
iPort Bramalea

100 ALFRED KUEHNE BOULEVARD, BRAMPTON
UNIT'S 4&5 | 243,261 SF

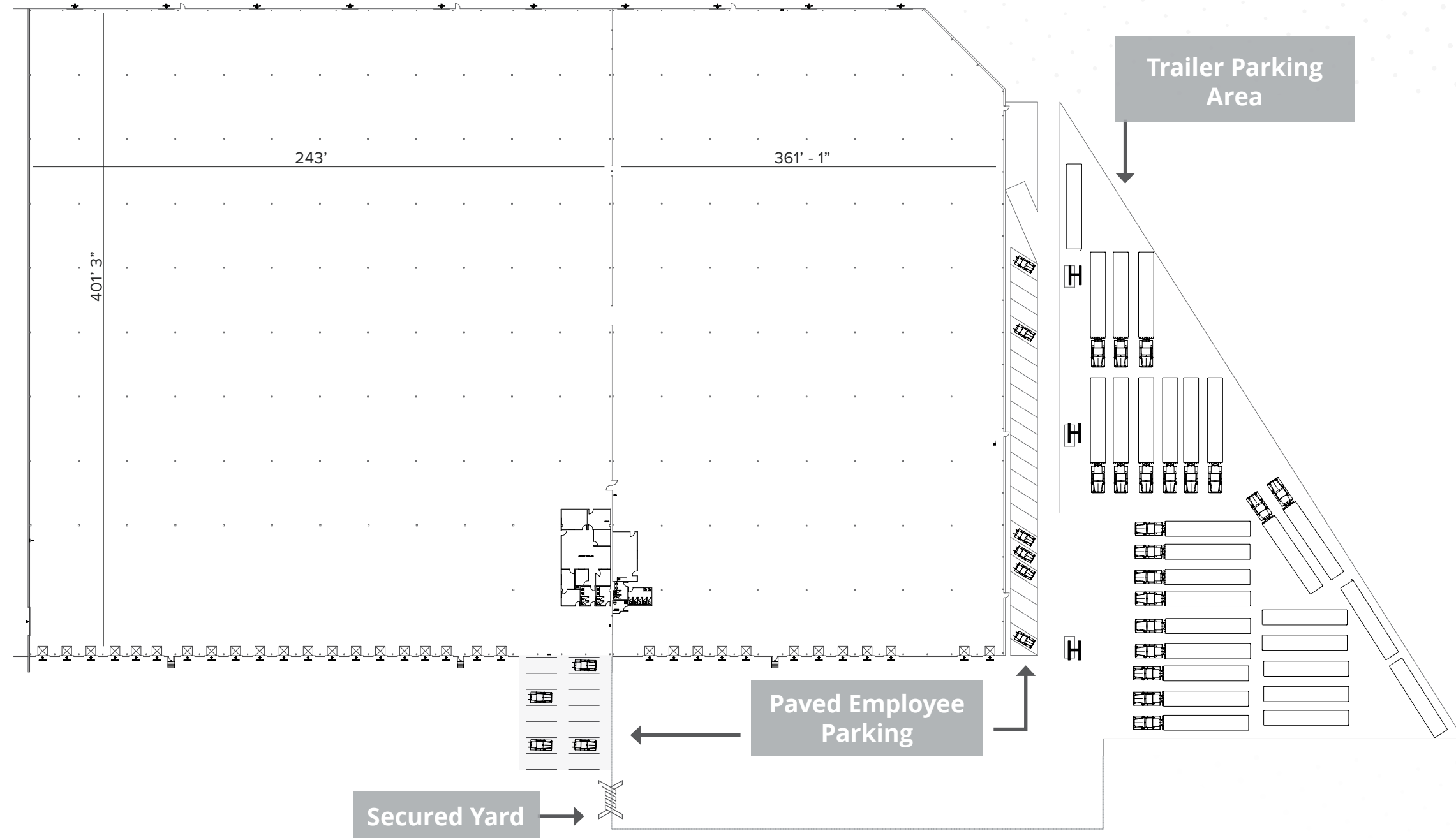
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PROPERTY FEATURES

