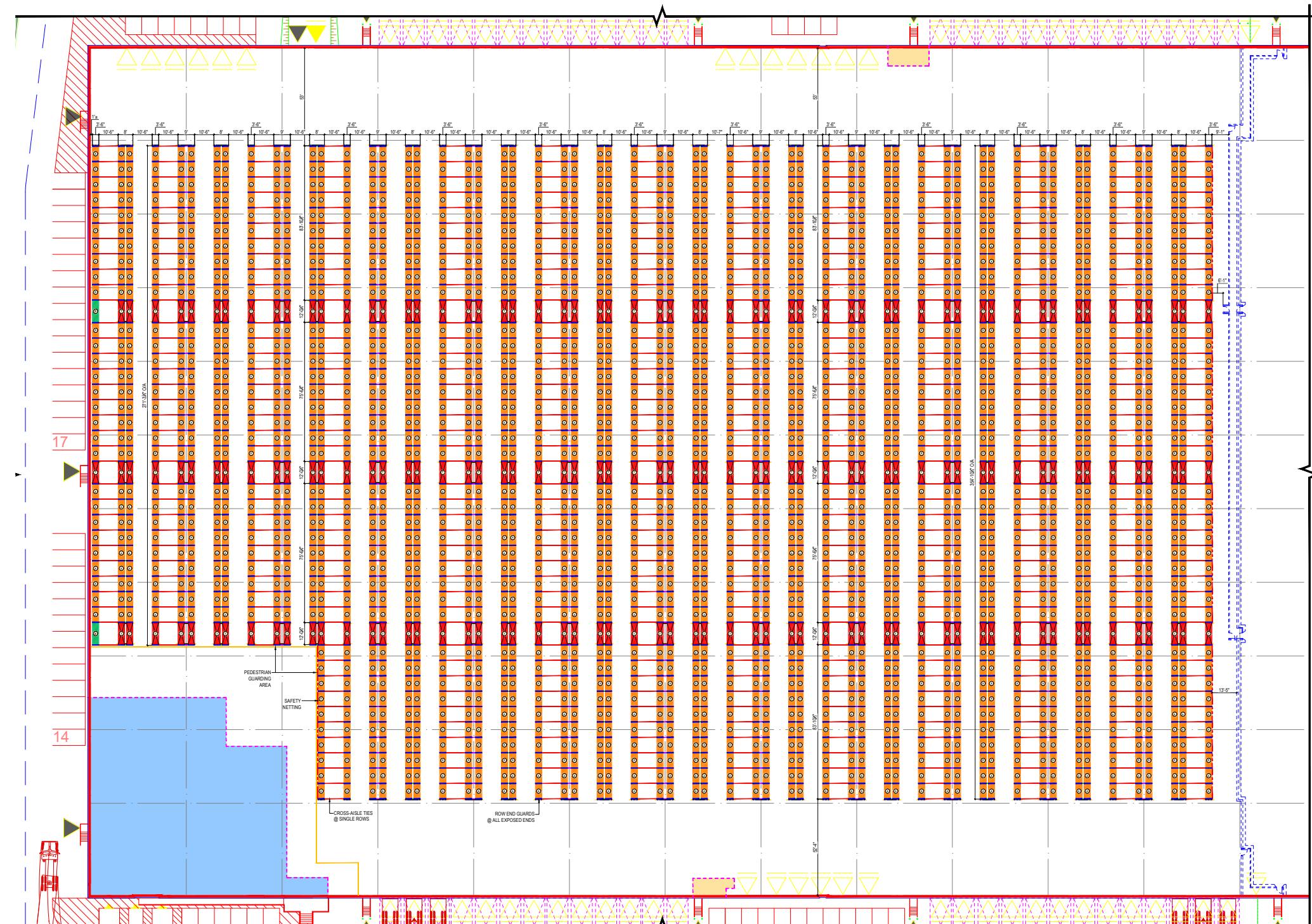
# Racking Plan | 289,000 SF

## Example 1: Single Select

ESTIMATED PALLET COUNT			
Bay Type	Bay Count	Pallet Positions	Total Pallets
A	2,122	10	21,220
B	2	15	30
T	175	9	1,575
Total Positions:		22,825	
Lost Positions		0	
Total Pallet Positions:		22,825	



