



100 Ironside Dr, Unit 2, Brampton | 289,430 SF Available For Lease

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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
\$3.29 psf (2026 est.)

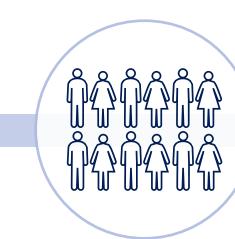
Occupancy
60 days from lease execution



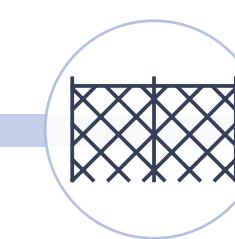
Central Brampton Location



LEED Gold Certified



Strong Access to Labor



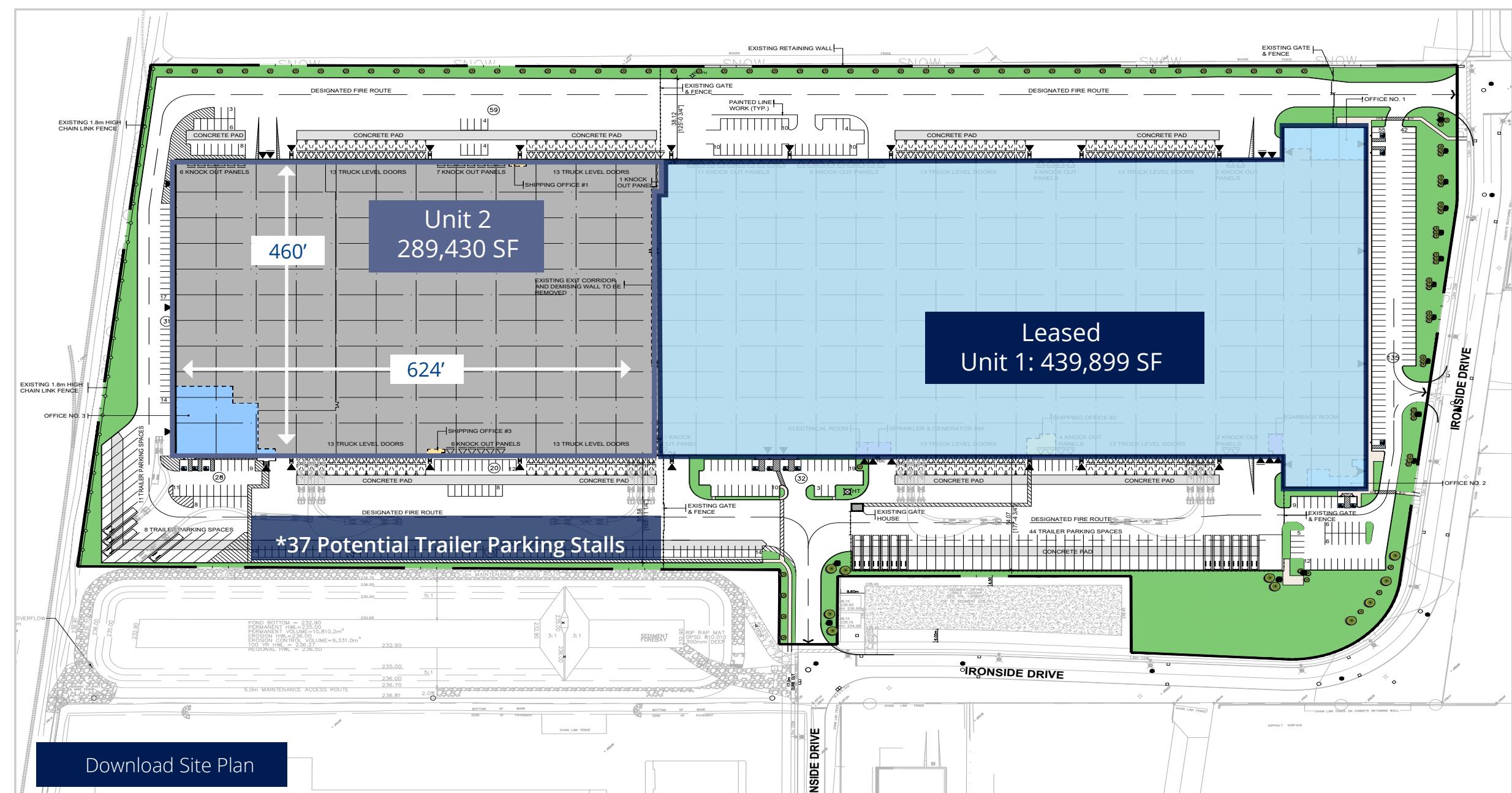
Double-load shipping with secured yard with