Total Area	243,261 SF
Office Area	2,807 SF
Warehouse Area	240,454 SF
Shipping	32 Truck Level 1 Drive-in
Clear Height	25'
Power	600V / 500A
Typical Bay Size	39'4" x 29'4"
Trailer Parking	26 Stalls+ securitization of yard
Sprinklers	ESFR
Zoning	M2
Occupancy	June 1, 2026
TMI	\$2.59 psf (2025)
Asking Rate	\$15.95 psf net



New Warehouse Lighting Throughout the Building



New Shipping Doors



Excellent Proximity to 400 Series Highways

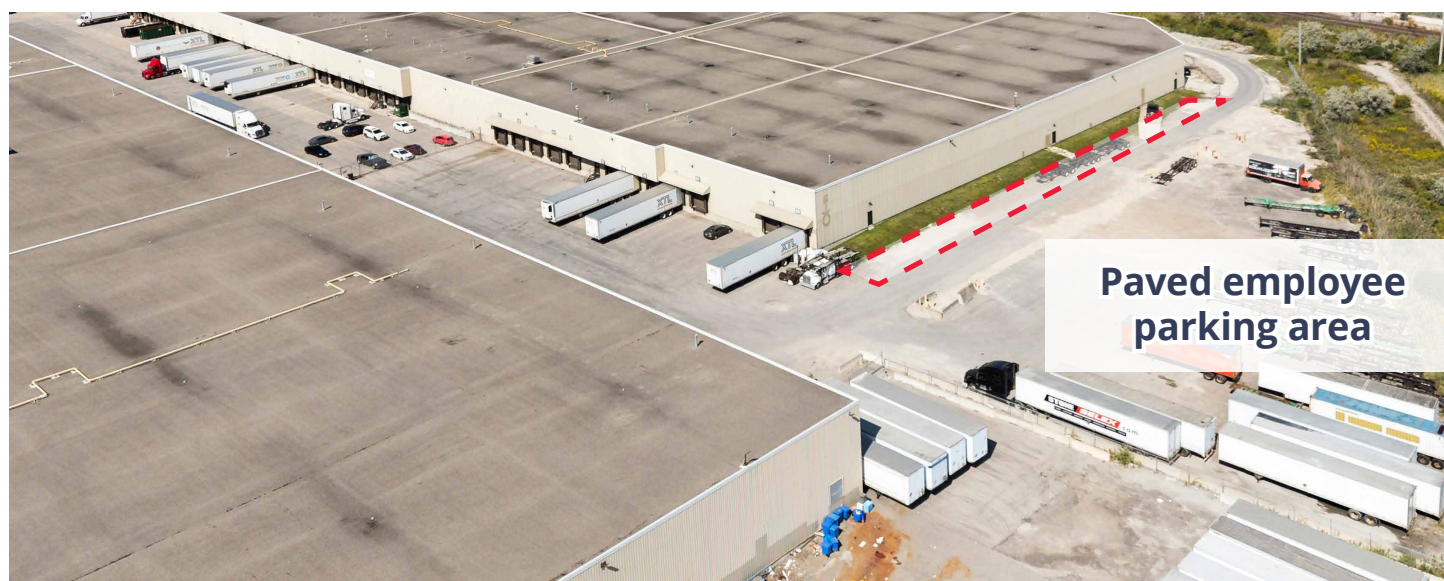


Steps from Bramalea GO Station

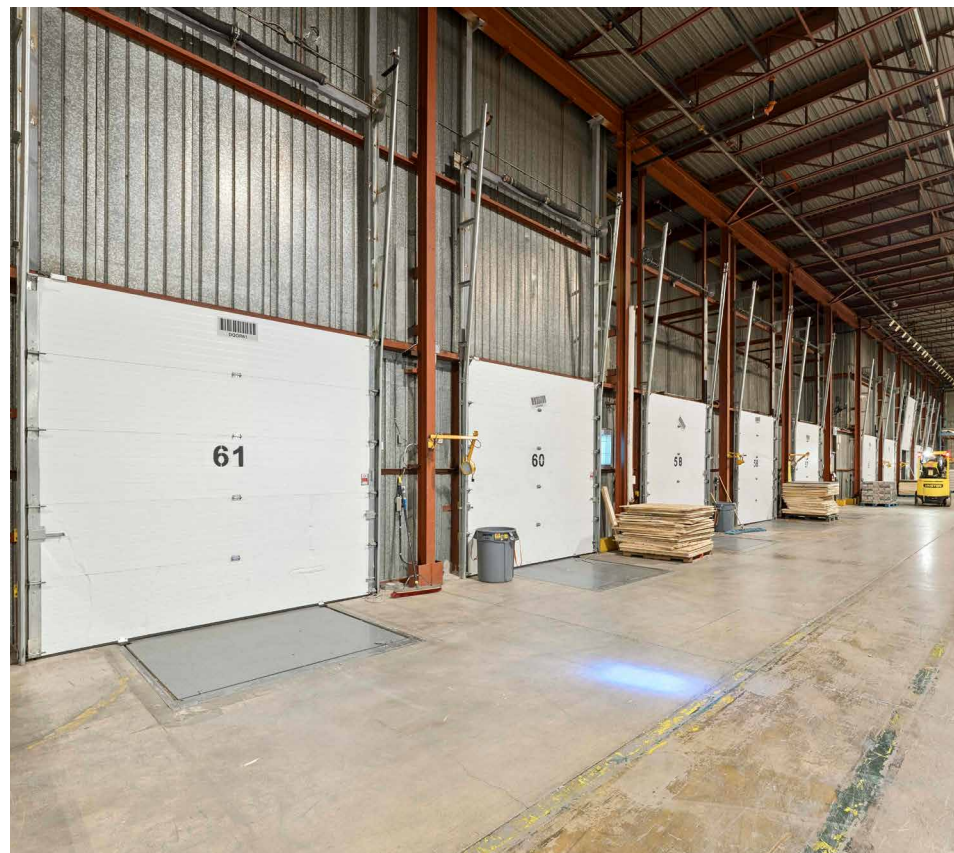
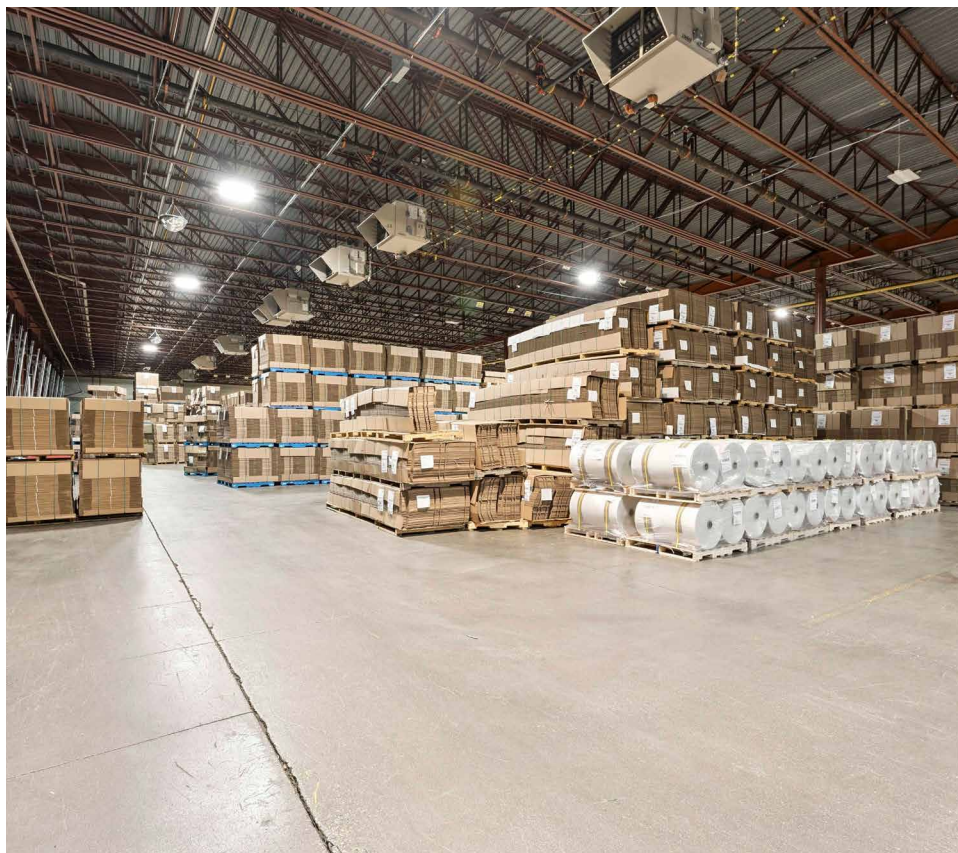