CLICK HERE TO DOWNLOAD  
RACKING PLANS

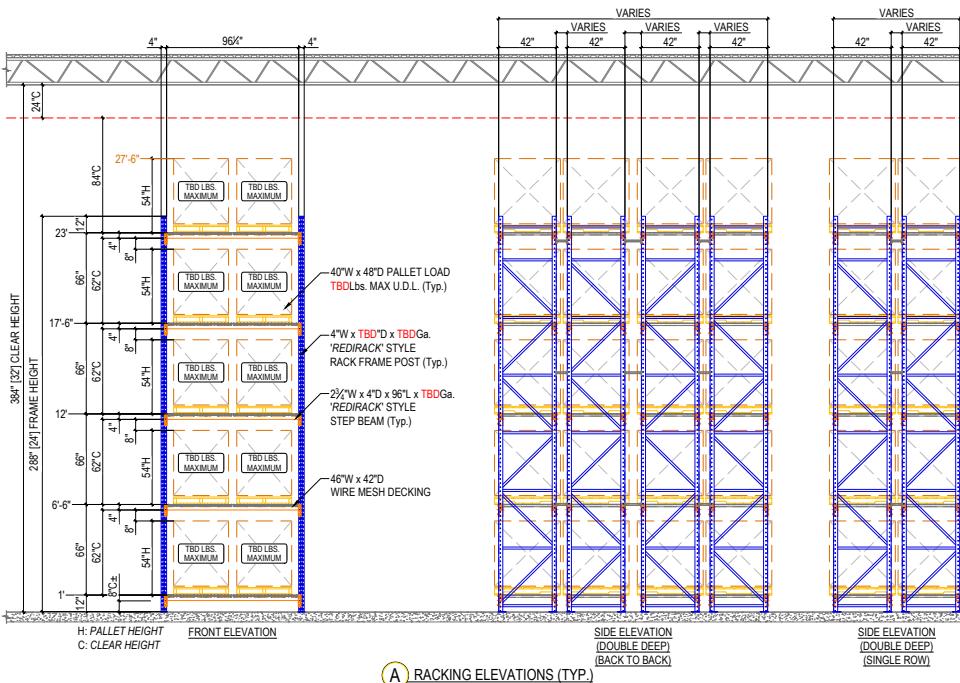


These racking plans were prepared by Fortified Racking Systems Inc. for marketing purposes. If you're looking to optimize your warehouse storage, Fortified Racking Systems Inc. provides expert solutions tailored to your needs. [www.fortifiedrackingsystems.ca](http://www.fortifiedrackingsystems.ca)

