



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

Colin Alves* SIOR
Vice Chairman
colin.alves@colliers.com
416 564 2500

*Sales Representative

Graham Meader*
Vice Chairman
graham.meader@colliers.com
416 578 8250

Hopewell
REAL ESTATE
SERVICES



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



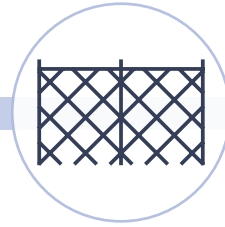
Central Brampton
Location



LEED Gold
Certified



Strong Access to
Labor



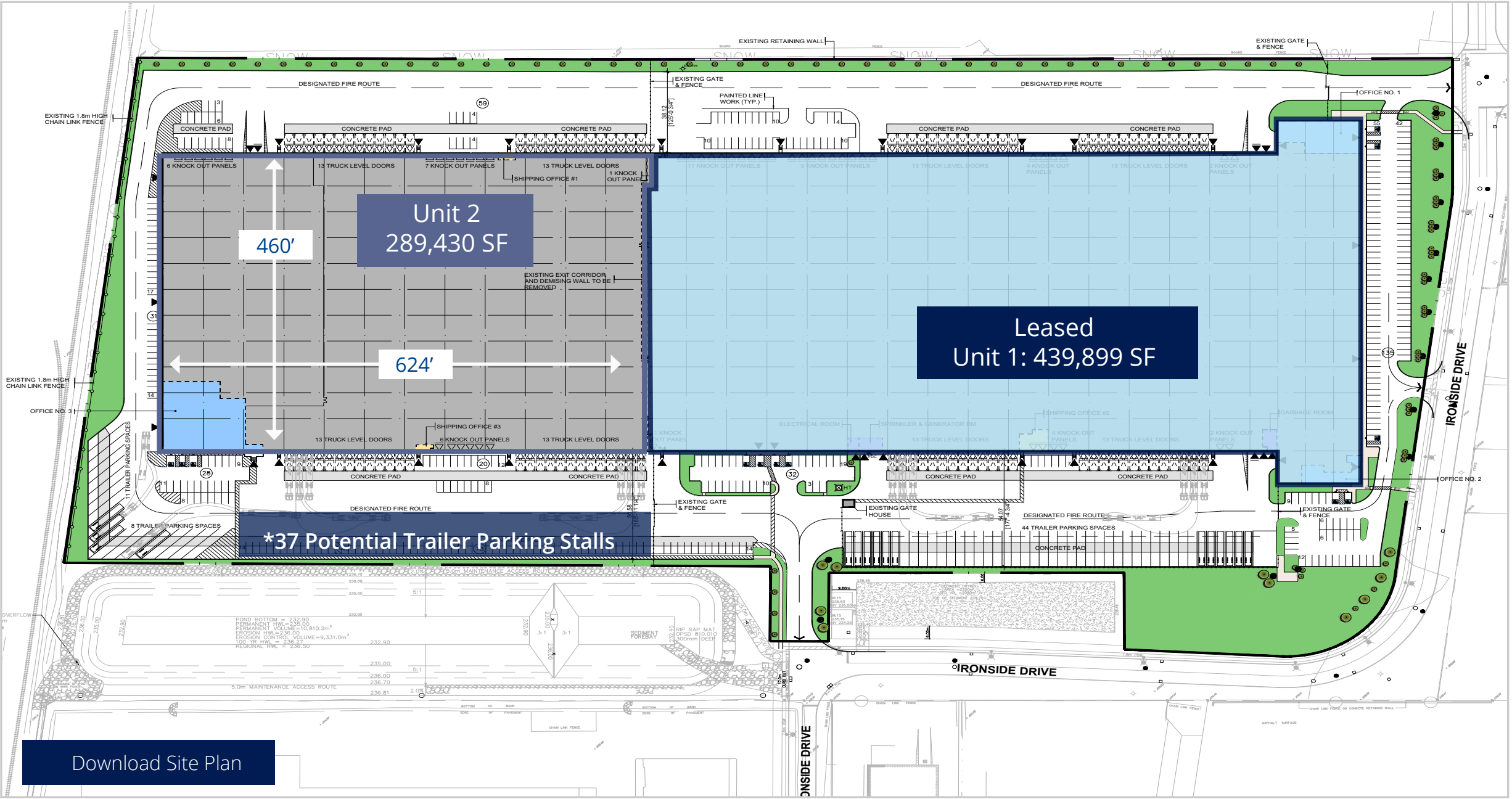
Double-load
shipping with
secured yard with