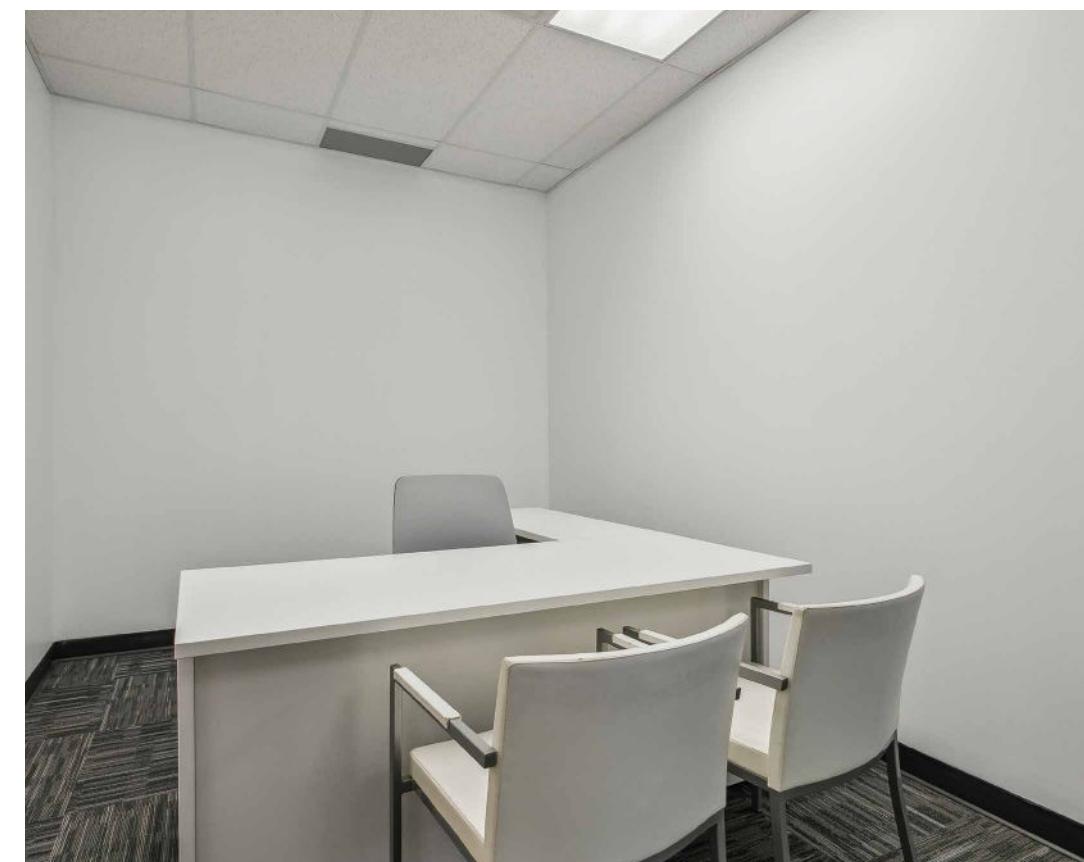
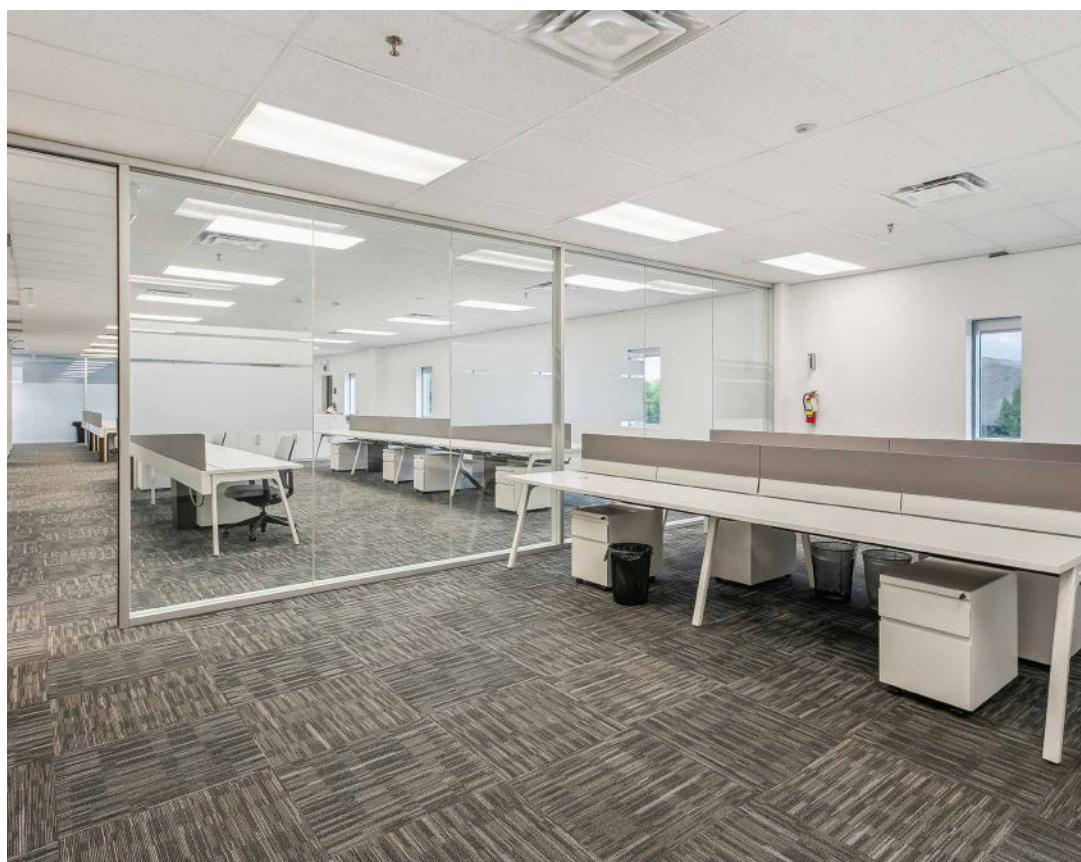
