

20 → 30 IRONSIDE DRIVE

119,000 SF REMAINING

NEW SPEC OFFICE BUILD-OUT
IMMEDIATE OCCUPANCY



**FOR
LEASE**

**30 IRONSIDE DRIVE
BRAMPTON, ON**



LEASING OPPORTUNITIES

THE PROJECT

Two mid-bay industrial buildings constructed on 22 acres just minutes from Highway 410, located on Ironside Drive with prominent visibility on the north side of Bovaird Drive West.

30 IRONSIDE DRIVE

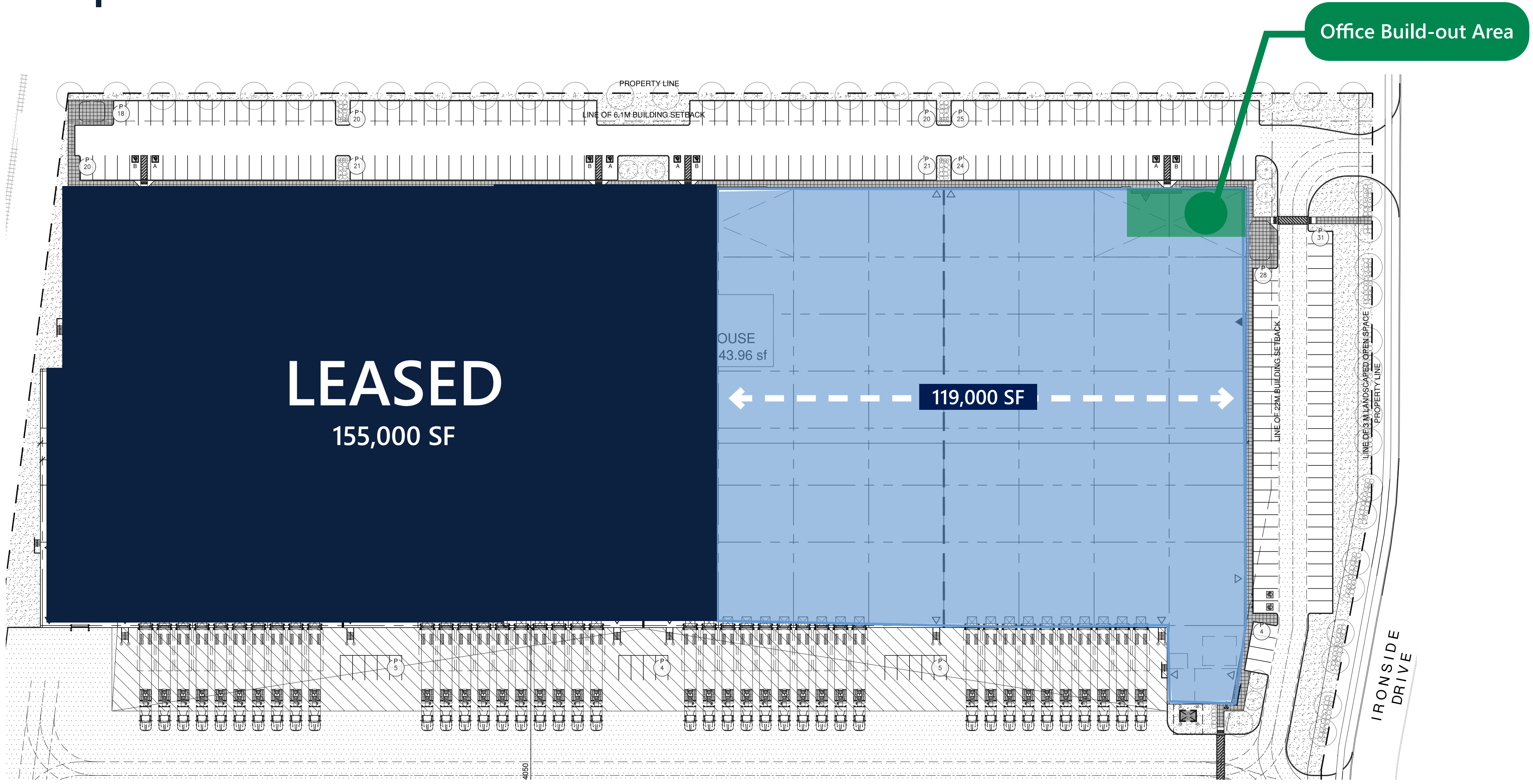
119,000 SF remaining with complete built-out office space.

