

1925 WILLIAMS PKWY UNIT 3 BRAMPTON, ON

17,471 SF
IN HIGH-PROFILE BRAMALEA NORTH
INDUSTRIAL NEIGHBOURHOOD



Listing Team:

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Presented By:



WELCOME TO

1925 WILLIAMS PWKY UNIT 3 BRAMPTON

Secure your company's next industrial facility at this 17,471 SF unit in Brampton with convenient access to highways and intermodals.



Prime location Bramtree Court and Williams Parkway



28' clear height



Immediate availability



Close proximity to many amenities and corporate neighbours



Strategically located in close proximity to Highways 410 and 407



Convenient access to Bramtree Court with separate truck and car access



Ample surface parking



3 dock doors / 1 drive-in doors



PROPERTY PROFILE

1925 WILLIAMS PKWY | UNIT 3

Available Area **17,471 SF**

Office **1,100 SF** (Proposed)

Warehouse **16,371 SF**

Clear Height **28'**

Shipping **3 Dock Doors**
1 Drive-In Doors

Zoning **M3A-366**

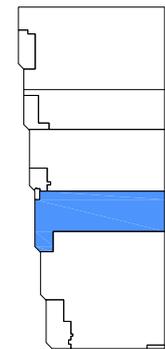
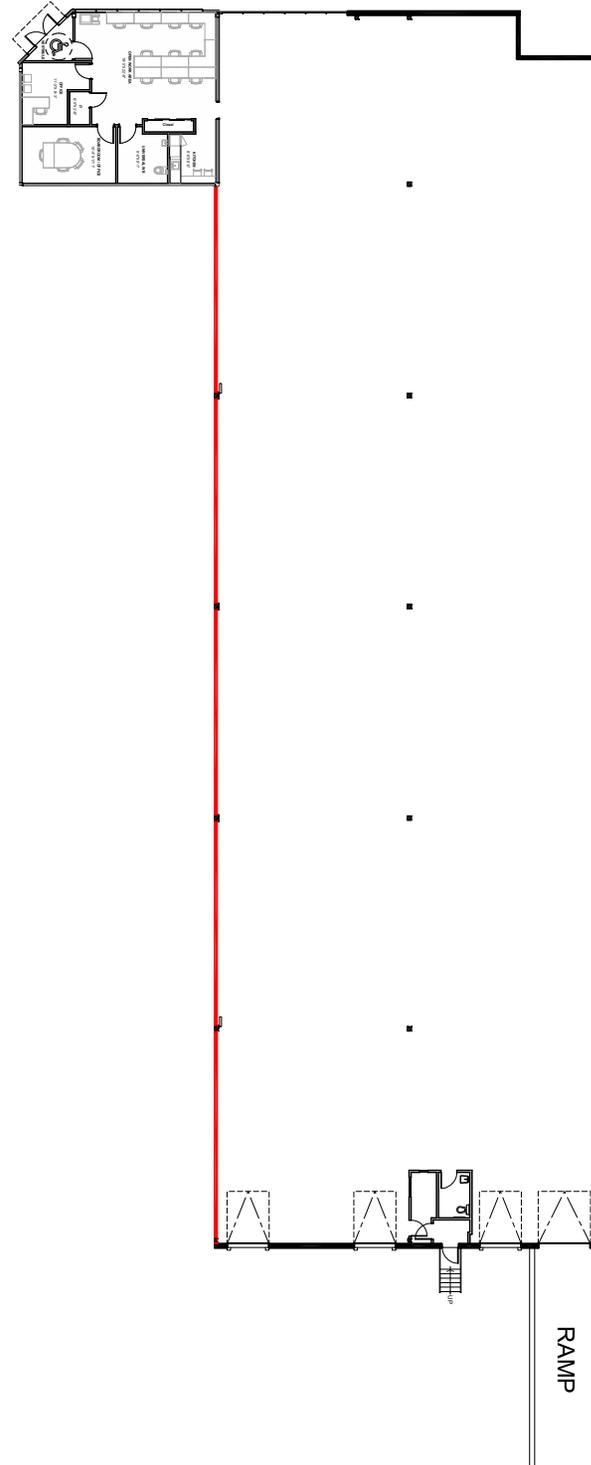
Sprinklers **ESFR**

