

FOR LEASE

dream

BramEast

5200 COUNTRYSIDE DRIVE, BRAMPTON, ON

**Effortless Logistics, Endless Possibilities:
Brampton's Signature Distribution Hub.**



Up to 843,000 SF of Speculative Industrial Space
Available Q4 2026



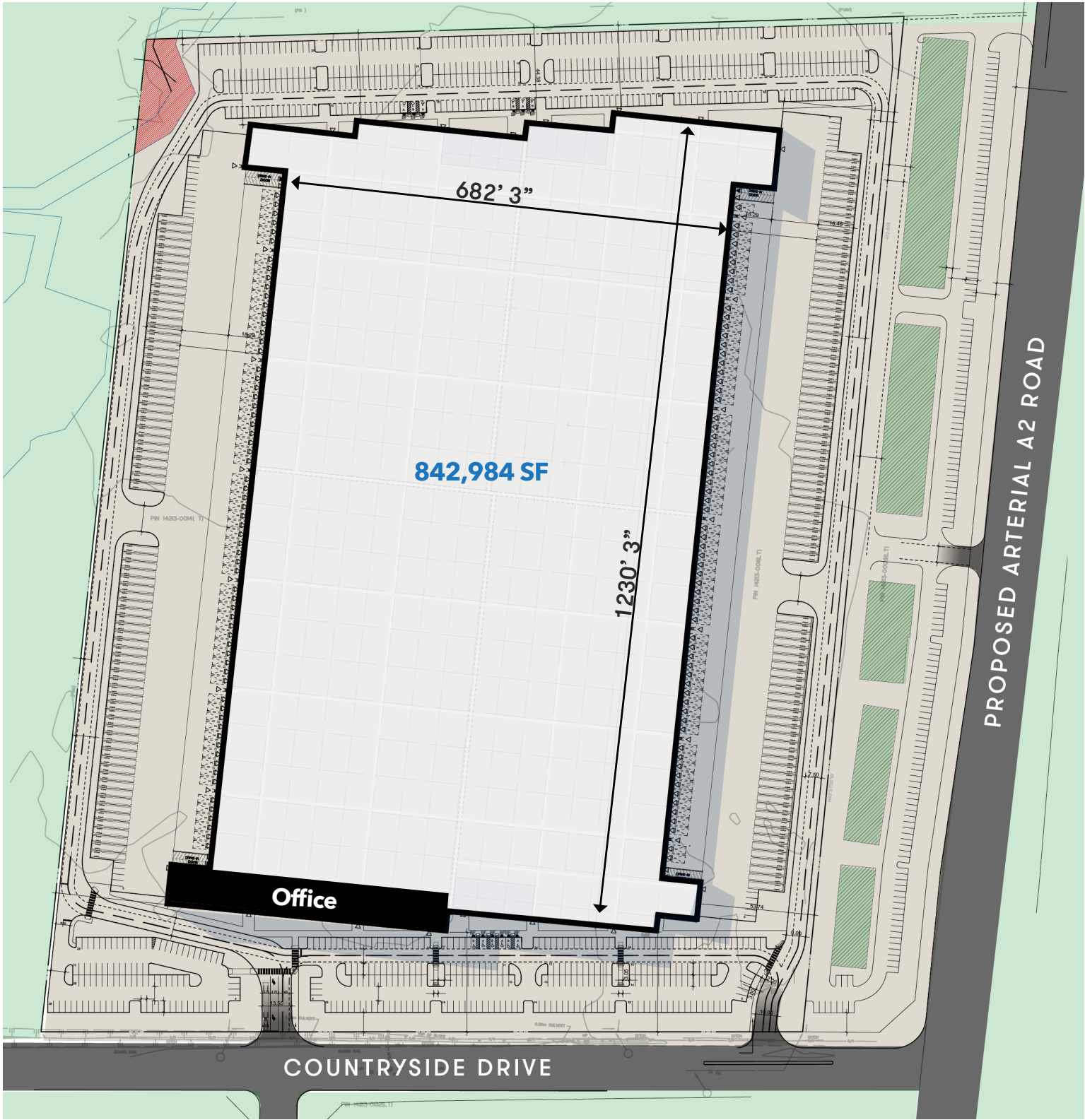


Introducing A Prime Opportunity in the Heart of Brampton

Dream Industrial REIT and **Colliers International** proudly present a cutting-edge industrial space, comprising 842,984 square feet with configurations from 191,744 square feet. This speculative development boasts state-of-the-art features, including 40-foot clear height, ESFR sprinkler systems, and a strategic layout designed for maximum efficiency. The facility offers 131 truck-level doors, 4 drive-in doors, and generously sized bay dimensions of 43' x 56'. With a focus on flexibility, the

