

1925 WILLIAMS PKWY UNIT 1-3 BRAMPTON, ON

44,038 - 61,509 SF
IN HIGH-PROFILE BRAMALEA NORTH
INDUSTRIAL NEIGHBOURHOOD



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Presented By:



WELCOME TO

1925 WILLIAMS PWKY UNIT 1-3 BRAMPTON

Secure your company's next industrial facility at this 61,509 SF unit in Brampton with convenient access to highways and intermodals.



Prime location Bramtree Court and Williams Parkway



28' clear height



Nov 2025 availability



Close proximity to many amenities and corporate neighbours



Strategically located in close proximity to Highways 410 and 407



Convenient access to Bramtree Court with separate truck and car access



Ample surface parking



7 dock doors /
2 drive-in doors

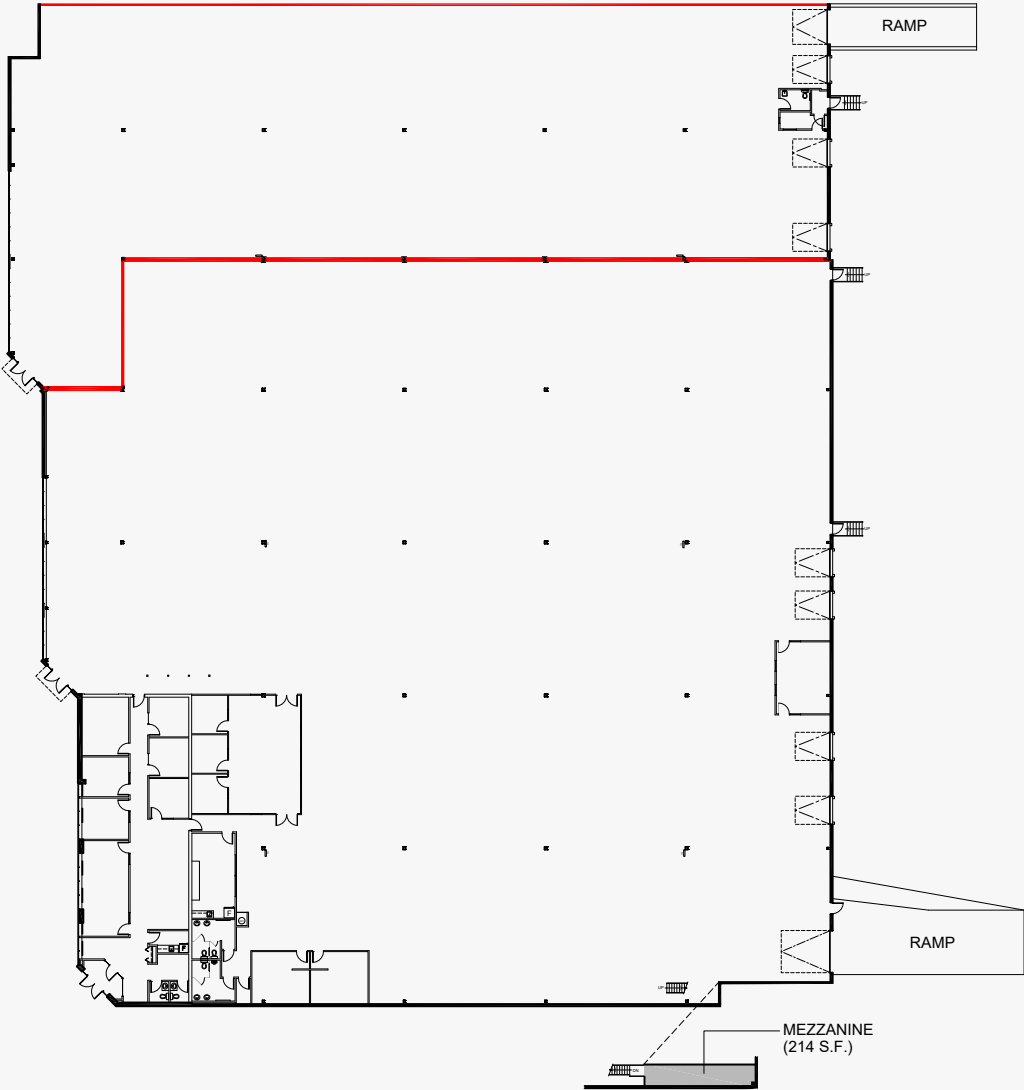


PROPERTY PROFILE

1925 WILLIAMS PKWY | UNIT 1-3

Available Area	61,509 SF
Office	3,262 SF
Warehouse	58,247 SF
Clear Height	28'
Shipping	7 Dock Doors 2 Drive-In Doors
Zoning	M3A-366
Sprinklers	ESFR
TMI (2025)	\$4.30 PSF (plus Management Fees)
Occupancy	November 1, 2025
Rental Rate	\$17.95 PSF Net Year 1

*Management fee = 15% of CAM and Tax

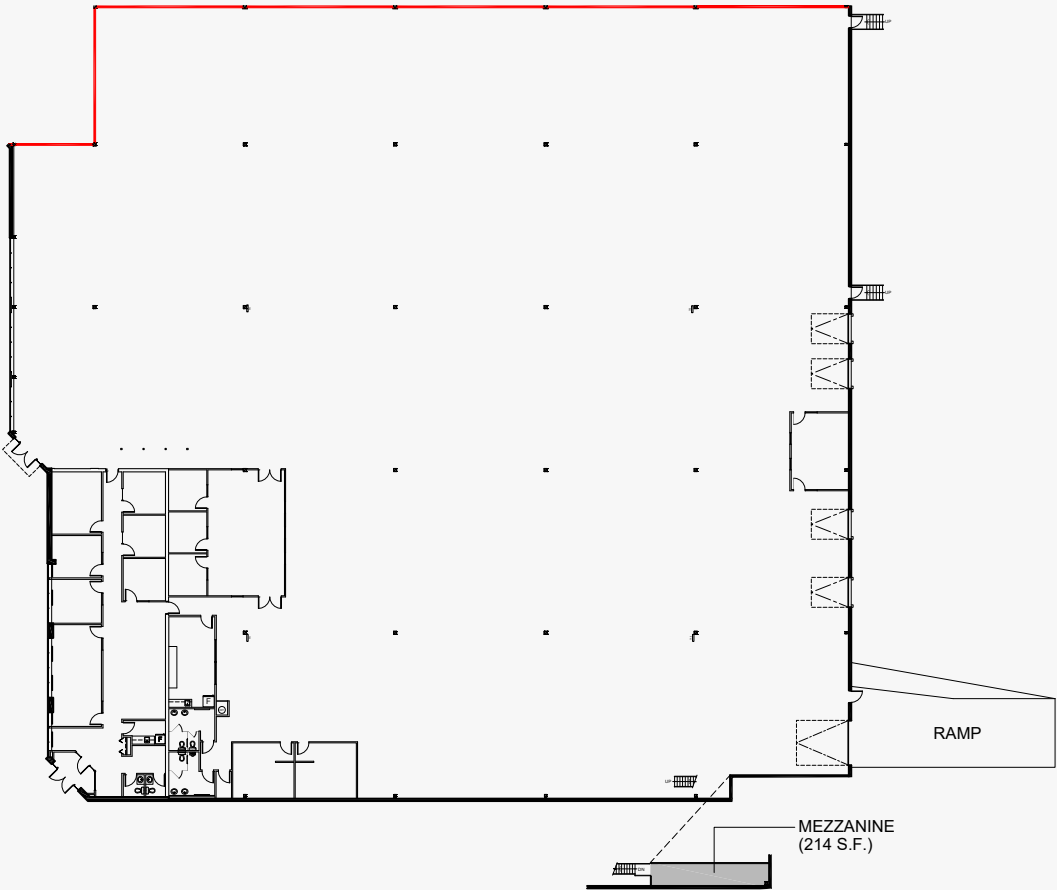


PROPERTY PROFILE

1925 WILLIAMS PKWY | UNIT 1-2

Available Area	44,038 SF
Office	3,262 SF
Warehouse	40,776 SF
Clear Height	28'
Shipping	4 Dock Doors 1 Drive-In Door
Zoning	M3A-366
Sprinklers	ESFR
TMI (2025)	\$4.30 PSF (plus Management Fees)
Occupancy	November 1, 2025
Rental Rate	\$17.95 PSF Net Year 1