Turnkey Shipping / Receiving Office

PROPERTY PHOTOS



PROPERTY PHOTOS

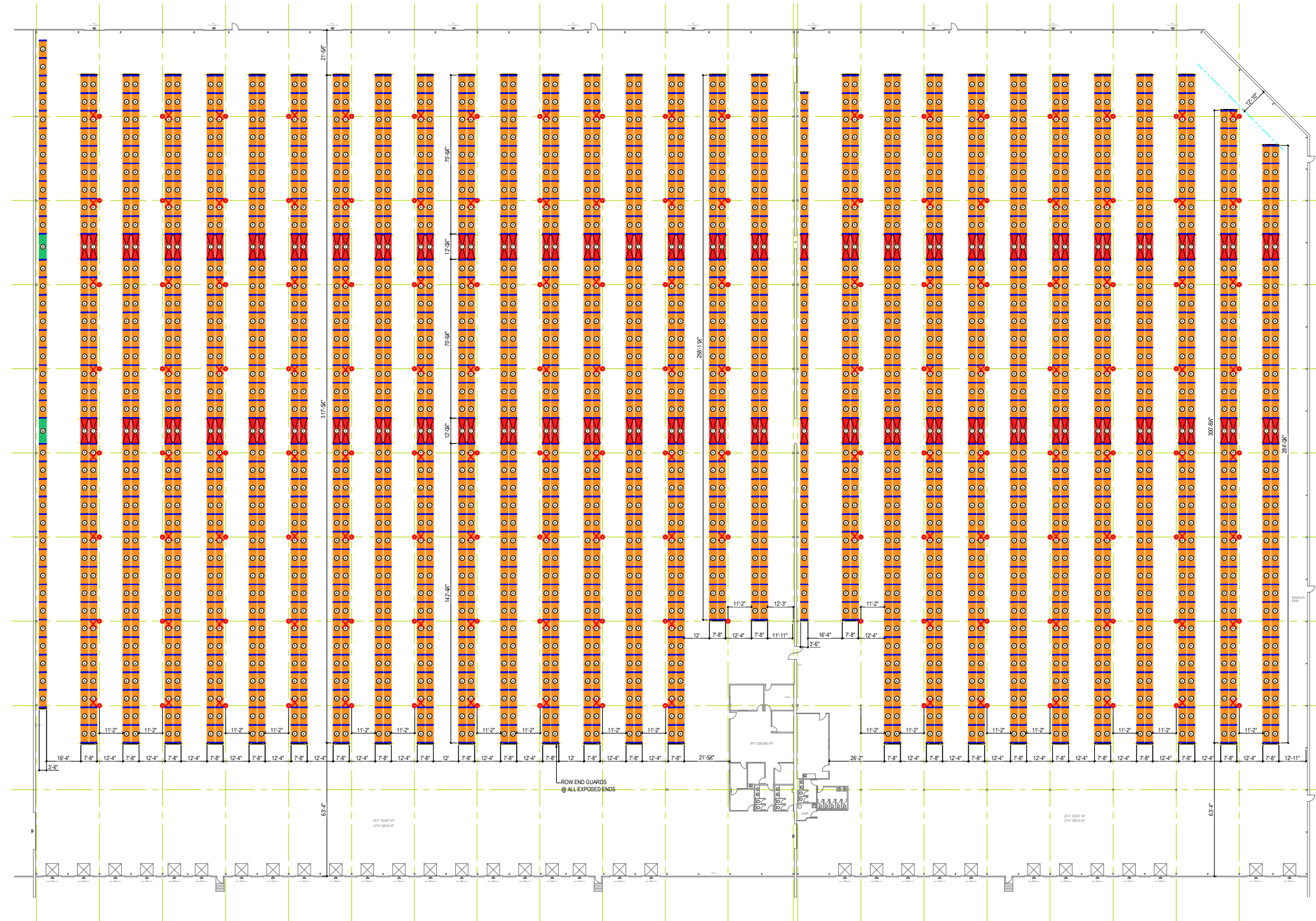


RACKING PLAN

Example 1: Single Select

ESTIMATED PALLET COUNT			
Bay Type	Bay Count	Pallet Positions	Total Pallets
A	1,968	8	15,744
B	2	12	24
T	114	6	684
Total Positions:			16,452
Lost Positions			560
Total Pallet Positions:			15,892