Close to amenities,
& Public Transit

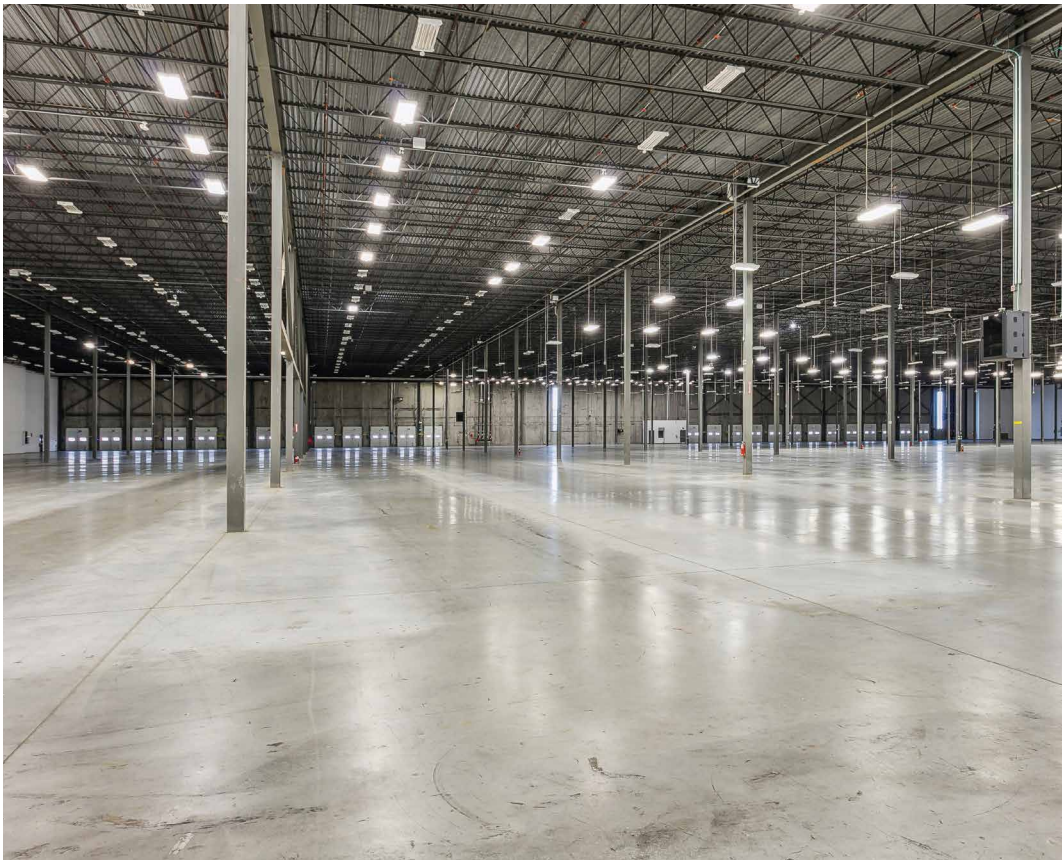
