

WELL-LOCATED INDUSTRIAL BUILDING WITH FLEXIBLE UNIT CONFIGURATIONS UP TO 49,562 SF

2110-2160 Williams Parkway Brampton



Immediate Occupancy

Listing Team:

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Presented By:



WELCOME TO

2110-2160 WILLIAMS PARKWAY BRAMPTON

Secure your company's next industrial facility at this 59,164 SF property in Brampton with convenient access to highways and intermodals.



Desirable Brampton Location
at Airport Road and Williams
Parkway



16' clear height



Immediate Occupancy



Close proximity to many retail
amenities



Strategically located in close
proximity to major 400 series
arterial Highways



Direct access off Williams
Parkway



Only 10 Km to Pearson
International Airport and 4 km
from Brampton's CN Intermodal
yard



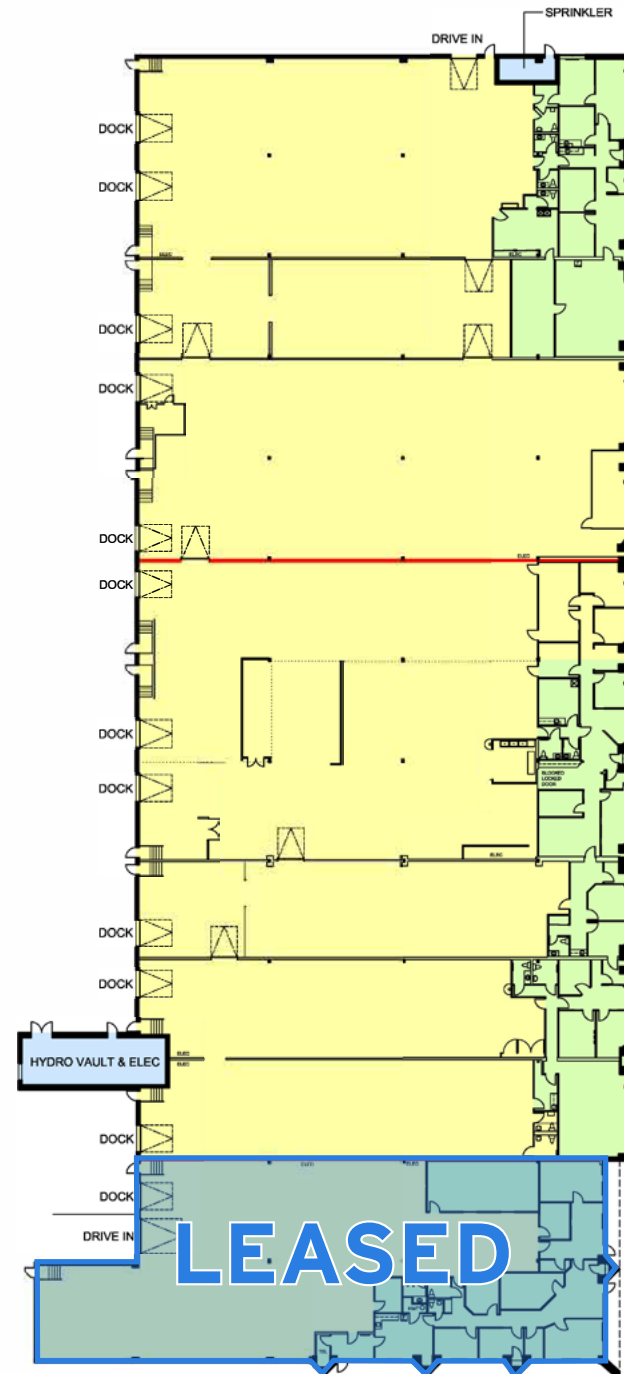
12 dock doors /
2 drive in doors



PROPERTY PROFILE

UNITS 3-13

Available Area	49,562 SF
Office	Flexible
Warehouse	± 85%
Clear Height	16'
Available Shipping	11 Dock Doors & 1 Drive-In Doors
Electrical	Up to 600 Amps
Zoning	M4 - Industrial**
Estimate TMI (2024)	\$4.15 PSF + Management Fee (CAM: \$2.05 PSF & TAX \$2.10 PSF)
Occupancy	Immediate
Rental Rate	\$15.95 PSF Net



*Please note that floor plan may vary slightly.