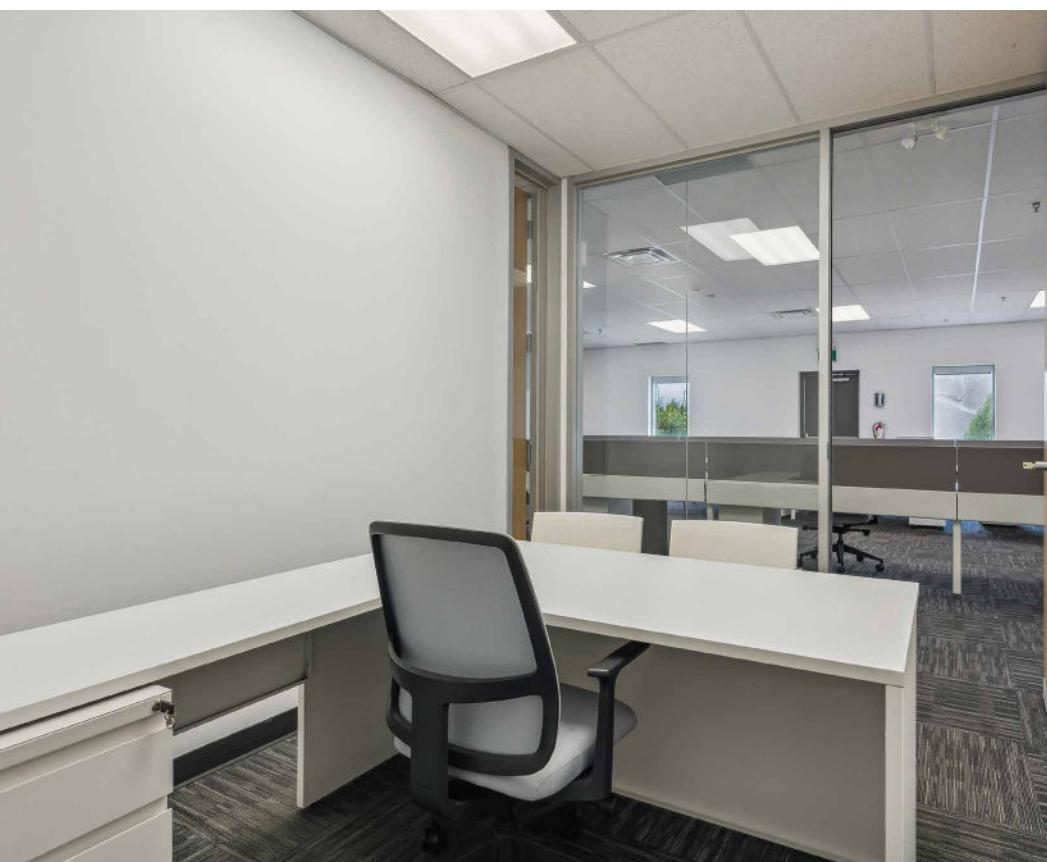
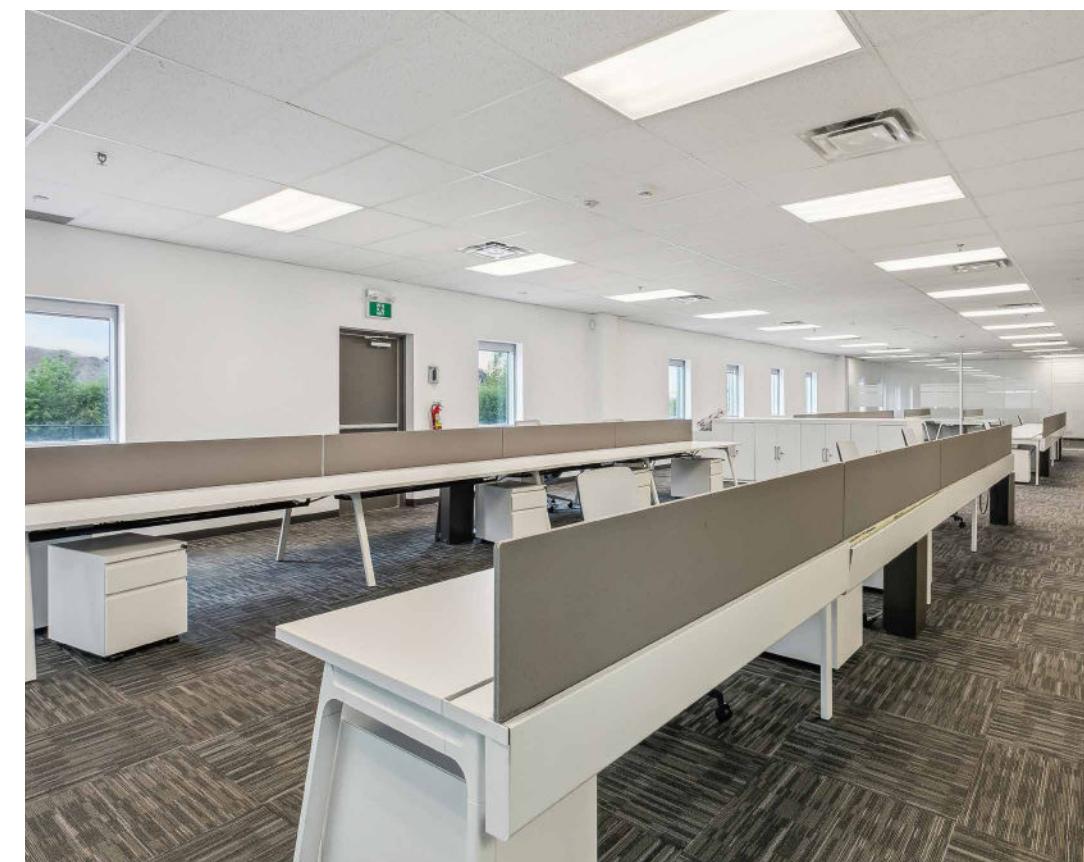
Close to amenities, & Public Transit

