



Colliers

HWY
410

INSPIRE BOULEVARD

DIXIE ROAD

FOR SUBLEASE: 96 INSPIRE BLVD, BRAMPTON

Free Standing Industrial Facility | 162,500 SF
2-minute drive to Highway 410 with the ability to secure yard

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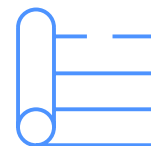
Graham Meader*
Vice Chairman
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Property Details

Address	96 Inspire Boulevard, Brampton, ON
Total Unit Area	162,500 SF
Office Area	3%
Clear Height	36'-6" to U/S Steel Joist
Shipping Doors	22 Truck Level, 3 Drive-in
Bay Size	33'4" W x 47'6" D
Marshalling Bay	60' Depth
Car Parking	169 stalls <i>(full building)</i>
Zoning	M1-3557 Industrial
Asking Rent	\$14.50 psf net
TMI	\$3.80
Occupancy	30 days
Head Lease Expiry	October 31, 2030



Electrical — 1600 amps, 575 volt main service (full building)



Roofing System — White TPO roof (R-30)



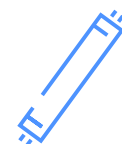
ESFR Sprinkler system



Warehouse Floor — 8" steel fibre reinforced concrete floor with Ashford sealer or equivalent