TMI (2026) **\$4.49 PSF (plus Management Fees)**

Occupancy **Immediate**

Rental Rate **\$18.50 PSF Net Year 1**

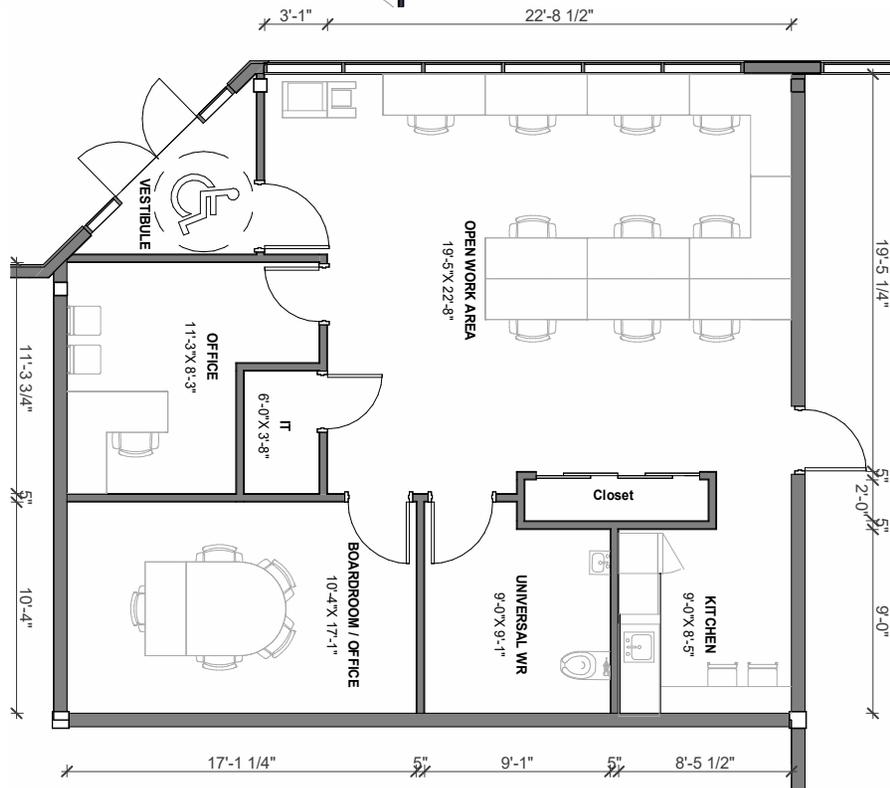
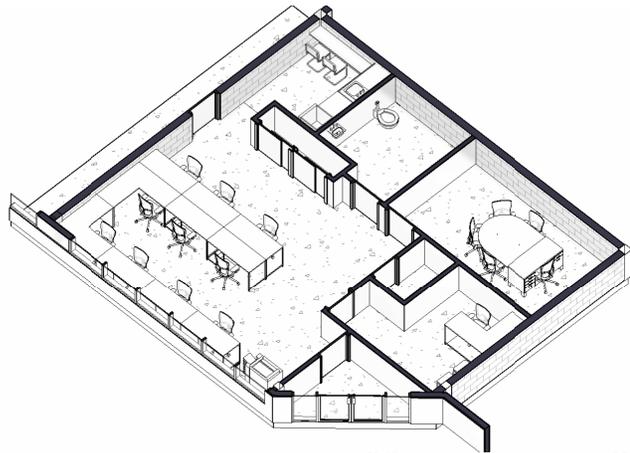
*Management fee = 15% of CAM and Tax