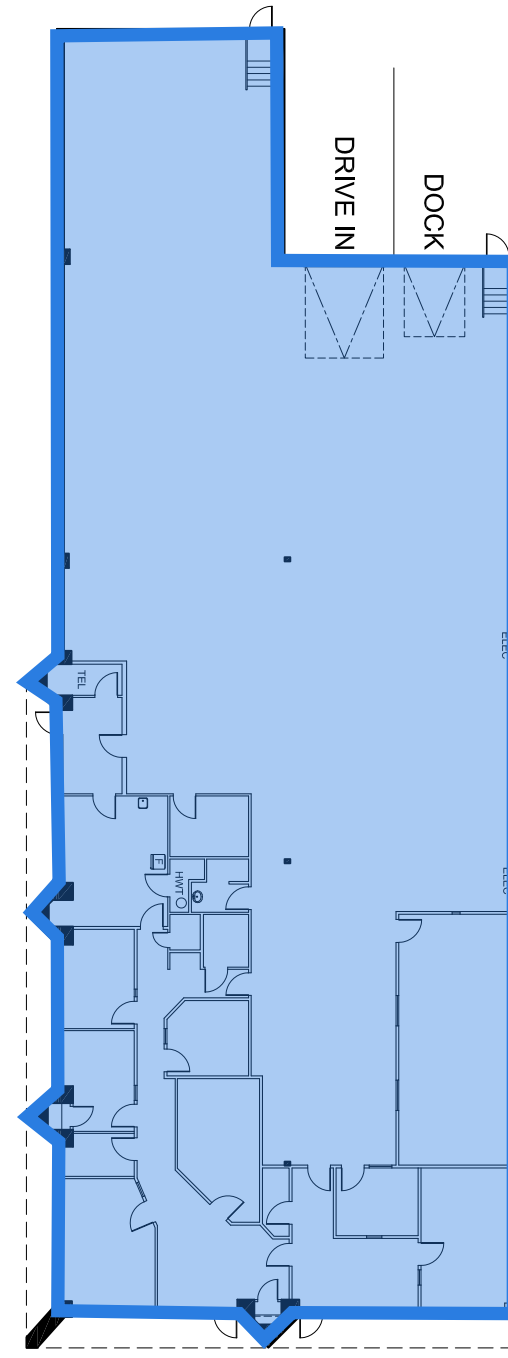
**Tenant or tenant's broker to confirm zoning and permitted uses.

PROPERTY PROFILE

UNITS 1-2

Available Area	9,602 SF
Office	± 1,440 SF (± 15%)
Warehouse	± 8,162 SF (± 85%)
Clear Height	16'
Shipping	1 Dock Door & 1 Drive-In Doors
Electrical	400 Amps
Zoning	M4 - Industrial**
Estimate TMI (2024)	\$4.15 PSF + Management Fee (CAM: \$2.05 PSF & TAX \$2.10 PSF)
Occupancy	April 1st, 2024
Rental Rate	Contact listing team

LEASED



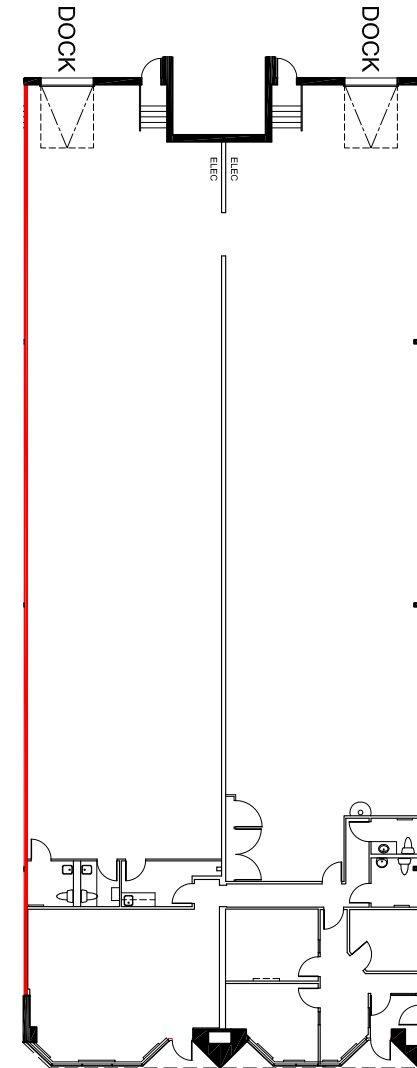
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PROPERTY PROFILE