*Management fee = 15% of CAM and Tax



ZONING | M3A-366

PERMITTED USES

Industrial

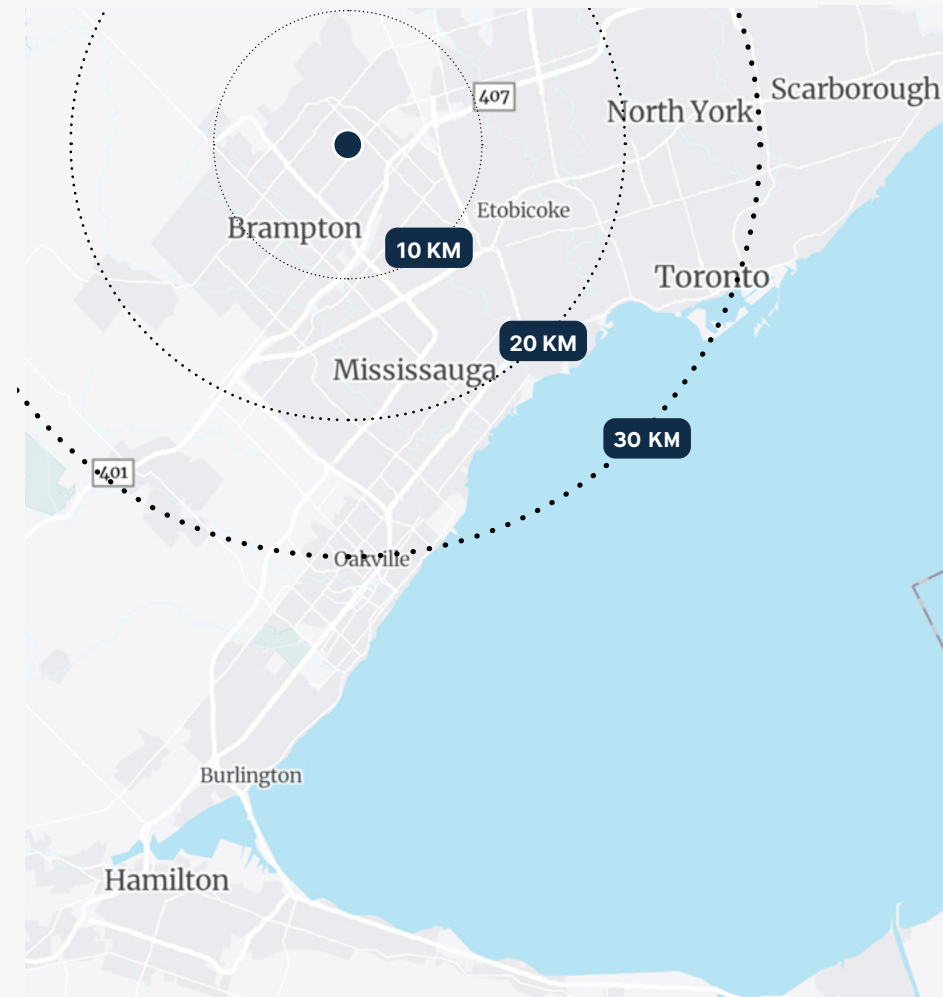
- the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
- industrial uses involving the storage of goods and materials in the open
- a printing establishment
- a warehouse
- a parking lot
- Non-hazardous Solid Waste Processing Use, Non-hazardous Solid Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization, provided such uses are located a minimum of 300 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
- Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, provided such uses are located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone – I2.
- Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone - OS, Institutional One Zone – I1 and Institutional Two Zone I2.
- Thermal Degradation (Hazardous Waste) Use for a Medical Veterinary or Pathological Waste, provided such use is located a minimum of 1,000 metres from all Residential Zones, Open Space Zone –I1 and Institution

