

100

IRONSIDE DRIVE
UNIT 2, BRAMPTON

289,430 SF
Available For Lease

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Hopewell
REAL ESTATE
SERVICES



MUNICIPAL ADDRESS

100 Ironside Dr, Brampton

TOTAL AVAILABLE AREA

289,430 SF

OFFICE AREA

11,618 SF (4%)

WAREHOUSE AREA

278,224 SF

CLEAR HEIGHT

32'

SHIPPING DOORS

52 Truck level doors
1 Drive-in doors
19 Knock-out panels

TRAILER PARKING

19 Stalls*
(With potential to increase to 56)

BAY SIZE

52' x 40'
Staging Bay: 49' 10"

ZONING

M1-422

POWER

800 amps

ASKING RATE

\$16.95 psf net

ADDITIONAL RENT

\$3.29 psf (2026 est.)

OCCUPANCY

60 days from lease execution



Central Brampton
Location



Strong Access
to Labor Pool



Double-load Shipping
Secured Yard



Trailer
Parking



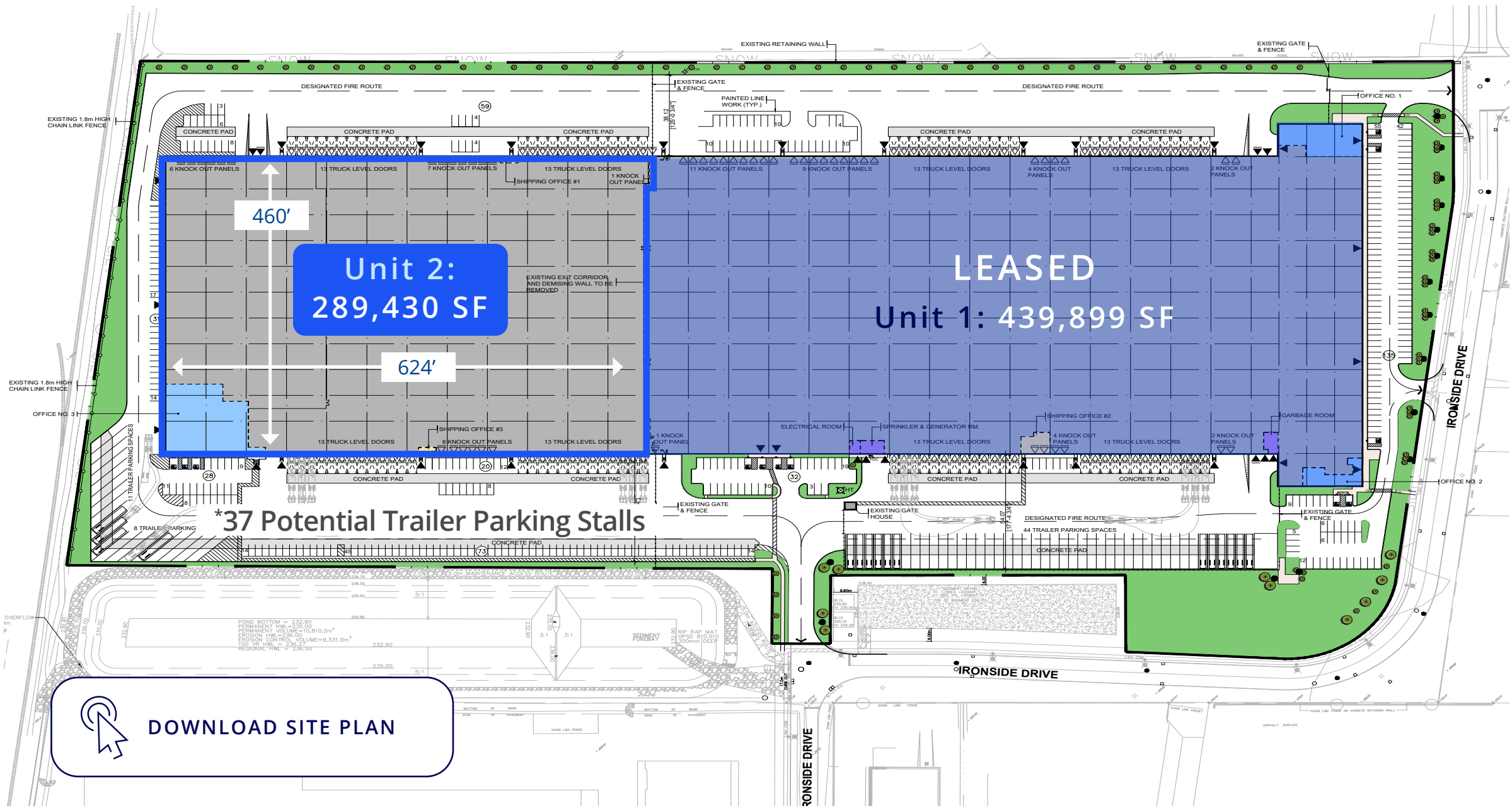
Local Amenities,
& Public Transit

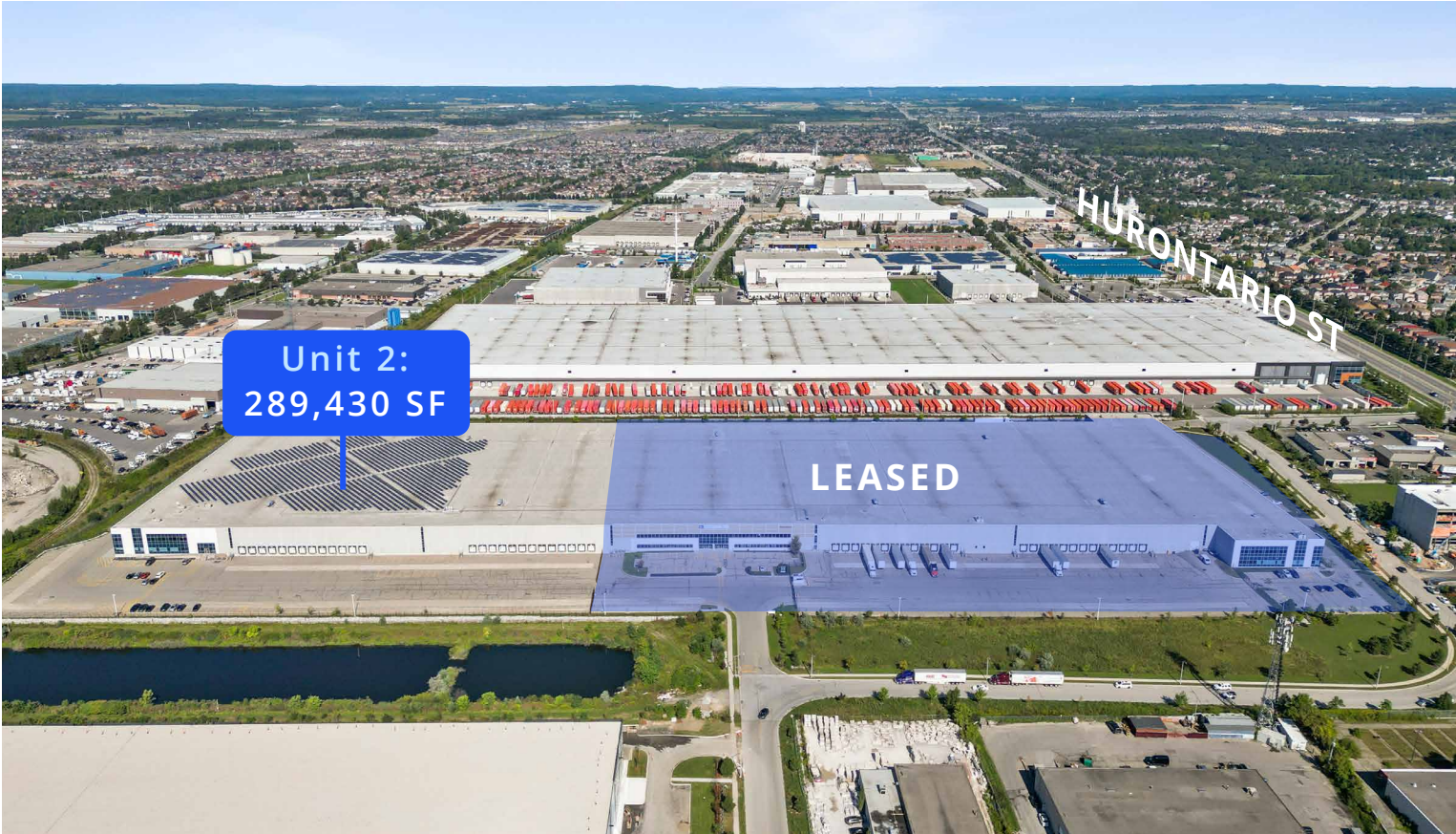


6 Minutes to
Highway 410



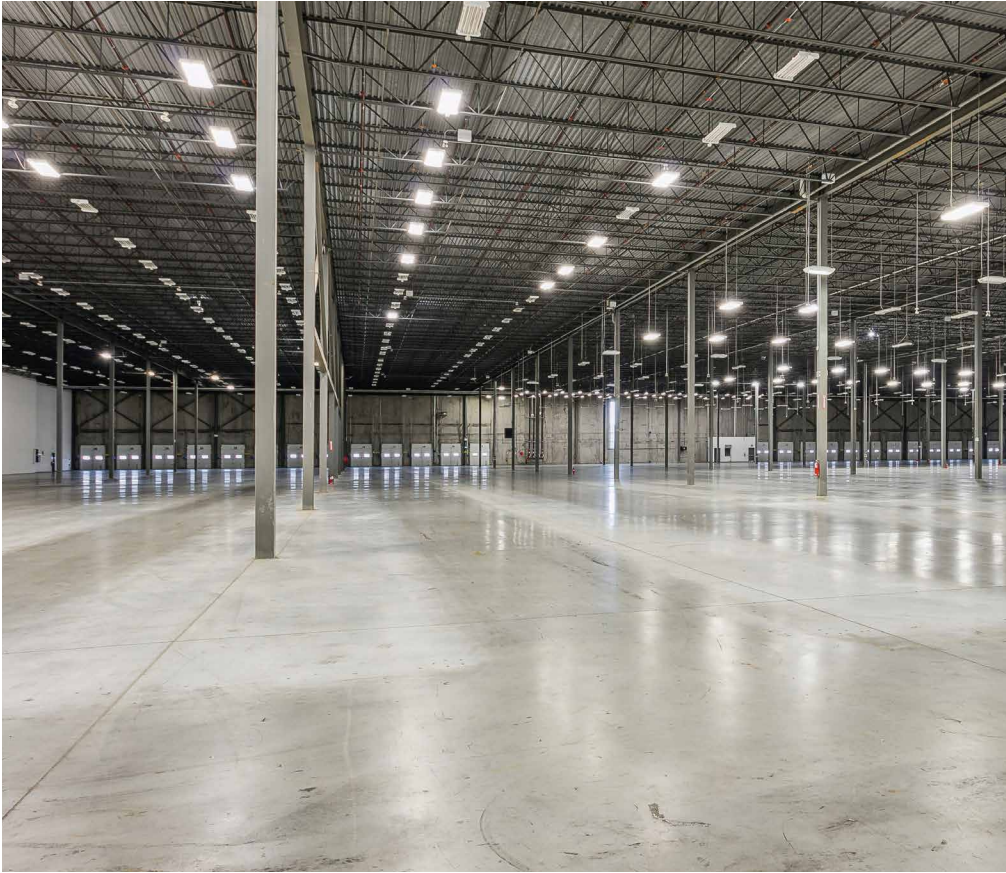
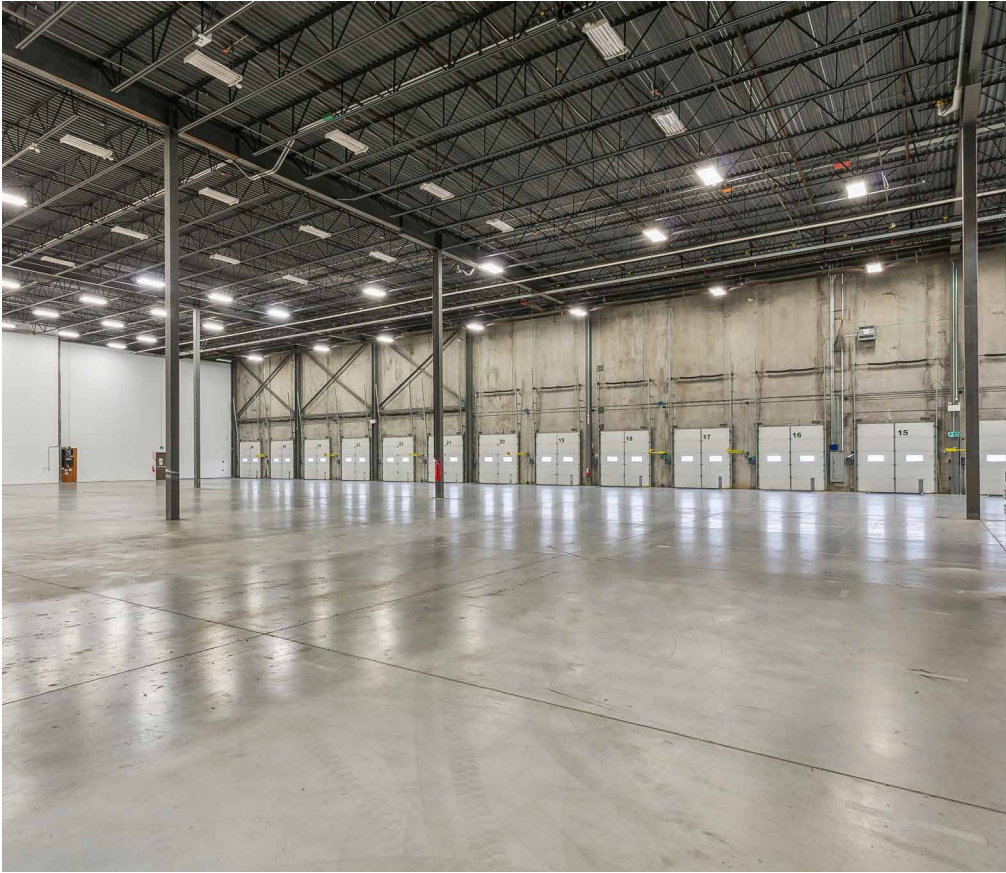
LEED Gold
Certified







