



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

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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



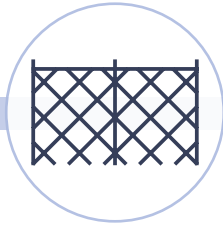
Central Brampton
Location



LEED Gold
Certified



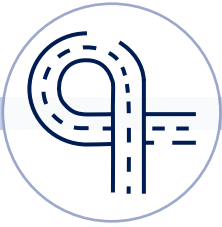
Strong Access to
Labor



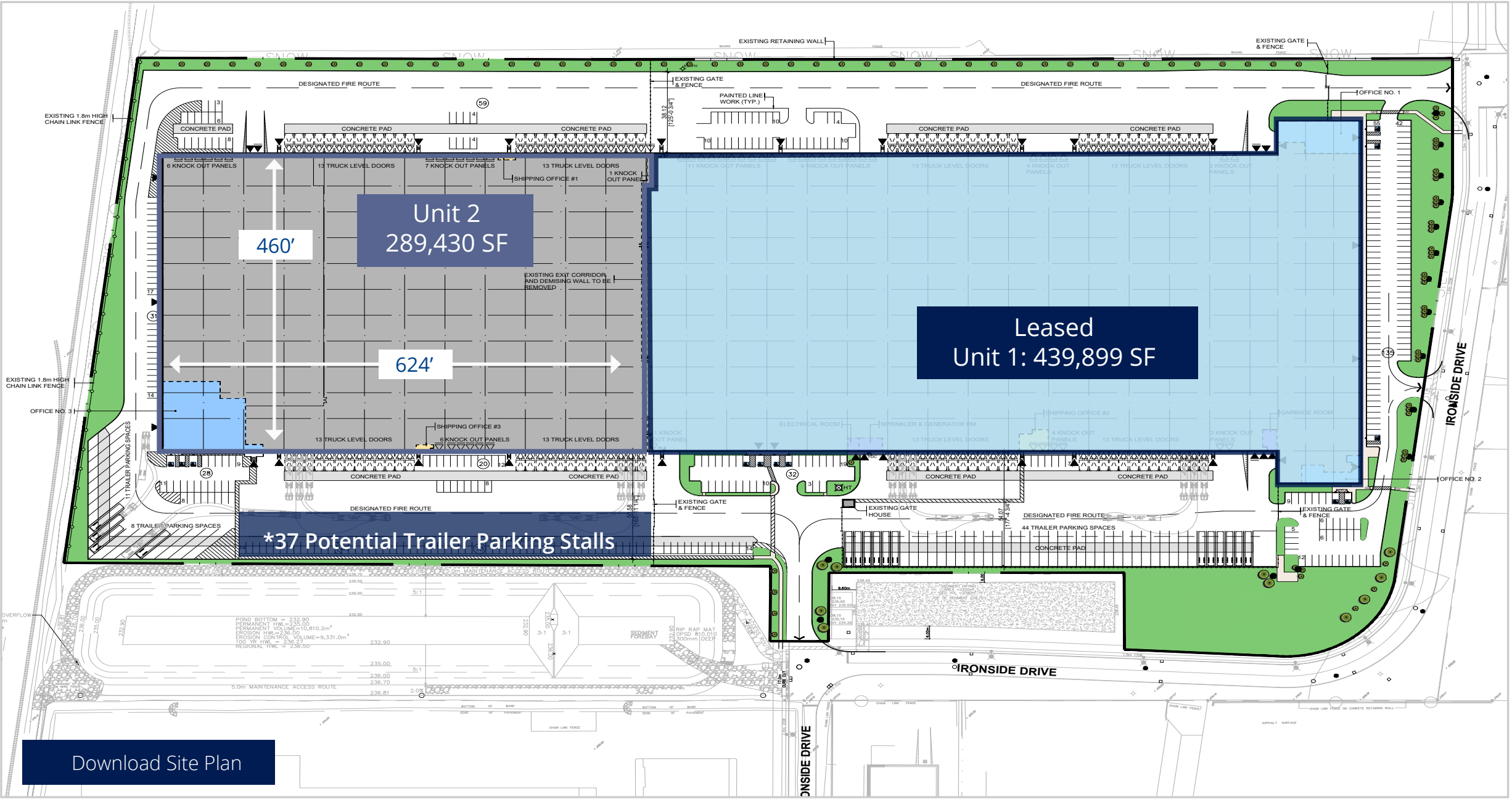
Double-load
shipping with
secured yard with