property also includes build-to-suit office spaces, providing a tailored solution to meet the unique needs of diverse businesses. Beyond functionality, the site prioritizes convenience with ample trailer and car parking, a spacious truck court spanning 130 feet, and a staging bay measuring 60 feet. This exceptional industrial space is poised to elevate your business operations with its strategic location and cutting-edge amenities, delivering excellence in Q4 2026 in the Brampton industrial landscape.

Site Plan



| | | | | | |
|---------------------|-------------|-----------------|-------------------|----------------|----------------|
| Total Building Size | Office | Ceiling Height | Truck Level Doors | Drive In Doors | Sprinklers |
| 842,984 SF | 3% | 40' | 131 | 4 | ESFR |
| Bay Sizes | Staging Bay | Trailer Parking | Car Parking | Truck Court | Occupancy |
| 43' x 56' | 60' | 162 | 761 | 130' | Q4 2026 |



[Download Full Site Plan](#)

Demising Concept



UNIT 1



UNIT 2

437,840 SF
Unit Size

393,028 SF
Unit Size

3%
Office

3%
Office

66
Truck Level
Doors

65
Truck Level
Doors

2
Drive In
Doors

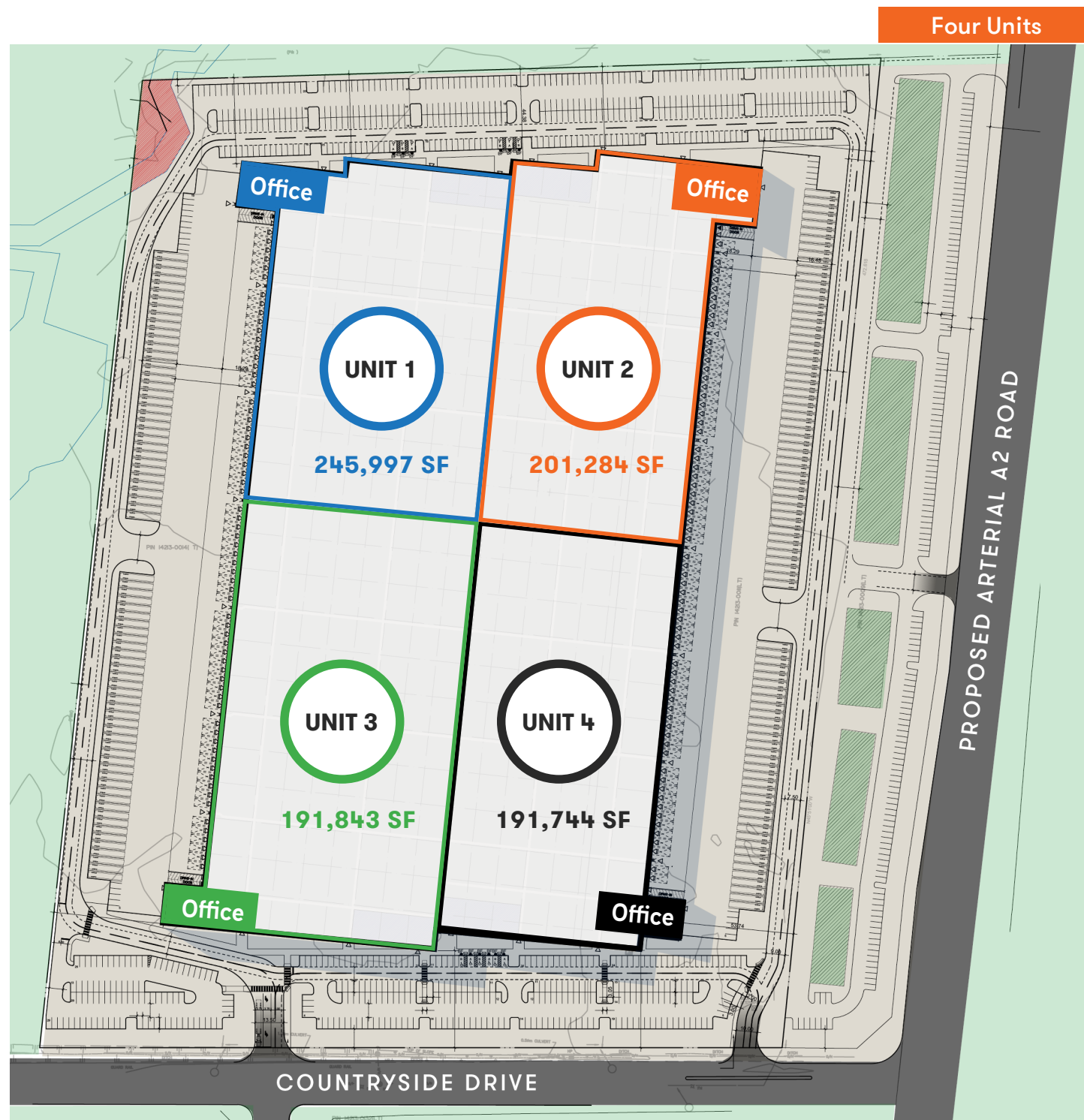
2
Drive In
Doors

75
Trailer
Parking

83
Trailer
Parking



Demising Concept



Efficient Design

| UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 |
|----------------------------|----------------------------|----------------------------|----------------------------|
| 245,997 SF Unit Size | 201,284 SF Unit Size | 191,843 SF Unit Size | 191,744 SF Unit Size |
| 3% Office | 3% Office | 3% Office | 3% Office |
| 38 Truck Level Doors | 34 Truck Level Doors | 28 Truck Level Doors | 31 Truck Level Doors |
| 1 Drive In Doors | 1 Drive In Doors | 1 Drive In Doors | 1 Drive In Doors |
| 40 Trailer Parking | 40 Trailer Parking | 35 Trailer Parking | 43 Trailer Parking |

Brampton at a Glance



9th largest city
in Canada



Fastest growing city of
Canada's 25 largest cities



3rd largest
city in GTA



656,480 - Total population 2021 Census
(11% total population growth from 2016-2021)



69.6% of population within the working age of 15-64



Largest supply of investment ready sites adjacent to
Toronto Pearson International Airport