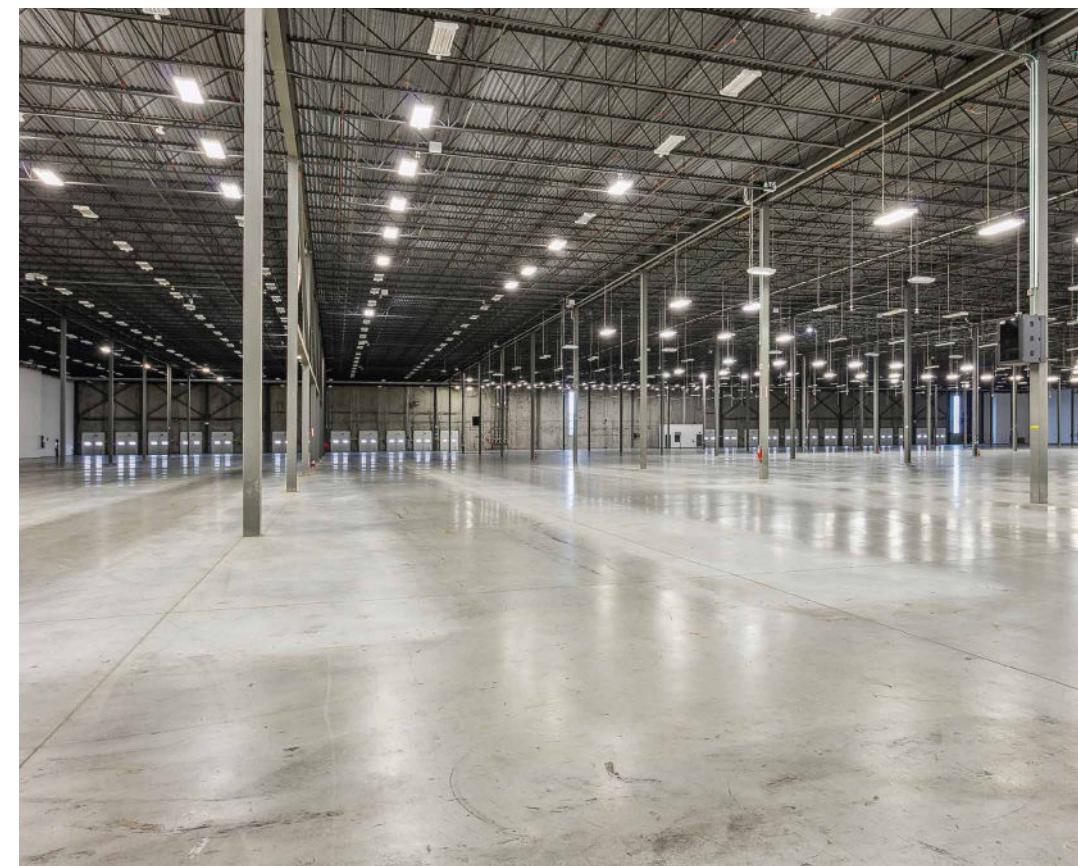
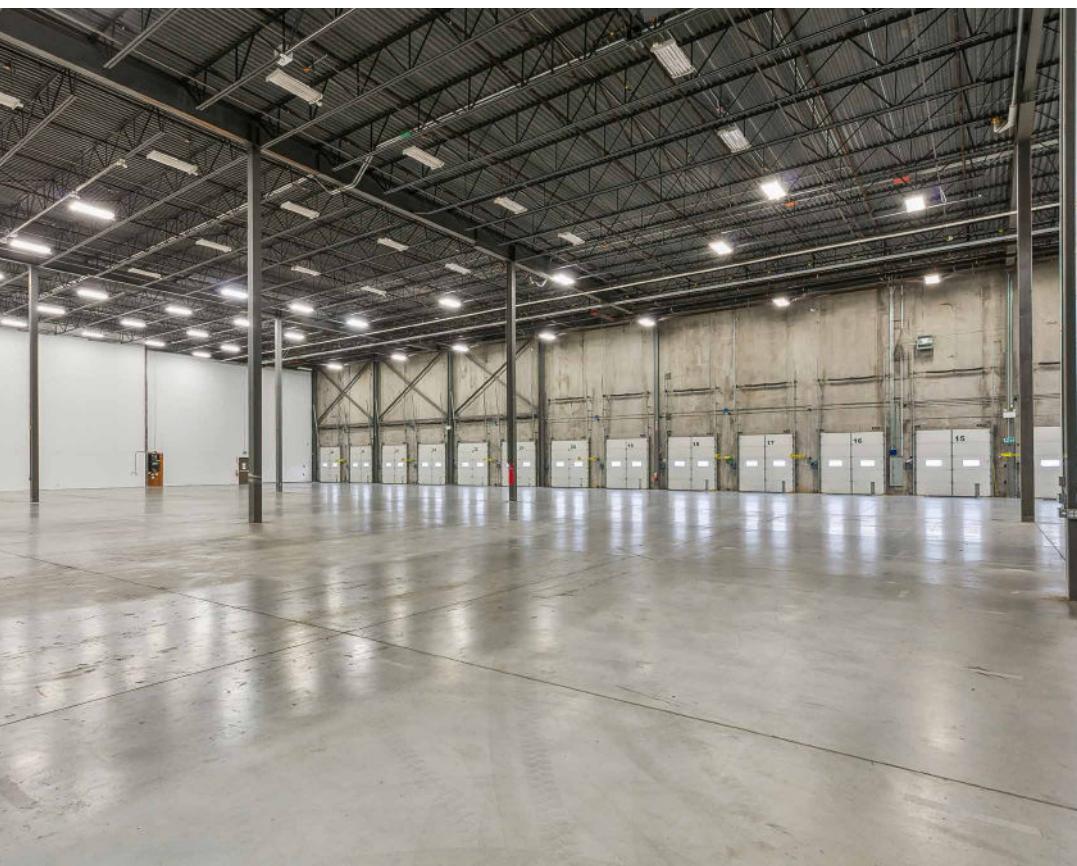
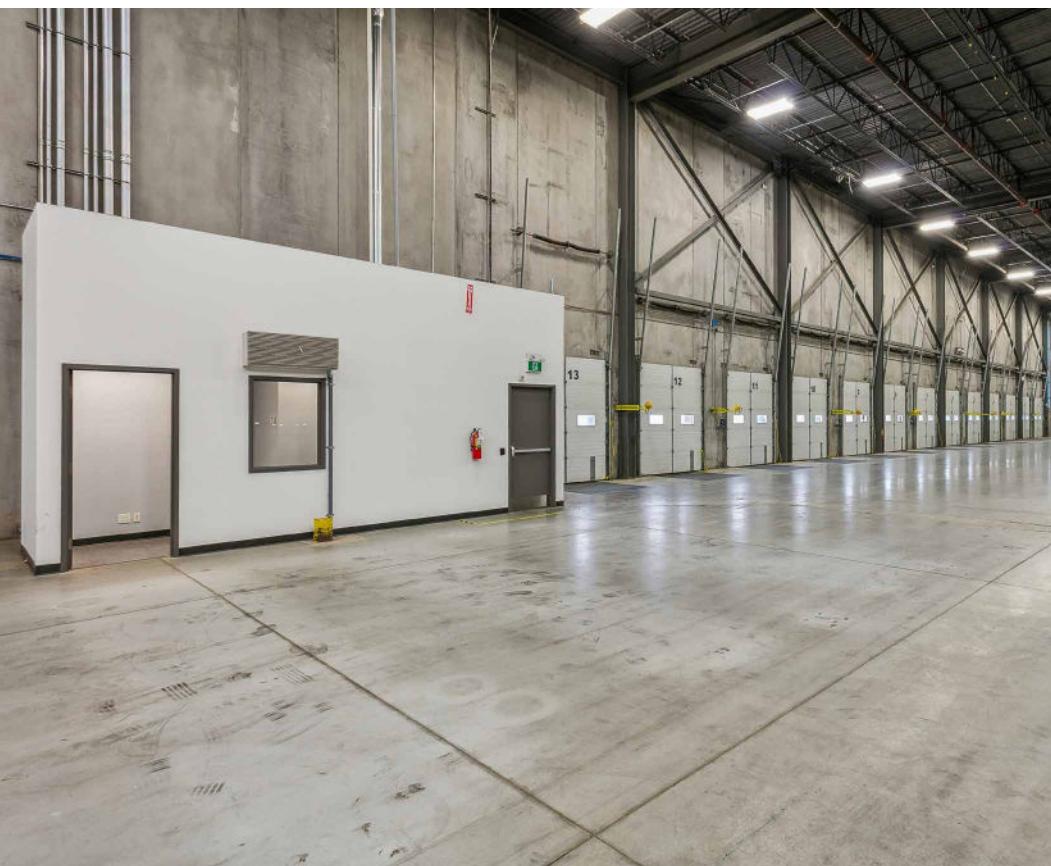