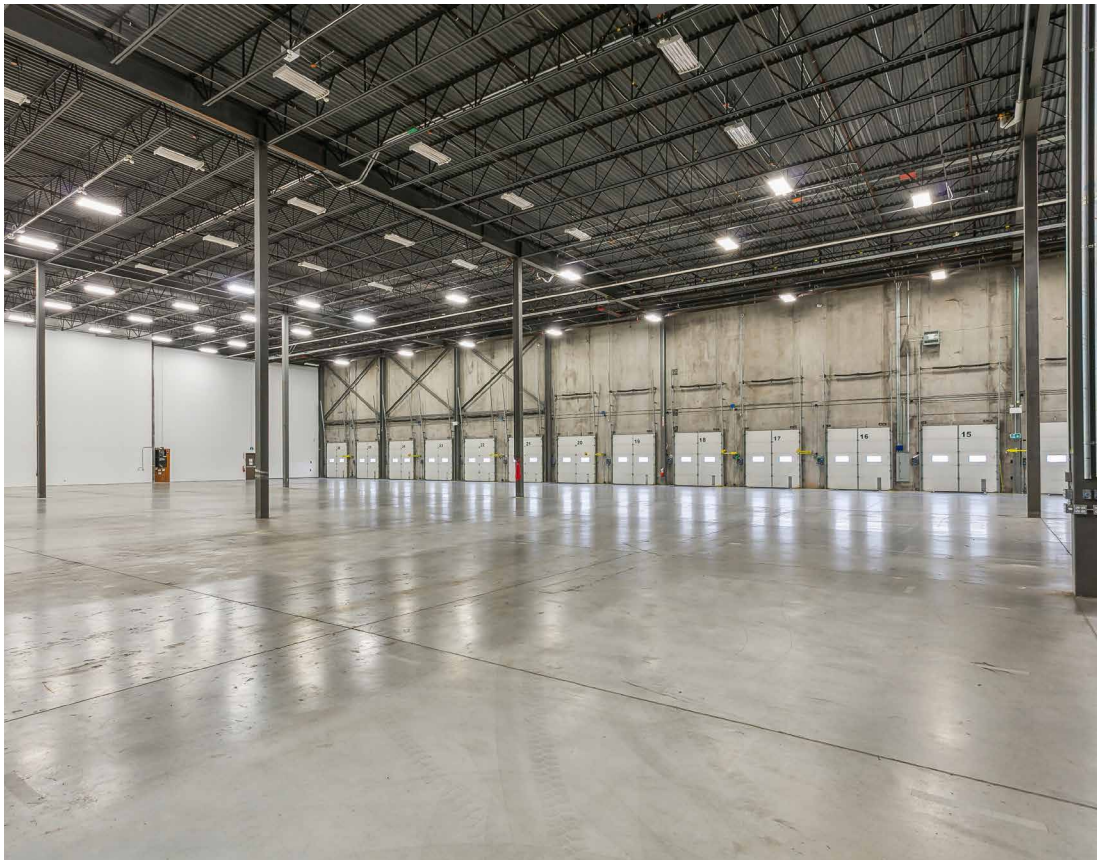