Close to amenities,
& Public Transit



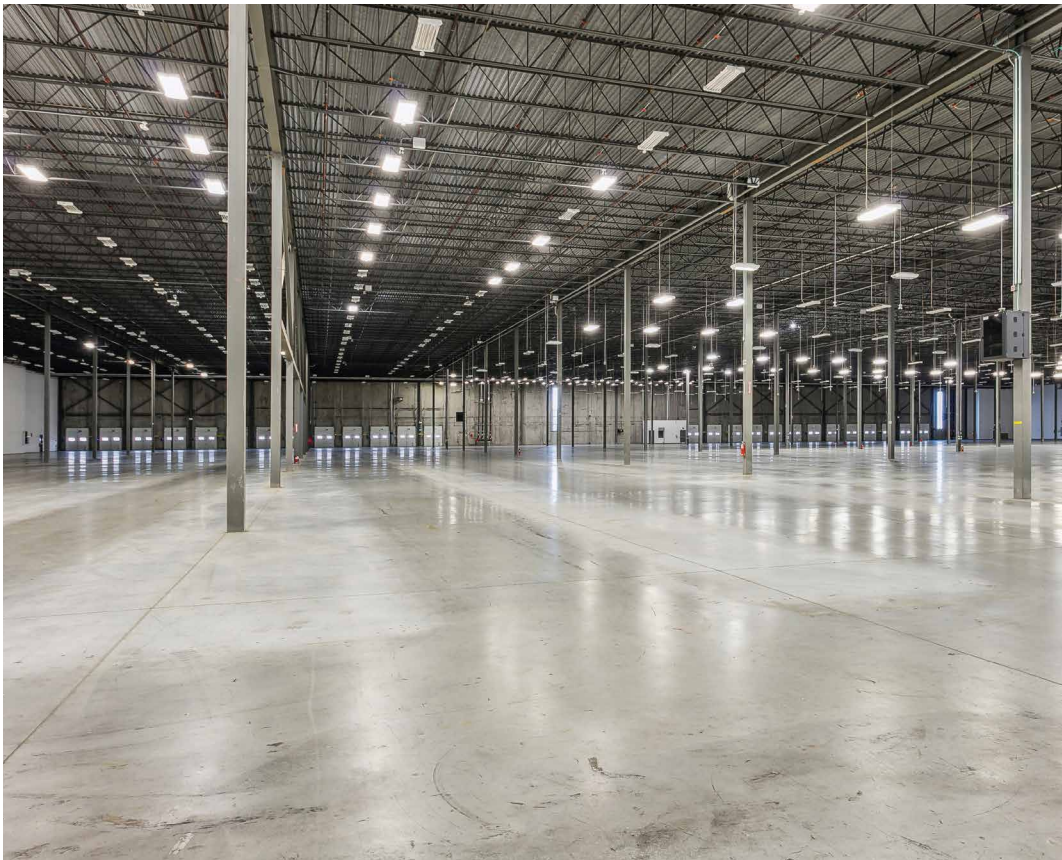