6 Minutes to Highway 410







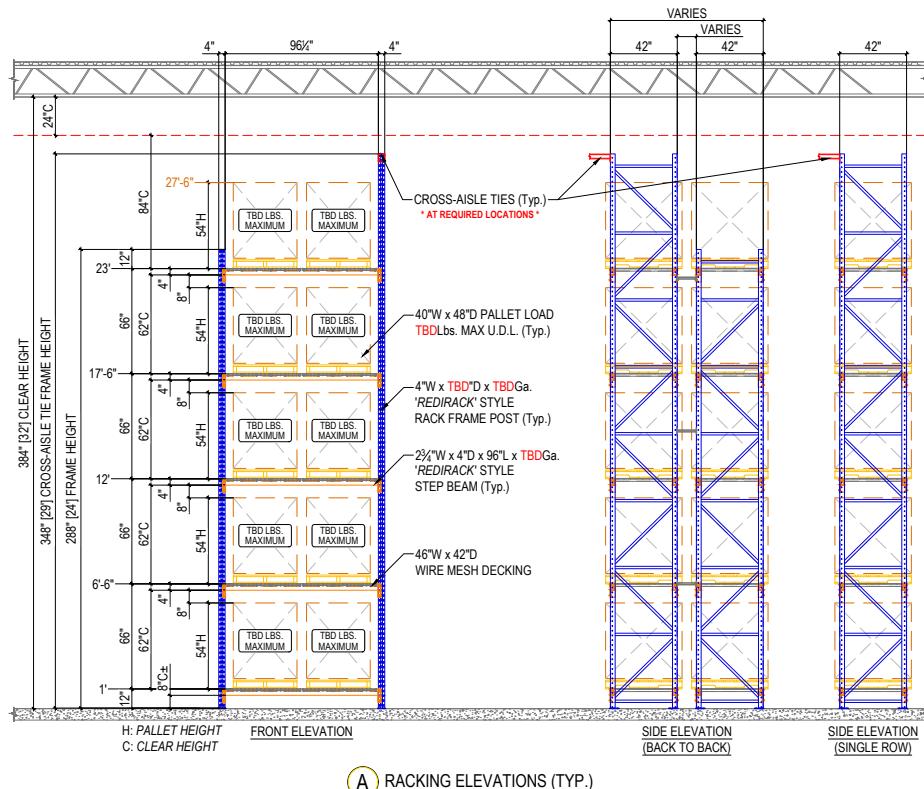


Racking Plan | 289,000 SF

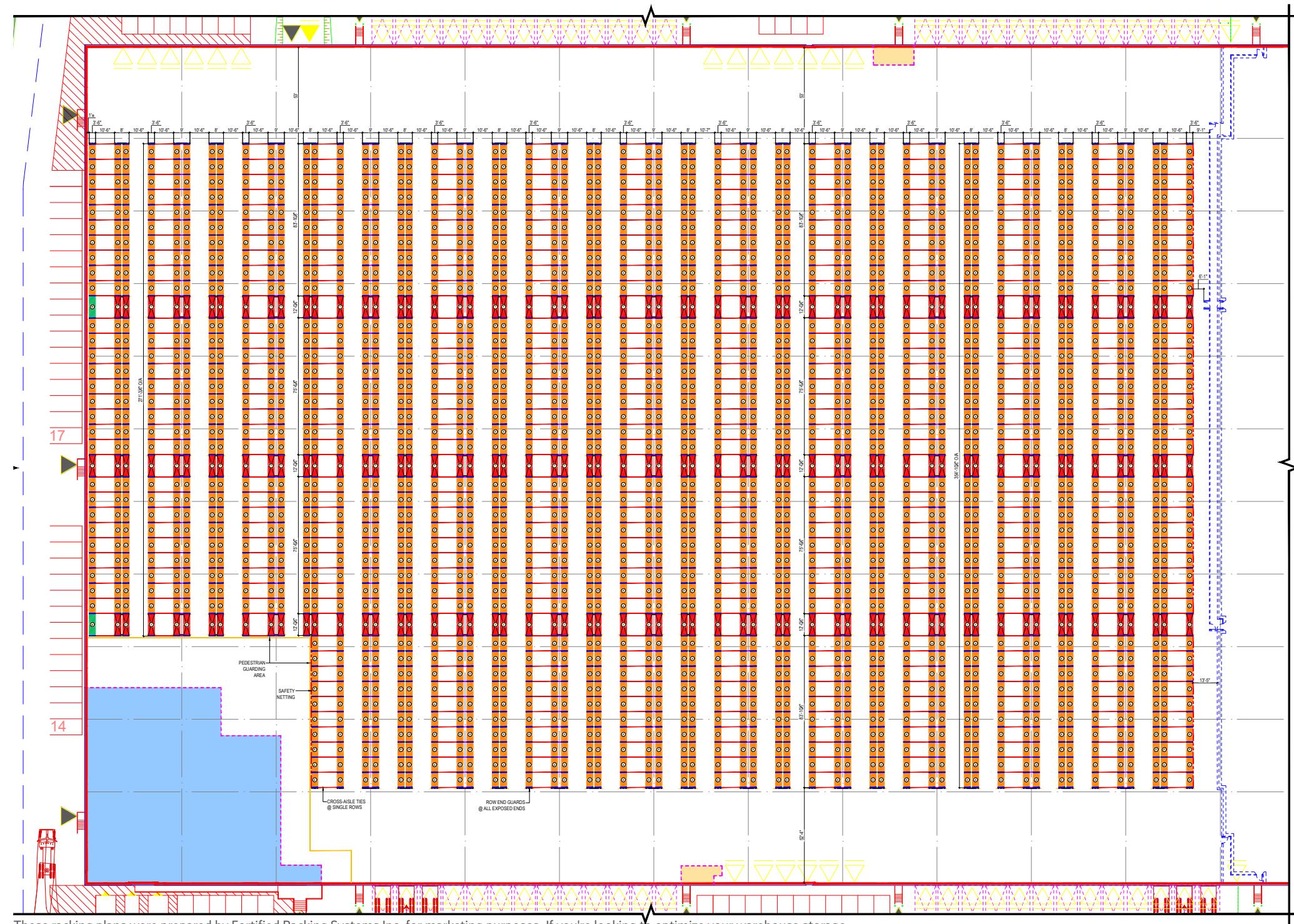
Example 1: Single Select

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](#)