UNITS 3-4

Available Area	9,022 SF
Office	±1,353 (± 15%)
Warehouse	± 7,669 SF (± 85%)
Clear Height	16'
Shipping	2 Dock Doors with hydraulic levelers
Electrical	Up to 600 Amps
Zoning	M4 - Industrial**
Estimate TMI (2024)	\$4.15 PSF + Management Fee (CAM: \$2.05 PSF & TAX \$2.10 PSF)
Occupancy	Immediate
Rental Rate	\$16.50 PSF Net



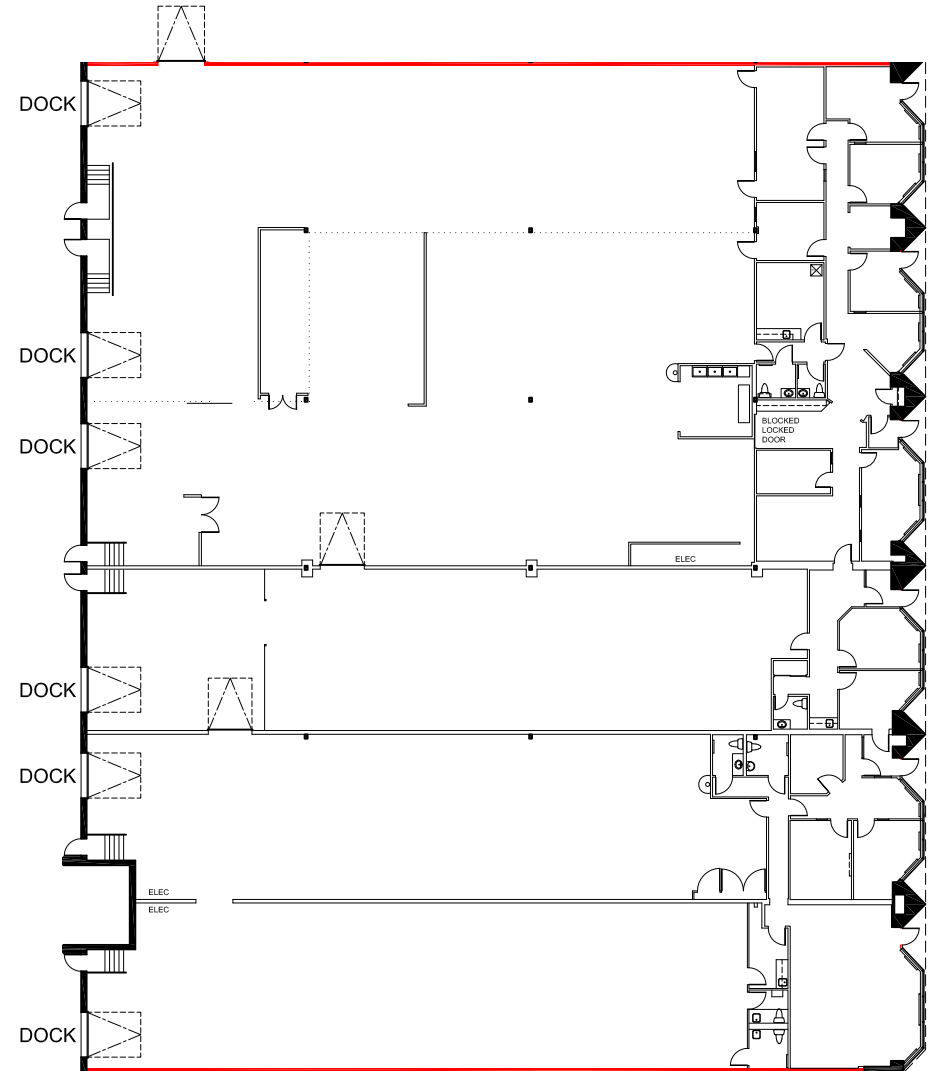
*Please note that floor plan may vary slightly.

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PROPERTY PROFILE

UNITS 3-8

Available Area	26,910 SF
Office	± 4,037 (± 15%)
Warehouse	± 22,873 SF (± 85%)
Clear Height	16'
Shipping	6 Dock Doors
Electrical	Up to 600 Amps
Zoning	M4 - Industrial**
Estimate TMI (2024)	\$4.15 PSF + Management Fee (CAM: \$2.05 PSF & TAX \$2.10 PSF)
Occupancy	Immediate
Rental Rate	\$16.25 PSF Net