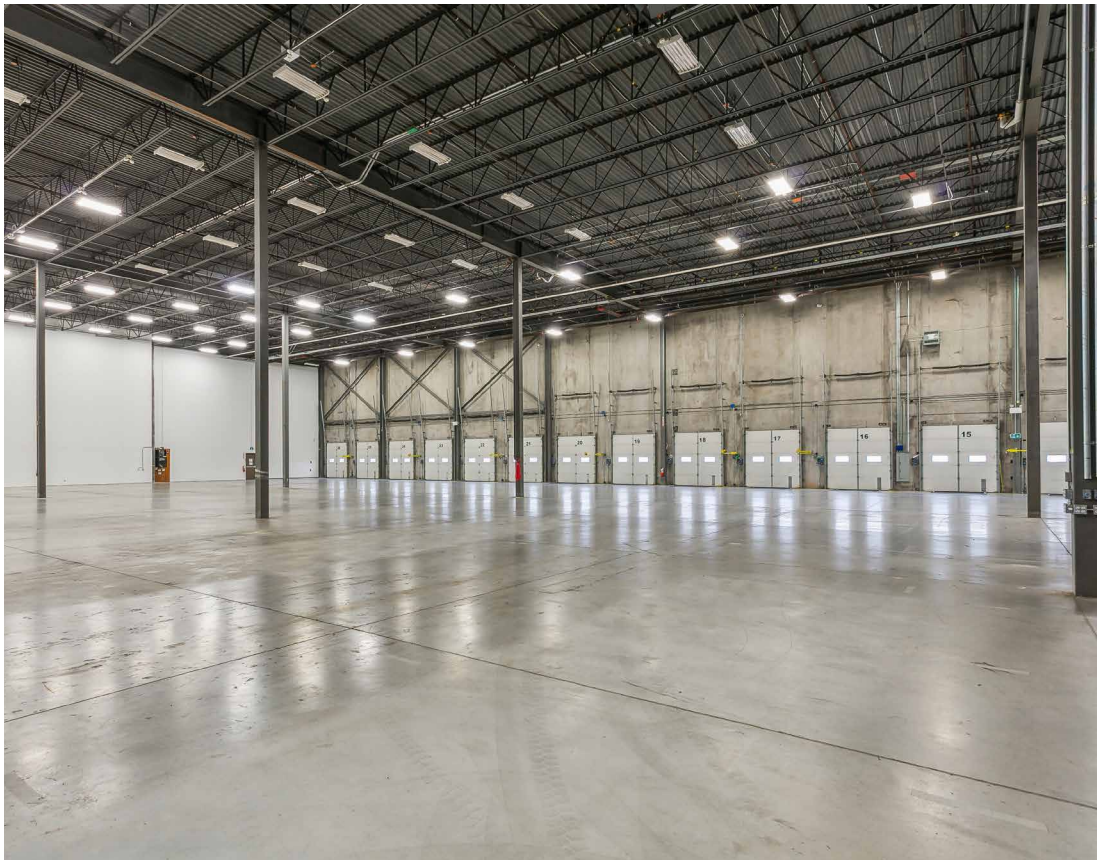
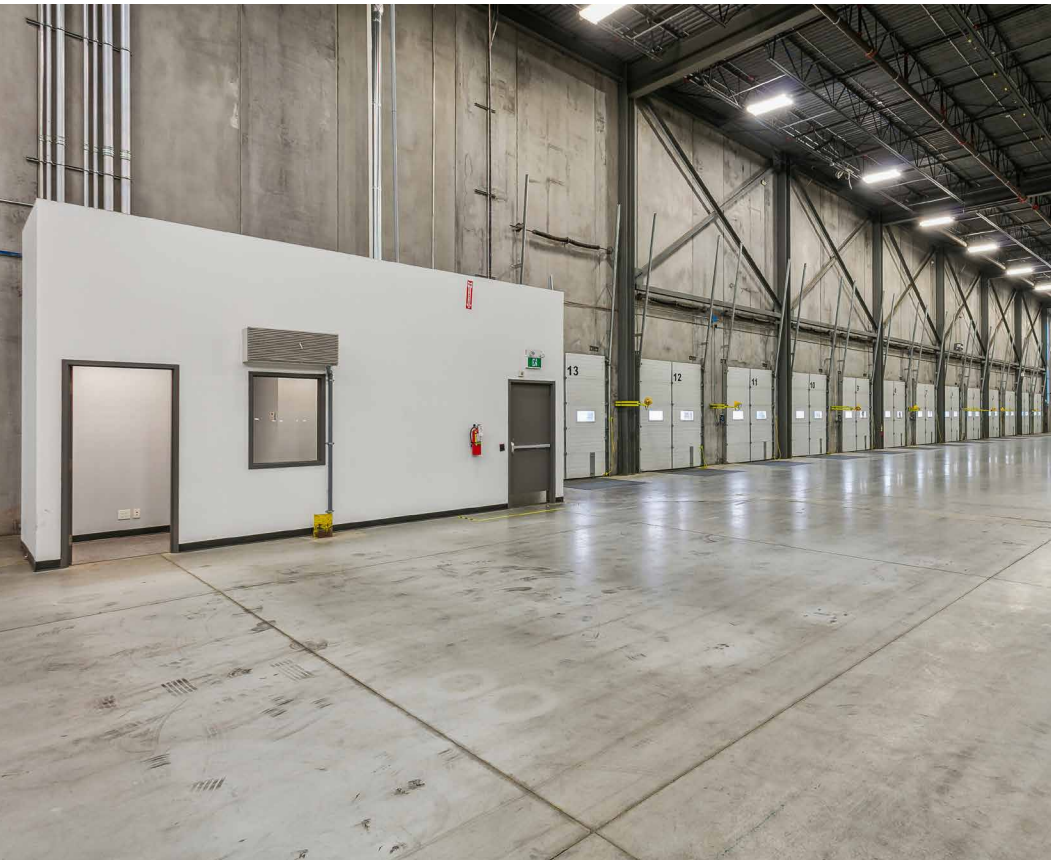