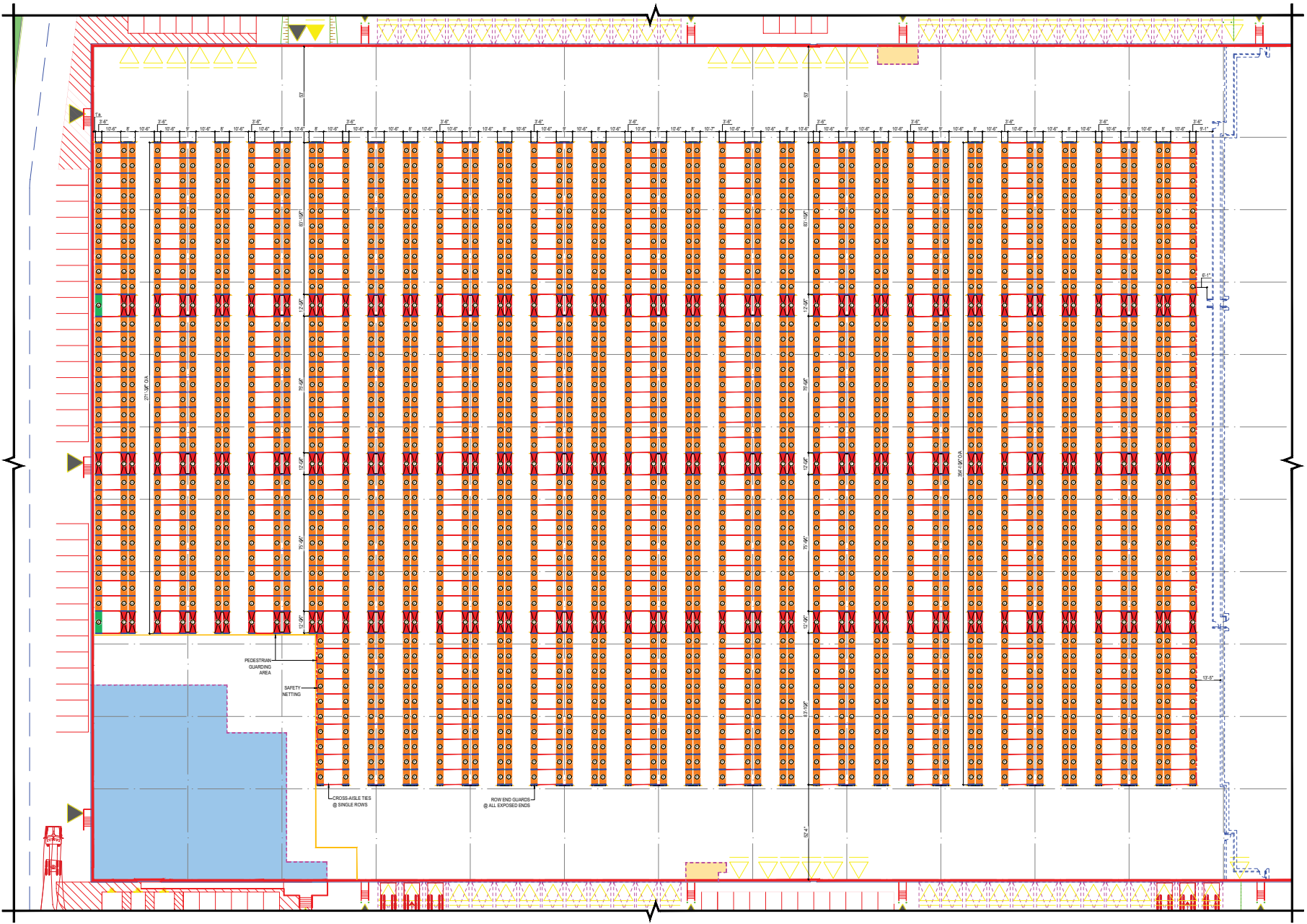