Home to CN, the largest intermodal railway terminal in Canada



7 transcontinental highways, accessing 158+ million North American consumers

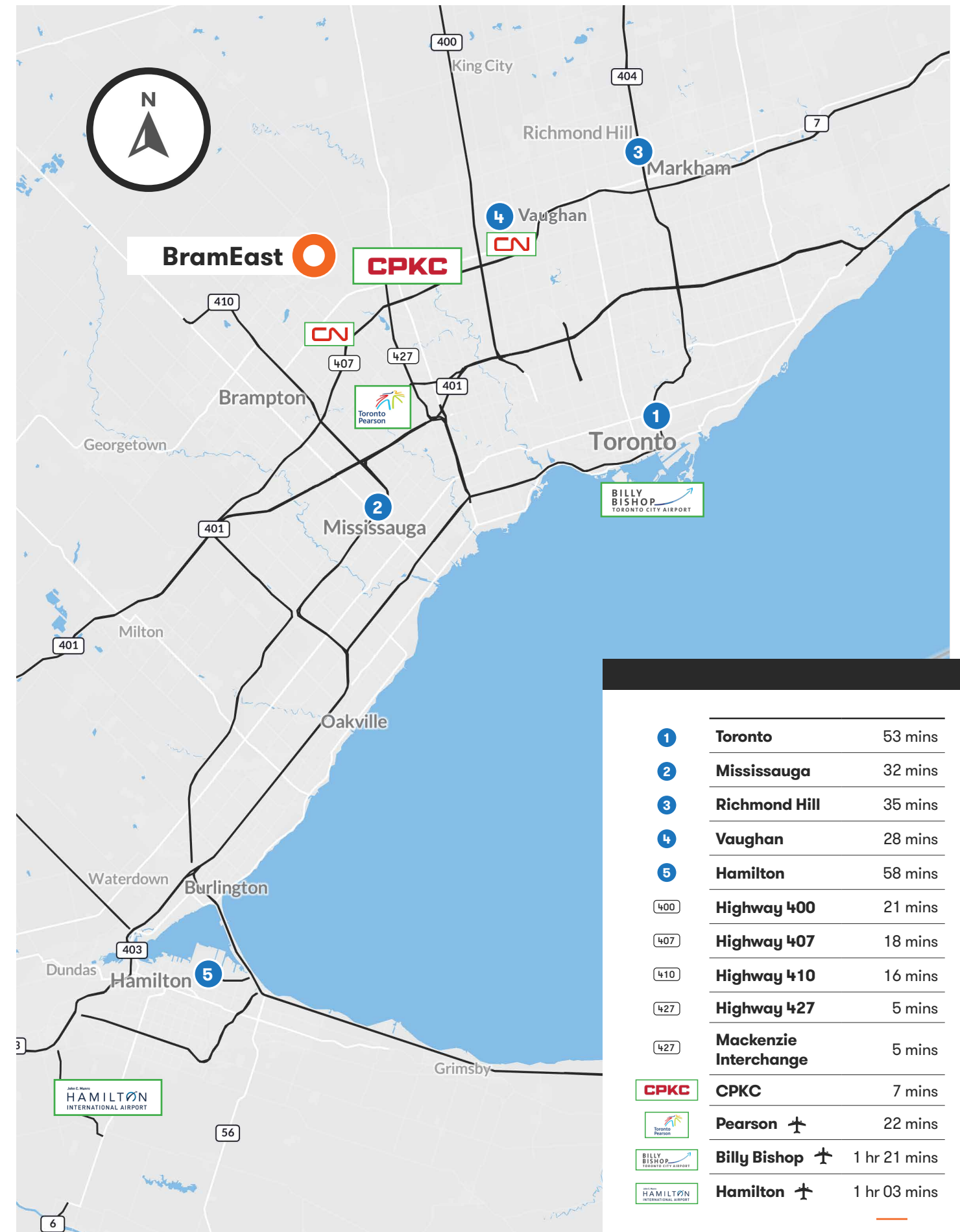


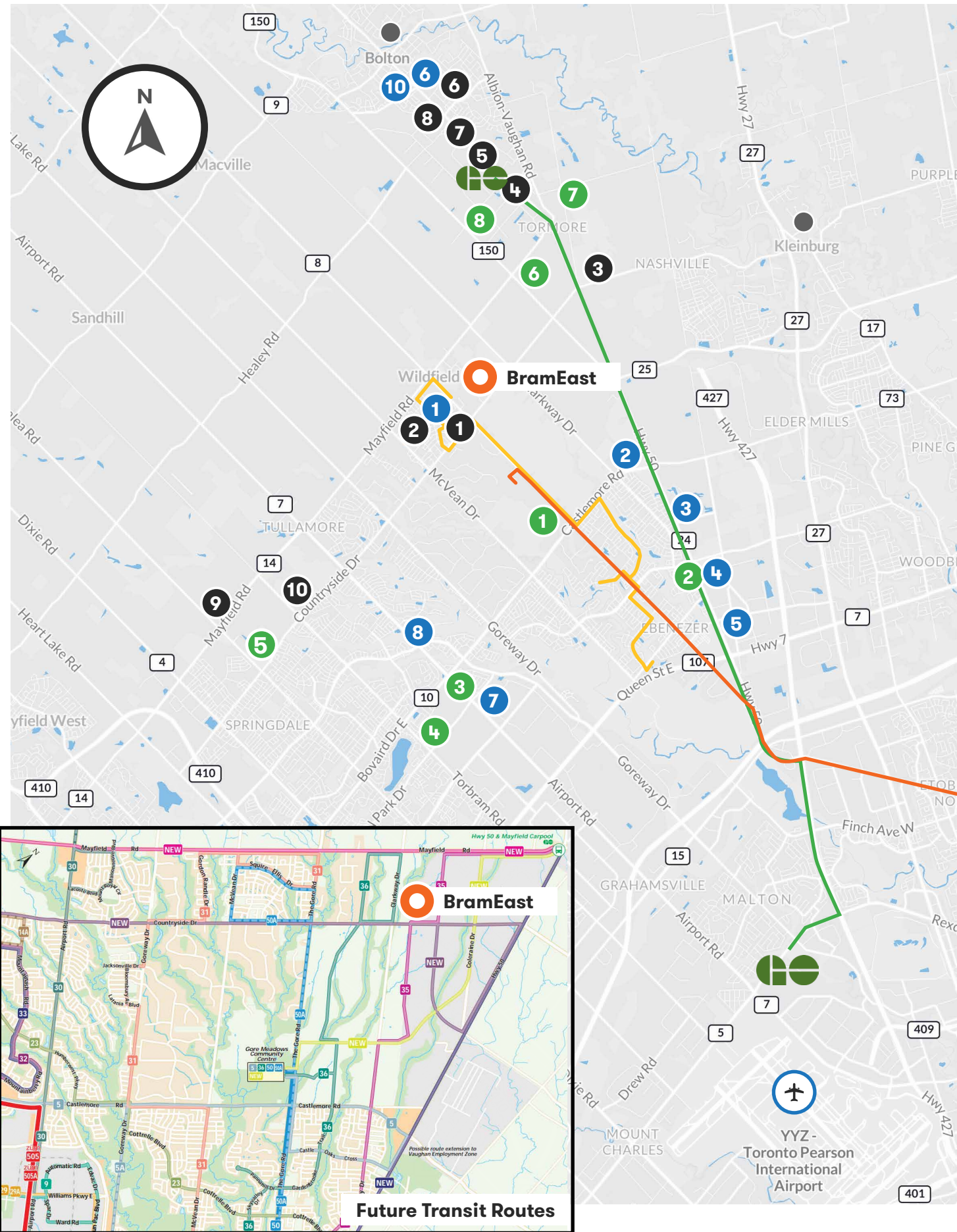


Prime Site: Hwy 427 & Vaughan Intermodal Hub Adjacent!

Brampton, a city at the forefront of commercial real estate development, has witnessed substantial growth, particularly in the industrial and business sectors. Boasting a strategic location with seamless access to major highways, including the pivotal 401, 407, and 410, Brampton stands as an appealing destination for businesses seeking a robust operational base. The city's commercial landscape has evolved to accommodate the expanding business community, witnessing notable growth in office buildings and industrial parks. Brampton's allure to investors and businesses is further heightened

by its economic opportunities and the presence of a supportive infrastructure. Functioning as a key logistics hub in the Greater Toronto Area (GTA), Brampton's advantageous position along major transportation corridors ensures efficient links to various regions. This accessibility renders the city ideal for distribution centers, logistics firms, and industries requiring streamlined transportation networks. The proximity to Toronto Pearson International Airport serves as a valuable asset, augmenting Brampton's logistical advantages and solidifying its position as a dynamic business hub.





Thriving Business Community

Restaurants

- 1 Johal Sweets & Restaurant
- 2 Farmerz Pizza
- 3 Brothers Indian Street Food
- 4 Fusion Kitchen
- 5 Sunset Grill
- 6 Kelsey's Original Roadhouse
- 7 La Shawarma
- 8 Bolton Jacks Pub & Grill
- 9 Tim Hortons
- 10 Quesada Burritos & Tacos

Fitness

- 1 The Gym
- 2 Anytime Fitness
- 3 LA Fitness
- 4 F45
- 5 GoodLife Fitness
- 6 Athletic Performance Complex

Fitness (cont'd)