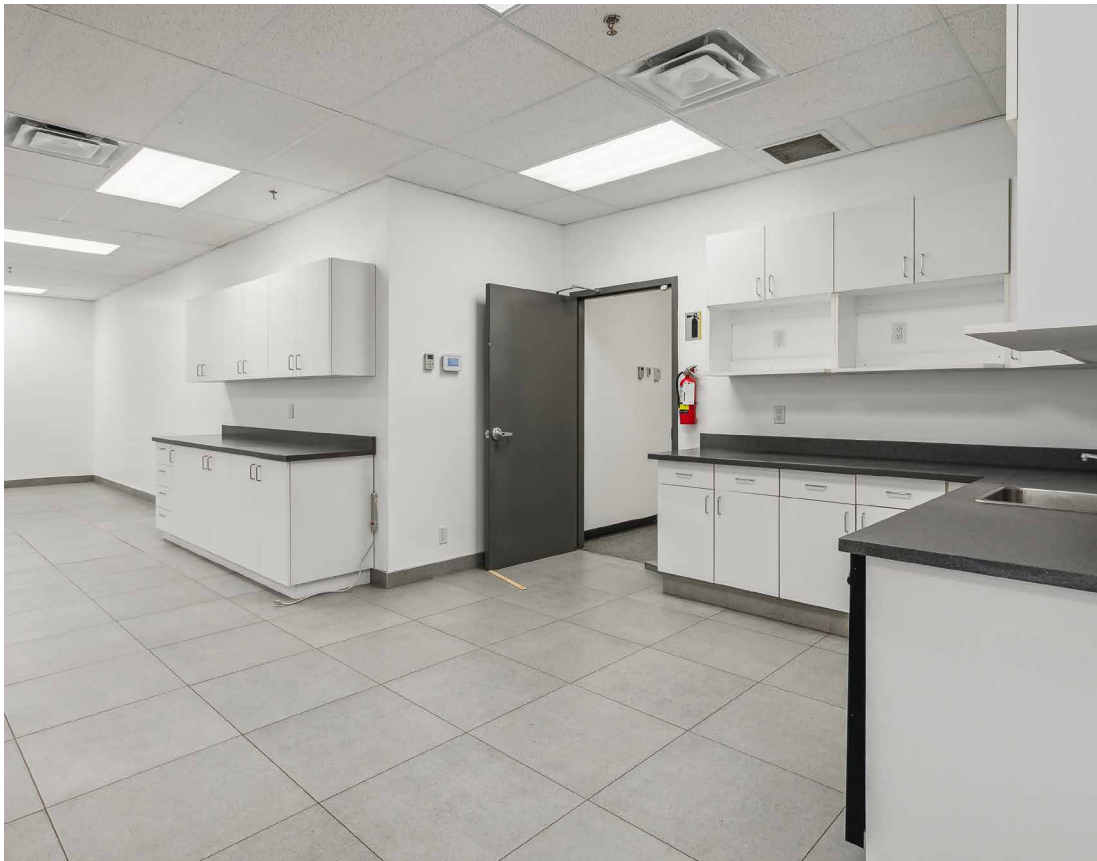
Minutes to
Highway 410