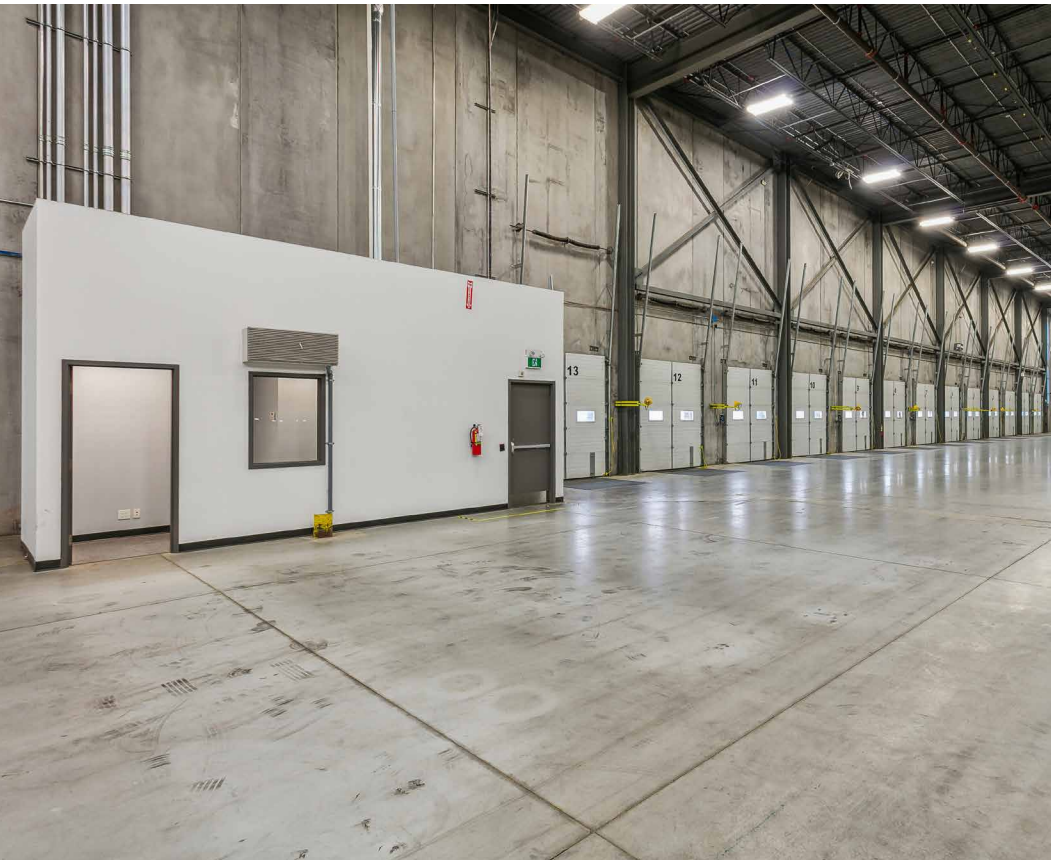
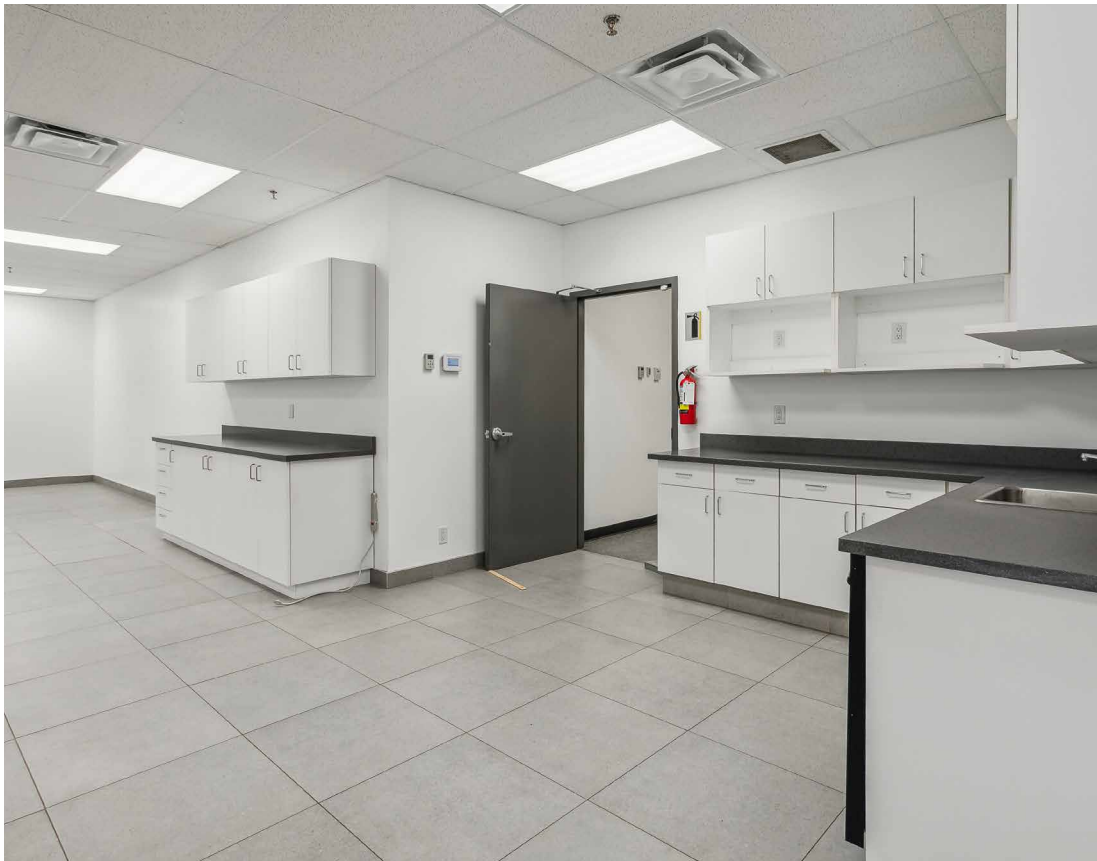