Radiant heaters throughout warehouse



Energy-efficient LED Lighting throughout



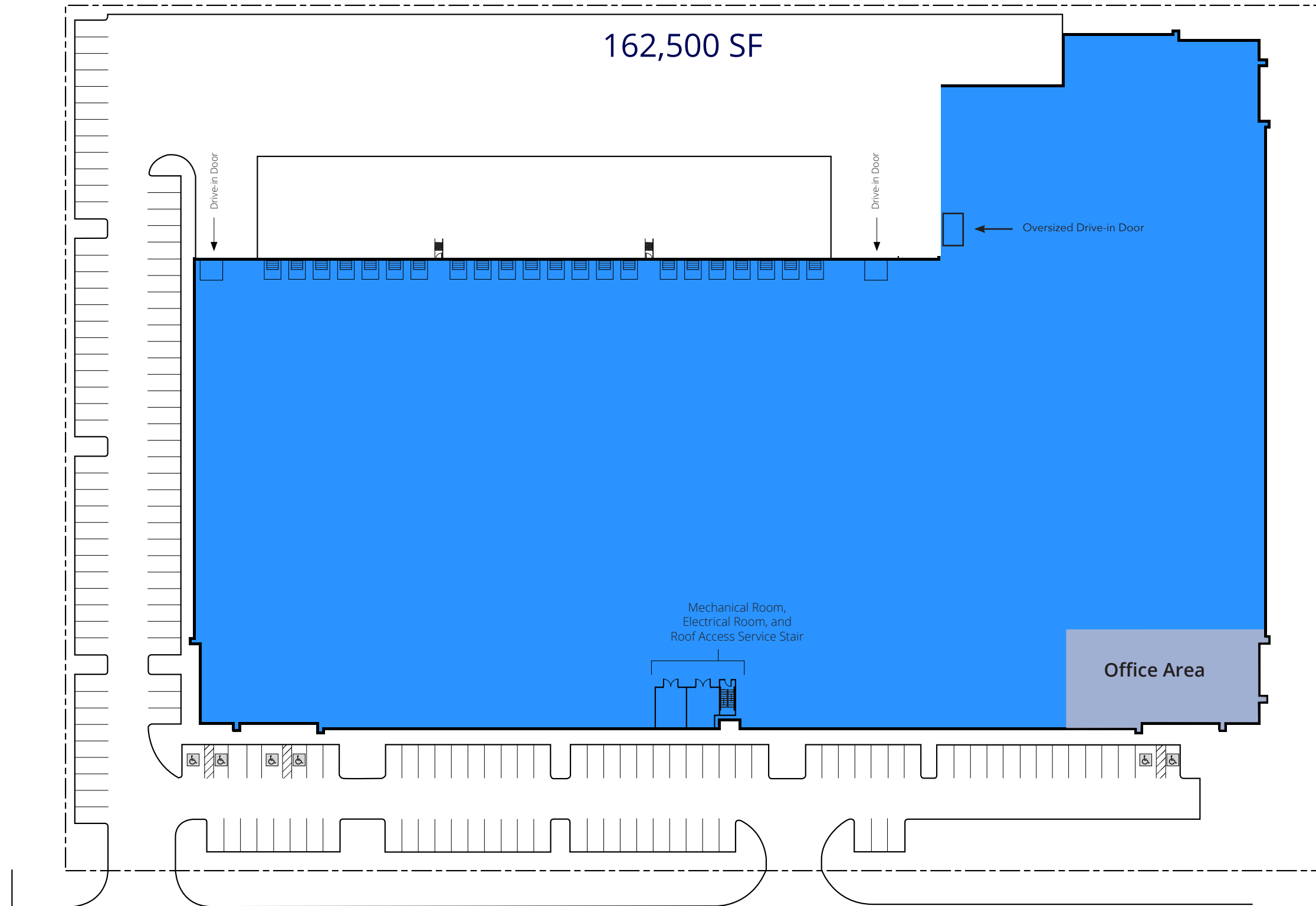
