

Up to 171,144 SF
Multiple Configurations Available

15 Bramalea Road, Brampton, ON

New Construction | Flexible Term | Immediate Occupancy Warehouse Space For Sublease

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Property Overview

Civic Address	15 Bramalea Road
Location	Brampton, Ontario
Zoning	M2 - 2936 Industrial
Year Built	2022
Total Available Area	Option 1 (Units 1&2): 171,144 SF Option 2 (Unit 1): 97,000 SF Option 3 (Unit 2): 74,144 SF <i>Units demised with a chain link fence</i>
Shipping	Option 1 (Units 1&2): 28 TL/1 DI Option 2 (Unit 1): 18 TL/1 DI Option 3 (Unit 2): 10 TL
Washroom	Male/Female (Located in Unit 1)
Clear Height	40'
Sprinklers	ESFR
Bay Sizes	54' x 44'
Trailer Parking	Potential for ± 17 Stalls
Occupancy	Available immediately
Sublease Term	Flexible (+/- 1 - 5 Years) Head Lease expires July 31, 2032
Asking Rent	Unpriced Speak to listing team

Property Highlights

- 100% warehouse space
- Brand new construction and LEED certified
- 3PL and warehouse services may be available
- Ideal user location with Brampton Transit and Bramalea GO Station at the doorstep