Non-Industrial

- a radio or television broadcasting and transmission establishment
- a recreational facility or structure
- a community club
- an animal hospital
- a place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

Accessory

- an associated educational use
- an associated office
- a retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(3) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- purposes accessory to the other permitted purposes
- Thermal Degradation (Energy from Waste) Use, provided that the source of waste input into the energy generation is a by-product of the primary use of the site and is not a Hazardous Waste.



Pure Industrial and Colliers make no representation to warranties as to the permitted use or zoning of the property. Tenant or Tenant's Broker to confirm zoning and permitted uses.

PHOTO GALLERY

Exterior



PHOTO GALLERY

Interior

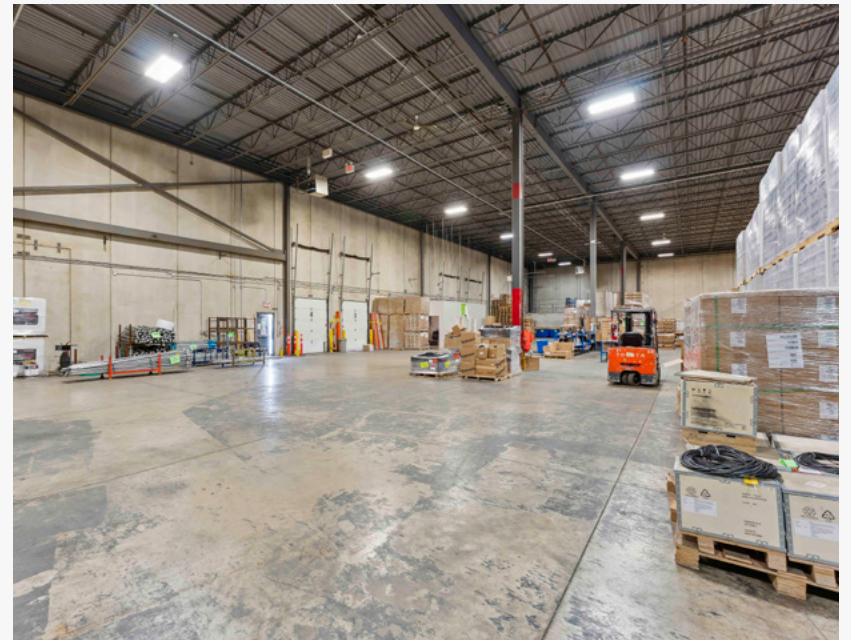
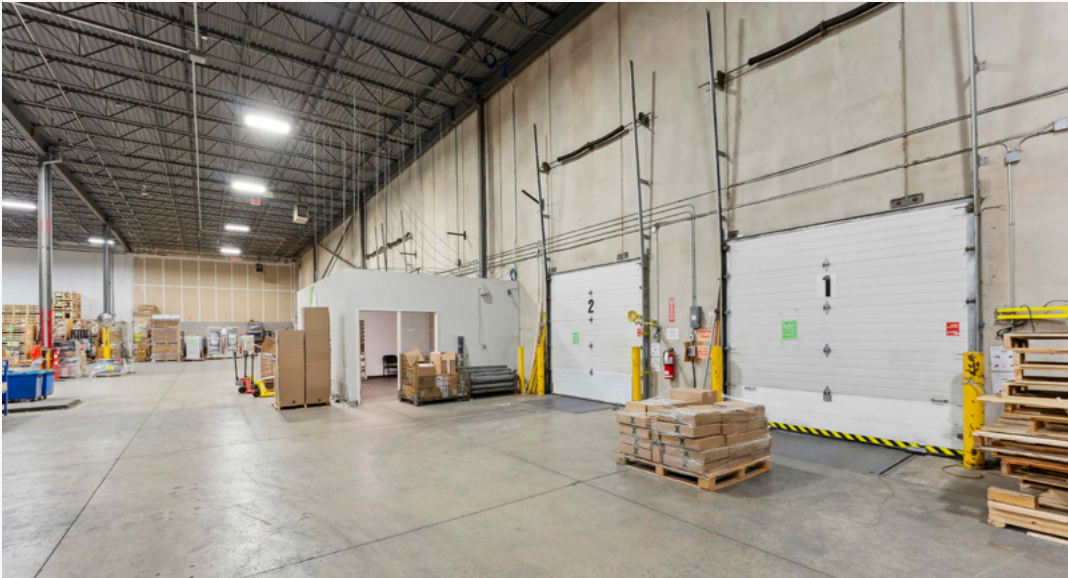