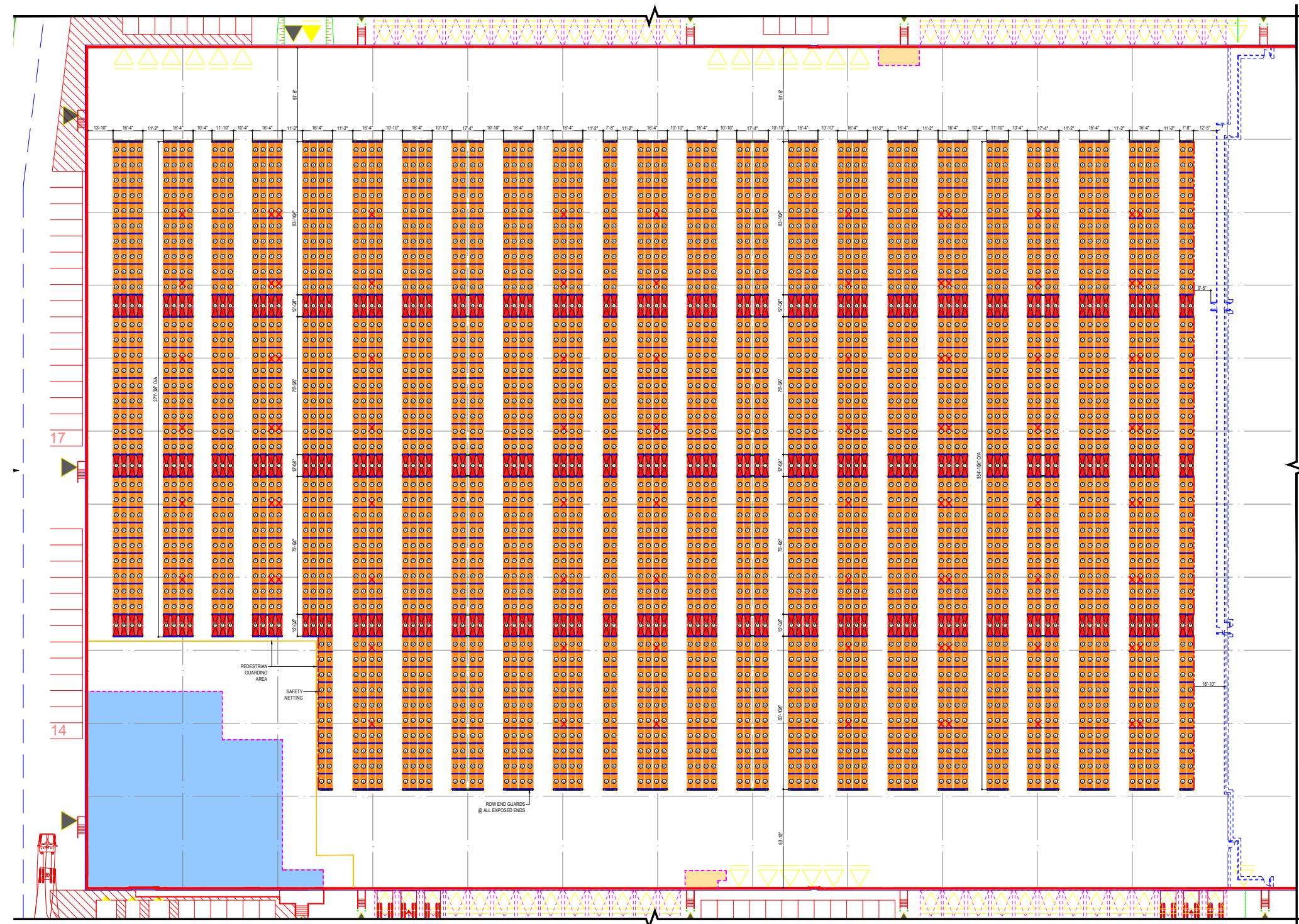
# Racking Plan | 289,000 SF

## Example 2: Double Deep

ESTIMATED PALLET COUNT			
Bay Type	Bay Count	Pallet Positions	Total Pallets
A	3,098	10	30,980
T	258	9	2,322
Total Positions:		33,302	
Lost Positions		900	
Total Pallet Positions:		32,402	