Excellent proximity to 400 Series Highways and Pearson Airport



Professionally managed



High exposure corner location



Secured shipping apron with guard shack

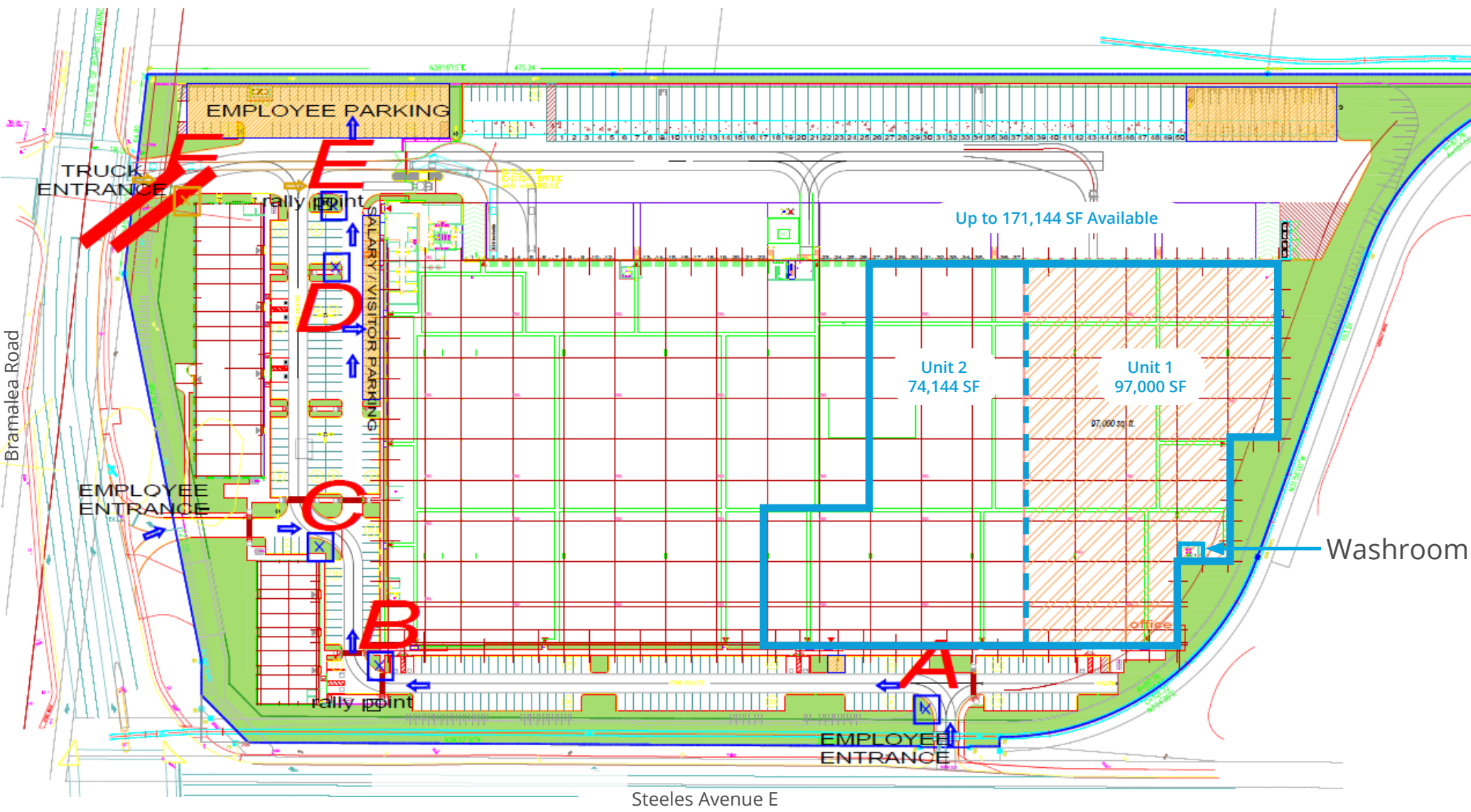


Steps from Bramalea GO Station