Fans throughout



Constructed in 2023

Site Plan

96 INSPIRE BOULEVARD

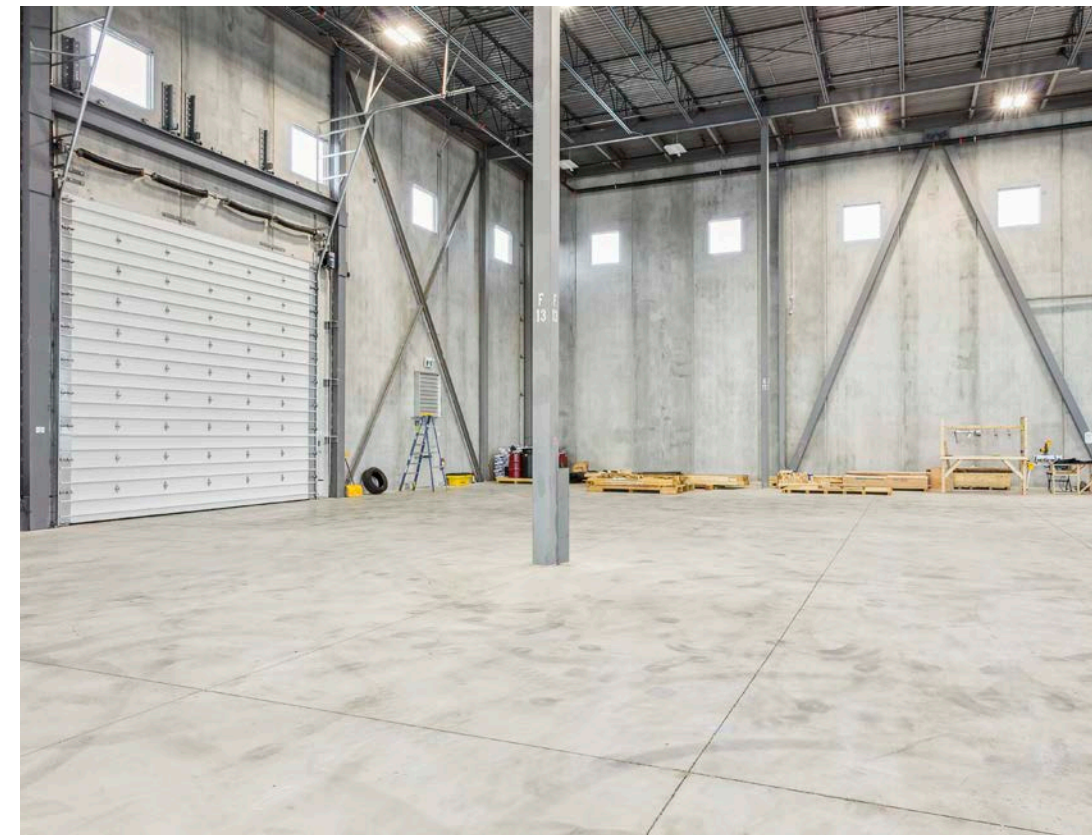