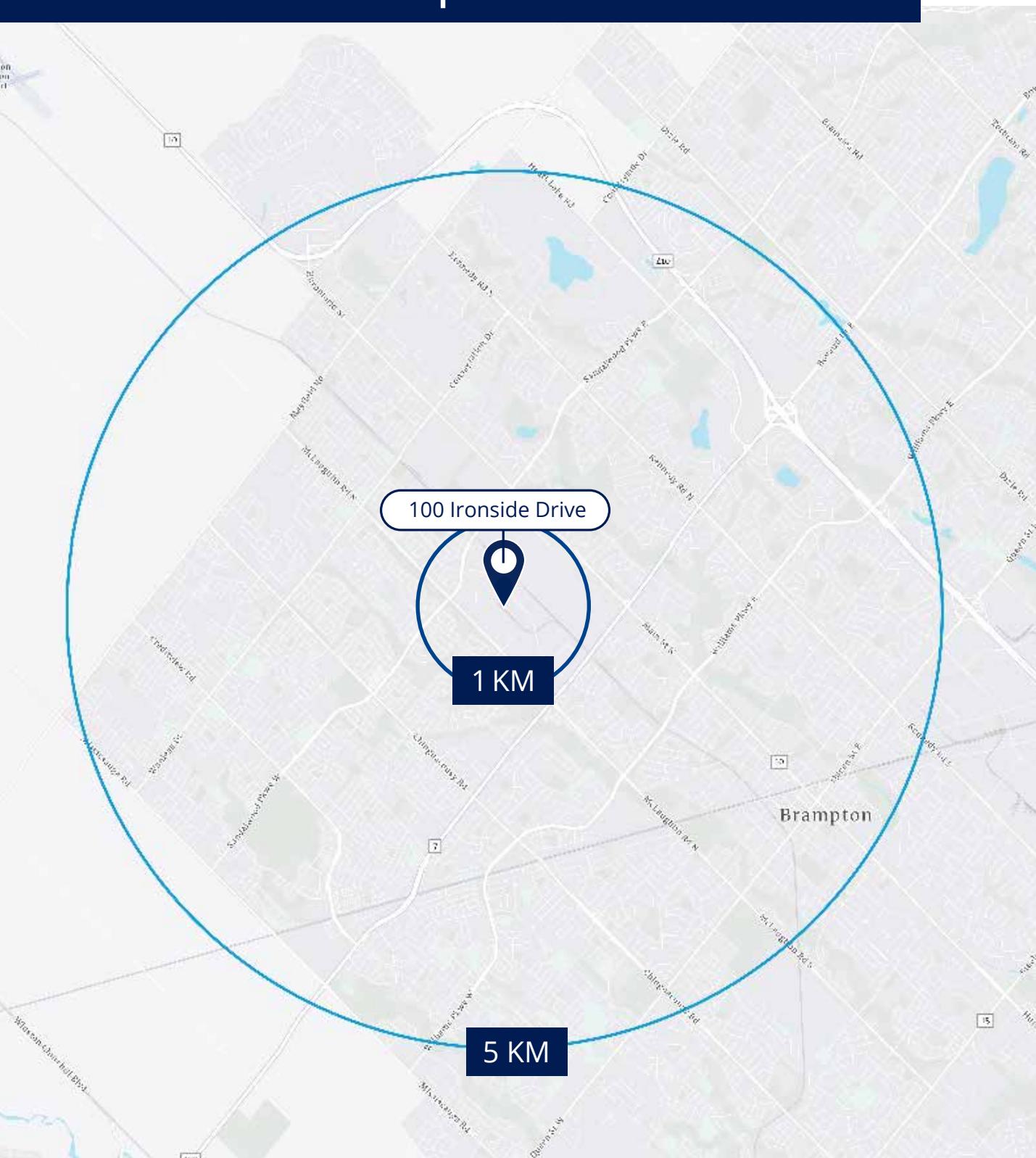


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RACKING PLANS



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# Prime Brampton Location



## Amenities Within 1 KM / 5 KM Radius

**46 / 211** Restaurants

**1 / 19** Banks

**37 / 322** Retail Shops

**2 / 22** Gas Station

## Population Statistics within a 5KM Radius



**342,943**

Total Population



**35.4**

Total Population Median Age



**235,119**

Total Daytime Population

### Current Labour Force



**70.3%**

Labour Participation Rate



**90.7%**

Labour Employment Rate

**24%**

Of labour force in manufacturing,  
transportation & warehousing

**Brampton**  
**432,509**  
People in the labour force

**VS**

**Milton**  
**89,997**  
People in the labour force

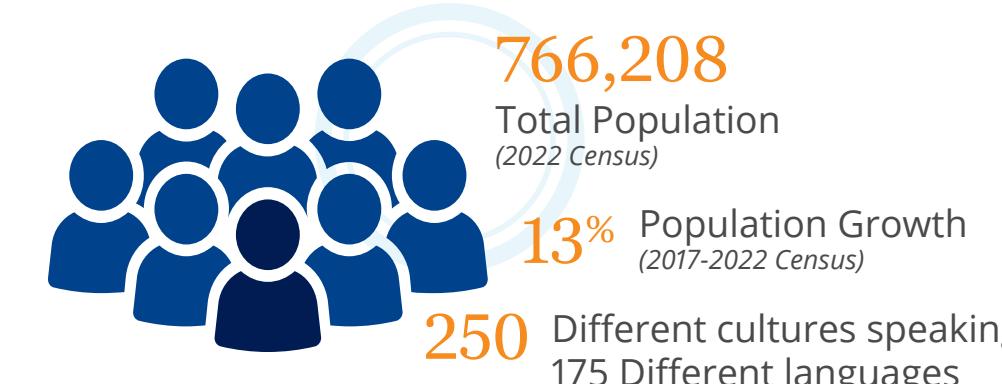


# In Brampton, Success Multiplies



Fastest growing of  
Canada's 25 largest cities

4<sup>th</sup>  
3<sup>rd</sup>  
9<sup>th</sup>  
largest in Ontario  
largest in the GTA  
largest in Canada



Centrally located in  
the middle of Canada's  
innovation corridor



7 Transcontinental  
Highways  
Accessing 158+  
million North  
American consumers



Home to CN  
The largest Intermodal  
Railway terminal in  
Canada



4.3 Million People  
Labour pool access across the GTA  
35 Median Age in Brampton  
67% of population is working age  
Age 15-64



9,000 Acres of Parkland  
850+ Many Recreational  
Amenities, Open Spaces and Trails



# Awards and Accolades 2021/2022



**ACCREDITED  
ECONOMIC  
DEVELOPMENT  
ORGANIZATION**  
International Economic Development Council

International Accreditation (AEDO)  
2022  
City of Brampton  
Economic Development Office



**ACCREDITED  
ECONOMIC  
DEVELOPMENT  
ORGANIZATION**  
International Economic Development Council

Selected for Inaugural  
IEDC Equity Fellowship  
City of Brampton  
Economic Development Office



**ACCREDITED  
ECONOMIC  
DEVELOPMENT  
ORGANIZATION**  
International Economic Development Council

Gold Winner | General Purpose Website  
Invest Brampton website  
City of Brampton  
Economic Development  
Population: more than 500,000



**ACCREDITED  
ECONOMIC  
DEVELOPMENT  
ORGANIZATION**  
International Economic Development Council

Silver Winner | Program awards  
Brampton Innovation District  
City of Brampton  
Economic Development  
Population: more than 500,000