PHOTO GALLERY

Interior







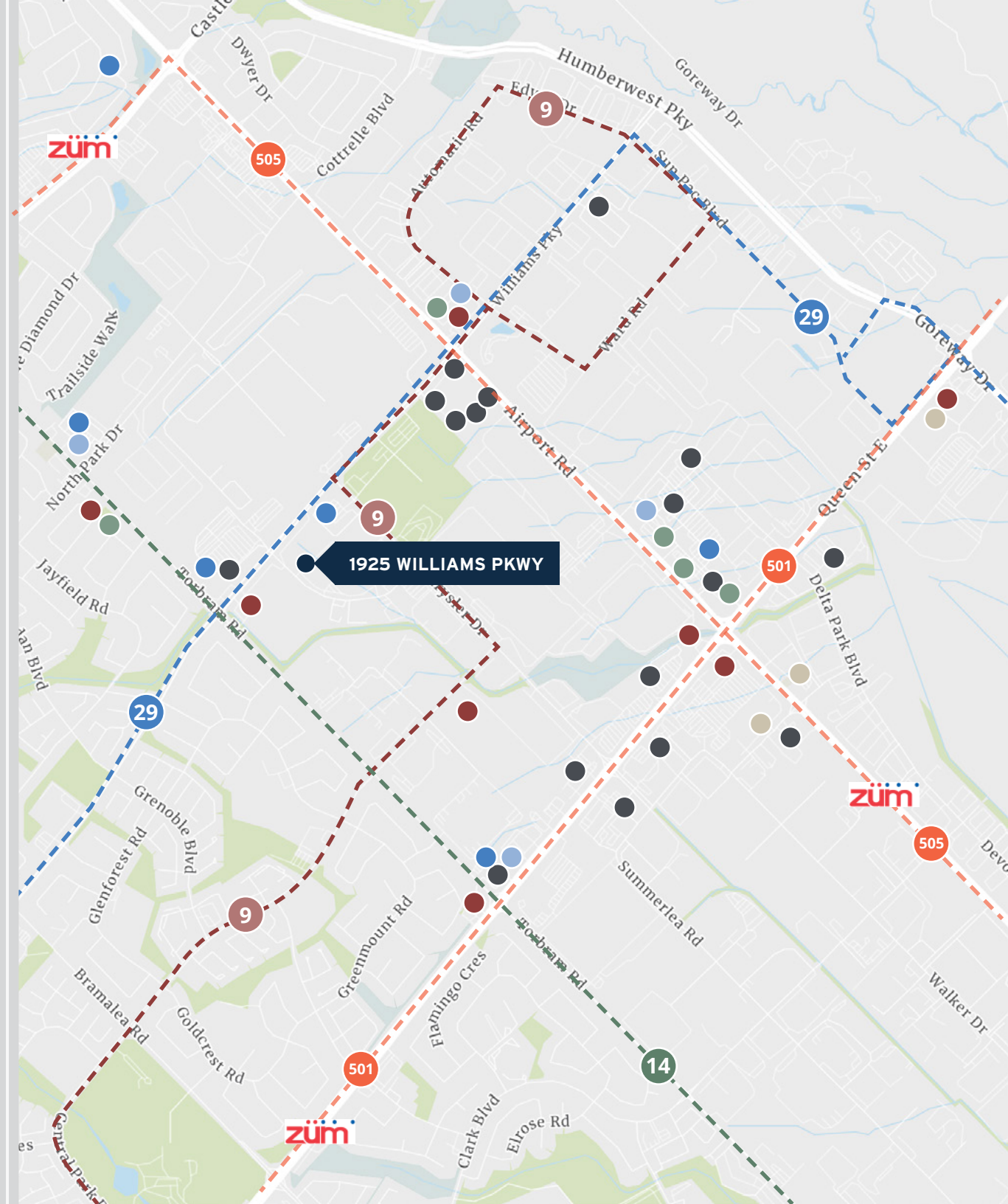
PURE ACCESS

Area Amenities

●	17+	Food/Restaurants
●	8+	Gas Stations
●	5+	Banks/Bank ATMs
●	6+	Grocery/Supermarket
●	3+	Hotels
●	4+	Gym/Fitness

Transit Routes

	Brampton Transit Route #9
	Brampton Transit Route #29
	Brampton Transit Route #14
	ZUM Bus Line



PURE CONNECTIONS

Connecting to the GTA and beyond

MAJOR CITIES

Mississauga	12 min
Vaughan	15 min
Oakville	25 min
Toronto	35 min
Hamilton	40 min



DRIVE TIMES



9 Minutes

Brampton CN Intermodal
Yard



16 Minutes

Toronto Pearson
International Airport



17 Minutes

Vaughan CPKC Railway
Intermodal



35 Minutes

Downtown Toronto

407

7 Minutes
Highway 407

410

10 Minutes
Highway 410

427

11 Minutes
Highway 427

BRAMPTON

Canada's Innovation Corridor

"Brampton's diverse workforce represents over 250 different cultures speaking 171 languages. Our central location within Canada's Innovation Corridor and our connectivity provide companies with quick and easy access to international markets... We are ready to welcome investors, entrepreneurs, students and businesses." - Mayor Patrick Brown



BRAMPTON DEMOGRAPHICS (2023)

Total Population	656,480
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Average Household Income	\$98,955
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Average Age	37.5
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Population in the Labour Force	355,755
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Labour Employment Rate	86.7%
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The fastest growing large city in Canada, growing at a rate 5x faster than Ontario



55% of the people in the labour force within Brampton have a post-secondary education



Located in the middle of Canada's Innovation Corridor



9th largest city in Canada



2nd largest tech sector in North America, part of the Toronto region



Transportation, Warehousing and Manufacturing are the largest Labour Force Industries