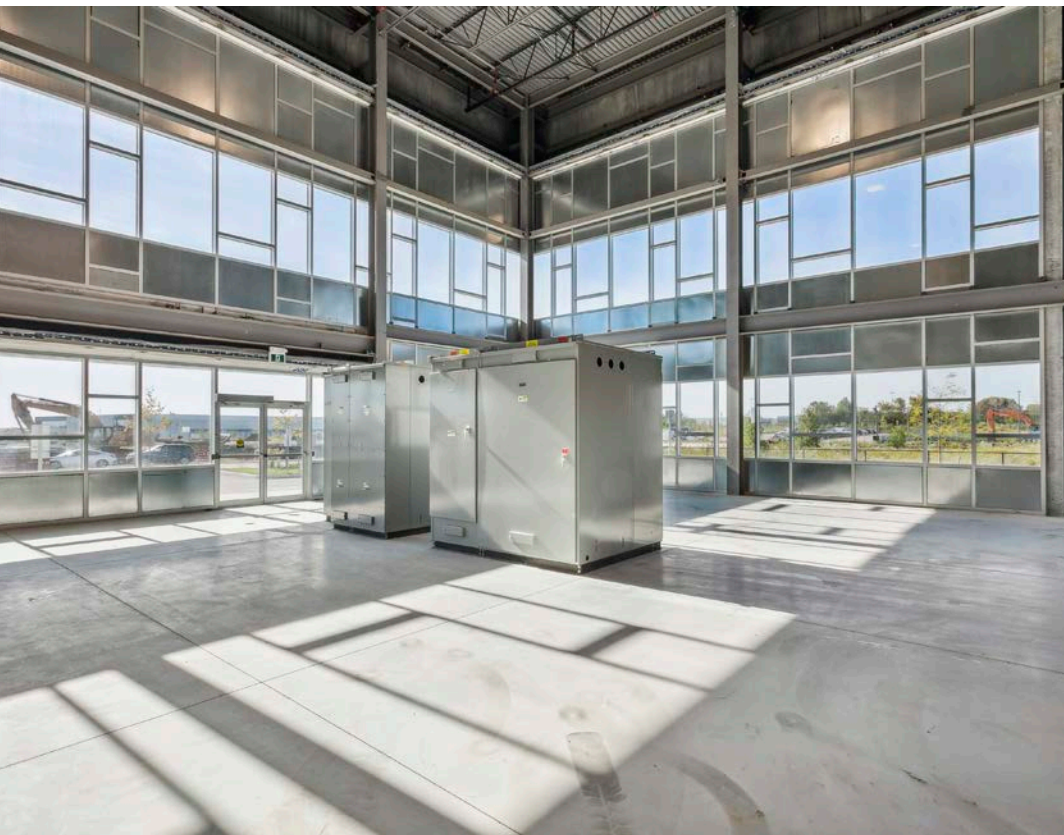
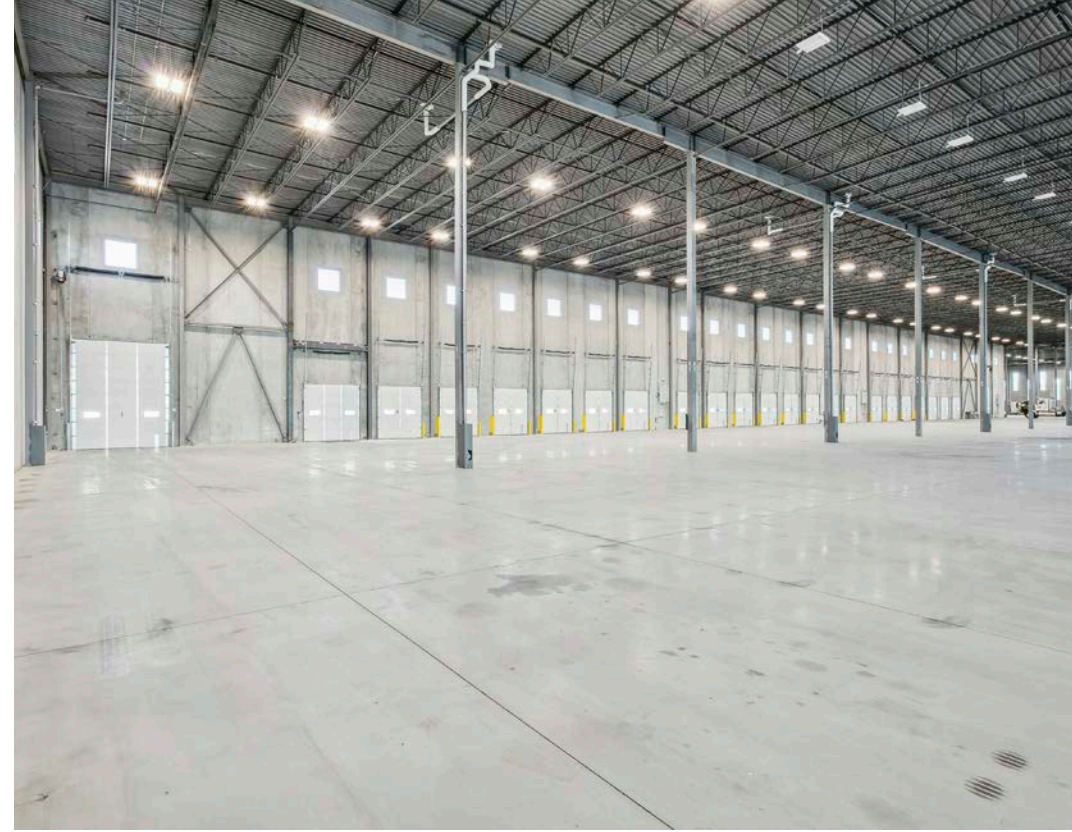
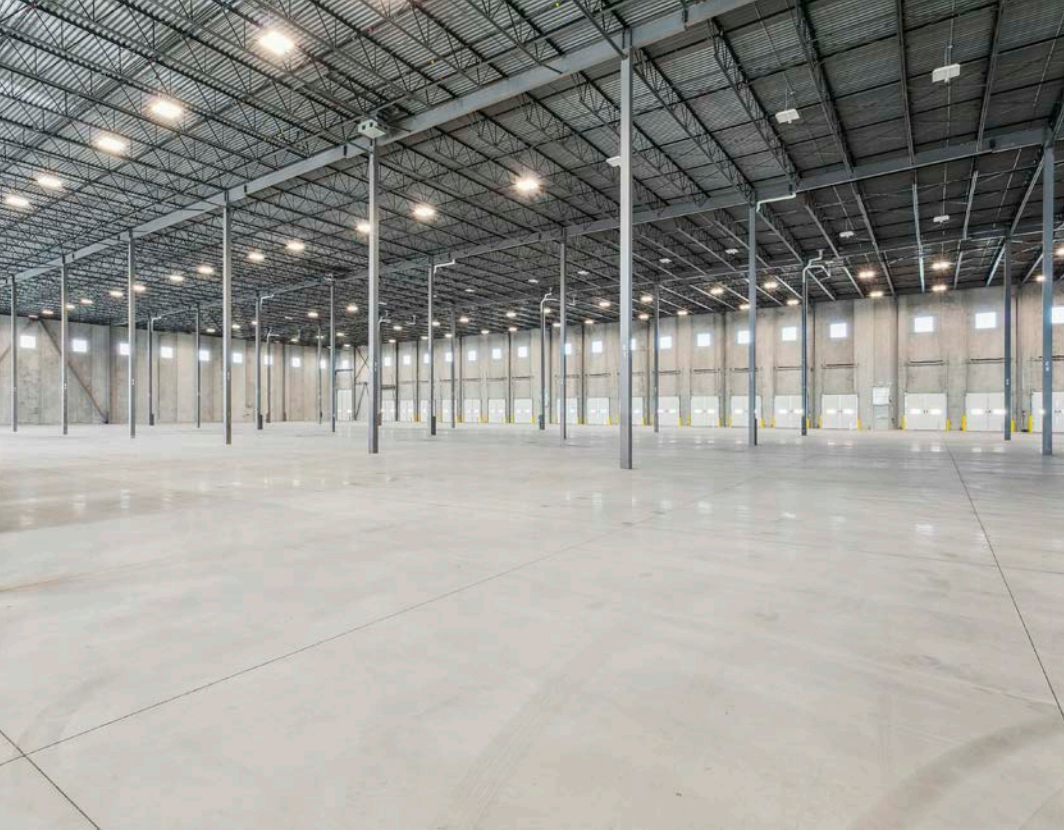