Minutes to
Highway 410





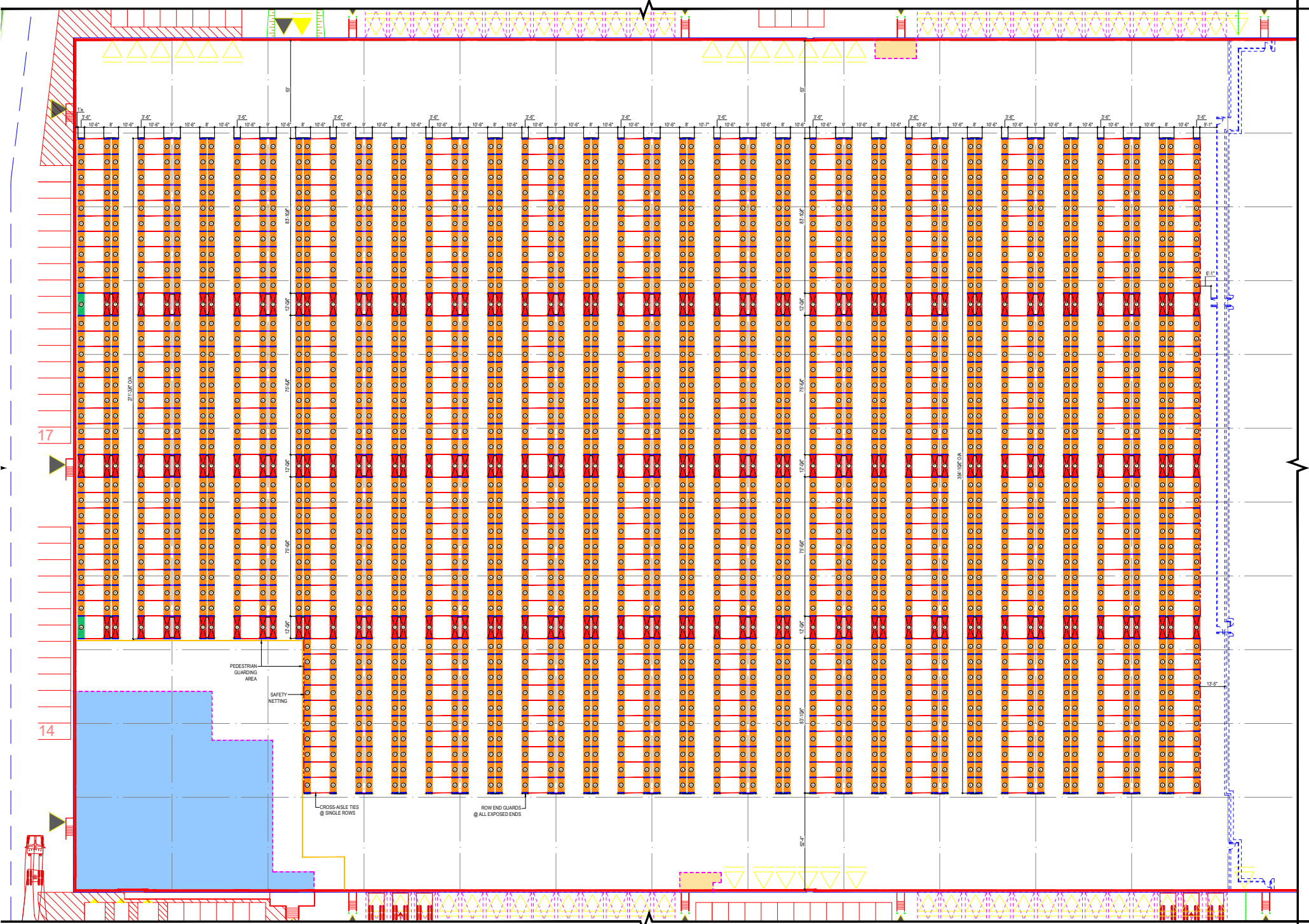
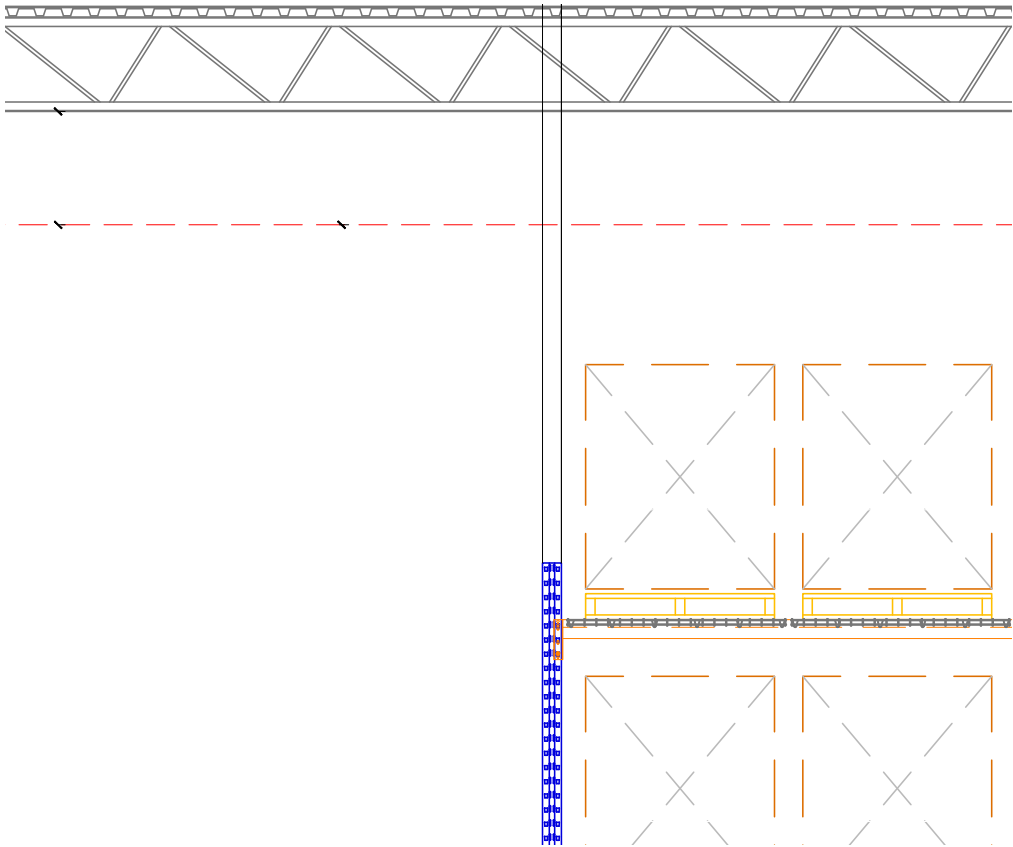