[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

Example 1: Double Deep

ESTIMATED PALLET COUNT

Bay Type	Bay Count	Pallet Positions	Total Pallets
A	2,712	8	21,696
B	8	12	96
T	152	6	912
Total Pallet Positions:			22,704

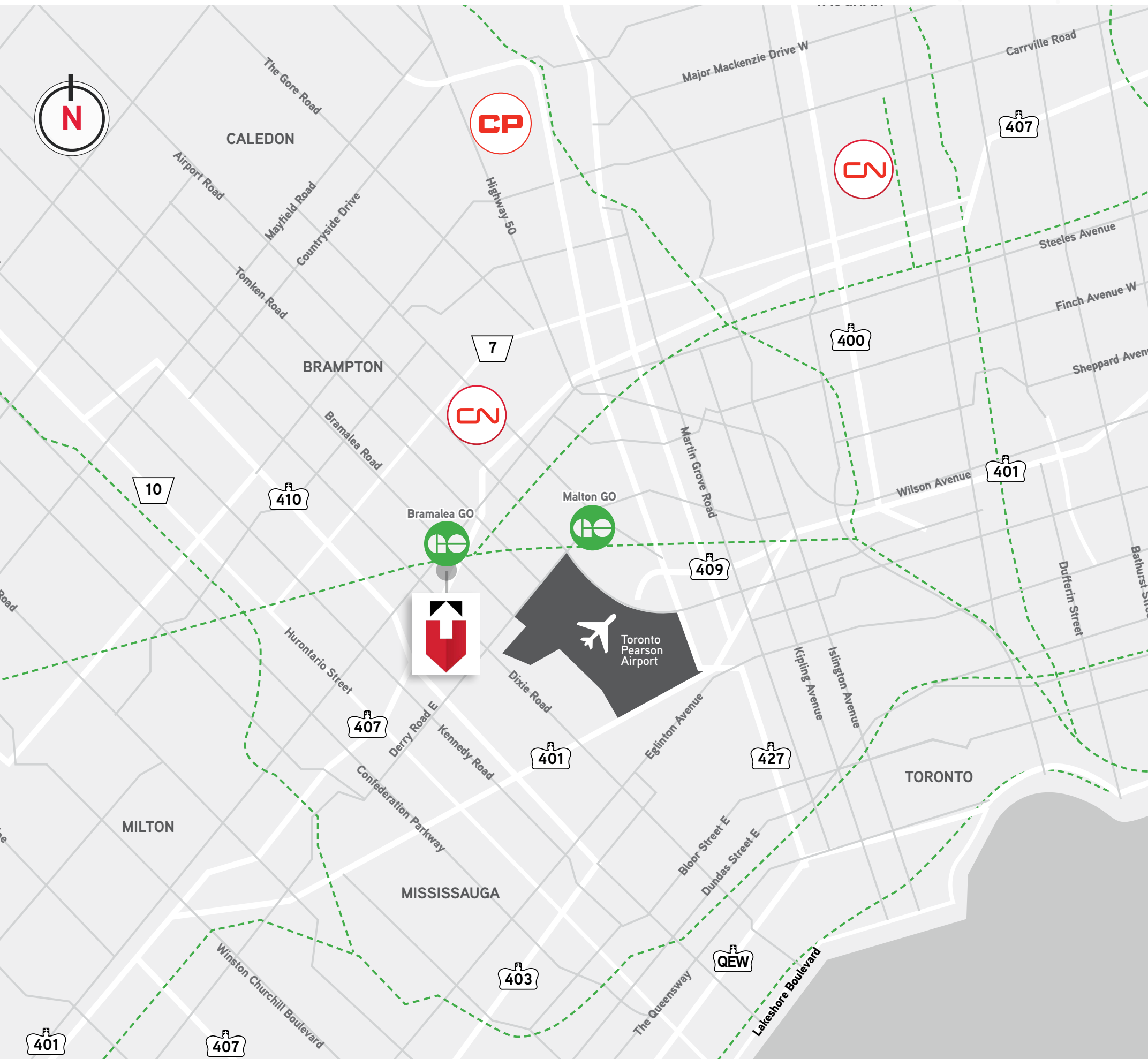
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DRAWING A STRAIGHT LINE FROM YOUR SUPPLIERS TO YOUR CUSTOMERS