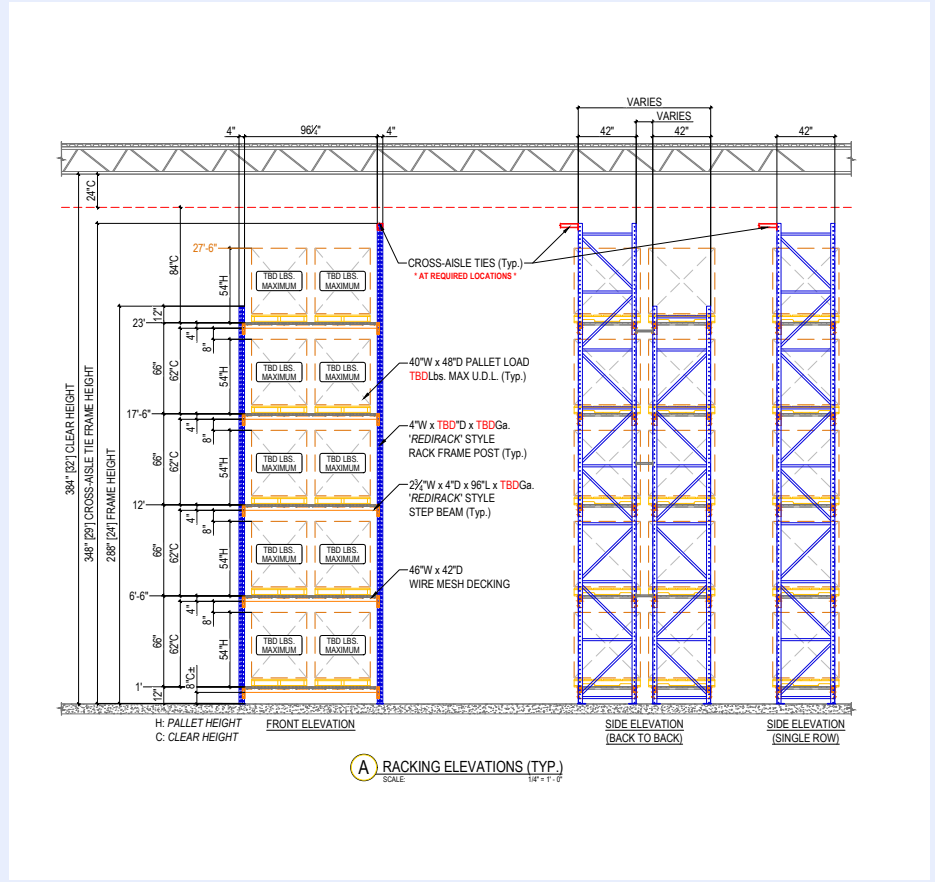