KEY PLAN

SPEC OFFICE PLAN

1925 WILLIAMS PKWY | UNIT 3



Renderings



ZONING | M3A-366

PERMITTED USES

Industrial

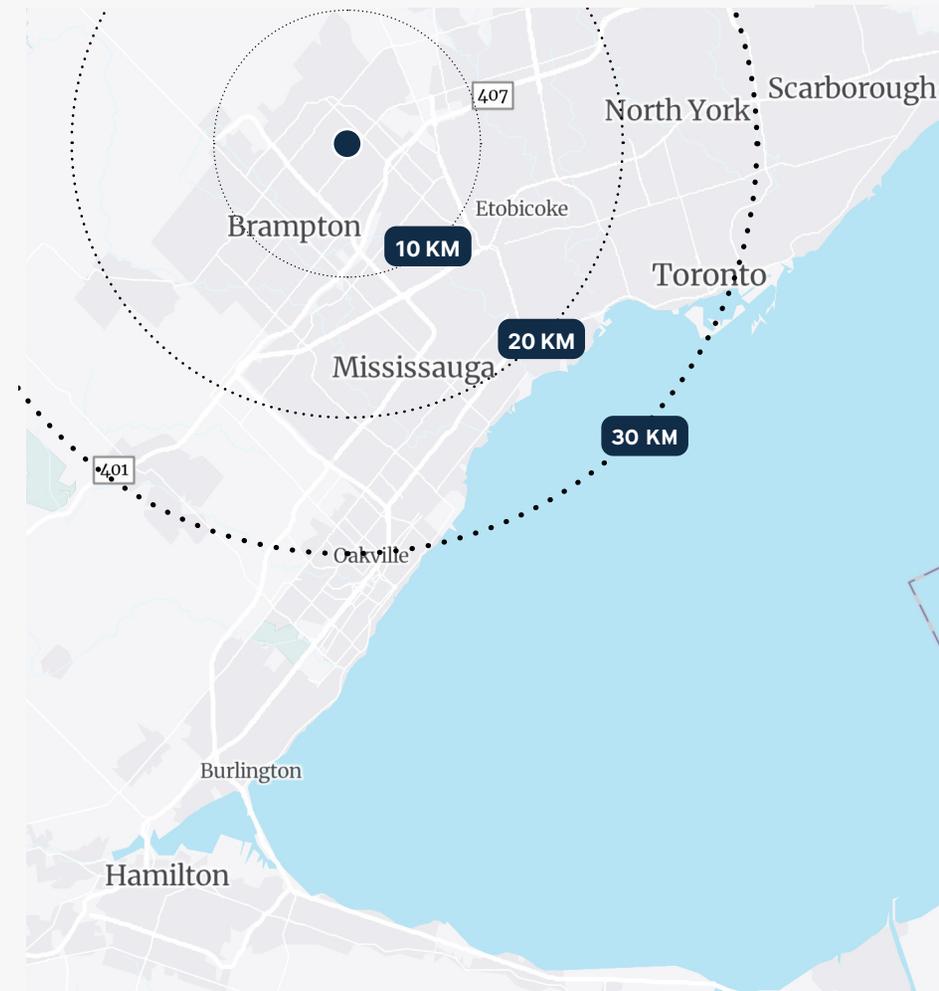
- the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
- industrial uses involving the storage of goods and materials in the open
- a printing establishment
- a warehouse
- a parking lot
- Non-hazardous Solid Waste Processing Use, Non-hazardous Solid Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization, provided such uses are located a minimum of 300 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, provided such uses are located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone - I2.
- Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone - I1 and Institutional Two Zone I2.
- Thermal Degradation (Hazardous Waste) Use for a Medical Veterinary or Pathological Waste, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone -I1 and Institution

Non-Industrial

- a radio or television broadcasting and transmission establishment
- a recreational facility or structure
- a community club
- an animal hospital
- a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

Accessory

- an associated educational use
- an associated office
- a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- purposes accessory to the other permitted purposes
- Thermal Degradation (Energy from Waste) Use, provided that the source of waste input into the energy generation is a by-product of the primary use of the site and is not a Hazardous Waste.



Pure Industrial and Colliers make no representation to warranties as to the permitted use or zoning of the property. Tenant or Tenant's Broker to confirm zoning and permitted uses.