- 7 Orangetheory Fitness
- 8 Bolton Gymnastics Club

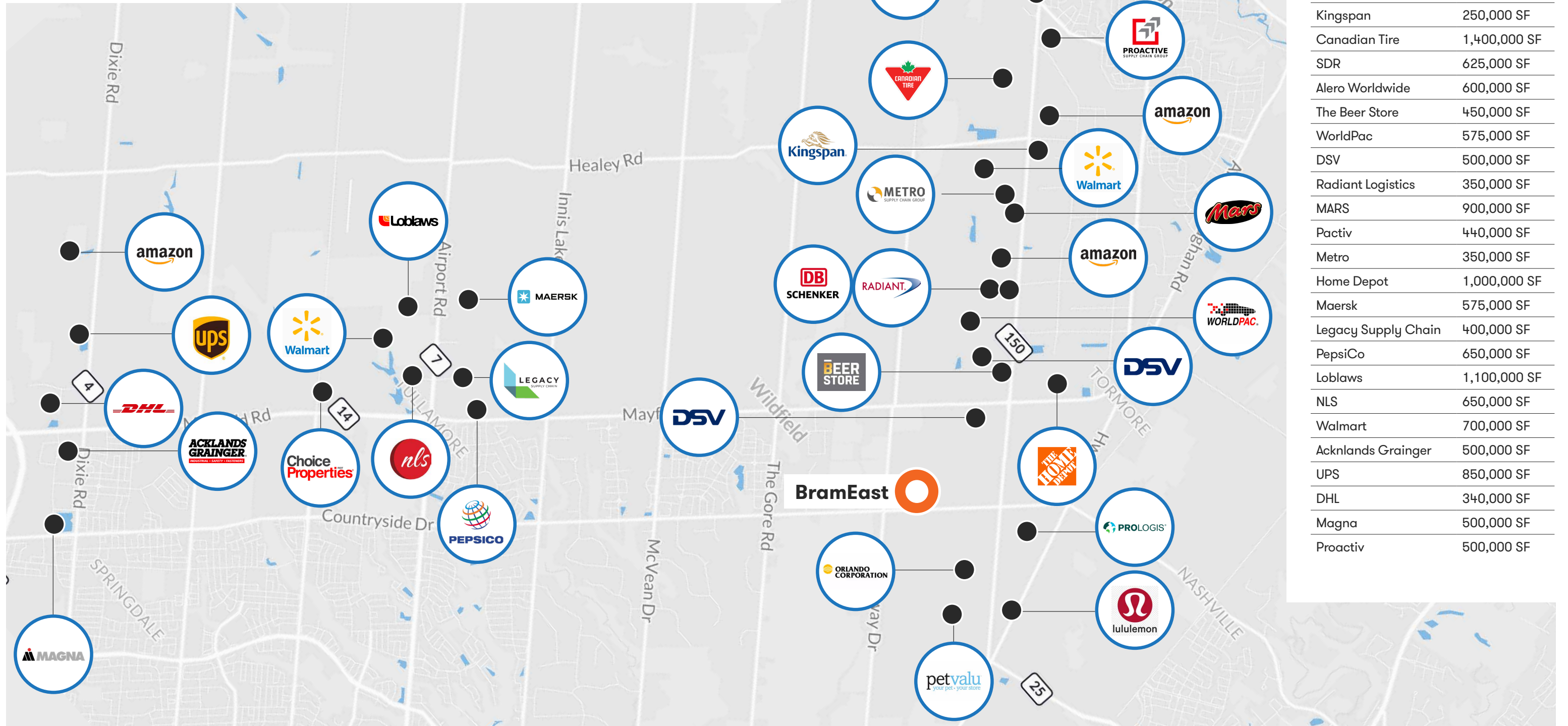
Everyday Essentials

- 1 Easyday Convenience
- 2 Small Basket
- 3 Super Asia Foods
- 4 FreshCo
- 5 Food Basics
- 6 Fortinos
- 7 No Frills
- 8 Noble Fresh Foods
- 1 Chalo FreshCo Bramalea & Sandalwood
- 10 Food Basics

Nearest Brampton Transit

- Bus Route 36
- Bus Route 50
- GO Transit

Corporate Neighbors



| Tenant | Size |
|---------------------|--------------|
| PetValu | 700,000 SF |
| Lululemon | 900,000 SF |
| Amazon | 1,000,000 SF |
| Kingspan | 250,000 SF |
| Canadian Tire | 1,400,000 SF |
| SDR | 625,000 SF |
| Alero Worldwide | 600,000 SF |
| The Beer Store | 450,000 SF |
| WorldPac | 575,000 SF |
| DSV | 500,000 SF |
| Radiant Logistics | 350,000 SF |
| MARS | 900,000 SF |
| Pactiv | 440,000 SF |
| Metro | 350,000 SF |
| Home Depot | 1,000,000 SF |
| Maersk | 575,000 SF |
| Legacy Supply Chain | 400,000 SF |
| PepsiCo | 650,000 SF |
| Loblaws | 1,100,000 SF |
| NLS | 650,000 SF |
| Walmart | 700,000 SF |
| Acknlands Grainger | 500,000 SF |
| UPS | 850,000 SF |
| DHL | 340,000 SF |
| Magna | 500,000 SF |
| Proactiv | 500,000 SF |

Sustainability Features

The building is being designed to LEED Silver and Zero Carbon Ready standards, to future proof and improve the overall energy efficiency.



Increased insulation in building envelope.



Sufficient power supply to support future conversion to electrical heating.



Sufficient support in roof structure for possible future integration of solar power.



LEED features include: EV charging stations, bicycle parking, efficient LED lighting and connected to multiple forms of transportation.

Our Team



Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



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With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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