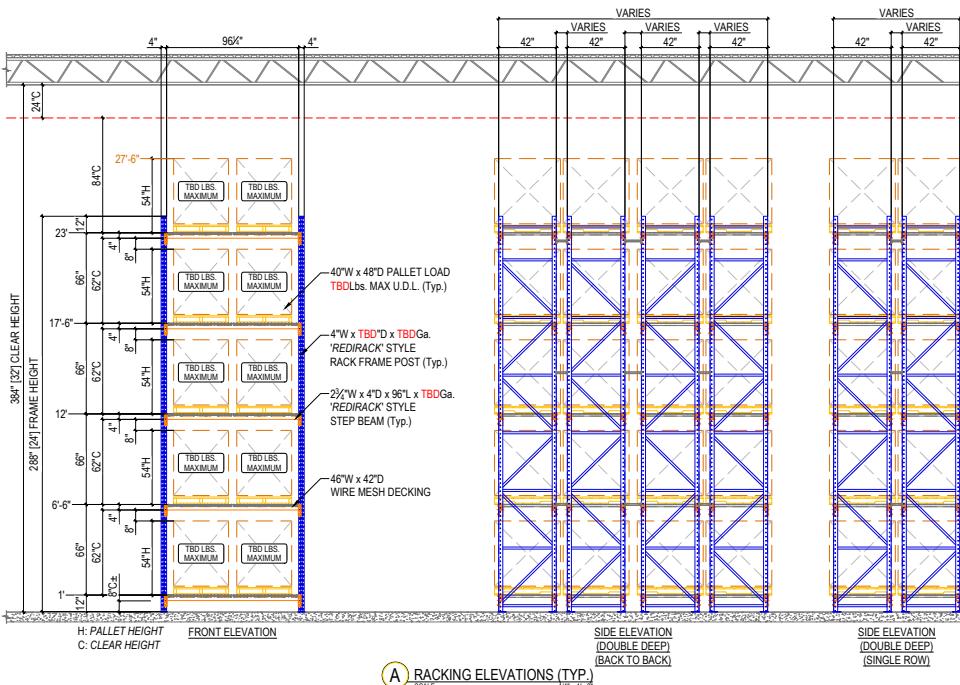
These racking plans were prepared by Fortified Racking Systems Inc. for marketing purposes. If you're looking to optimize your warehouse storage, Fortified Racking Systems Inc. provides expert solutions tailored to your needs. www.fortifiedrackingsystems.ca