[Download Site Plan](#)



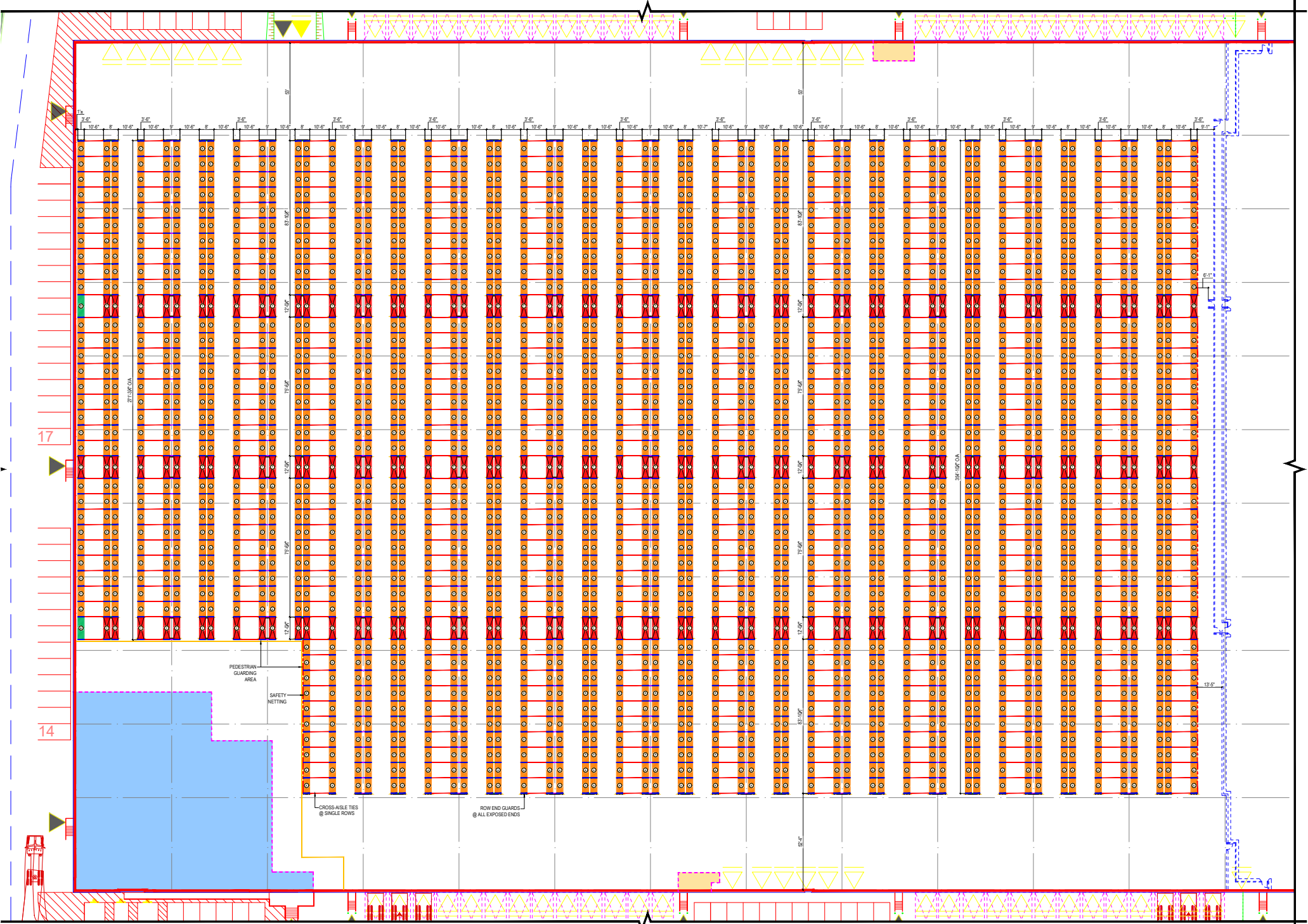




Racking Plan | 289,000 SF

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

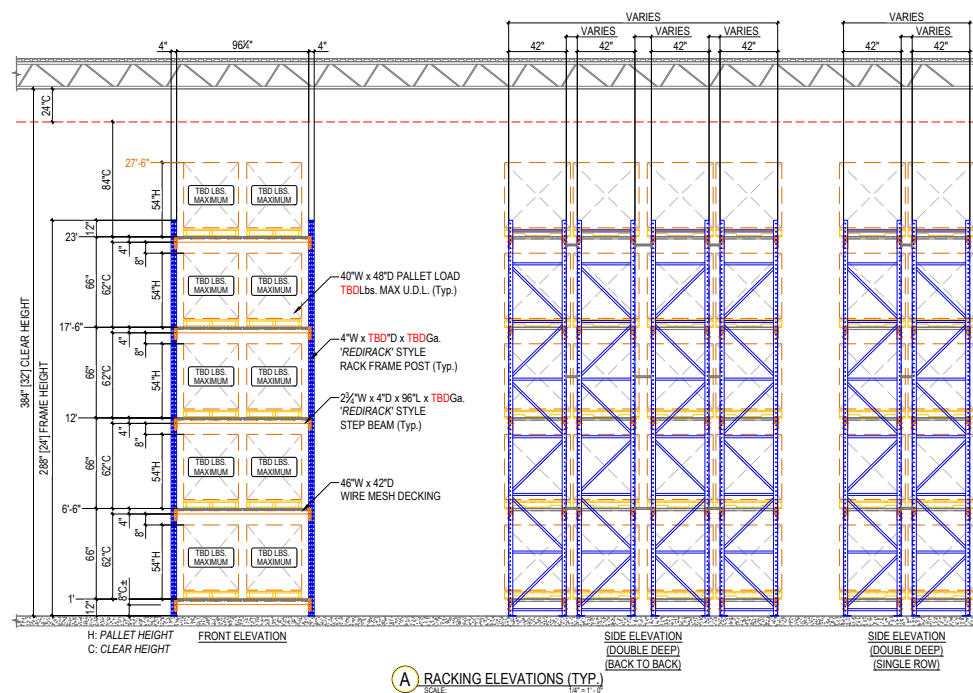
These racking plans were prepared by Fortified Racking Systems Inc. for marketing purposes. If you're looking to optimize your warehouse storage, Fortified Racking Systems Inc. provides expert solutions tailored to your needs. www.fortifiedrackingsystems.ca