Racking Plan | 289,000 SF

Example 1: Single Select

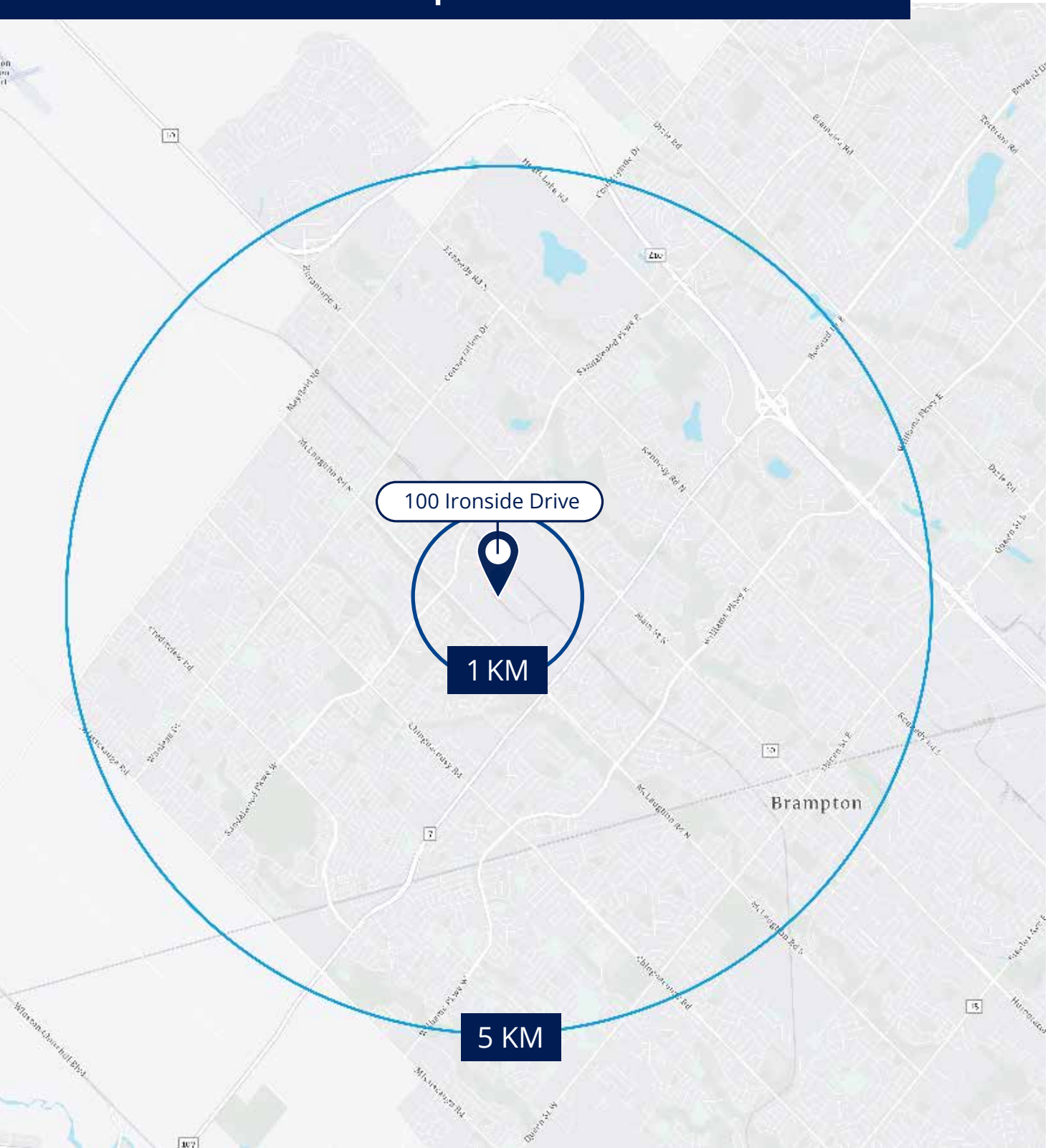
ESTIMATED PALLET COUNT			
Bay Type	Bay Count	Pallet Positions	Total Pallets
A	2,122	10	21,220
B	2	15	30
T	175	9	1,575
Total Positions:			22,825
Lost Positions			0
Total Pallet Positions:			22,825