RACKING PLAN | 289,000 SF

Example 1: Single Select

ESTIMATED PALLET COUNT			
Bay Type	Bay Count	Pallet Positions	Total Pallets
A	2,122	10	21,220
B	2	15	30
T	175	9	1,575
Total Positions:			22,825
Lost Positions			0
Total Pallet Positions:			22,825



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

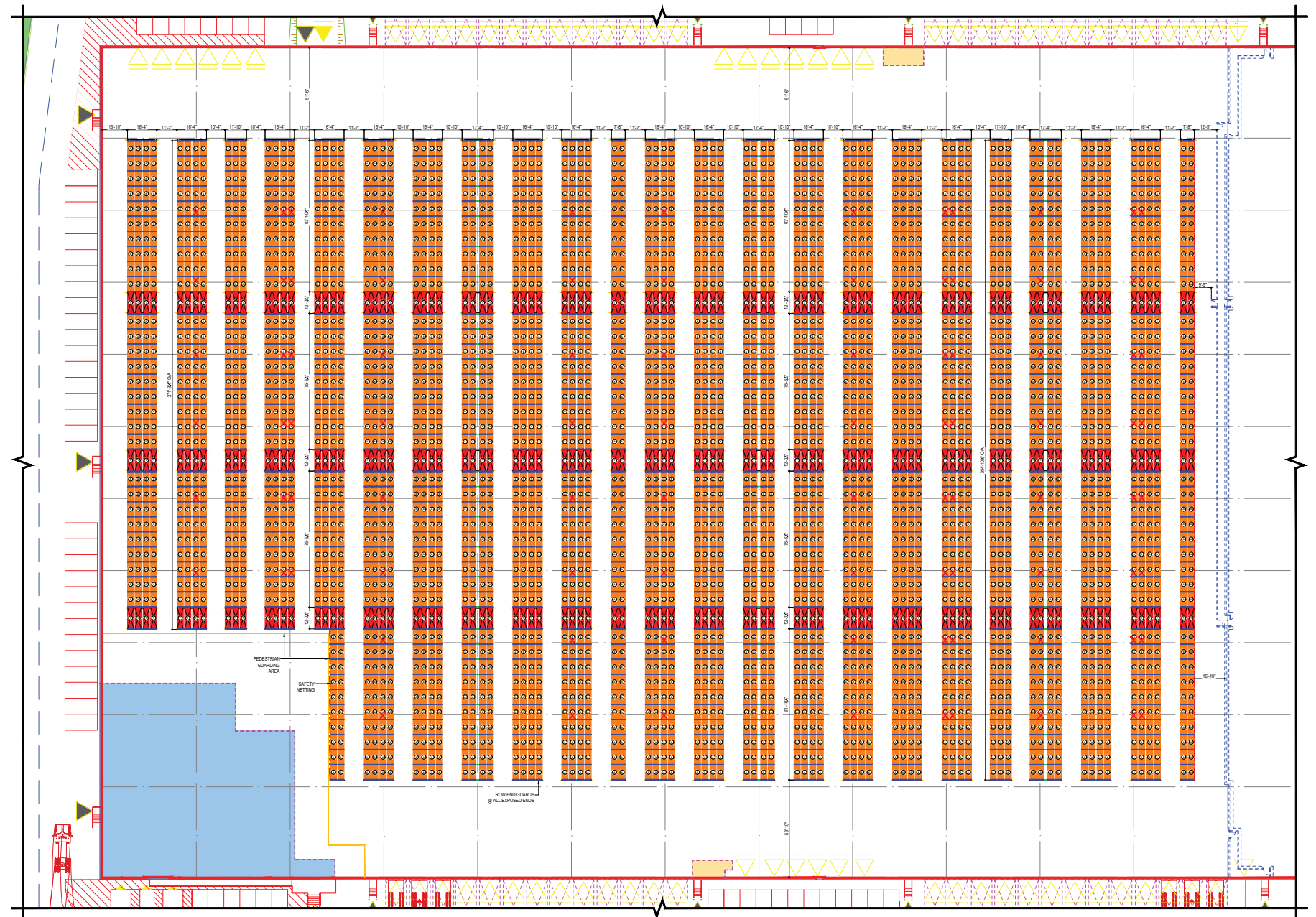
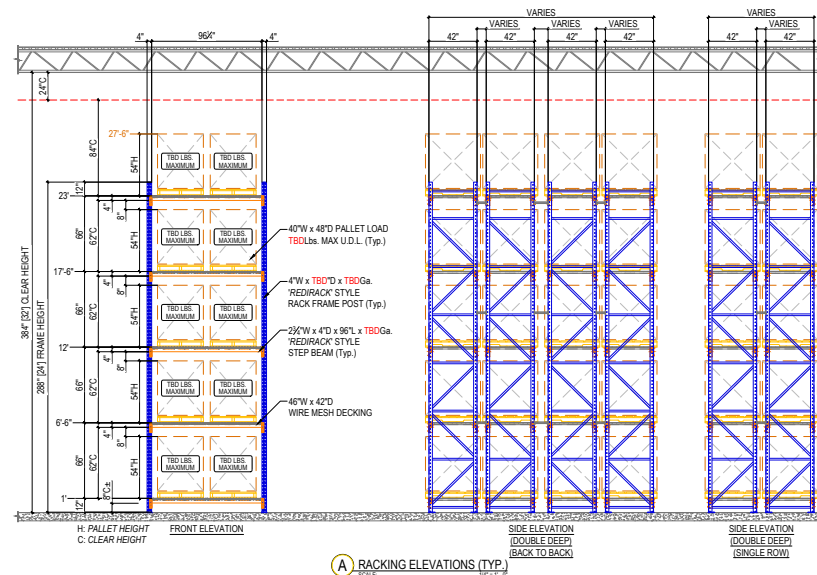
CLICK HERE TO DOWNLOAD RACKING PLANS