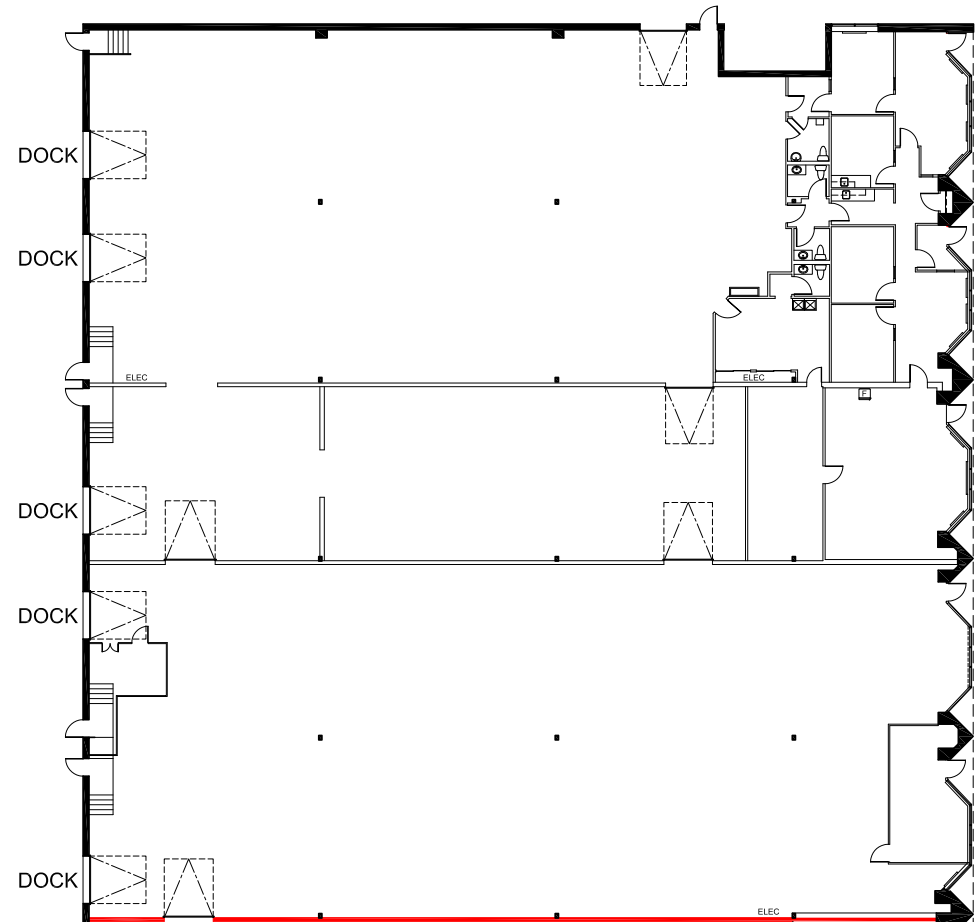
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PROPERTY PROFILE

UNITS 9-13

Available Area	22,652 SF
Office	± 3,398 SF (± 15%)
Warehouse	± 19,254 SF (± 85%)
Clear Height	16'
Shipping	5 Dock Doors & 1 Drive-In Doors
Electrical	400 amps
Zoning	M4 - Industrial**
Estimate TMI (2024)	\$4.15 PSF + Management Fee (CAM: \$2.05 PSF & TAX \$2.10 PSF)
Occupancy	Immediate
Rental Rate	\$16.25 PSF Net



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Major Occupiers

1. Dynacare Home Office
2. Amazon Delivery Warehouse
3. DSV Solutions Inc.
4. Canadian Tire - Brampton Dist. Ctr.
5. Nova Cold Logistics
6. Canadian Appliance Source Dist. Ctr.
7. DHL Express
8. Four Seasons Garden Centre
9. The Home Depot
10. Best Buy Distribution Centre
11. Starbucks
12. CN Brampton Yard
13. Rail Connect Trans. & Dist.
14. Charger Logistics Inc.