AMERICAS CITIES  
OF THE FUTURE 2021/22  
BEST CONNECTIVITY  
MID-SIZED  
RUNNER-UP  
**BRAMPTON**



AMERICAS CITIES  
OF THE FUTURE 2021/22  
OVERALL  
MID-SIZED  
TOP 10  
**BRAMPTON**



AMERICAS CITIES  
OF THE FUTURE 2021/22  
BEST FDI STRATEGY  
OVERALL  
TOP 25  
**BRAMPTON**



Ranked One of Canada's Best  
Locations to Invest

Site Selection Magazine



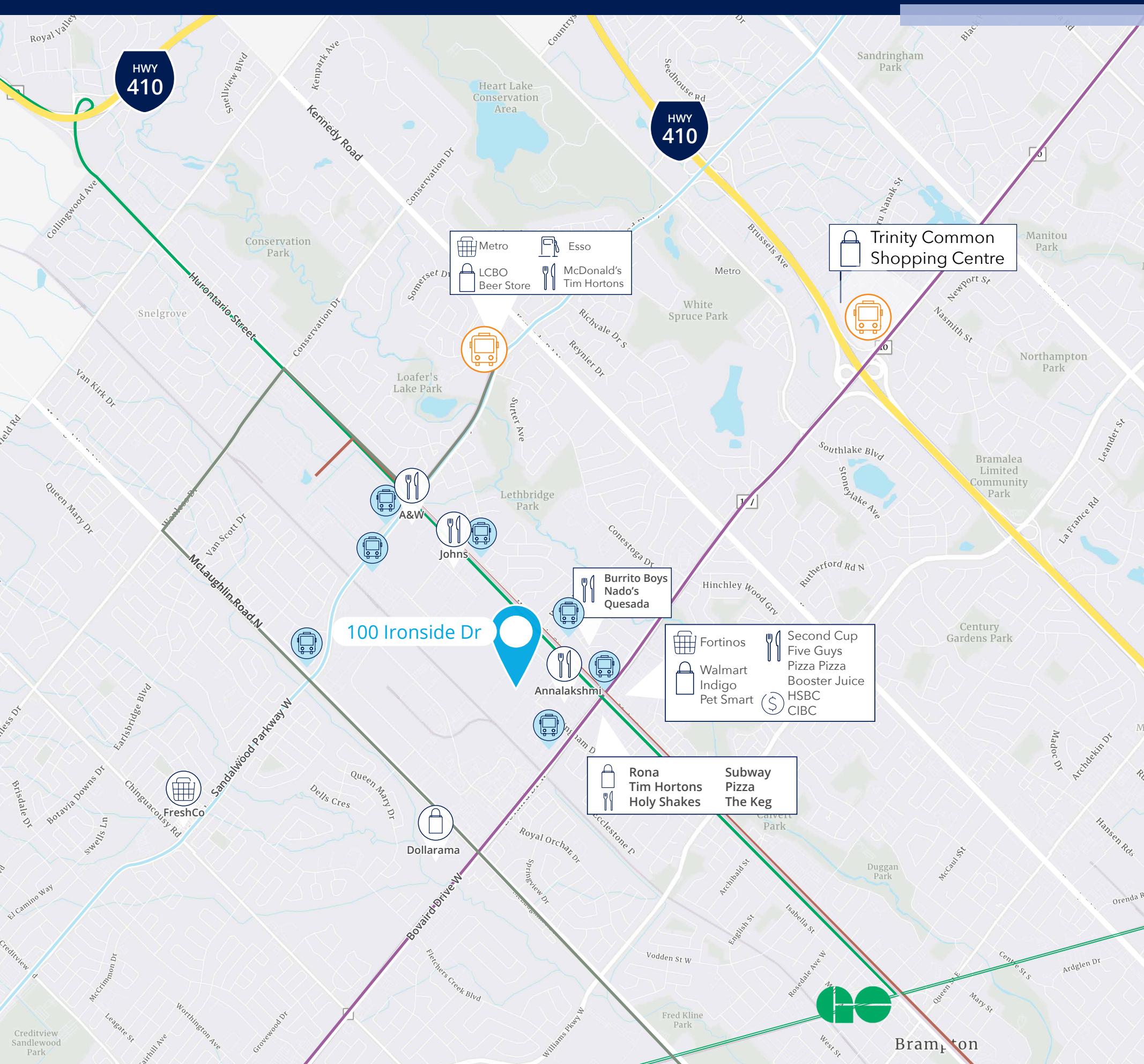
Ranked 13th out of 415  
of Canada's  
Best Communities



One of Canada's Best Employers



Credit Rating (S&P Global)



## Truck Routes

- HWY 410 5 Minutes Via Bovaird Drive
- HWY 407 11 Minutes Via Bovaird Drive & Hwy 410
- HWY 401 12 Minutes Via Bovaird Drive & Hwy 410
- HWY 427 17 Minutes Via Bovaird Drive & Hwy 410