Racking Plan | 289,000 SF

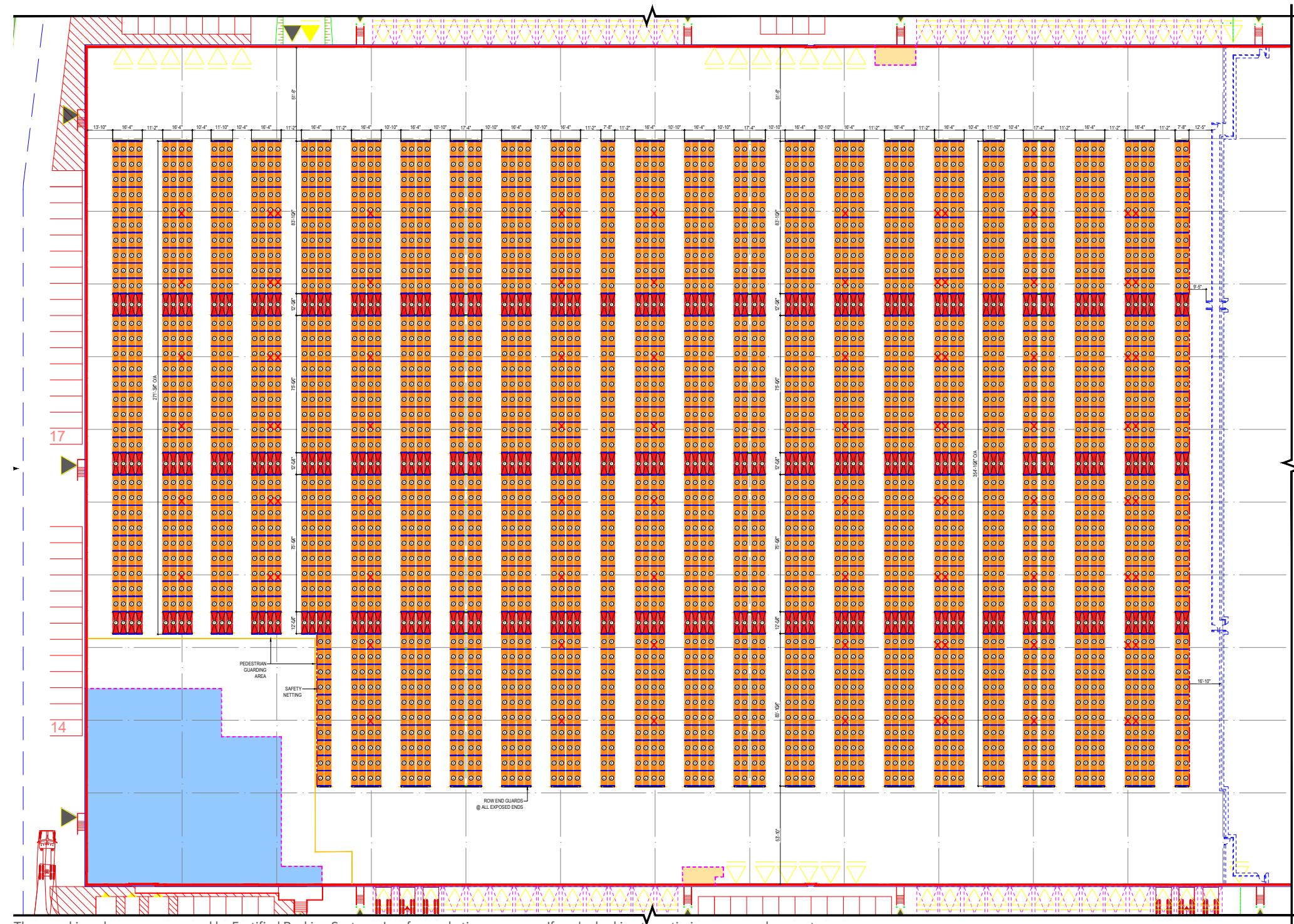
Example 2: Double Deep

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	

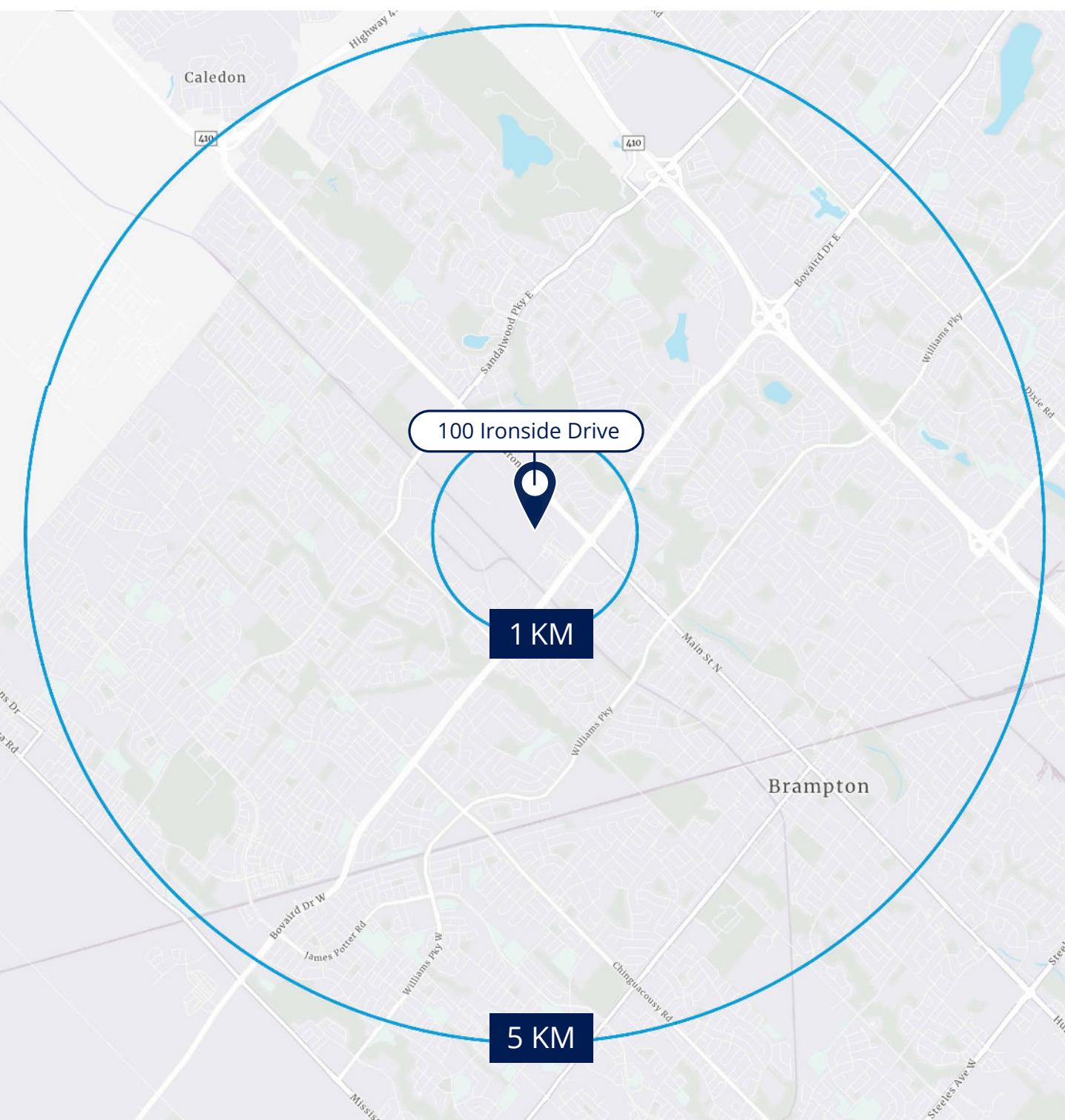


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RACKING PLANS**



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Prime Brampton Location



Nearby Amenities

Within 1 KM

- 46** Restaurants
- 37** Retail Shops
- 1** Banks
- 2** Gas Station

Within 5 KM

- 211** Restaurants
- 322** Retail Shops
- 19** Banks
- 22** Gas Station

Demographics



Population Overview

Within 1 KM: 6,901 | Within 5 KM: 349,962



Population in the Workforce

Within 1 KM: 4,194 | Within 5 KM: 206,217



Median Age

Within 1 KM: 35 | Within 5 KM: 34

Over **111,000+** businesses and population of approximately **800,000**



BRAMPTON

*In Brampton,
Success Multiplies*



2nd Fastest Growing City in Canada
4th Largest labour force in Ontario



4.3M Labour pool across the GTA



The fastest growing big city in Canada with **45,000** new residents per year



16% of Brampton employment is in the manufacturing industry



7 Transcontinental Highways Accessing 158+ million North American consumers

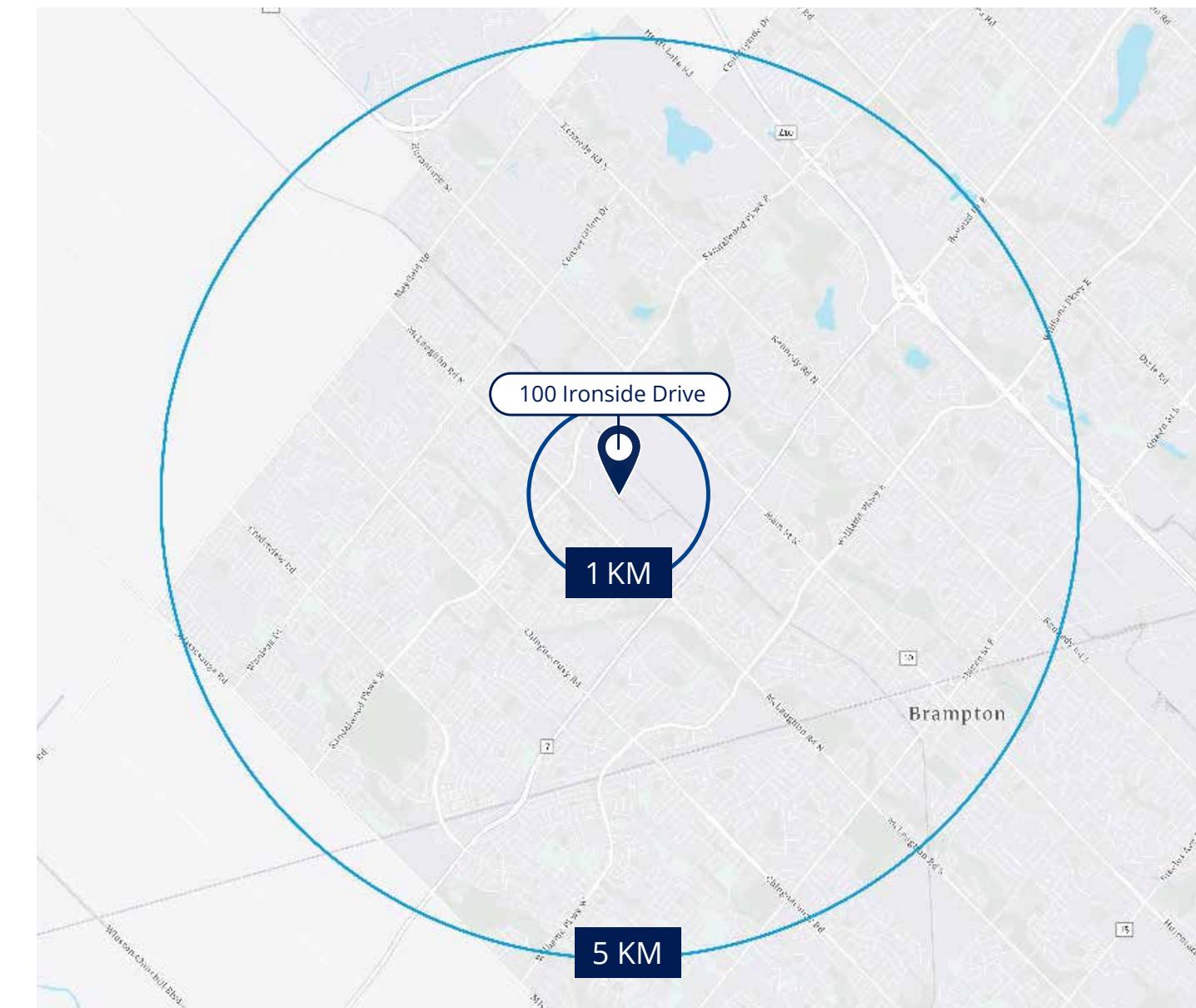


Brampton has the largest supply of investment-ready sites adjacent to Toronto Pearson International Airport



Home to **CN** — the largest intermodal Railway terminal in Canada

Logistics in Brampton contributes approximately \$2 billion to the National GDP



Brampton
432,509
People in the labour force

VS

Milton
89,997