20 IRONSIDE DRIVE

Up to 279,243 SF in flexible configurations starting from 70,816 SF



SITE PLAN | 30 IRONSIDE DRIVE

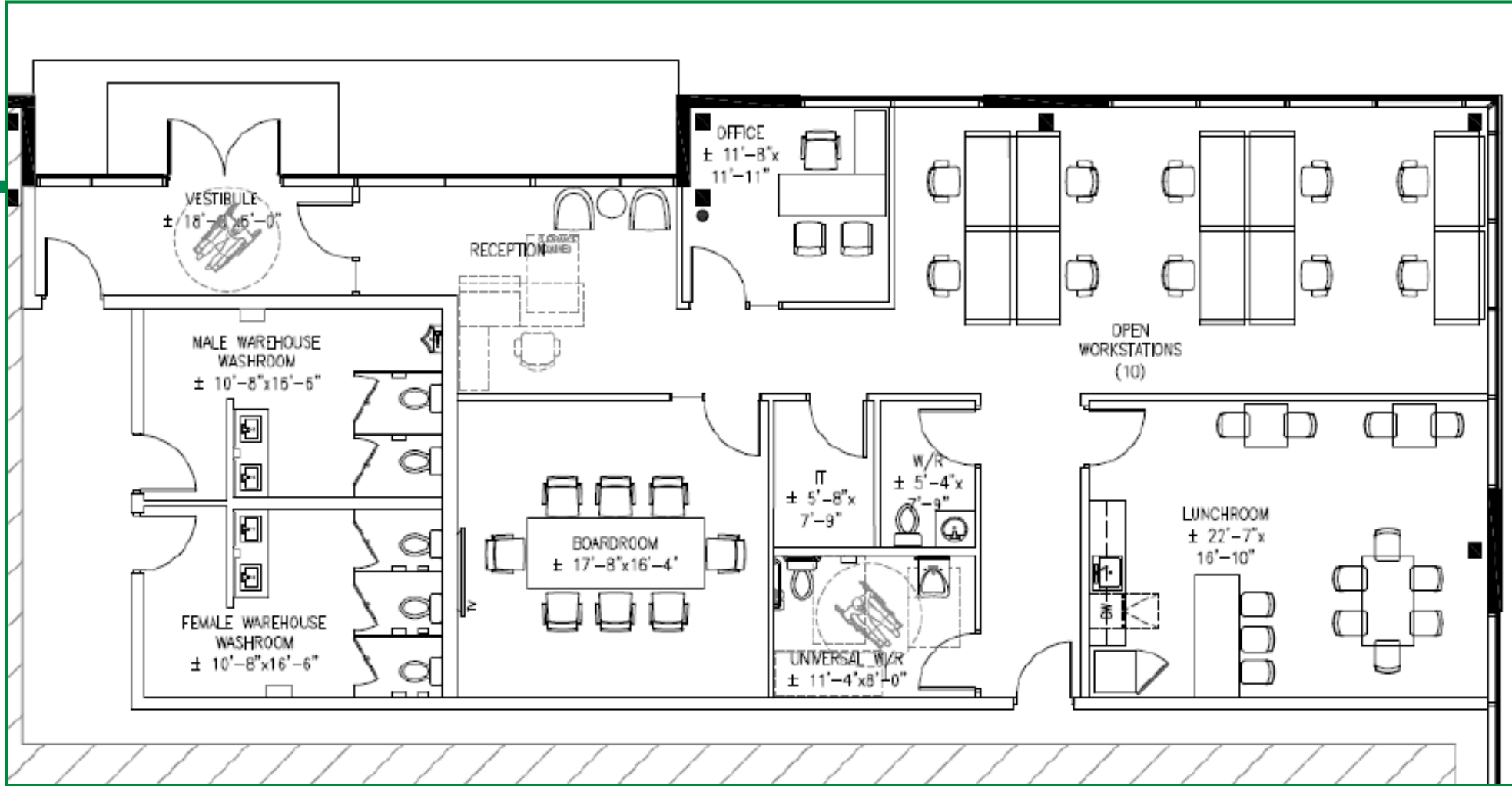
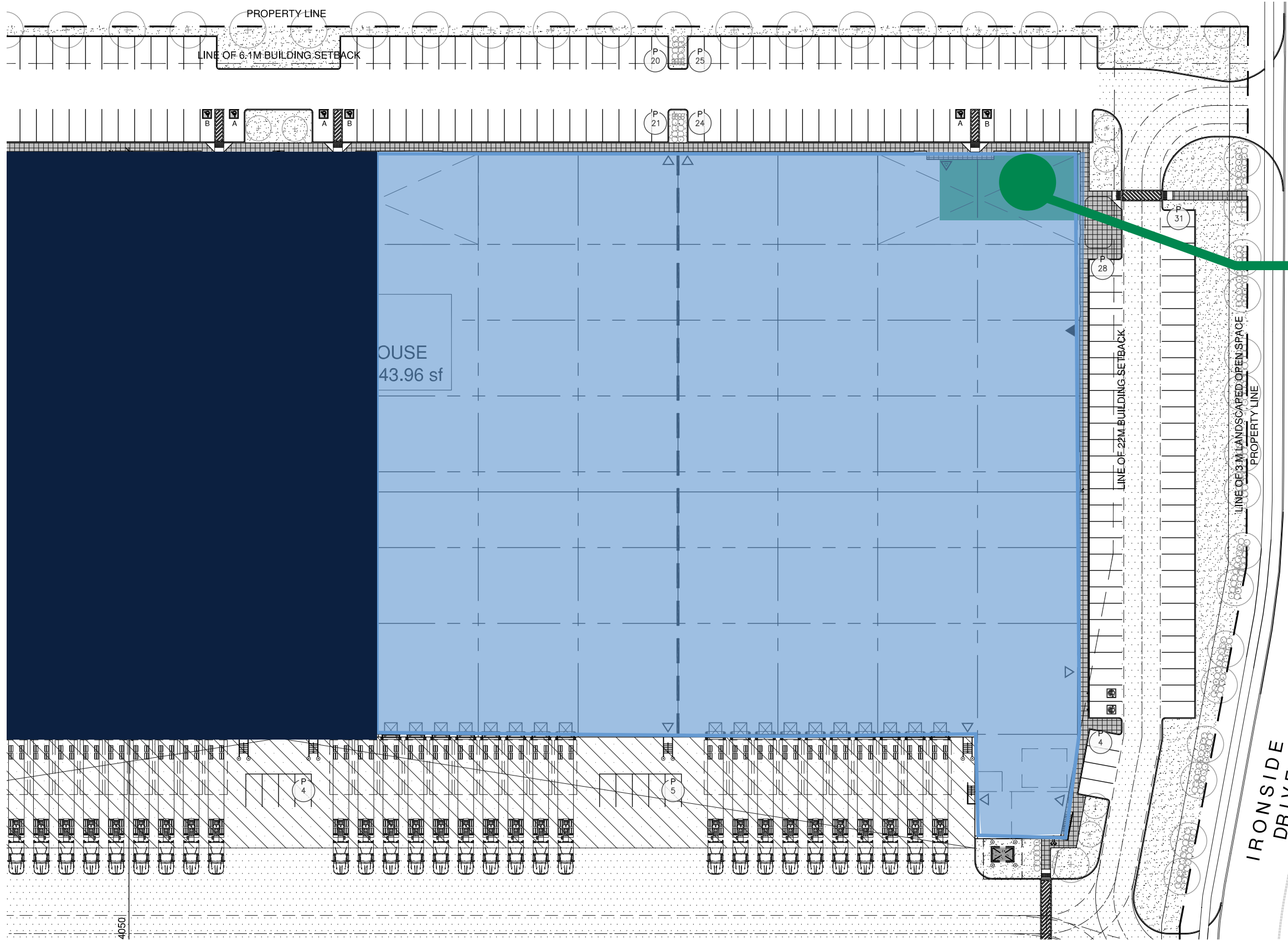