RACKING PLAN | 289,000 SF

Example 2: Double Deep

ESTIMATED PALLET COUNT

Bay Type	Bay Count	Pallet Positions	Total Pallets
A	3,098	10	30,980
T	258	9	2,322
Total Positions:			33,302
Lost Positions			900
Total Pallet Positions:			32,402



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[CLICK HERE TO DOWNLOAD RACKING PLANS](#)

PRIME BRAMPTON LOCATION

Nearby Amenities

Within 1 KM

- 46 Restaurants
- 37 Retail Shops
- 1 Banks
- 2 Gas Station

Within 5 KM

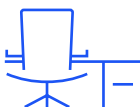
- 211 Restaurants
- 322 Retail Shops
- 19 Banks
- 22 Gas Station

Demographics



Population Overview

Within 1 KM: 6,901 | Within 5 KM: 349,962



Population in the Workforce

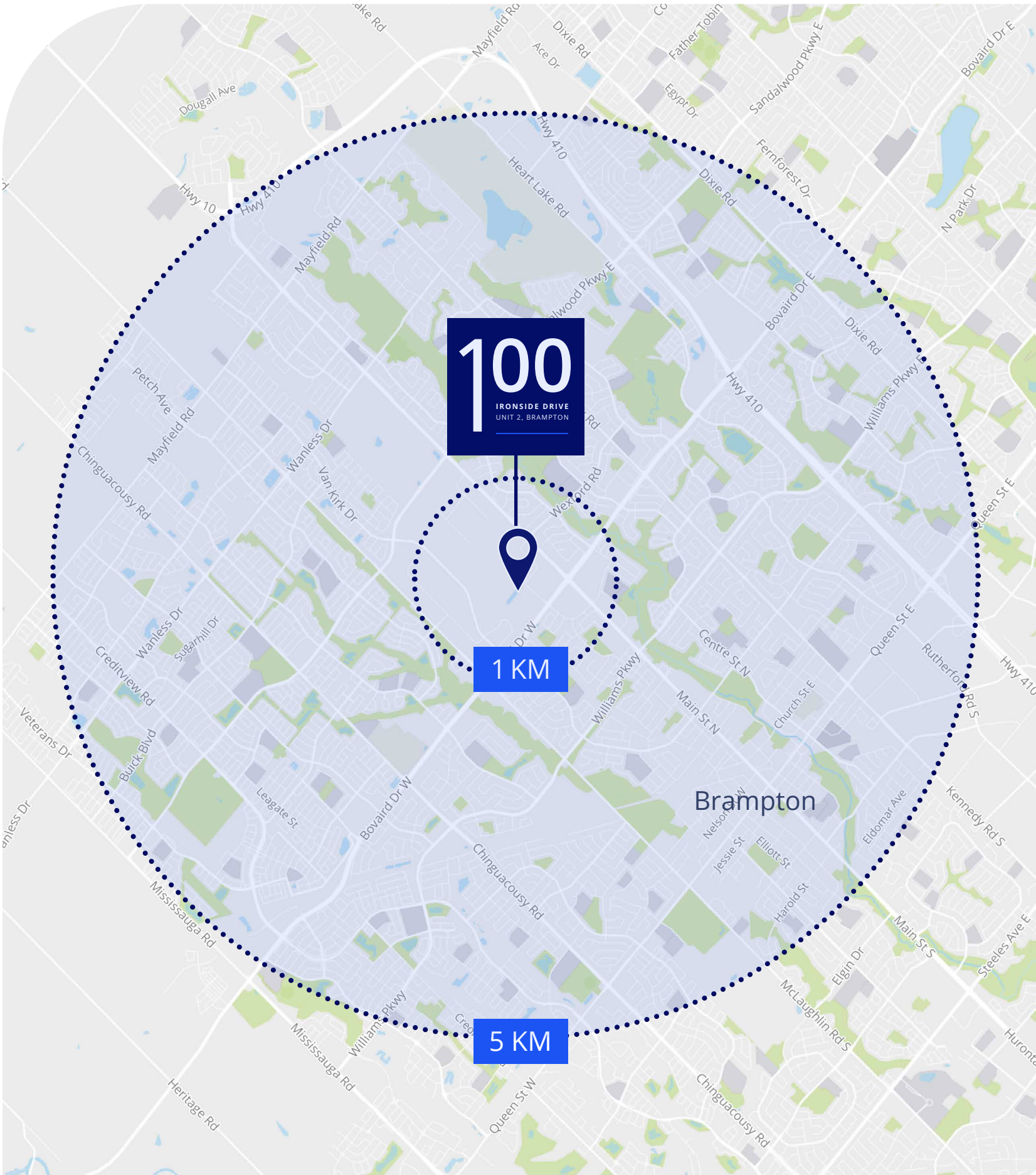
Within 1 KM: 4,194 | Within 5 KM: 206,217



Median Age

Within 1 KM: 35 | Within 5 KM: 34

Over 111,000+ businesses and population of approximately 800,000



IN BRAMPTON SUCCESS MULTIPLIES



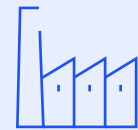
2nd Fastest Growing City in Canada
4th Largest labour force in Ontario



4.3M Labour pool across the GTA



The fastest growing big city in Canada with 45,000 new residents per year



16% of Brampton employment is in the transportation and warehousing industry



7 Transcontinental Highways Accessing 158+ million North American consumers



Brampton has the largest supply of investment-ready sites adjacent to Toronto Pearson International Airport



Home to CN — the largest intermodal Railway terminal in Canada

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



MILTON
91,406

People in the
labour force

BRAMPTON VS MILTON



BRAMPTON
457,259

People in the
labour force

BRAMPTON AWARDS AND ACCOLADES 2024/2025



Economic Development
Organization of the Year (2024)



Distinguished Budget
Presentation Award



Plan Ontario Vision Award
of Excellence



BILD Municipal
Benchmarking Recognition



Credit Rating (S&P Global)