INSPIRE BOULEVARD

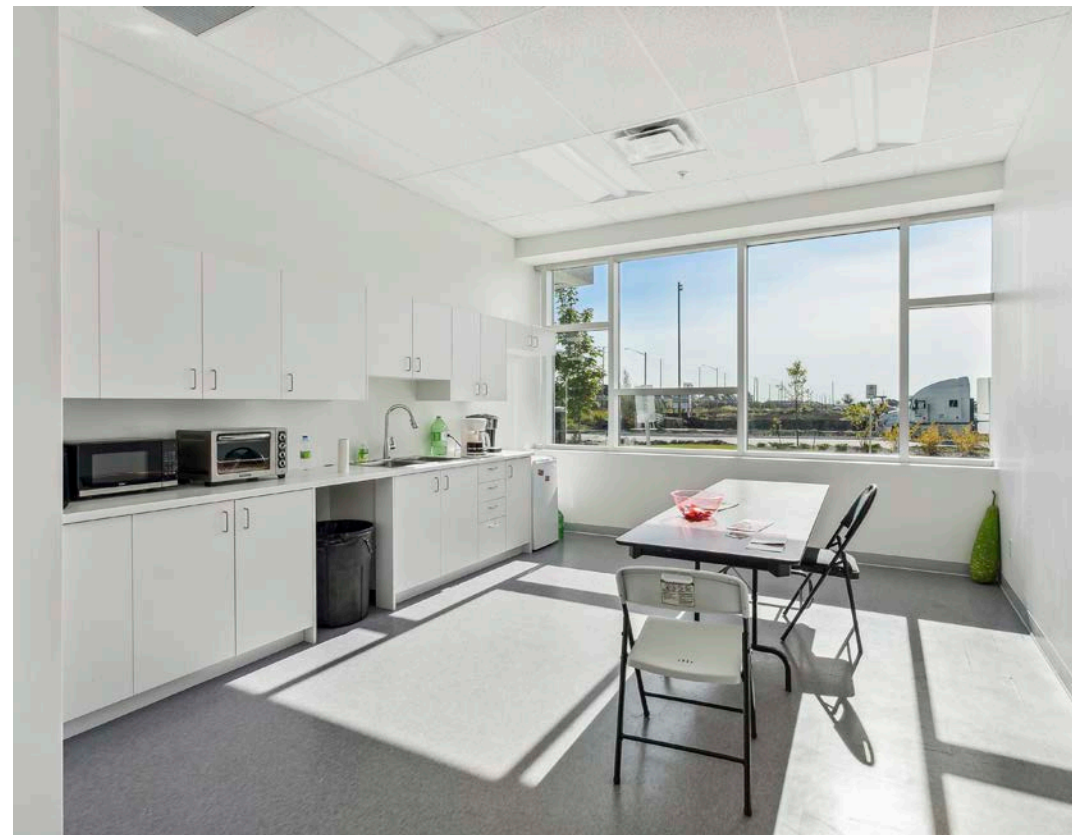
Property Photos