SPEC OFFICE PLAN

NEW SPEC OFFICE LAYOUT

Area: 2,524 SF

Includes: 1 Vestibule; 1 Boardroom; 1 Private Office; 10 Workstations; 1 IT/Storage Room; 1 Lunchroom, 2 Washrooms



SPECIFICATIONS | 30 IRONSIDE DRIVE

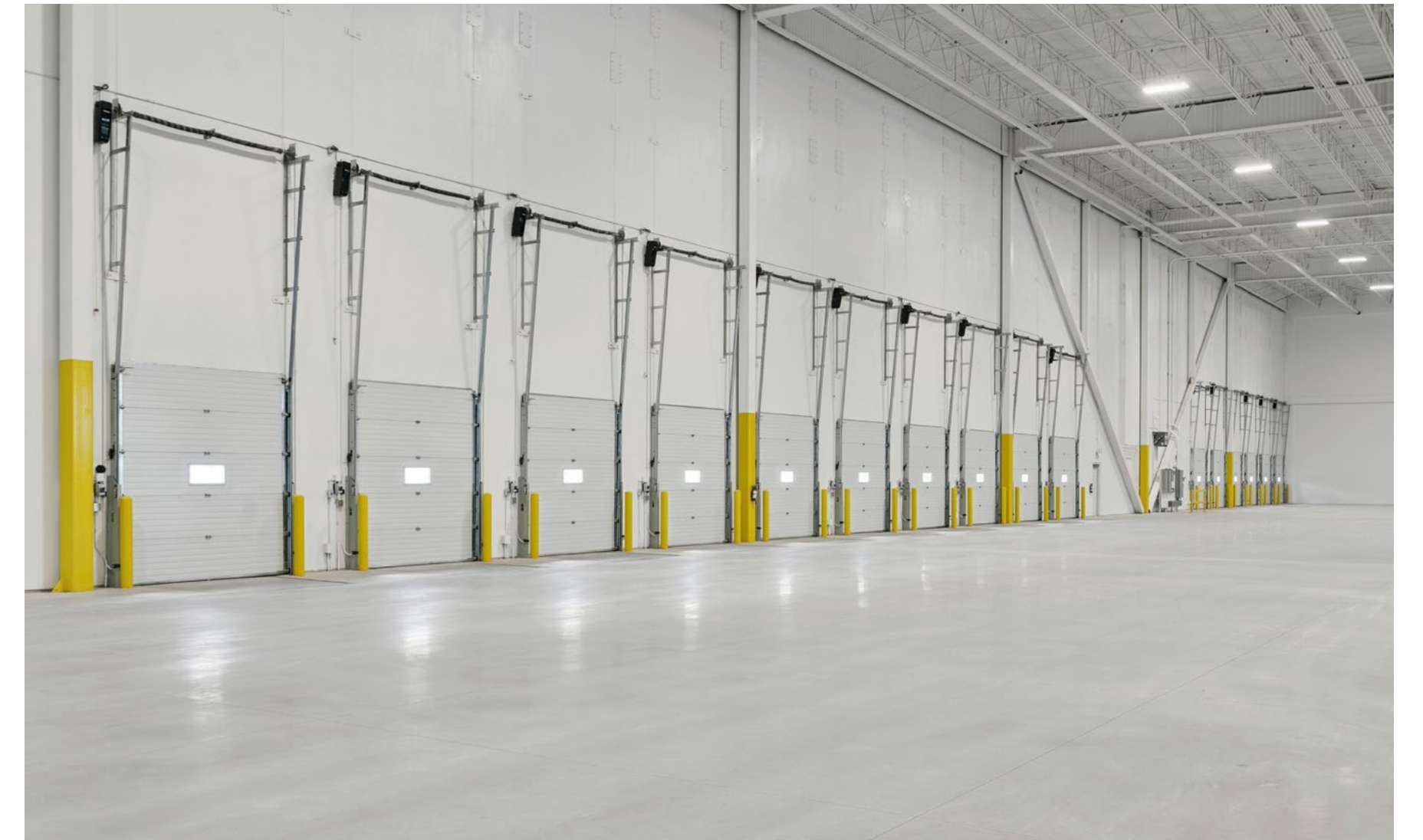
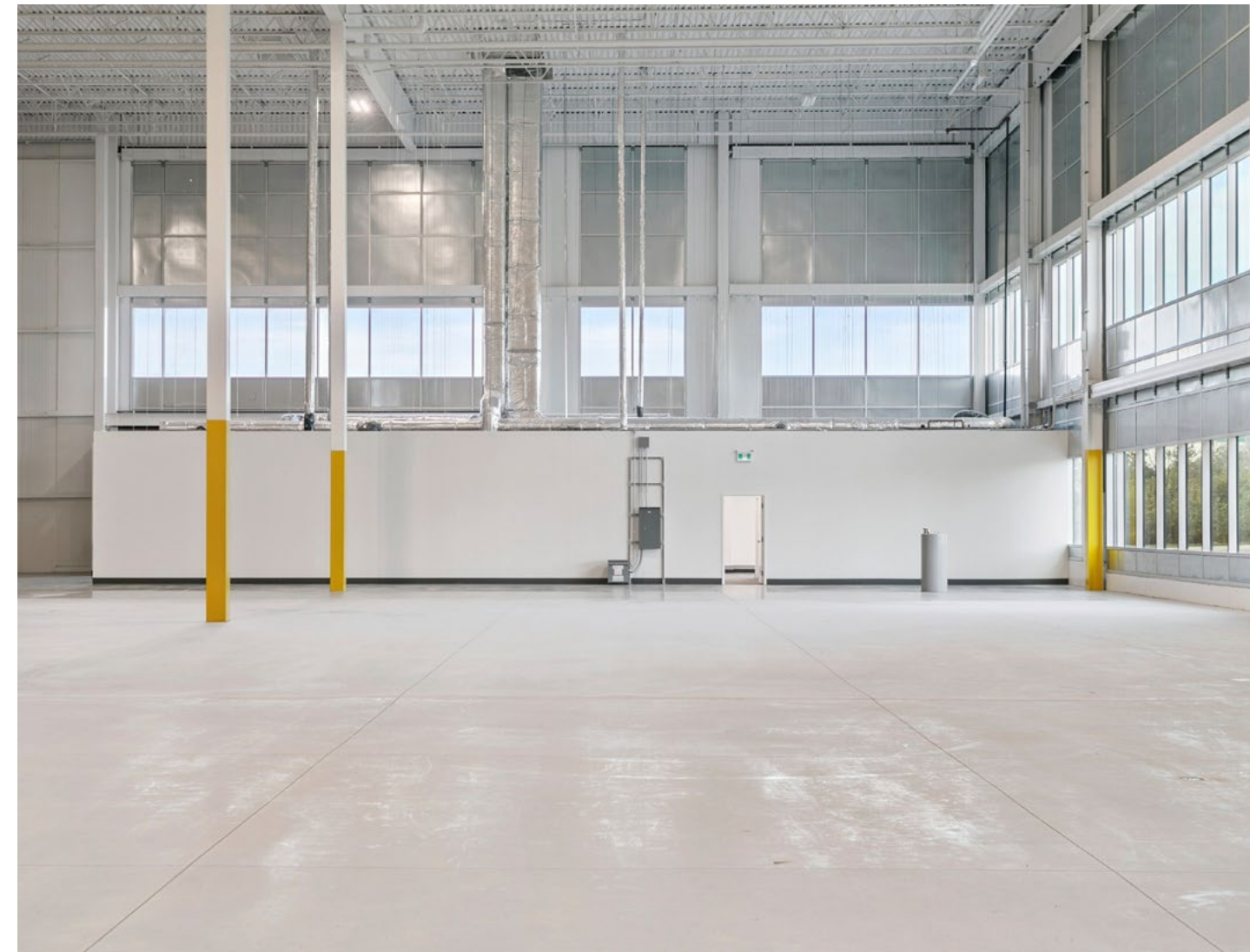
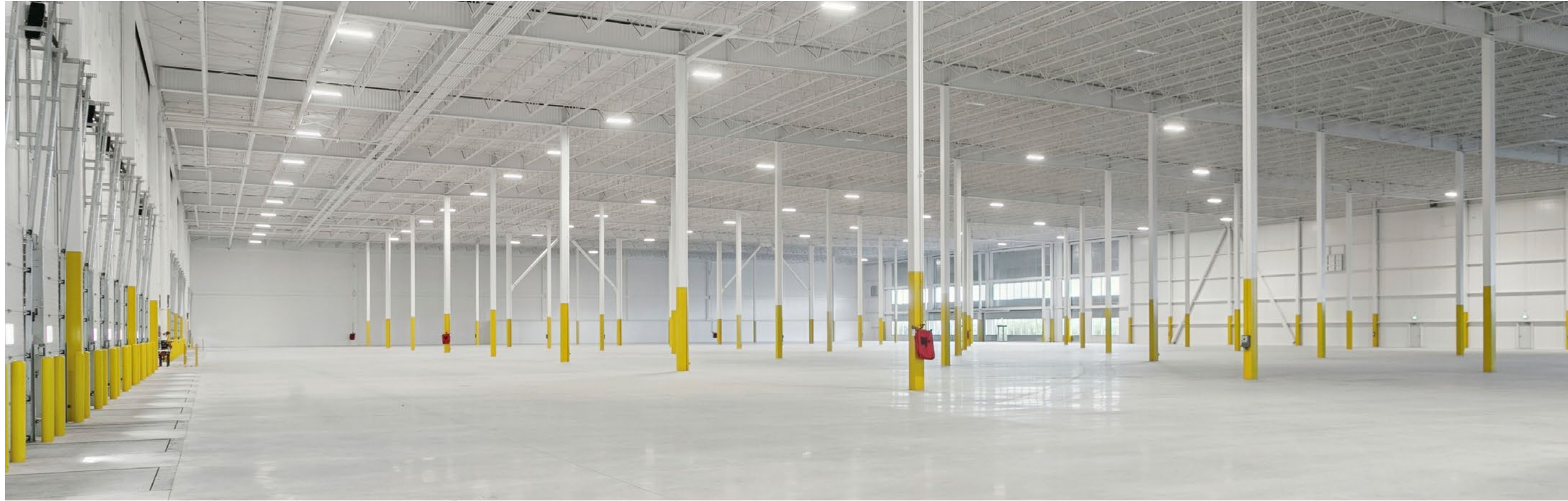
Rentable Area	119,000 SF
Office Area	2,524 SF (Spec build-out)
Clear Height	40 ft
Parking	254 Stalls (0.92/1000 Ratio)
Truck Level Doors	18 - 9' x 10' Doors (Electric) Complete with Electric Levelers, Seals, & Bumpers
Truck Court Depth	210 ft (shared with 20 Ironside)
Typical Bay Size	54 ft x 41 ft
Marshalling Bay Size	54 ft x 60 ft
Zoning	M1A-250 (Industrial Uses Permitted)
Dock Levelers	Blue Giant or Equivalent (50,000 LBS Static Capacity)
Lighting	Motion Sensored LED lights with 10' whips
Slab Thickness	8 Inches
Building Power	4,000 Amps, 600 Volts
Sprinklers	ESFR
HVAC	Rooftop mounted Cambridge Makeup Air (MUA) Units
Warehouse	White-Boxed (walls & roof deck painted white; columns painted)
T.M.I	\$4.08 PSF (2025)
Asking Rate	Full Space: \$17.95 PSF Net (Year 1 with Escalations)



