

WELL-LOCATED INDUSTRIAL BUILDING WITH FLEXIBLE UNIT
CONFIGURATIONS UP TO 36,118 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 6-13

Available Area 36,118 SF

Office **Flexible**

Warehouse **± 85%**

Clear Height **16'**

Available Shipping **8 Dock Doors & 1 Drive-In Doors**

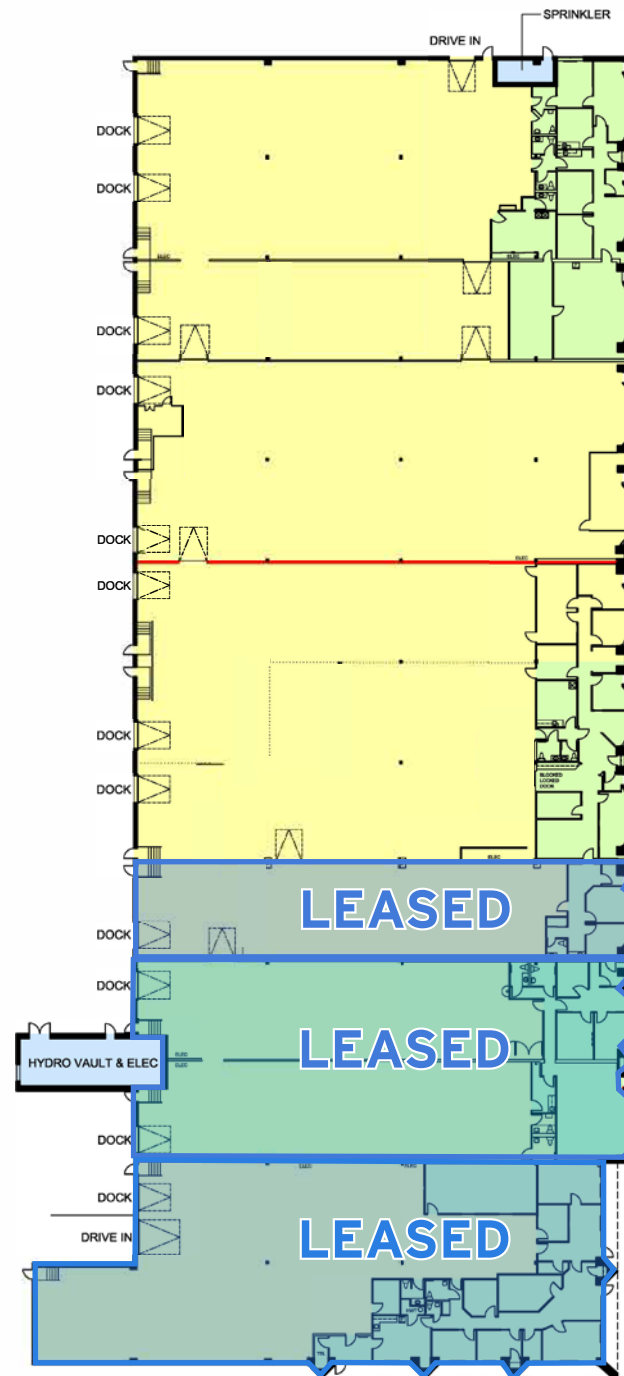
Electrical **Up to 600 Amps**

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**



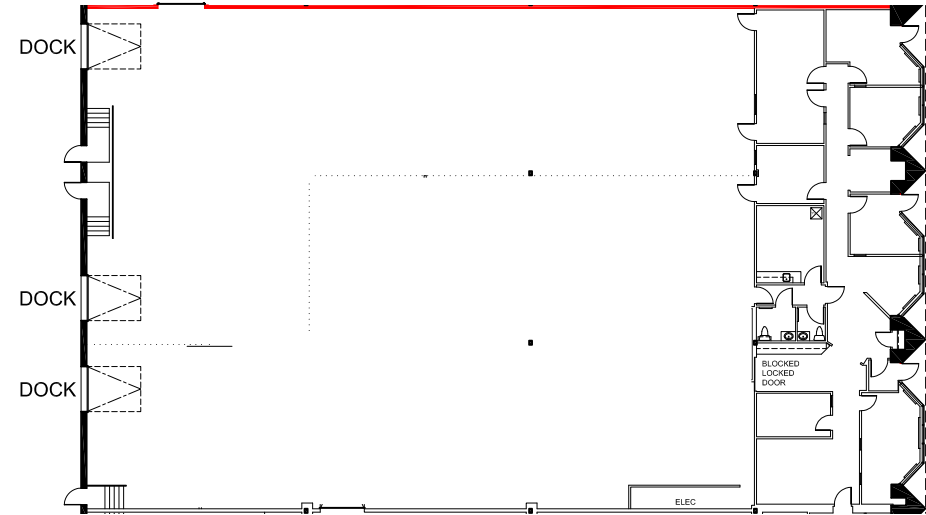
*Please note that floor plan may vary slightly.