Direct access to a skilled labour force, major highways, intermodal facilities, and public transit



TRAVEL DISTANCES

	HIGHWAY 407 1.4 km 3 mins		HIGHWAY 410 1.5 km 6 mins
	HIGHWAY 401 8.0 km 7 mins		HIGHWAY 427 11 km 9 mins
	HIGHWAY 410 19 km 14 mins		QEW 1.4 km 3 mins
	HIGHWAY 401 8.0 km 7 mins		QEW 23 km 22 mins
	CN INTERMODAL 7.0 km 9 mins		CPKC Vaughan 21 km 24 mins
	BRAMALEA GO 1.6 km 7 mins		MALTON GO 11 km 14 mins
	PEARSON AIRPORT 11 km 15 mins		

BRAMPTON

A STRATEGIC LABOUR ADVANTAGE



2nd Fastest Growing City in Canada
4th Largest Labour Force in Ontario



4.3M Labour Pool Across the GTA



The Fastest-growing Major City in Canada, Adding **45,000** New Residents Annually

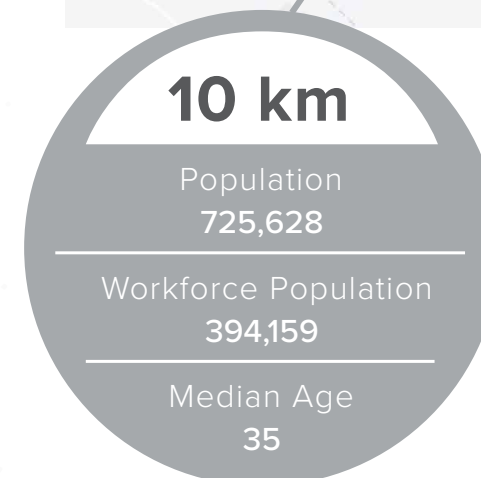
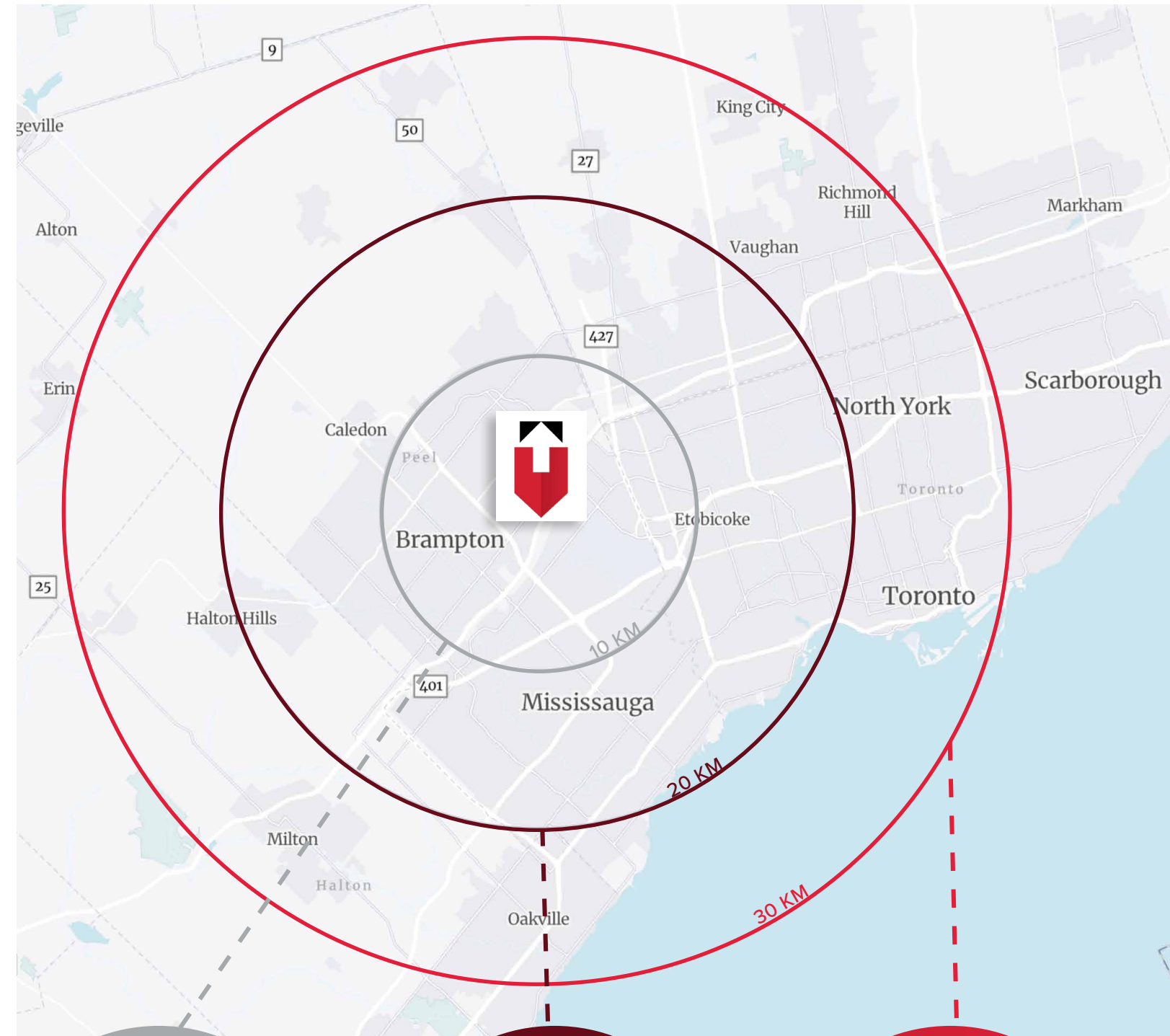


16% of Brampton Employment is in the Manufacturing Industry



Home to **CN** — the Largest Intermodal Railway Terminal in Canada

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





**WITH EXCEPTIONAL
CONNECTIVITY AND
CONVENIENCE**

AMENITIES WITHIN
A **5KM** RADIUS

289
Retail Amenities

17
Gas Stations

10
Banks

171
Restaurants & Cafes



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