PHOTO GALLERY

Exterior



PHOTO GALLERY

Interior



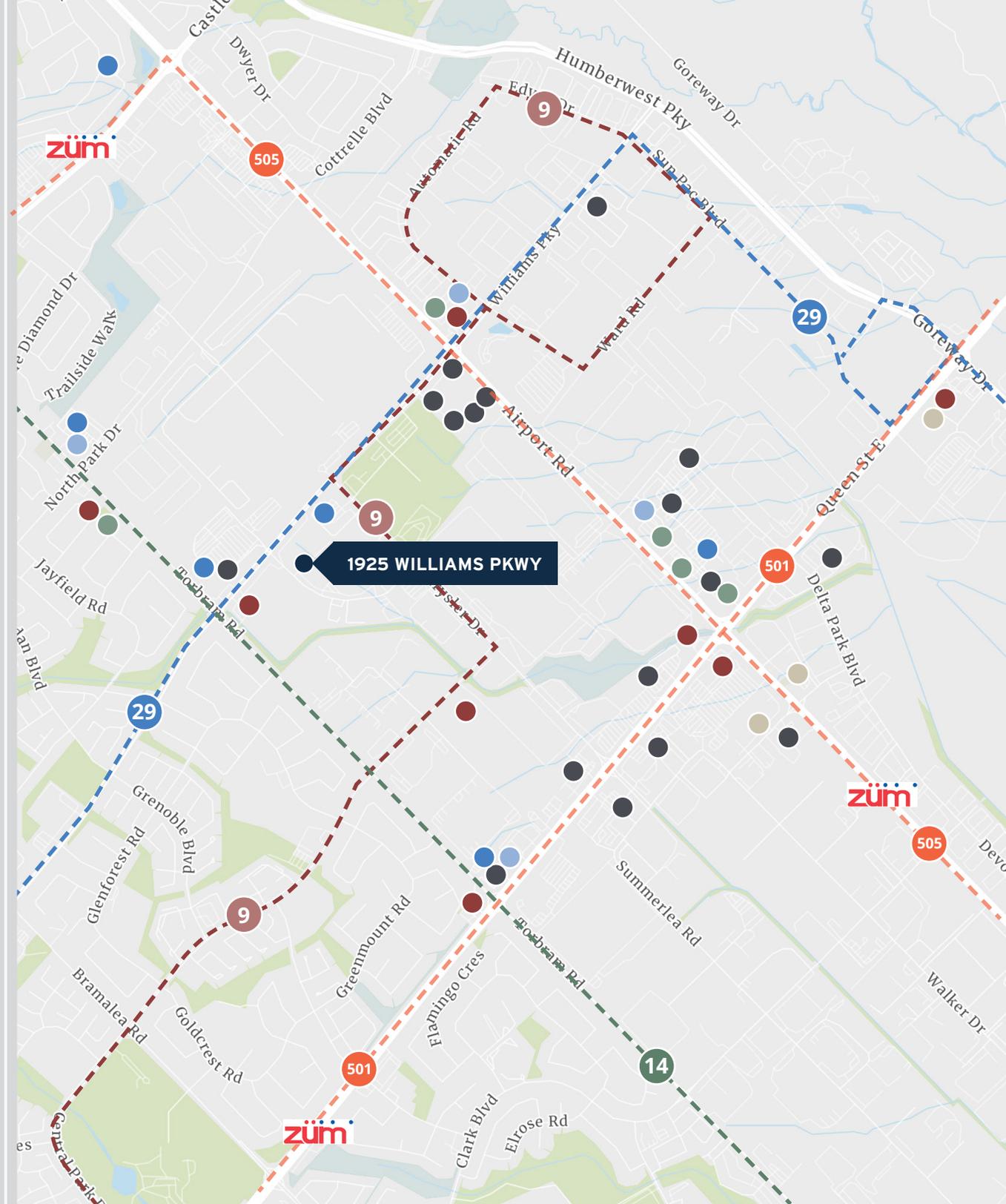
PURE ACCESS

Area Amenities

- 17+ Food/Restaurants
- 8+ Gas Stations
- 5+ Banks/Bank ATMs
- 6+ Grocery/Supermarket
- 3+ Hotels
- 4+ Gym/Fitness

Transit Routes

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



PURE CONNECTIONS

Connecting to the GTA and beyond

MAJOR CITIES

Mississauga 12 min

Vaughan 15 min

Oakville 25 min

Toronto 35 min

Hamilton 40 min



DRIVE TIMES



9 Minutes

Brampton CN Intermodal Yard



16 Minutes

Toronto Pearson International Airport



17 Minutes

Vaughan CPKC Railway Intermodal



35 Minutes

Downtown Toronto

407

7 Minutes
Highway 407

410

10 Minutes
Highway 410

427

11 Minutes
Highway 427

BRAMPTON

Canada's Innovation Corridor

"Brampton's diverse workforce represents over 250 different cultures speaking 171 languages. Our central location within Canada's Innovation Corridor and our connectivity provide companies with quick and easy access to international markets... We are ready to welcome investors, entrepreneurs, students and businesses." - Mayor Patrick Brown