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

PROPERTY PROFILE

UNITS 6-8

Available Area	13,466 SF
Office	± 2,019 SF (± 15%)
Warehouse	± 11,447 SF (± 85%)
Clear Height	16'
Shipping	3 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



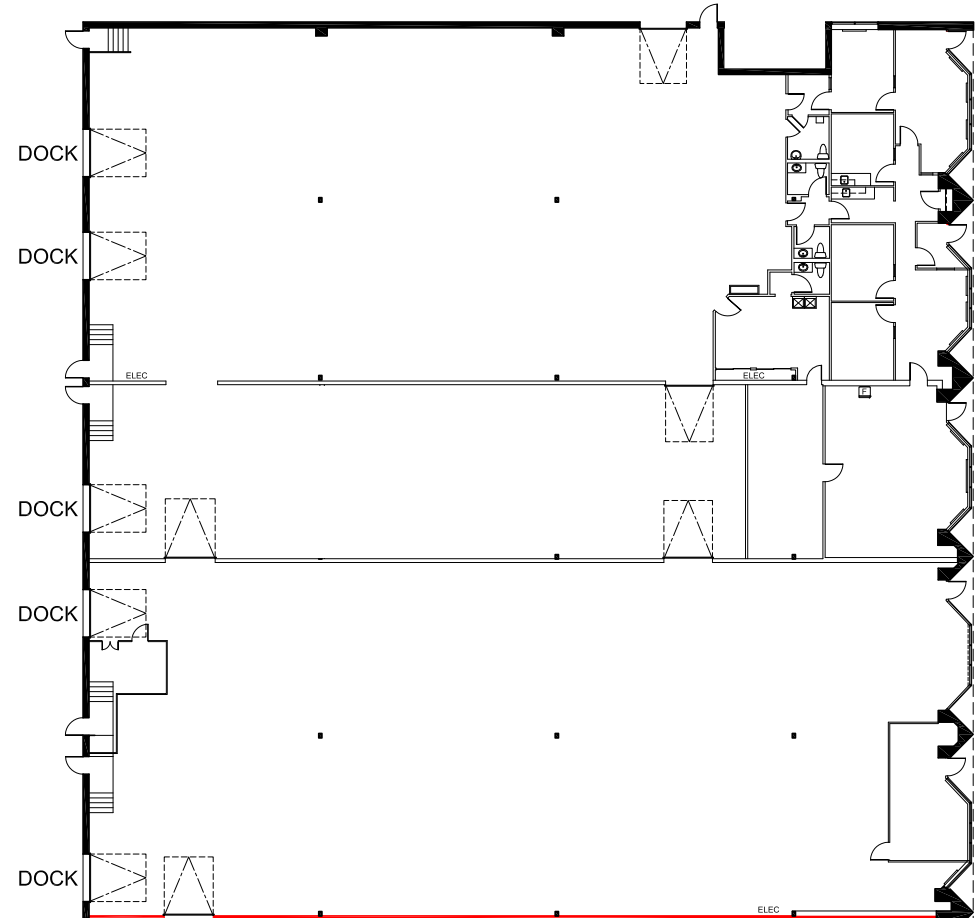
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PROPERTY PROFILE

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



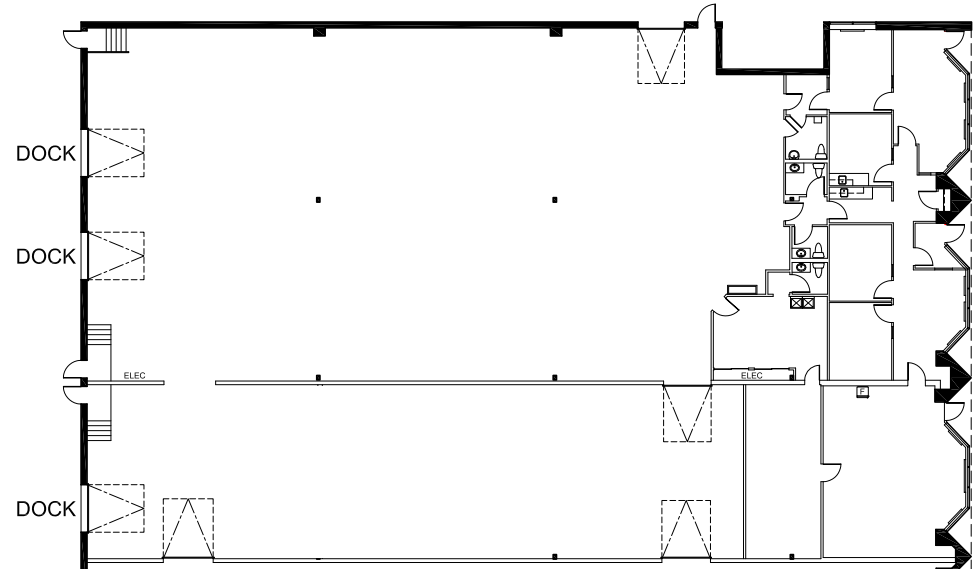
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PROPERTY PROFILE

UNITS 11-13

Available Area	13,589 SF
Office	3,059 SF
Warehouse	10,530 SF
Clear Height	16'
Shipping	3 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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**Tenant or tenant's broker to confirm zoning and permitted uses.