Racking Plan | 289,000 SF

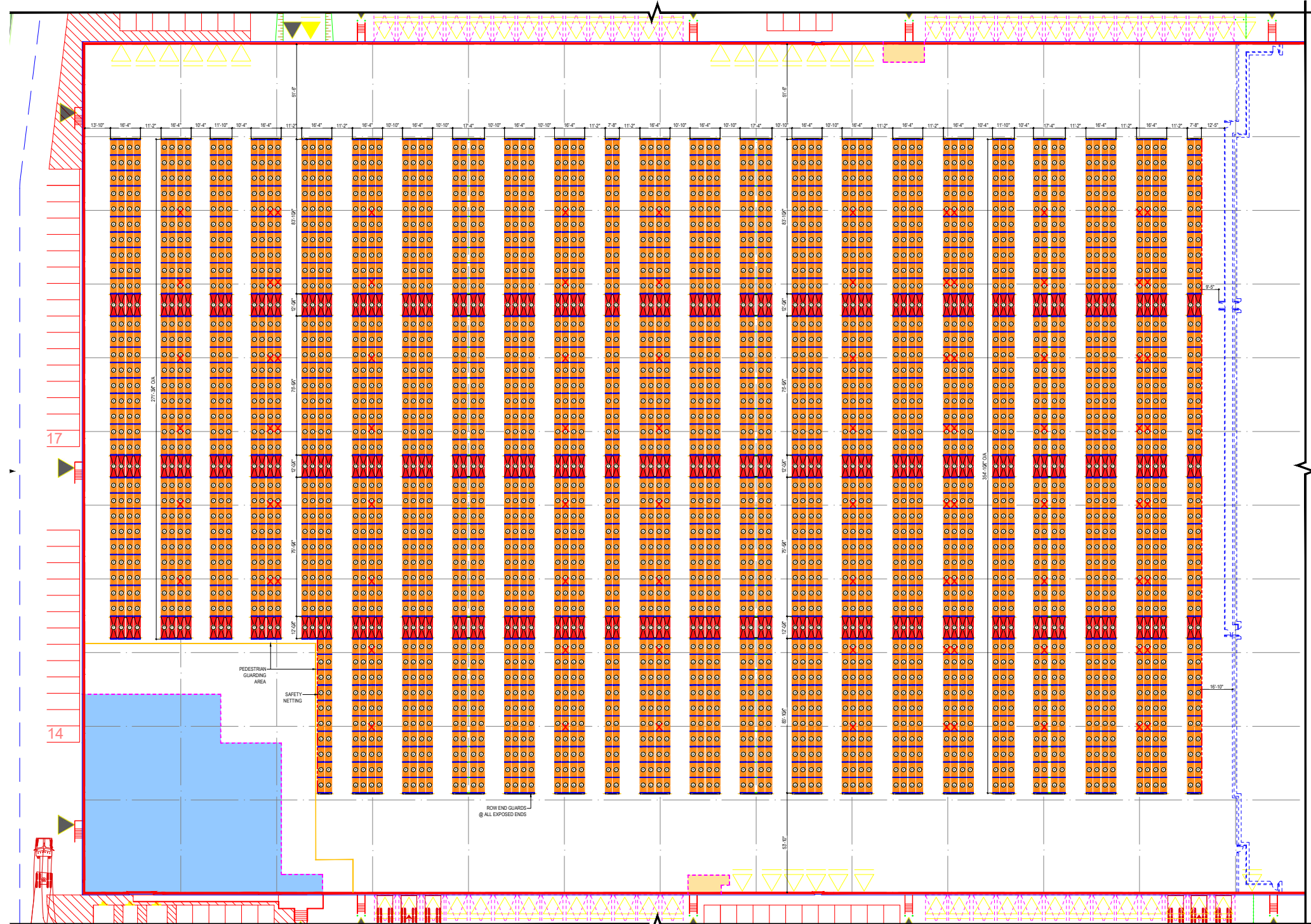
Example 2: Double Deep

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