BRAMPTON DEMOGRAPHICS (2023)

Total Population **656,480**

Average Household Income **\$98,955**

Average Age **37.5**

Population in the Labour Force **355,755**

Labour Employment Rate **86.7%**



The fastest growing large city in Canada, growing at a rate 5x faster than Ontario



55% of the people in the labour force within Brampton have a post-secondary education



Located in the middle of Canada's Innovation Corridor



9th largest city in Canada



2nd largest tech sector in North America, part of the Toronto region



Transportation, Warehousing and Manufacturing are the largest Labour Force Industries



Adjacent to Pearson International Airport, Canada's largest airport

OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montréal, Québec 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.

PUREINDUSTRIAL.CA



Colliers is a leading diversified professional 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.

With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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COLLIERSCANADA.COM



PURE INCENTIVES



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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PURE INDUSTRIAL

YOUR ROAD TO THE PURE CUP

SUMMER '26

READY TO BE A PART OF HISTORY?

Don't miss your chance to see the beautiful game in **TORONTO!** Every qualifying transaction earns you a raffle ticket plus extra raffle tickets based on square footage.

	WIN A RAFFLE TICKET	EARN EXTRA RAFFLE TICKETS	EXAMPLE
ONTARIO	1 Qualifying Transaction = 1 Raffle Ticket	Every 25,000 sf in a Qualifying Transaction = +1 Raffle Ticket	A single Qualifying Transaction with 200K sf: 1 Qualifying Transaction = 1 Raffle Ticket 200K sf / 25K sf = +8 Raffle Tickets Total Raffle Tickets Earned : 9 Raffle Tickets
QUEBEC	1 Qualifying Transaction = 1 Raffle Ticket	Every 10,000 sf in a Qualifying Transaction = +1 Raffle Ticket	A single Qualifying Transaction with 50K sf 1 Qualifying Transaction = 1 Raffle Ticket 50K sf / 10K sf = +5 Raffle Tickets Total Raffle Tickets Earned : 6 Raffle Tickets

See Terms & Conditions below for more details. Questions?
Please contact leasing@pureindustrial.ca

PURE INCENTIVES

Terms & Conditions

- Participation is based on Qualifying Transactions only. "Qualifying Transaction" means a transaction where a firm and unconditional offer to lease has been fully executed between September 1, 2025 and March 31, 2026 and a formal lease agreement fully executed by no later than April 30, 2026. The lease must have a commencement date not later than December 31, 2026 and a minimum term of 12 months. Only new leases are eligible; renewals and relocations are excluded. Expansion deals are eligible but raffle entries will only be calculated on the net positive increase in gross leasable area.
- In Ontario, each Qualifying Transactions earns one raffle ticket. In addition, brokers will receive one extra ticket for every 25,000 square feet leased. For example, a single 200,000 square foot lease would result in one base ticket plus eight additional tickets, for a total of nine tickets. Alternatively, if a broker completes three separate transactions of 25,000 square feet each, they would receive three base tickets plus three additional tickets, totaling six tickets.
- In Quebec, each Qualifying Transactions earns one raffle ticket. In addition, brokers will receive one additional ticket for every 10,000 square feet leased. For example, a single 50,000 square foot lease would result in one base ticket plus five additional tickets, for a total of six tickets. Alternatively, if a broker completes four separate transactions of 5,000 square feet each, they would receive four base tickets plus two additional tickets, totaling six tickets.
- Only tenant representative brokers are eligible to participate and only transactions that meet all eligibility criteria will be considered for raffle entry. The raffle winner will be selected at random in May 2026. The prize is non-transferable and cannot be exchanged for cash, cheques, credits or other goods. The organizer reserves the right to modify or cancel the program at any time without prior notice. Participation in the raffle constitutes acceptance of these Terms and Conditions.

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