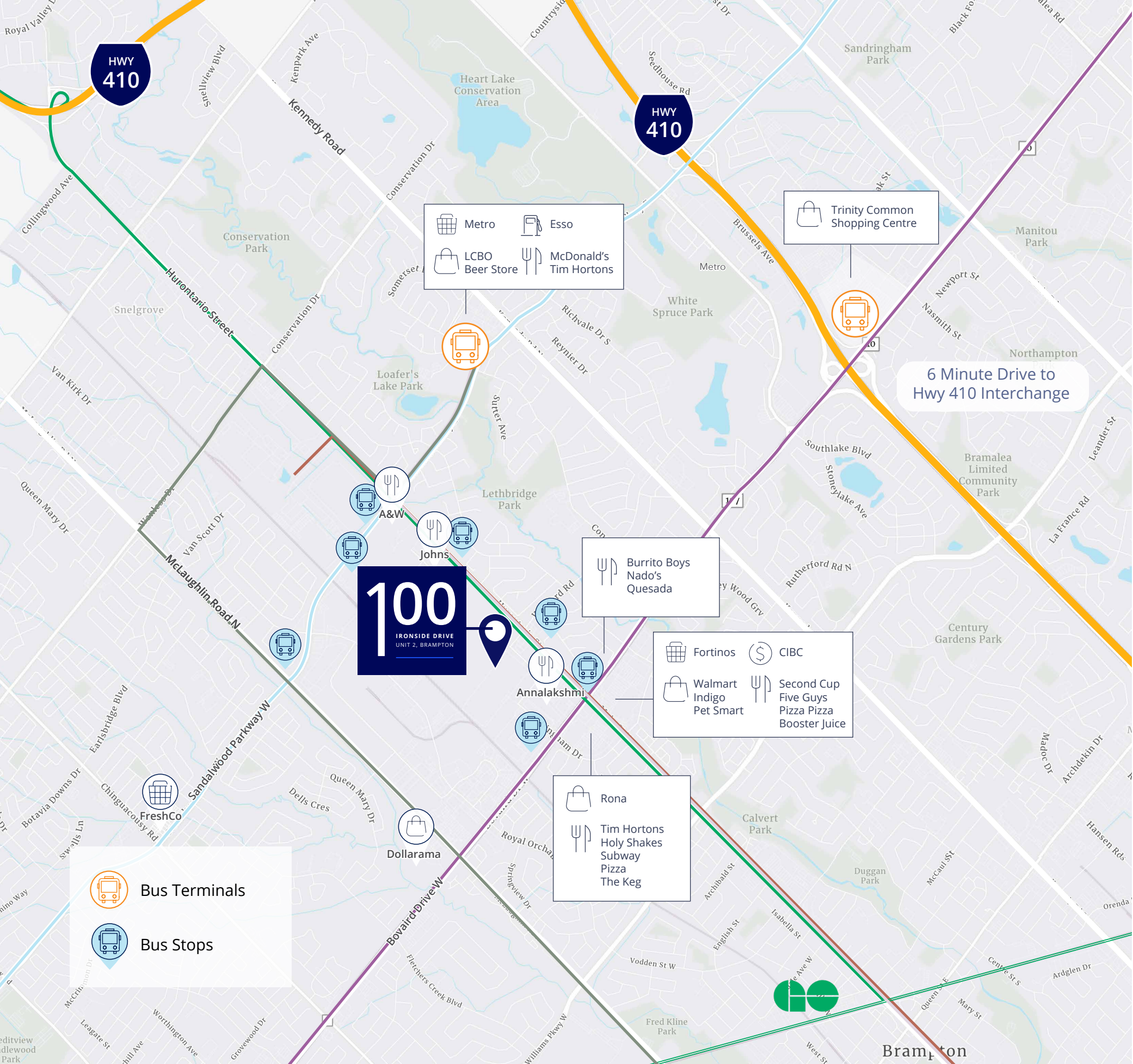


Ranked 13th out of 415
of Canada's Best Communities



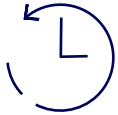
Ranked One of Canada's Best
Locations to Invest
Site Selection Magazine

Brampton yielded an impressive 23 projects this year, with the bulk of \$383 million in investment going toward new and expanded distribution warehouses and the manufacturing sector. Encore Canada, the largest provider of event technology and production in the country, also welcomed a new 153,000-sq.-ft. headquarters in Brampton that will be home to more than 200 employees. The site will include front-office operations and warehouse space in one location and underpins the city's business profile as hub for company expansion, a skilled workforce and innovative projects.



TRUCK ROUTES

- 6 Minutes**
Via Bovaird Drive
- 11 Minutes**
Via Bovaird Drive & Hwy 410
- 12 Minutes**
Via Bovaird Drive & Hwy 410
- 17 Minutes**
Via Bovaird Drive & Hwy 410



TRAVEL DISTANCES

- 3 Minutes - 1.2 KM**
Brampton Transit Facility
- 10 Minutes - 5.1 KM**
Brampton GO Terminal
- 25 Minutes - 15.8 KM**
CN Intermodal Brampton
- 30 Minutes - 18 KM**
CP Intermodal Vaughan
- 27 Minutes - 31.8 KM**
Toronto Pearson Airport
- 48 Minutes - 48.2 KM**
Downtown Toronto



TRAVEL ROUTES

- 5 Bovaird** Brampton Transit
- 32A McLaughlin** Brampton Transit
- 502 Zum** Brampton Transit
- 2 Main** Brampton Transit
- 23 Sandalwood** Brampton Transit
- 37 Orangeville Brampton Go** Transit
- 3 Kitchener** Go Train



THE TEAM



Founded in 2001, Hopewell Real Estate Services (HRES) is the trusted management arm of Hopewell Development, specializing in third-party property and asset management. We provide tailored services that meet the unique needs of property owners, taking a holistic approach to optimizing real estate assets.

Our collaborative team of over 90 professionals across Canada, delivers superior returns through strong governance, proven processes, and creative solutions. By leveraging advanced tools and a commitment to exceptional service, we consistently enhance property performance for both tenants and owners.

www.hopewellrealestateservices.com



Colliers is a leading diversified real estate services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants. We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

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