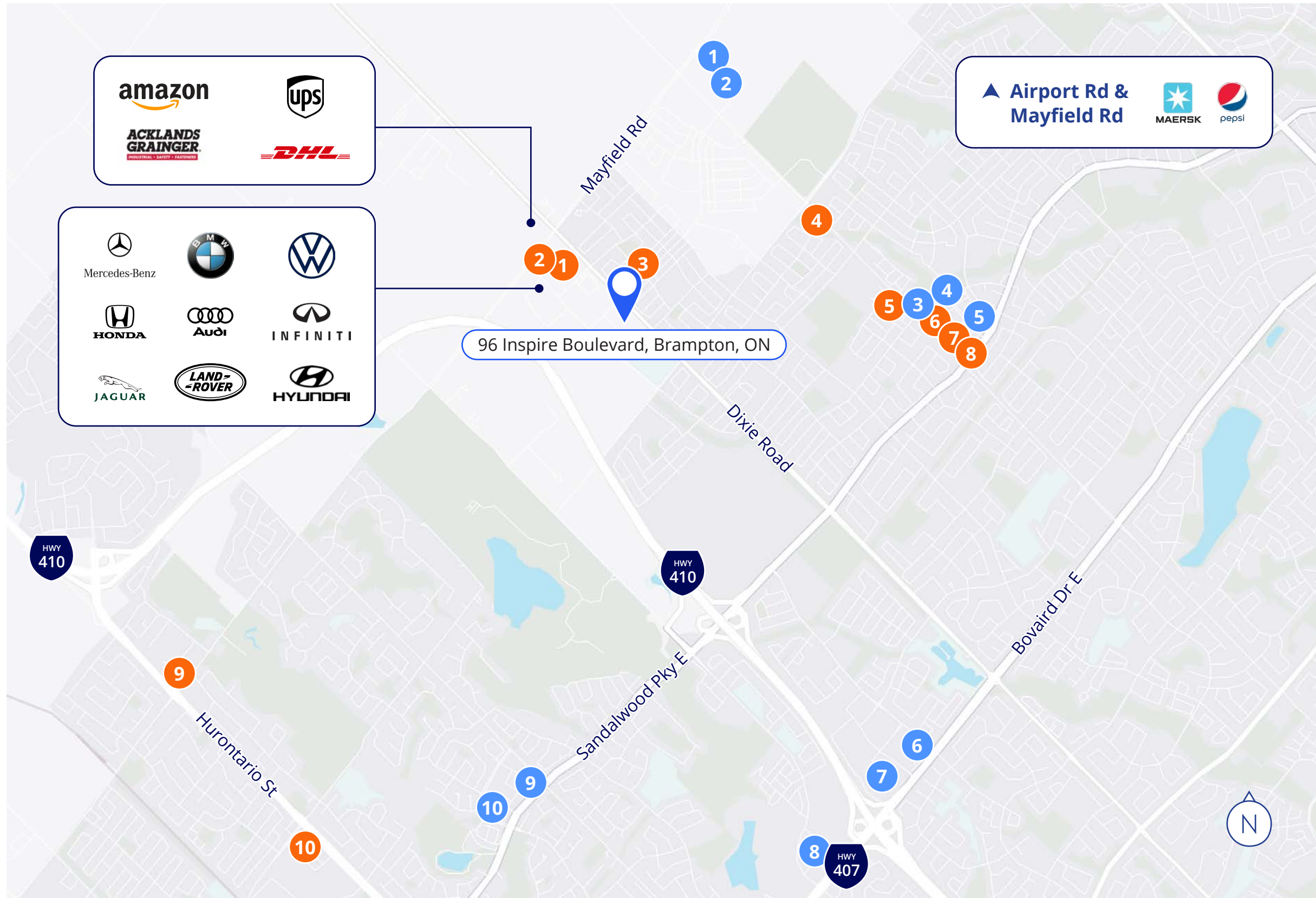
Property Photos



Property Photos



Amenities Map