PHOTOS | *NEW* OFFICE BUILD-OUT



PHOTOS | WAREHOUSE



SUSTAINABILITY



LEED CERTIFIED



LIGHT POLLUTION REDUCTION



WATER EFFICIENT LANDSCAPING



6 ELECTRIC VEHICLE CHARGING STATIONS



POST-CONSUMER RECYCLED CONTENT



LOW-EMITTING FINISHING MATERIALS



INDOOR ENVIRONMENTAL QUALITY LED SENSED LIGHTING

This first-class industrial development will focus on an energy efficient design by increasing the building structure and “R” value rating on the base building specifications to allow a simpler conversion to be a fully net zero facility.



R15 insulation 48” vertical and 36” horizontal under slab.



5lb psf load capacity in the roof structure to accommodate a solar panel system occupying approximately 70% of roof area.



Exterior Wall Thermal Performance R24 (min) for Precast Cladding and R30 for Insulated Metal Panel Cladding.



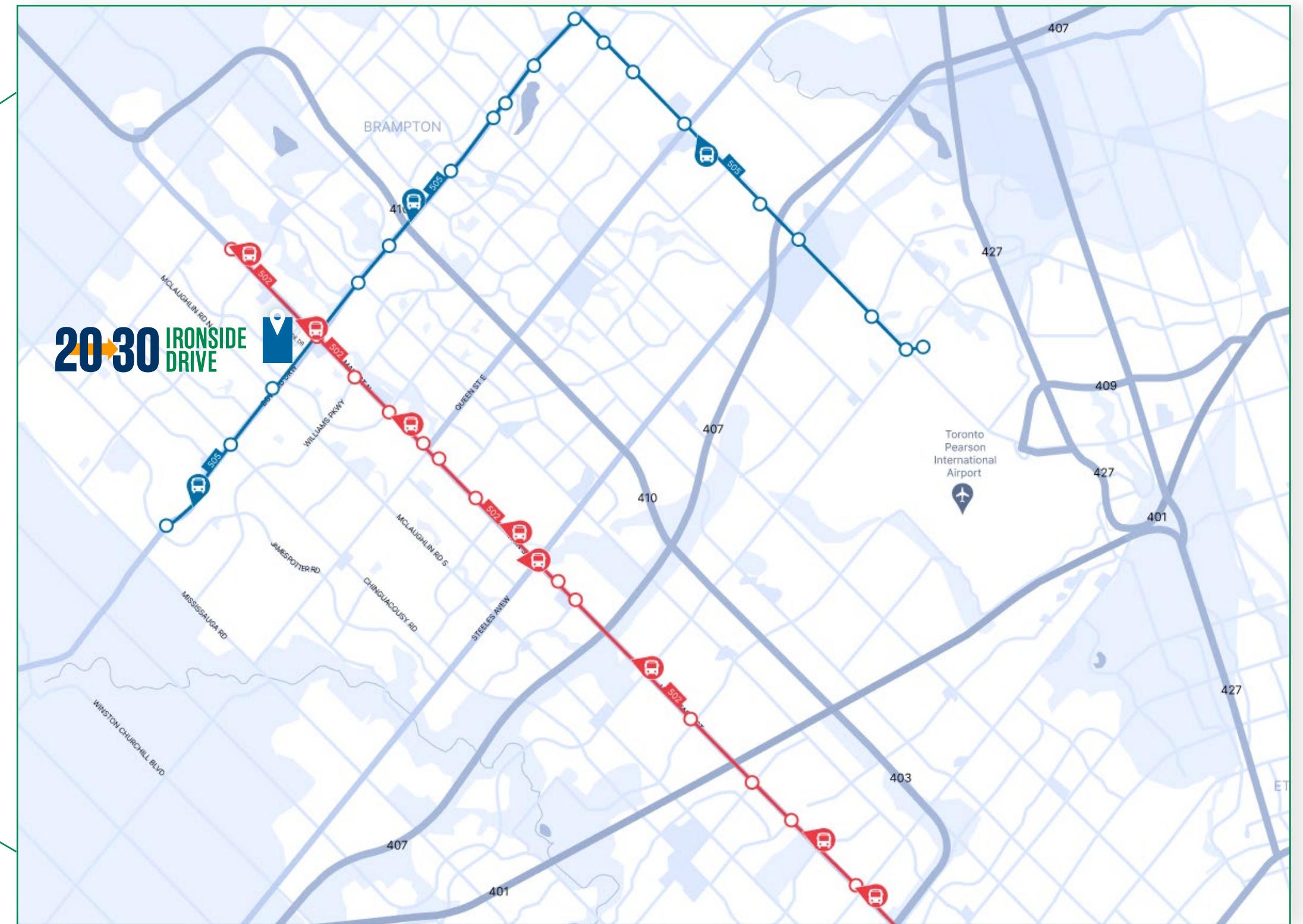
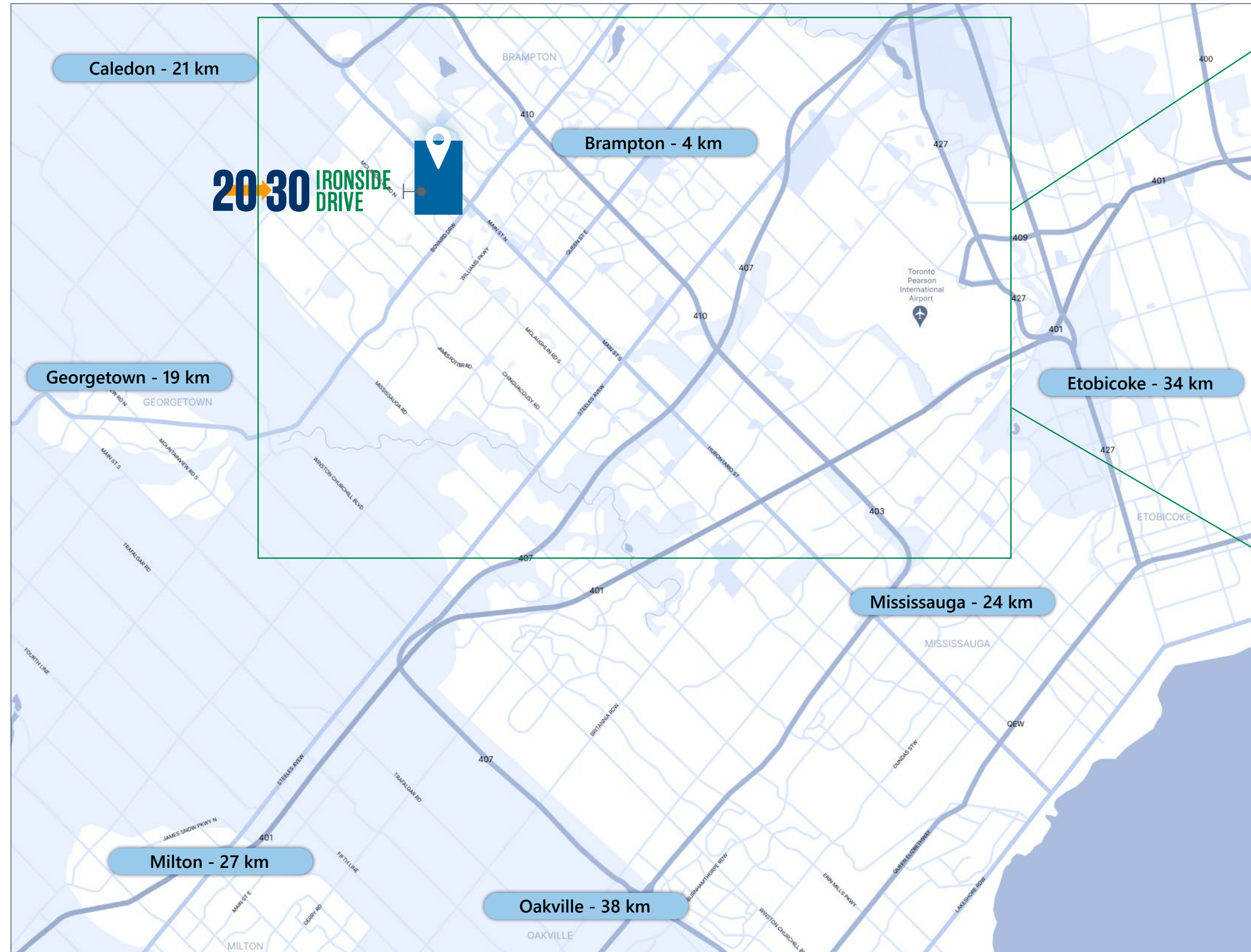
Roof Thermal Performance R40 (min).





Glazing Thermal Performance to max U-0.34, SHGC-0.38 and VT-0.44.



LOCATION OVERVIEW



Brampton Züm Transit is the municipal transit provider of bus services for the City of Brampton. Brampton Züm Transit provides both conventional local bus service and a bus rapid transit (BRT) system. 20-30 Ironside Drive provides access to Züm frequent all-day service, with Route 505 (Bovaird) at its doorstep. Route 505 provides patrons with connection to other major roads in Brampton surrounding municipalities, and other service providers such as MiWAY Transit, TTC, and GO Transit.