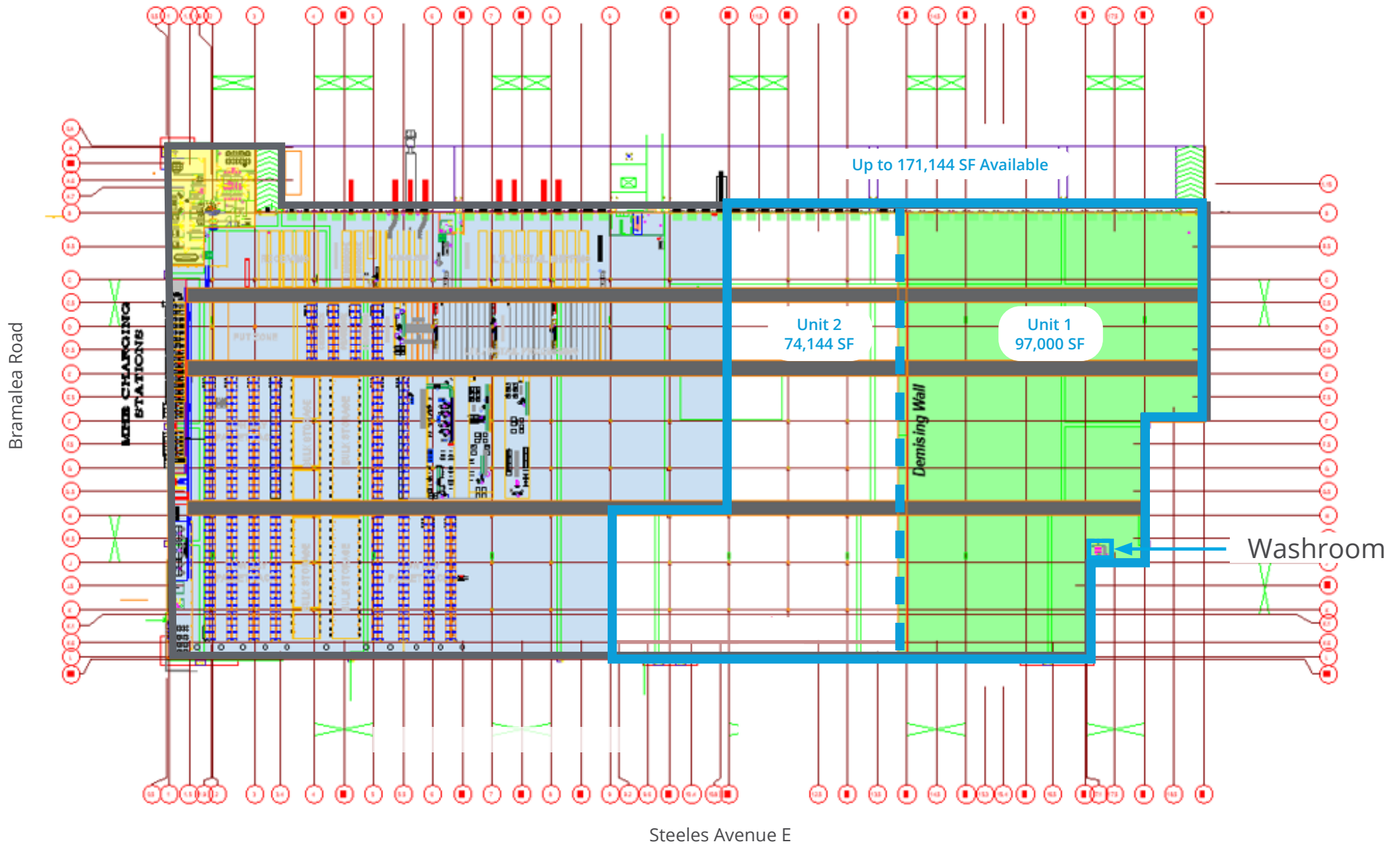
24/7 site access

Site Plan



Steeles Avenue E

Floor Plan

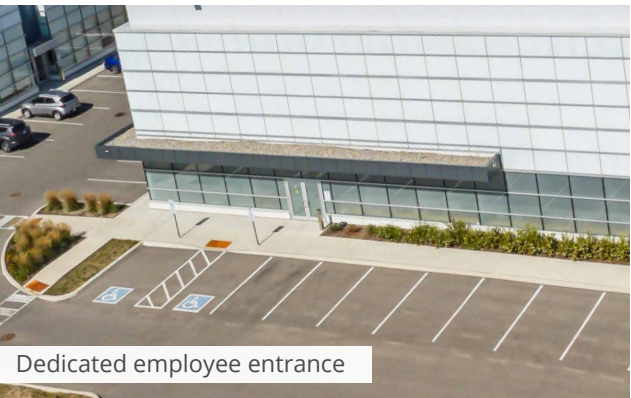


Property Photos

15 Bramalea Road



Exclusive Employee Parking Area



Dedicated employee entrance