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

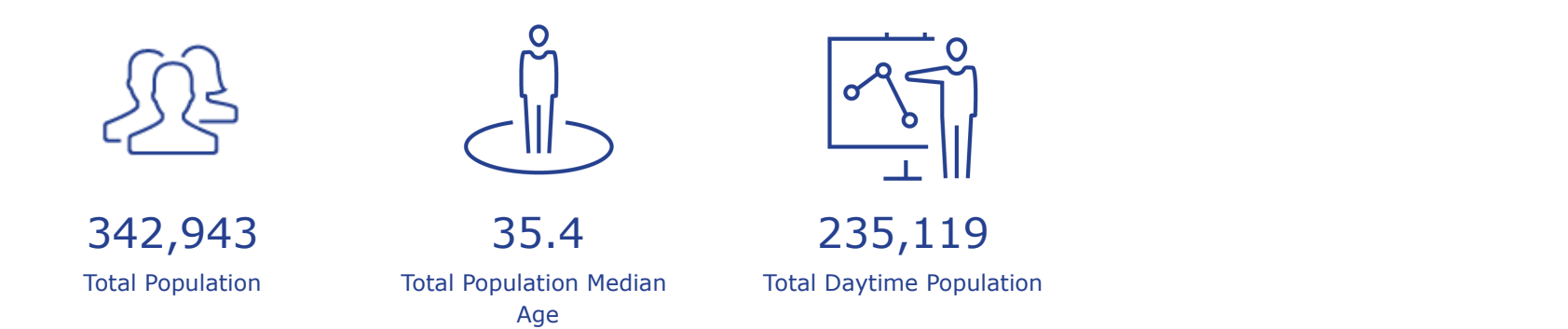
Prime Brampton Location



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



Current Labour Force



BRAMPTON

In Brampton, Success Multiplies



Fastest growing of
Canada's 25 largest cities

4th largest in Ontario
3rd largest in the GTA
9th largest in Canada



766,208

Total Population
(2022 Census)

13% Population Growth
(2017-2022 Census)

250 Different cultures speaking
175 Different languages



10,562

Total building permits issued
(Residential & ICI) YTD - 2022

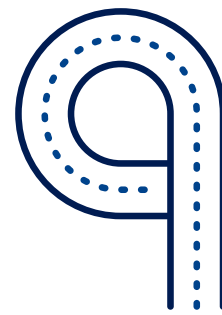
\$2 billion

In construction value in 2022
131% increase from 2018

Brampton is in the top five municipalities in
Canada for construction value.



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

Brampton has the largest
supply of investment-
ready sites adjacent to
Toronto Pearson
International
Airport