Within a 5-10 min drive



5

Grocery Stores



12

Gas Stations



65

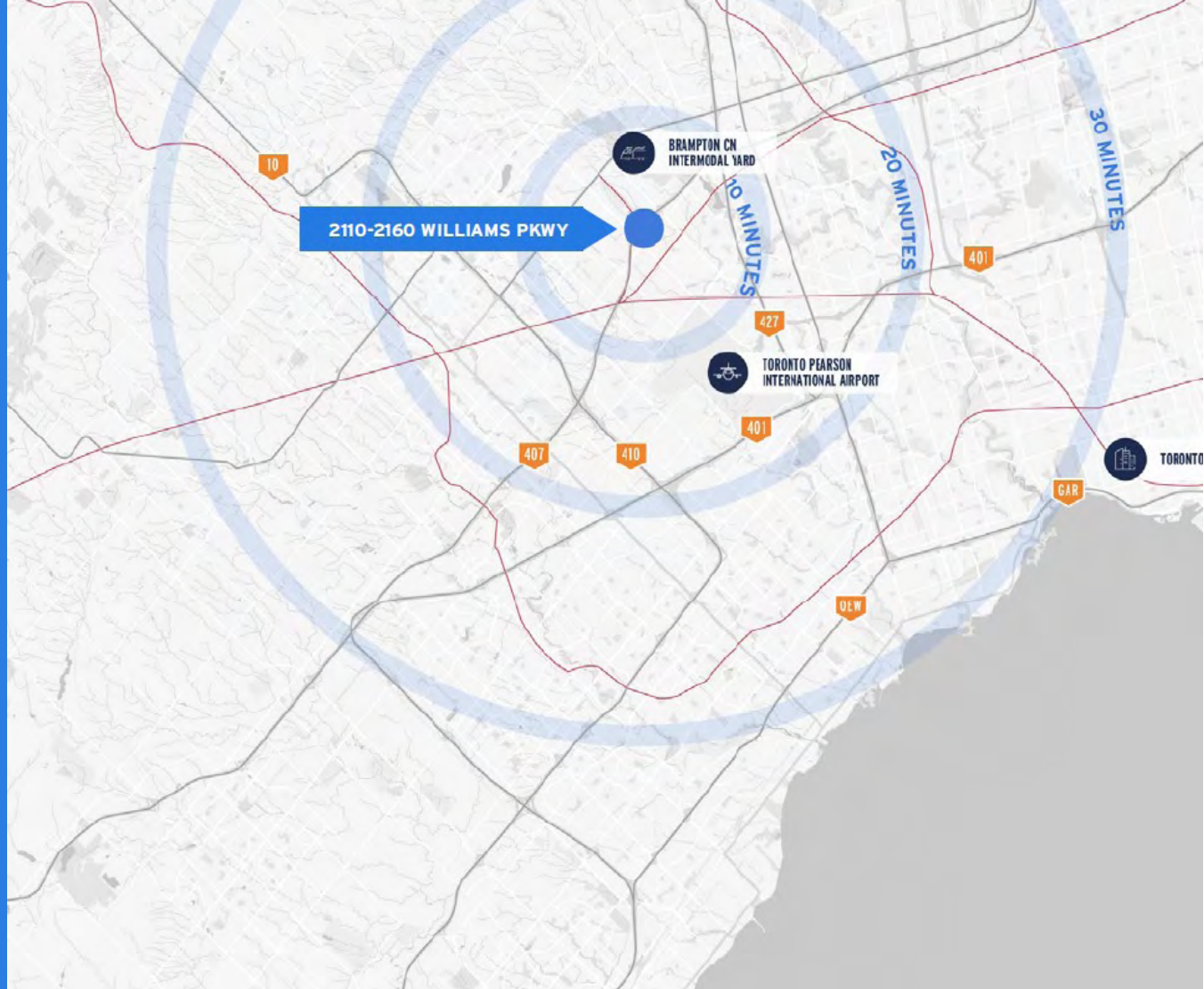
Restaurants,
Cafes & Pubs



PURE MOVEMENT

Connecting to the GTA and beyond

The property is located in Brampton, only 10 KM from Toronto Pearson International Airport, Canada's largest and busiest airport, and less than 90-minutes to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 35-minute drive away.



DRIVE TIMES

35 Minutes
Downtown Toronto

10 Minutes
Brampton CN
Intermodal Yard

15 Minutes
Toronto Pearson
International Airport

35 minutes
Union Station

15 Minutes
Highway 401


10 Minutes
Highway 410


5 Minutes
Highway 403


BRAMPTON

Canada's Innovation Corridor


"Brampton's diverse workforce represents over 230 different cultures speaking 115 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


 2nd fastest growing city in Canada with 14,000 new residents per year


 60% 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

DEMOGRAPHICS

Total Population **656,480**

Average Household Income **\$98,955**

Average Age **7.5**

Population in the Labour Force **355,755**

Labour Employment Rate **86.7%**

OUR TEAM



Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

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.

Learn more at corporate.colliers.com,
Twitter @Colliers or LinkedIn.

COLLIERSCANADA.COM





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*Sales Representative ** Broker