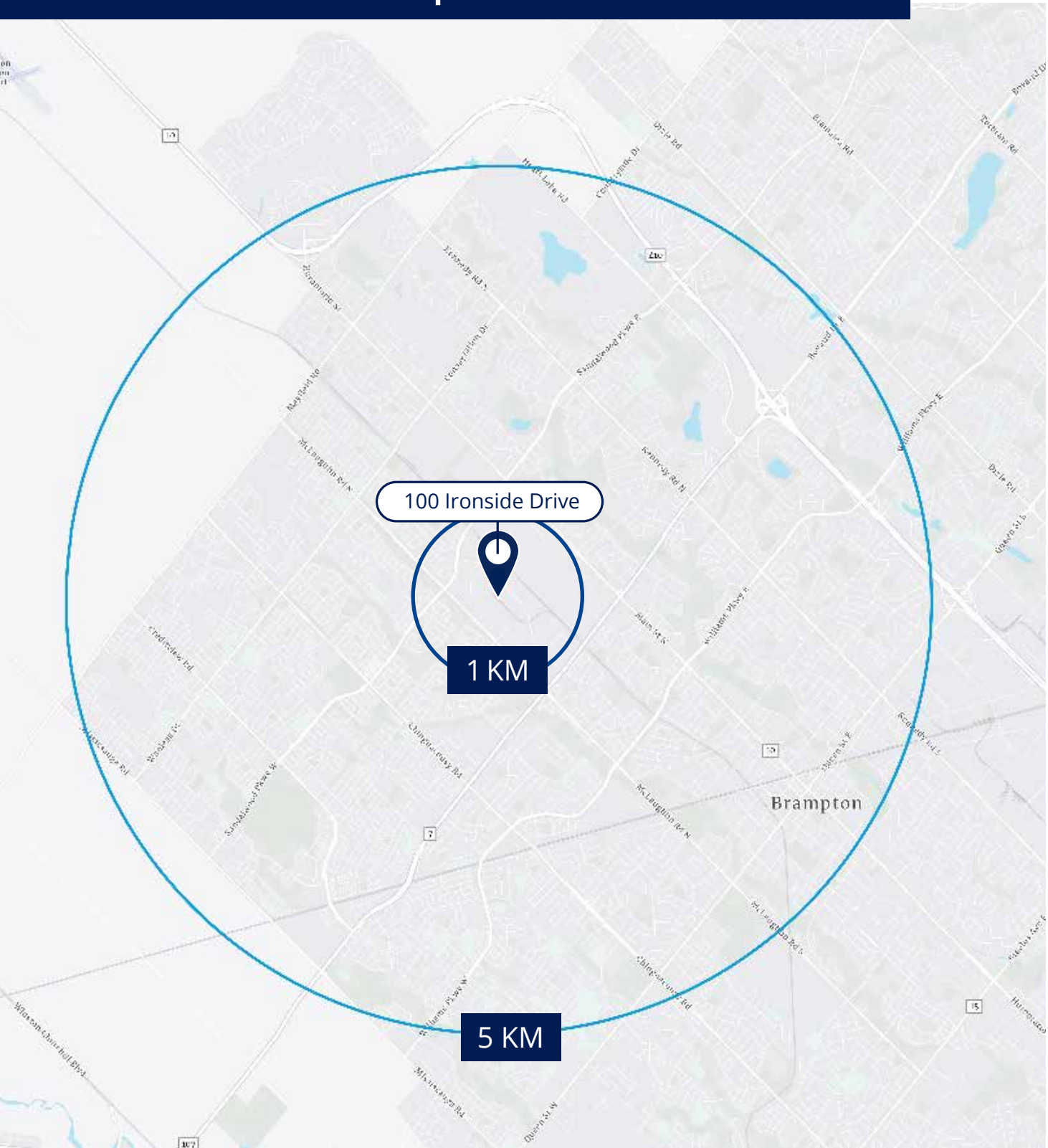


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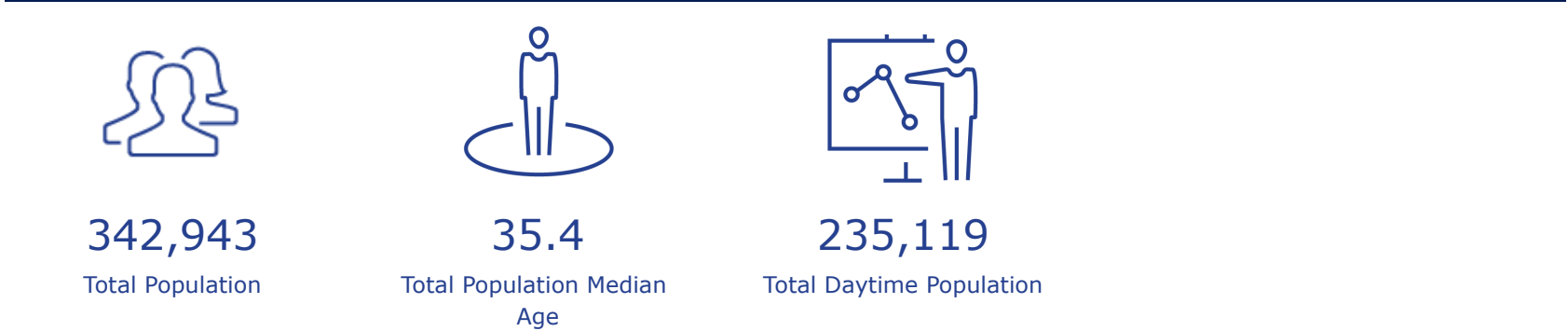
Prime Brampton Location