## Travel Distances

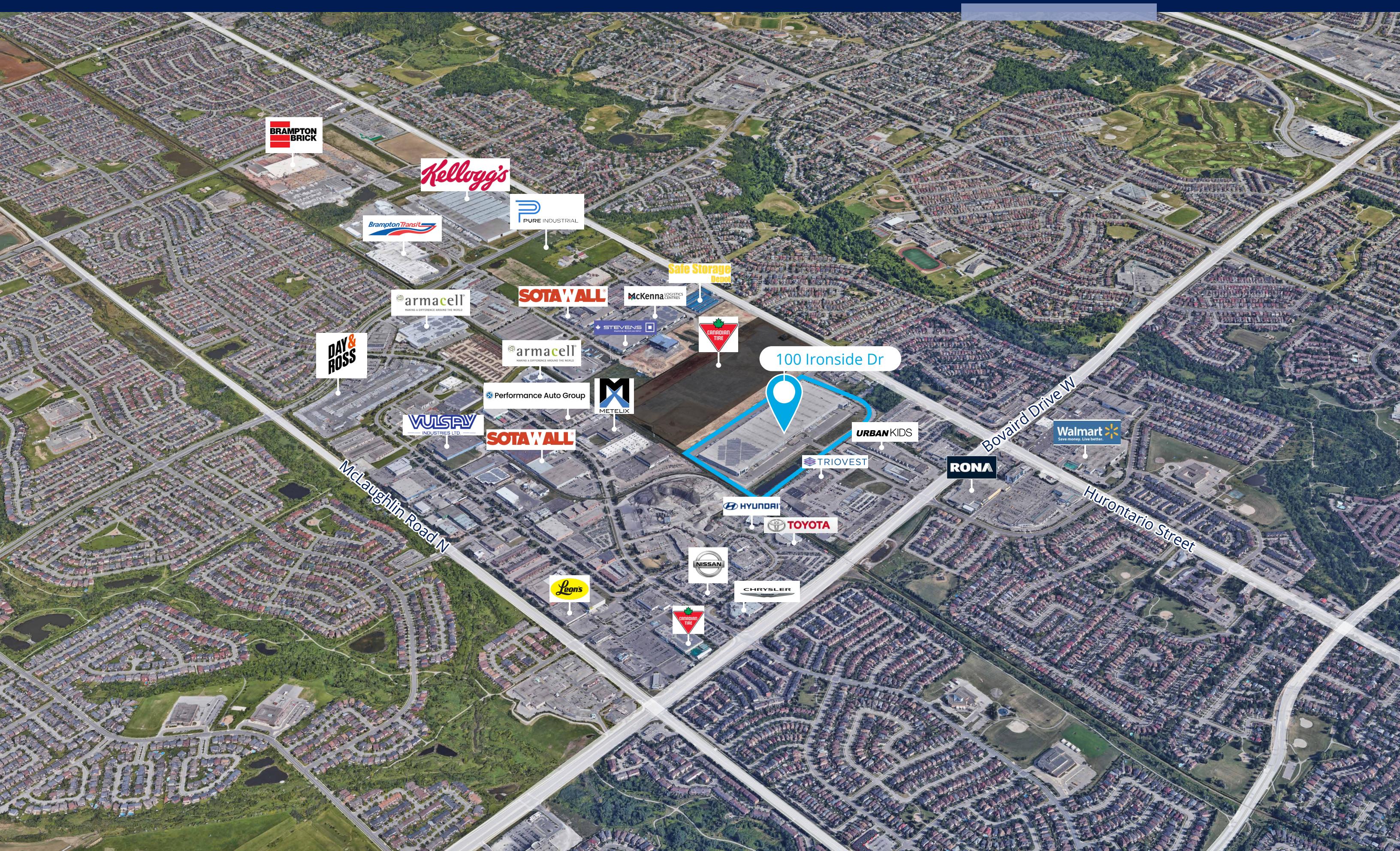
- 3 Minutes - 1.2 KM Brampton Transit Facility
- 10 Minutes - 5.1 KM Brampton GO Terminal
- 25 Minutes - 15.8 KM CN Intermodal Brampton
- 30 Minutes - 18 KM CP Intermodal Vaughan
- 27 Minutes - 31.8 KM Toronto Pearson Airport
- 48 Minutes - 48.2 KM Downtown Toronto

## Transit Routes

- 5 Bovaird - Brampton Transit
- 32A McLaughlin - Brampton Transit
- 502 Zum Main - Brampton Transit
- 2 Main - Brampton Transit
- 23 Sandalwood - Brampton Transit
- 37/ Orangeville / Brampton - Go Transit
- 3 Kitchener - Go Train

## Bus Terminals





# The Team



Founded in 2001, Hopewell Real Estate Services (HRES) is the trusted management arm of Hopewell Development, specializing in third-party property and asset management. We provide tailored services that meet the unique needs of property owners, taking a holistic approach to optimizing real estate assets.

Our collaborative team of over 90 professionals across Canada, delivers superior returns through strong governance, proven processes, and creative solutions. By leveraging advanced tools and a commitment to exceptional service, we consistently enhance property performance for both tenants and owners.

[www.hopewellrealestateservices.com](http://www.hopewellrealestateservices.com)



Colliers is a leading diversified real estate services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants. We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

[Collierscanada.com](http://Collierscanada.com)

## Contact Us Today

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