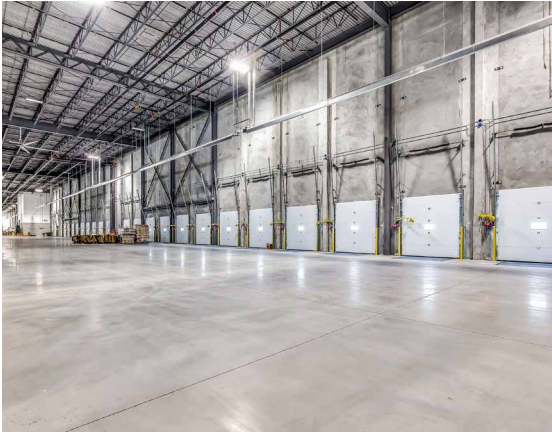


Secure Shipping Apron



Property Photos

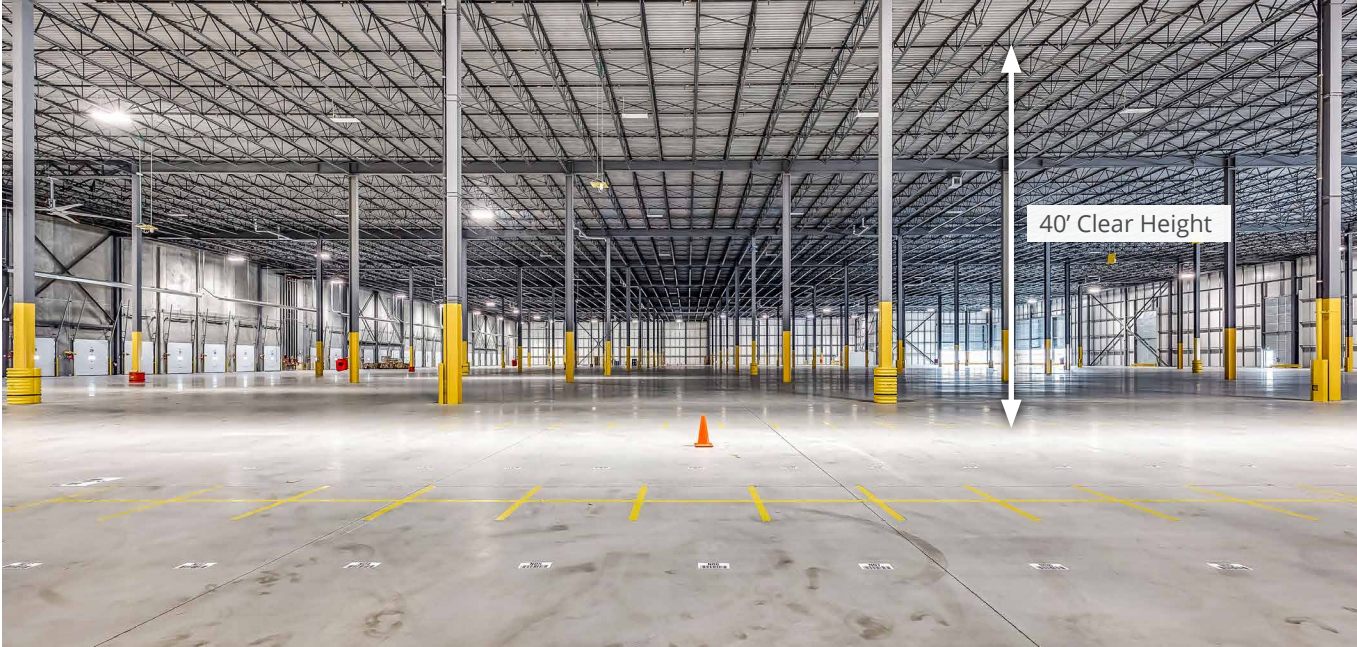
15 Bramalea Road



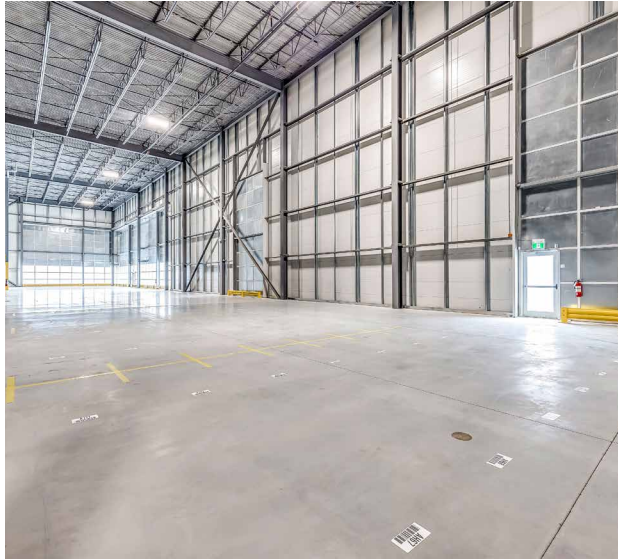
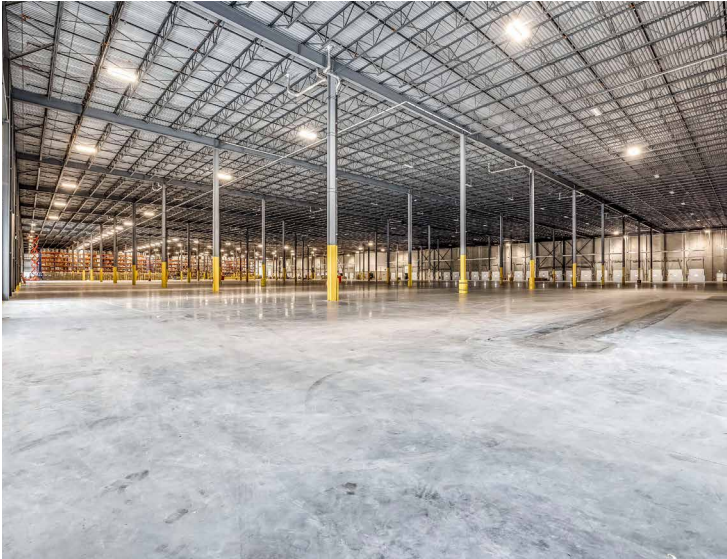
Brand New Dock Equipment