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

BRAMPTON

Awards and Accolades 2021/2022



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



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



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



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



Ranked One of Canada's Best
Locations to Invest

Site Selection Magazine



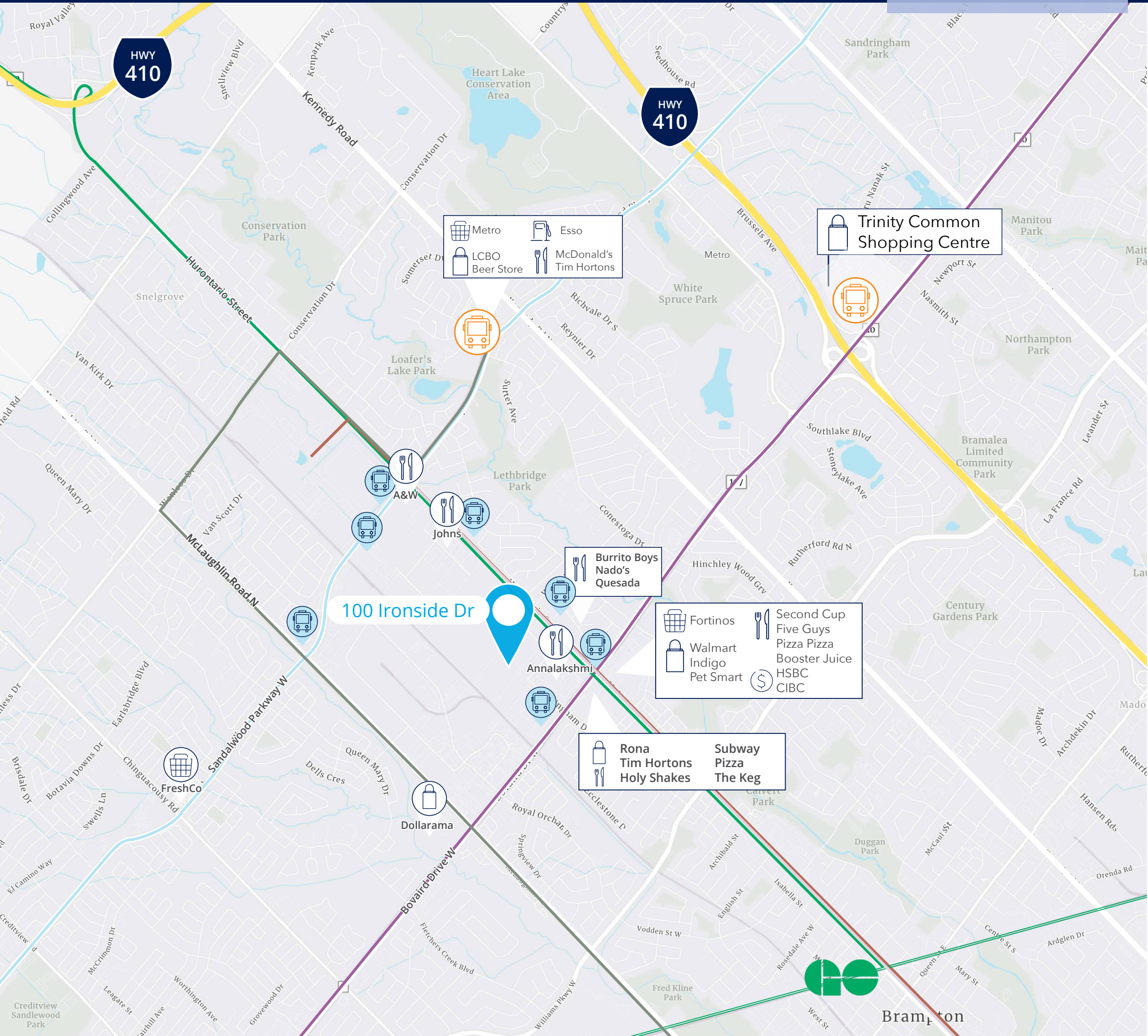
Ranked 13th out of 415
of Canada's
Best Communities



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



Bus Stops



BRAMPTON
BRICK

Kellogg's

Brampton Transit

PURE INDUSTRIAL

armacell

SOTA WALL

McKenna LOGISTICS CENTRES

Safe Storage Depot

DAY & ROSS

armacell

STEVENS

CANADIAN TIRE

100 Ironside Dr

Performance Auto Group

METELIX

VULCAN INDUSTRIES LTD.

SOTA WALL

URBANKIDS

Walmart

McLaughlin Road N

RONA

Hurontario Street

HYUNDAI

TRIOVEST

TOYOTA

NISSAN

CHRYSLER

Leons

CANADIAN TIRE

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



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

Contact Us Today

Colin Alves* SIOR
Vice Chairman
colin.alves@colliers.com
416 564 2500

Graham Meader*
Vice Chairman
graham.meader@colliers.com
416 578 8250

Colliers
401 The West Mall, Suite 800
Toronto, ON M9C 5J5 | Canada

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.