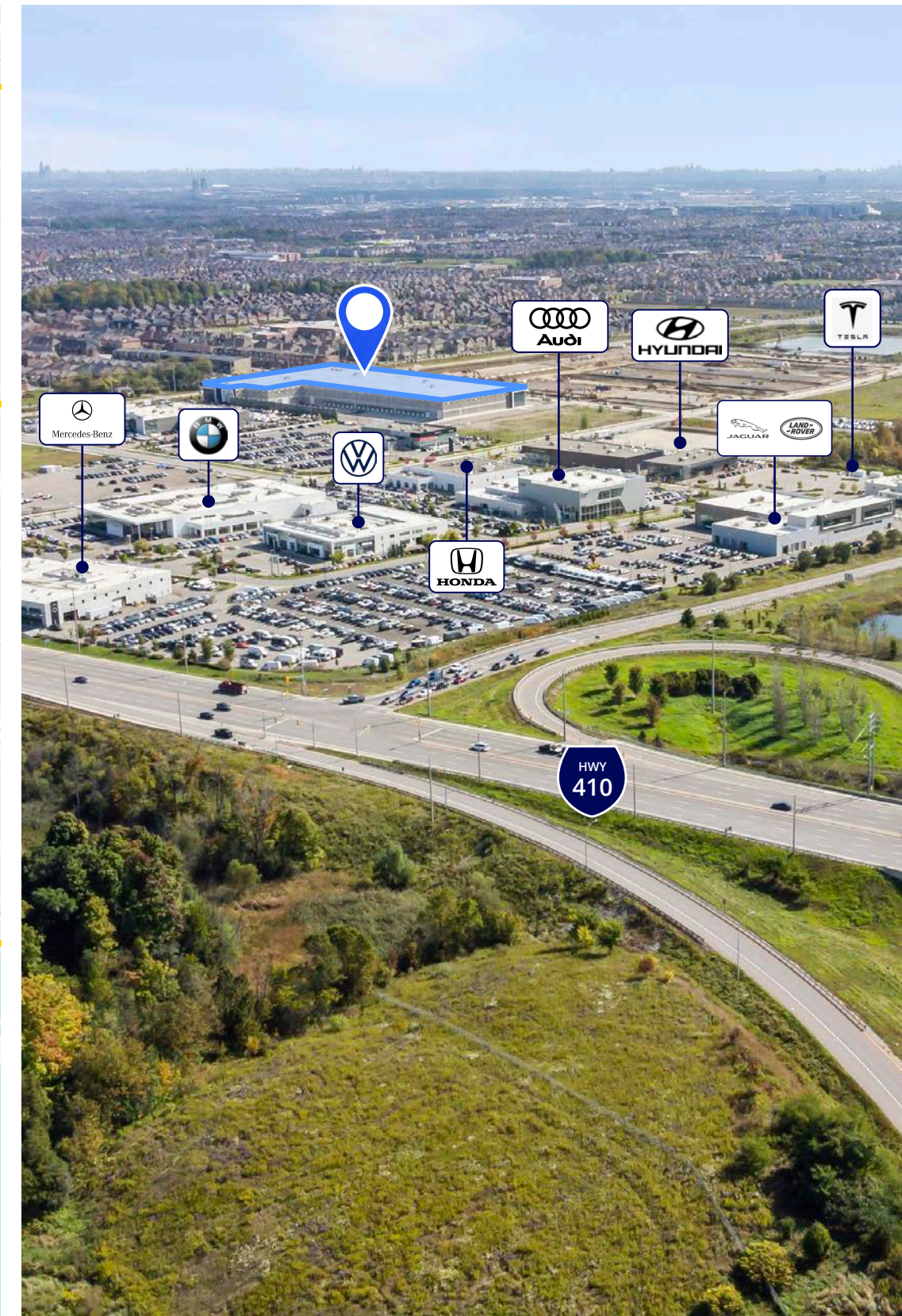
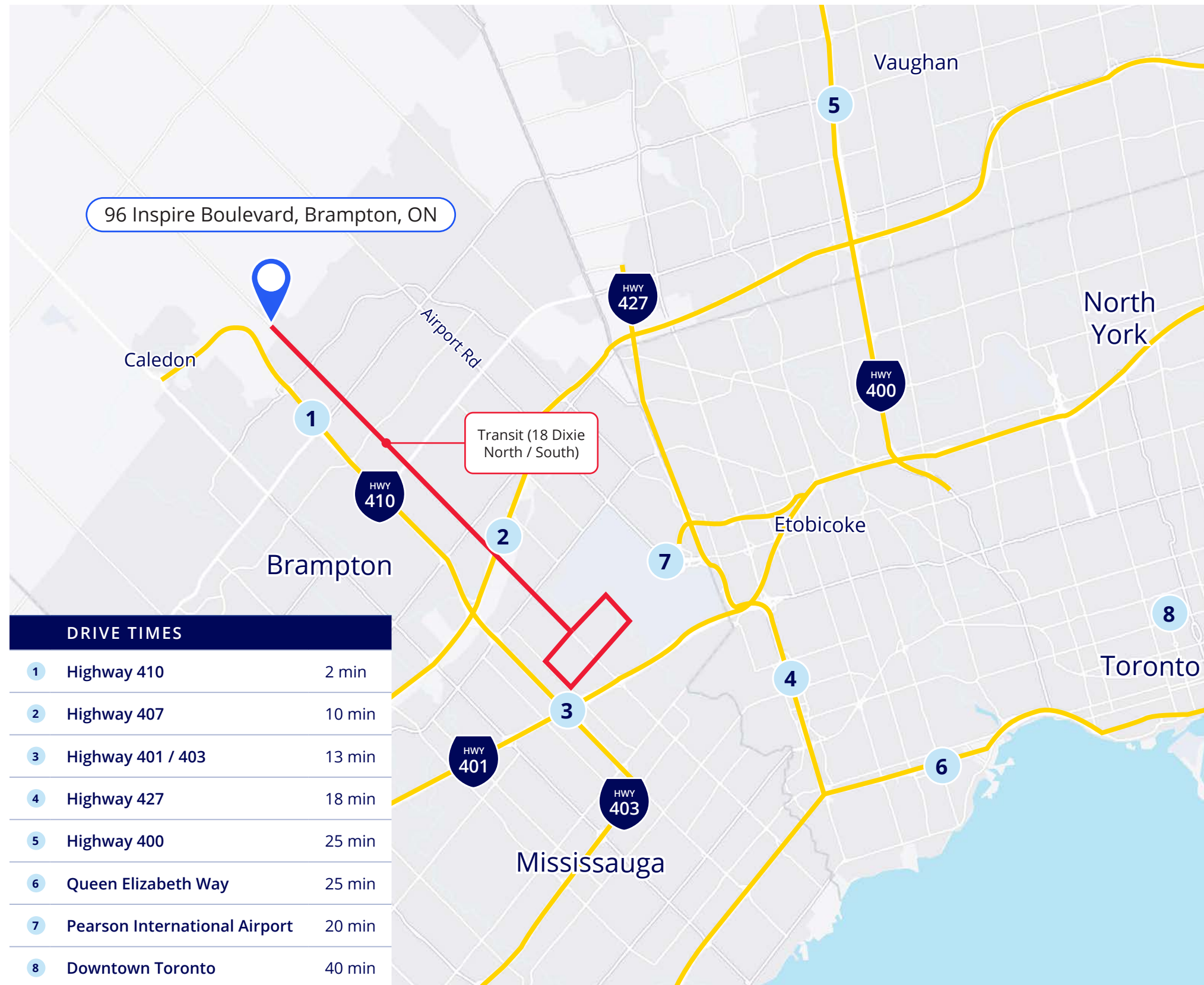
RESTAURANTS