- 
Route 505 - Bovaird: Malton GO to Mount Pleasant GO
 Approximately Every 20 Minutes
- 
Route 502 - Main: Mississauga City Centre Terminal to Sandalwood
 Approximately Every 8 Minutes


AREA AMENITIES & DEMOGRAPHICS




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

 Adjacent to Pearson International Airport, Canada's largest airport

 Transportation, Warehousing and Manufacturing are the largest Labour Force Industries

RACKED HEIGHT VS. SF

CUBE EFFICIENCY ANALYSIS

When comparing the 40' clear height versus other common building clear heights, there is a 75% increase in the overall cubic storage capacity.

Example Storage REQUIREMENT

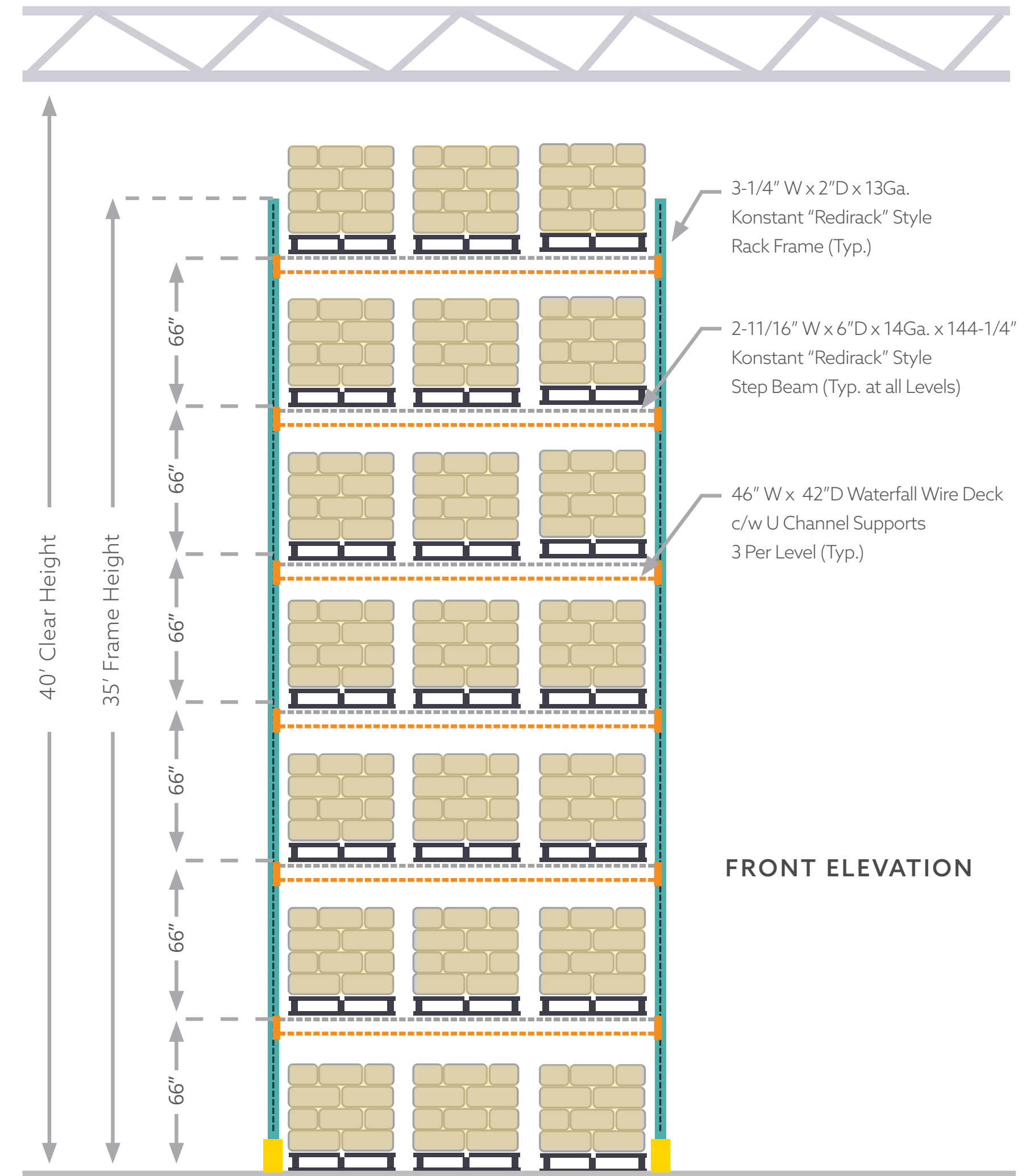
32,841
PALLET POSITIONS

CLEAR HEIGHT	Size Needed to ACCOMMODATE
40'	244,723 SF
36'	286,325 SF
32'	342,612 SF
28'	428,265 SF

WHEN COMPARING 40' VS 28'

Space reduction savings is **183,542 SF**

Potential rental savings in excess of **\$29M** over 10 years



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