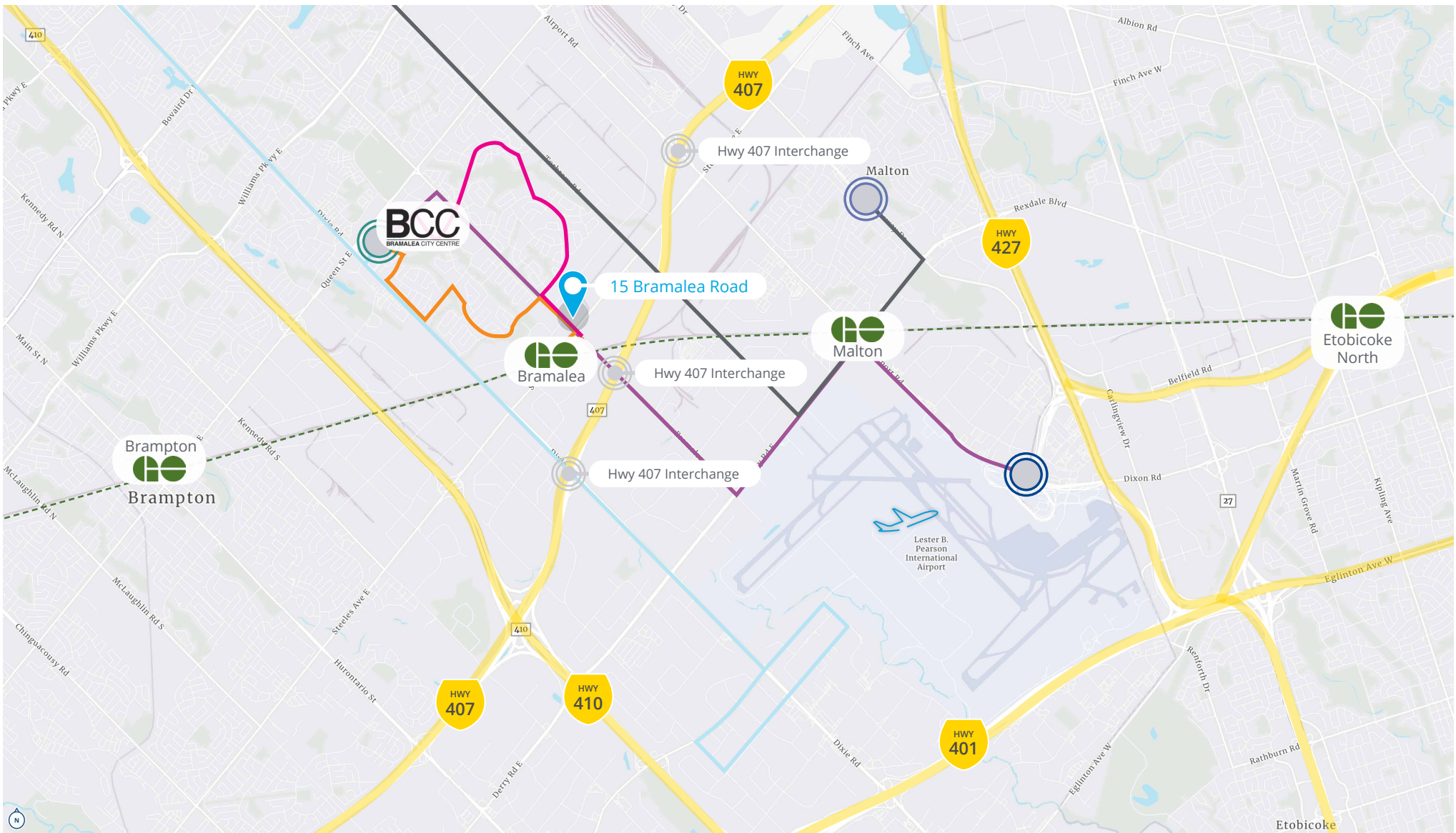


Washroom Facility



40' Clear Height








Transit & Accessibility

Bus Routes

- 13** - Avondale
- 115** - Airport Express
- 18** - Dixie
- 16** - Southgate
- 14A** - Torbram

-  Airport Bus Terminal
-  Bramalea Bus Terminal
-  Westwood Square Bus Terminal



Nearby Amenities

- 1** Toronto Pearson Airport

- 2** Bramalea GO Station

- 3** Tim Horton's

- 4** Mcdonald's

- 5** Circle K


- 6** Canadian Tire Gas Station


- 7** Petro Canada Gas Station


- 8** All Stars Bar & Grill

- 9** CIBC

- 10** BMO

-  Subject property

-  Restaurant

-  Park



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