Adjacent to Pearson International Airport, Canada's largest airport

OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montréal, Québec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

PUREINDUSTRIAL.CA



Colliers is a leading diversified professional 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.

With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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PURE INCENTIVES



Step 01 GIFT CARDS FOR NEW LEASES

1,000–10,000sf	\$	1,000
10,001–30,000sf	\$	5,000
30,001–100,000sf	\$	10,000

Step 02 GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES

1st Deal	x	100%
2nd Deal	x	125%
3rd Deal or more	x	150%

PROMO PERIOD: APRIL 15, 2025 to SEPTEMBER 15, 2025

Participating brokers have the responsibility, if required, to disclose the incentive program to their clients and Pure Industrial will not assume any liability there to. Pure Industrial has the right to modify this incentive program at any time and for any reason, with or without notice.

Minimum deal term : 3 years. Only offered for leases between 1,000sf to 100,000sf. Promotion applicable to deals becoming unconditional between April 15, 2025 and September 15, 2025. Promotion excludes deals that were conditional or unconditional before April 15, 2025. Promotion applicable to leases starting before January 1, 2026. Promotion applies to new leases for vacant units only and does not apply to renewals and relocations. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. For more details, please contact our leasing team. The incentives may take the form of gift cards or vouchers and may not be exchanged for cash, check or credit. The incentives will be delivered within thirty (30) business days of the unconditional lease agreement being signed.

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1925 WILLIAMS PARKWAY

UNIT 1-3

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