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

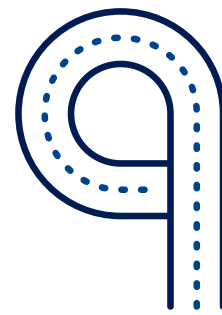
\$2 billion

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



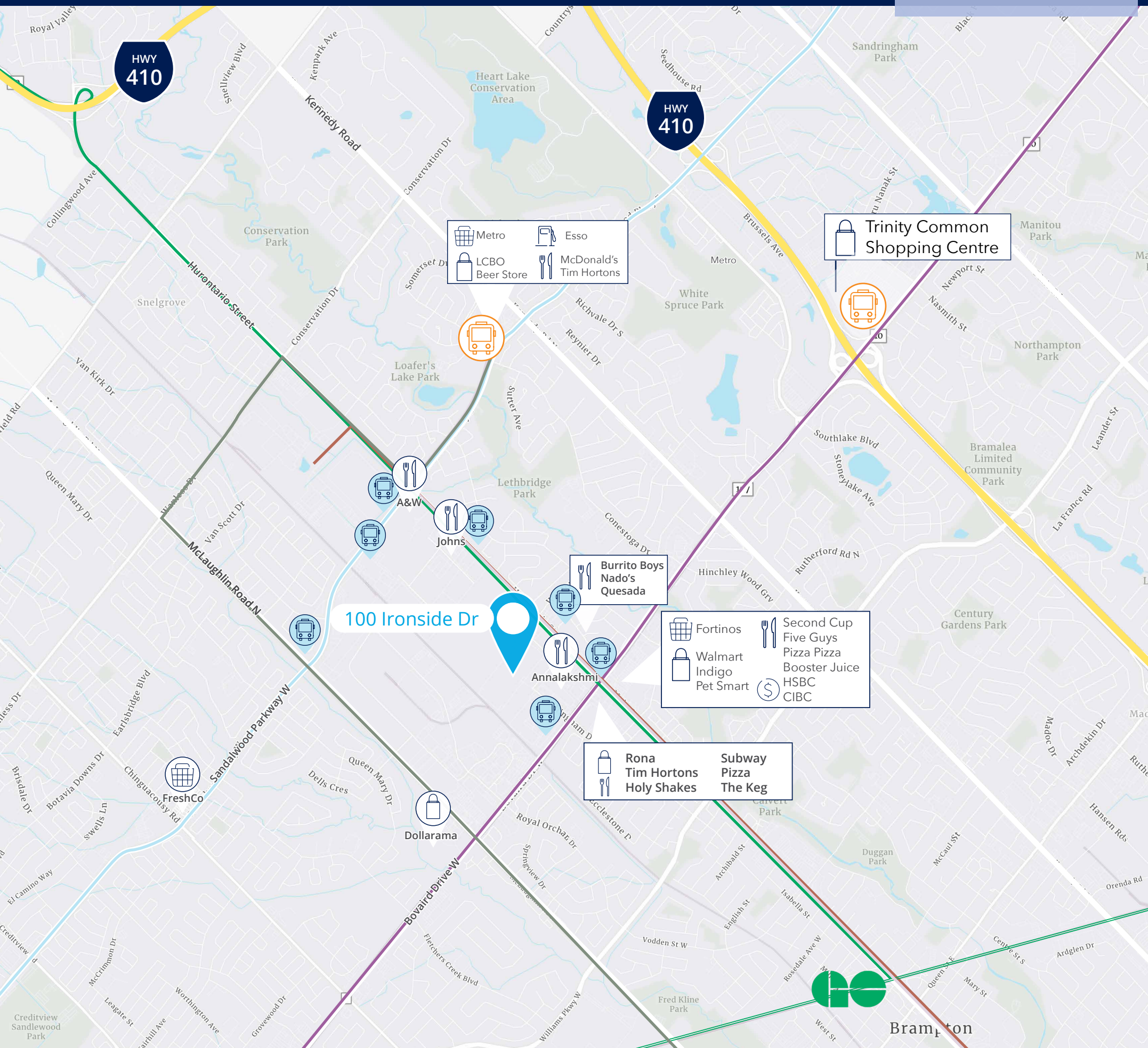
Ranked 13th out of 415
of Canada's
Best Communities



One of Canada's Best Employers



Credit Rating (S&P Global)



Truck Routes

-  5 Minutes
Via Bovaird Drive
-  11 Minutes
Via Bovaird Drive & Hwy 410
-  12 Minutes
Via Bovaird Drive & Hwy 410
-  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

Safe Storage
Depot

armacell

SOTA WALL

McKenna
LOGISTICS
CENTRES

STEVENS

CANADIAN
TIRE

100 Ironside Dr

DAY &
ROSS

armacell

Performance Auto Group

METELIX

VULCAN
INDUSTRIES LTD.

SOTA WALL

URBANKIDS

Walmart

RONA

TRIOVEST

HYUNDAI

TOYOTA

NISSAN

CHRYSLER

Leons

CANADIAN
TIRE

McLaughlin Road N

Bovaird Drive W

Hurontario Street

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



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