- 1 Tim Horton's
- 2 A&W
- 3 Donatello's Pizzeria
- 4 New City Pizza
- 5 Domino's Pizza
- 6 Popeyes
- 7 Burrito Boyz
- 8 McDonald's
- 9 KFC
- 10 Endzone Sports Bar & Grill

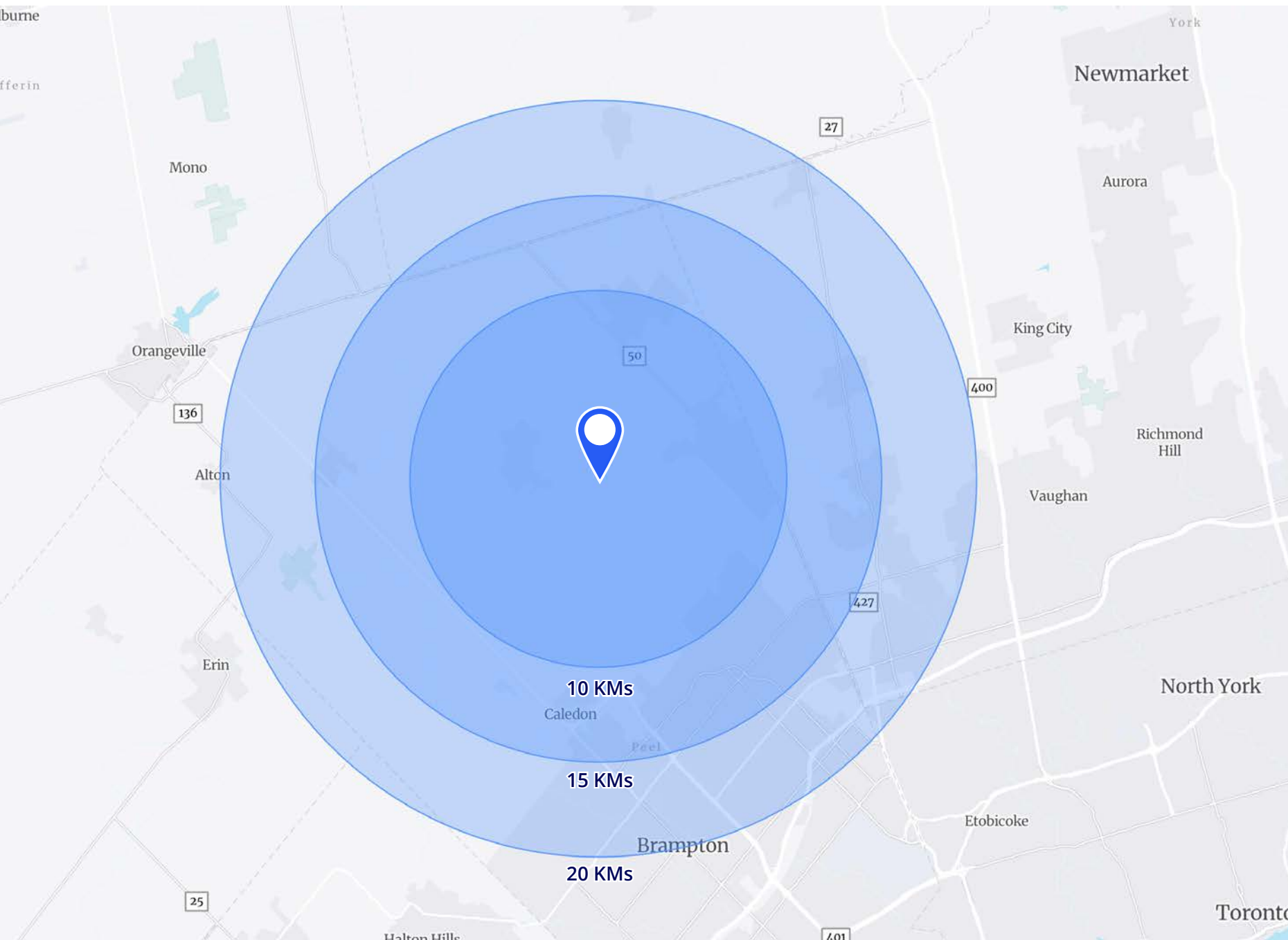
RETAILS

- 1 Walmart Supercentre
- 2 Dollarama
- 3 Shopper's Drug Mart
- 4 FreshCo
- 5 Beer Store
- 6 Canadian Tire
- 7 Staples
- 8 Metro
- 9 LCBO
- 10 Lowes Home Improvement

Location Map



Demographics



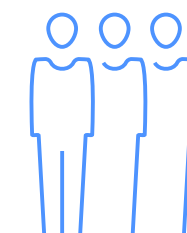
Population Overview

Within 10 KM | 613,573
 Within 15 KM | 955,369
 Within 20 KM | 1,374,442



Population in the Workforce

Within 10 KM | 313,790
 Within 15 KM | 491,326
 Within 20 KM | 706,436



Median Age

Within 10 KM | 37.6
 Within 15 KM | 37.9
 Within 20 KM | 38.7

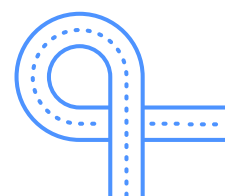
STRATEGICALLY LOCATED NEAR MAJOR TRANSPORTATION ROUTES

Brampton is one of the fastest-growing cities in Canada

9th largest in Canada

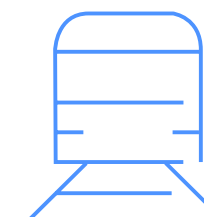
4th largest in Ontario

3rd largest in the GTA



Transcontinental Highways

Easy access to Highways 410, 407 and 401



Home to Canadian National Railway (CN)

Brampton Intermodal Terminal, one of the key intermodal rail terminals in Canada



CONTACT US

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