Major Occupiers

1. Dynacare Home Office
2. Amazon Delivery Warehouse
3. DSV Solutions Inc.
4. Canadian Tire - Brampton Dist. Ctre.
5. Nova Cold Logistics
6. Canadian Appliance Source Dist. Ctre.
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

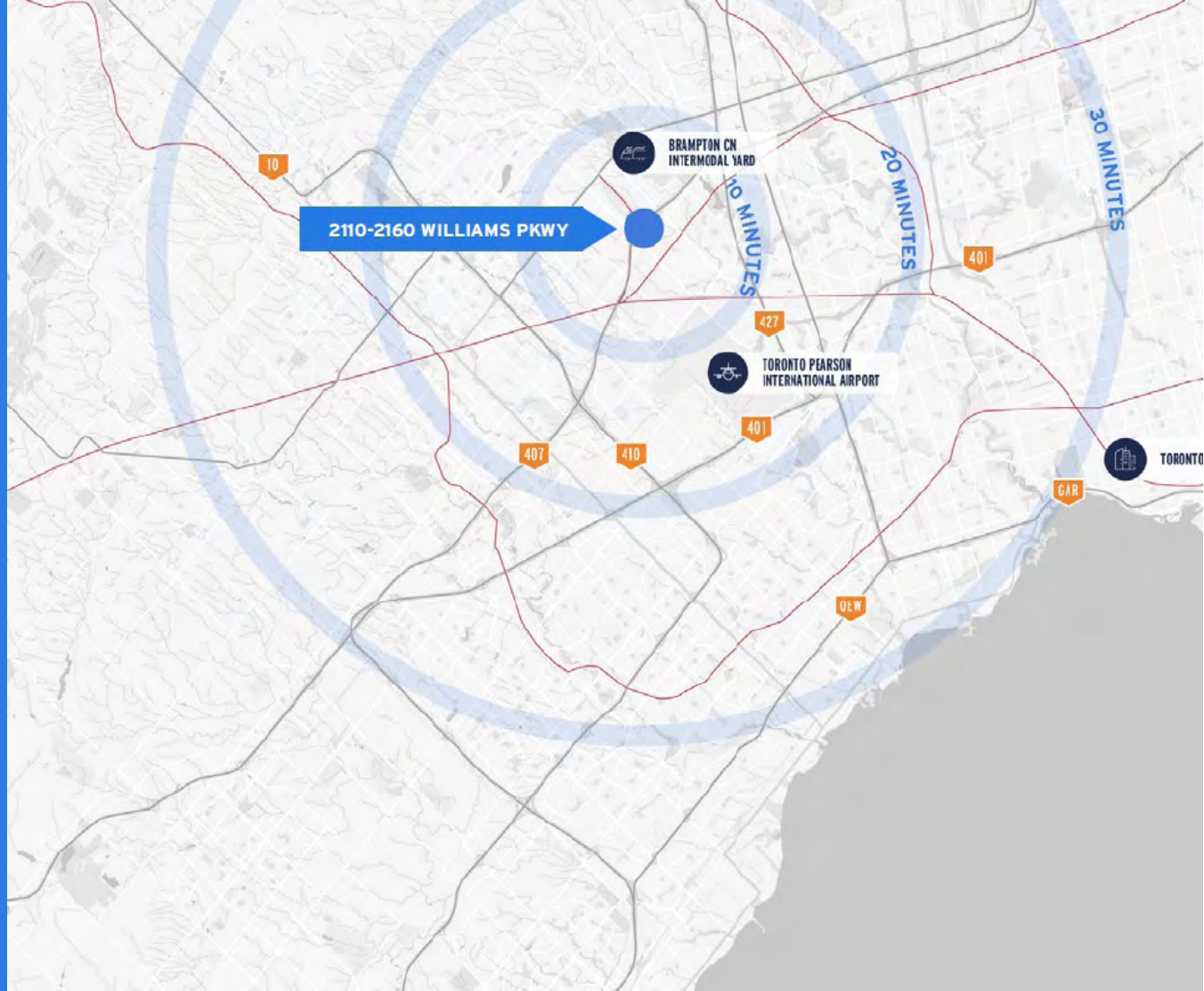
2110-2160 WILLIAMS PARKWAY, BRAMPTON | ON



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

401

15 Minutes
Highway 401

410

10 Minutes
Highway 410

403

5 Minutes
Highway 407

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
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Average Household Income	\$98,955
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Average Age	7.5
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Population in the Labour Force	355,755
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Labour Employment Rate	86.7%
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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