People in the labour force



Awards and Accolades 2024/2025



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

Economic Development
Organization of the Year (2024)



Distinguished Budget
Presentation Award



Plan Ontario Vision Award of
Excellence



Ranked One of Canada's Best
Locations to Invest
Site Selection Magazine



BILD Municipal Benchmarking
Recognition

AAA

Credit Rating (S&P Global)

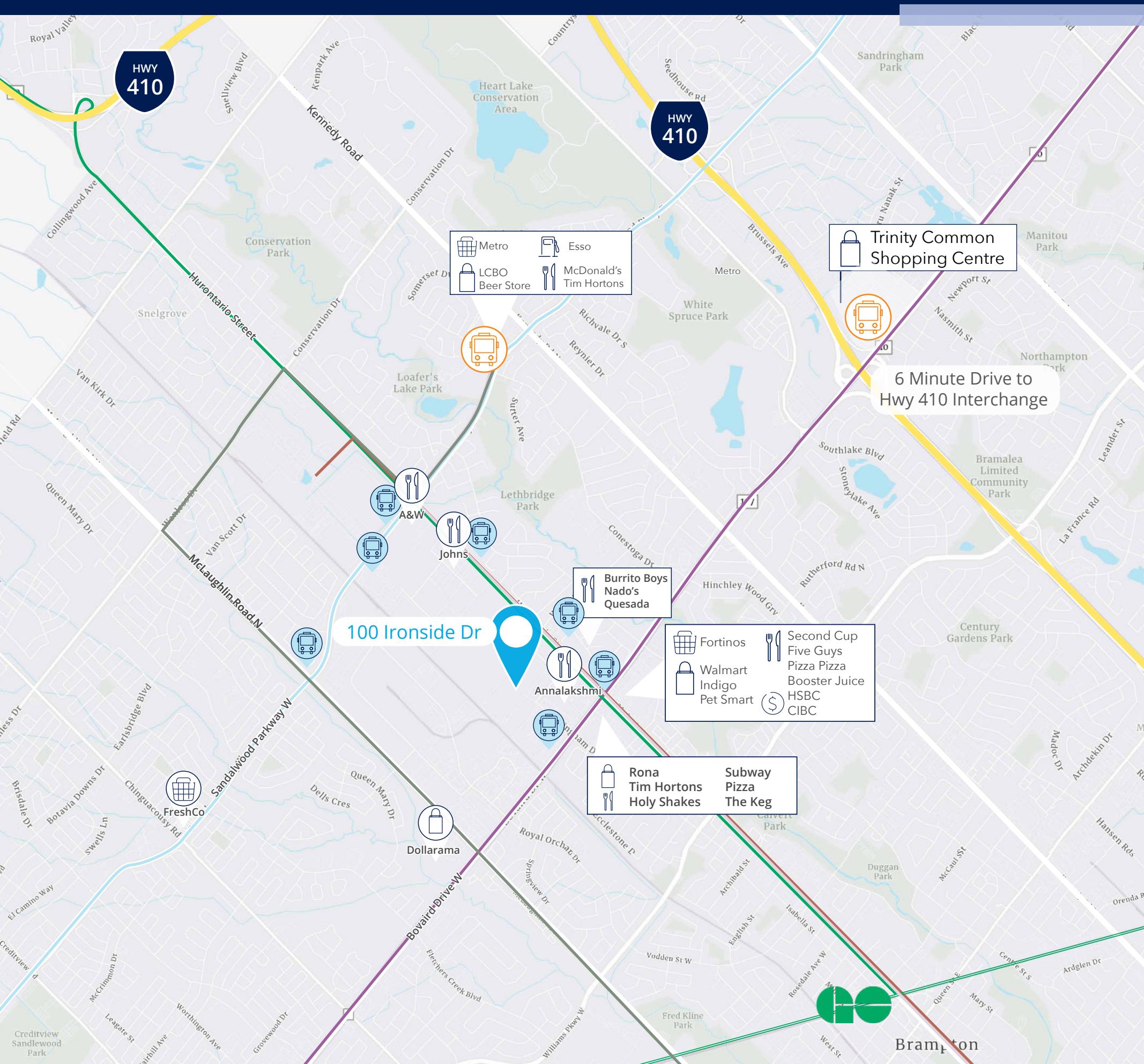
MACLEAN'S

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



Brampton yielded an impressive 23 projects this year, with the bulk of \$383 million in investment going toward new and expanded distribution warehouses and the manufacturing sector. Encore Canada, the largest provider of event technology and production in the country, also welcomed a new 153,000-sq.-ft. headquarters in Brampton that will be home to more than 200 employees. The site will include front-office operations and warehouse space in one location and underpins the city's business profile as hub for company expansion, a skilled workforce and innovative projects.

siteselection.com - september 2025 Issue



- HWY 410** 6 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

The logo for Transit Routes, featuring a stylized blue bus icon on the left and the text "Transit Routes" in a blue sans-serif font on the right.

- 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





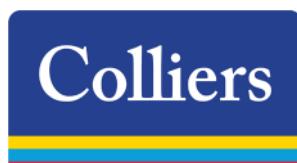
The Team



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

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