

# FOR LEASE

## 35 REGAN ROAD

### BRAMPTON, ON



Freestanding industrial building in central Brampton with 3.70 acres of excess outside storage land. Heavy power available with 4,000 amps.

**Listing Team:**

**DANE GILBERT**

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Presented By:



# PROPERTY PROFILE

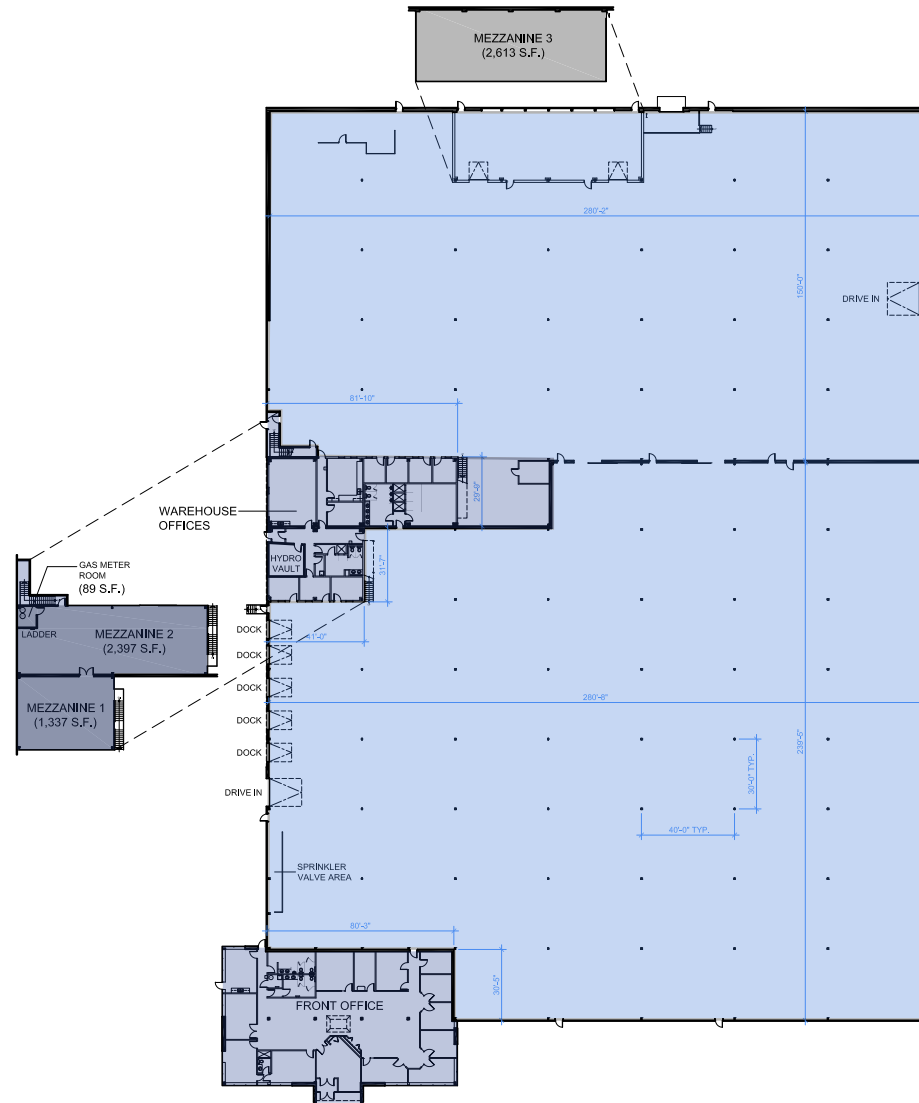
## Excellent Manufacturing Space

### 35 Regan Road, Brampton

Available Area	<b>114,086 SF</b>
Office Area	<b>9,430 SF</b>
Warehouse Area	<b>104,418 SF</b>
Excess Land	<b>3.70 Acres</b> (±1.7 acres and ±2.0 acres)
Shipping	<b>5 Truck Level</b> <b>2 Drive In</b>
Estimate TMI (2024)	<b>\$2.90</b>
Rental Rate	<b>\$15.95 Net</b>

### Building Specifications

Clear Height	<b>22'3"</b>
Lot Size	<b>10.06 Acres</b>
Car Parking Stalls	<b>78 Spaces</b>
Power	<b>4,000 Amps</b>
Zoning	<b>M4A-157</b>
Occupancy	<b>Immediate</b>



## LEGEND

- Warehouse Area - 104,418 SF
- Office Area - 9,430 SF
- Total Area - 114,086 SF

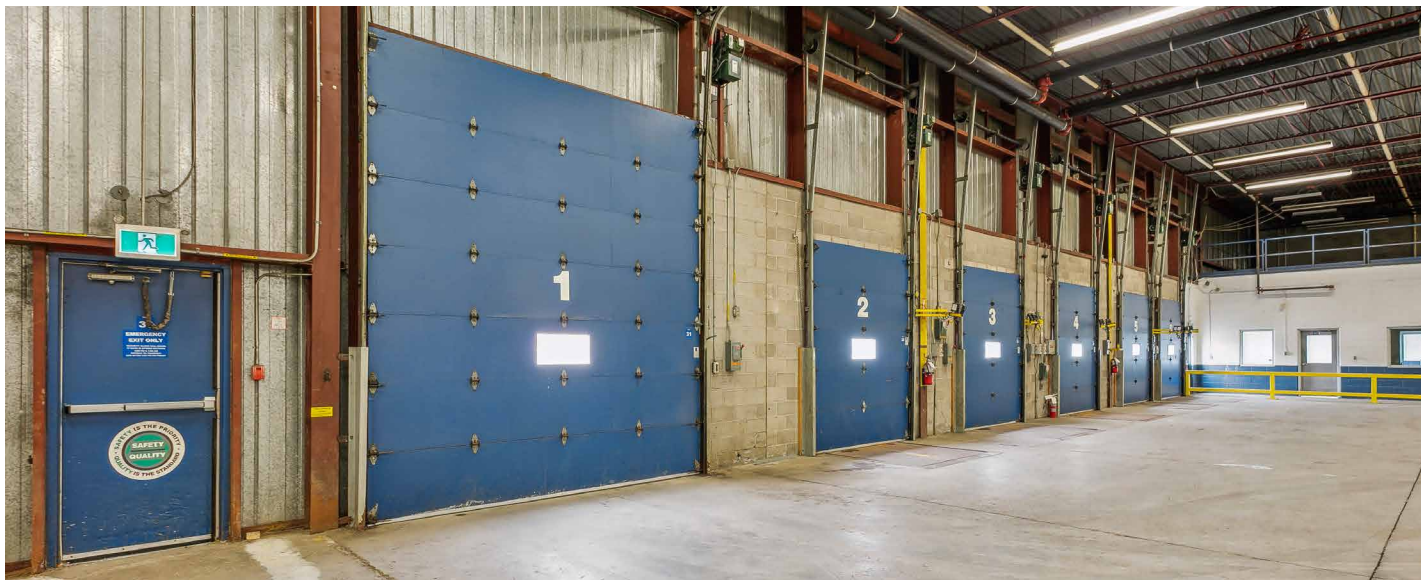


# PROPERTY PROFILE





# PHOTO GALLERY





# PHOTO GALLERY





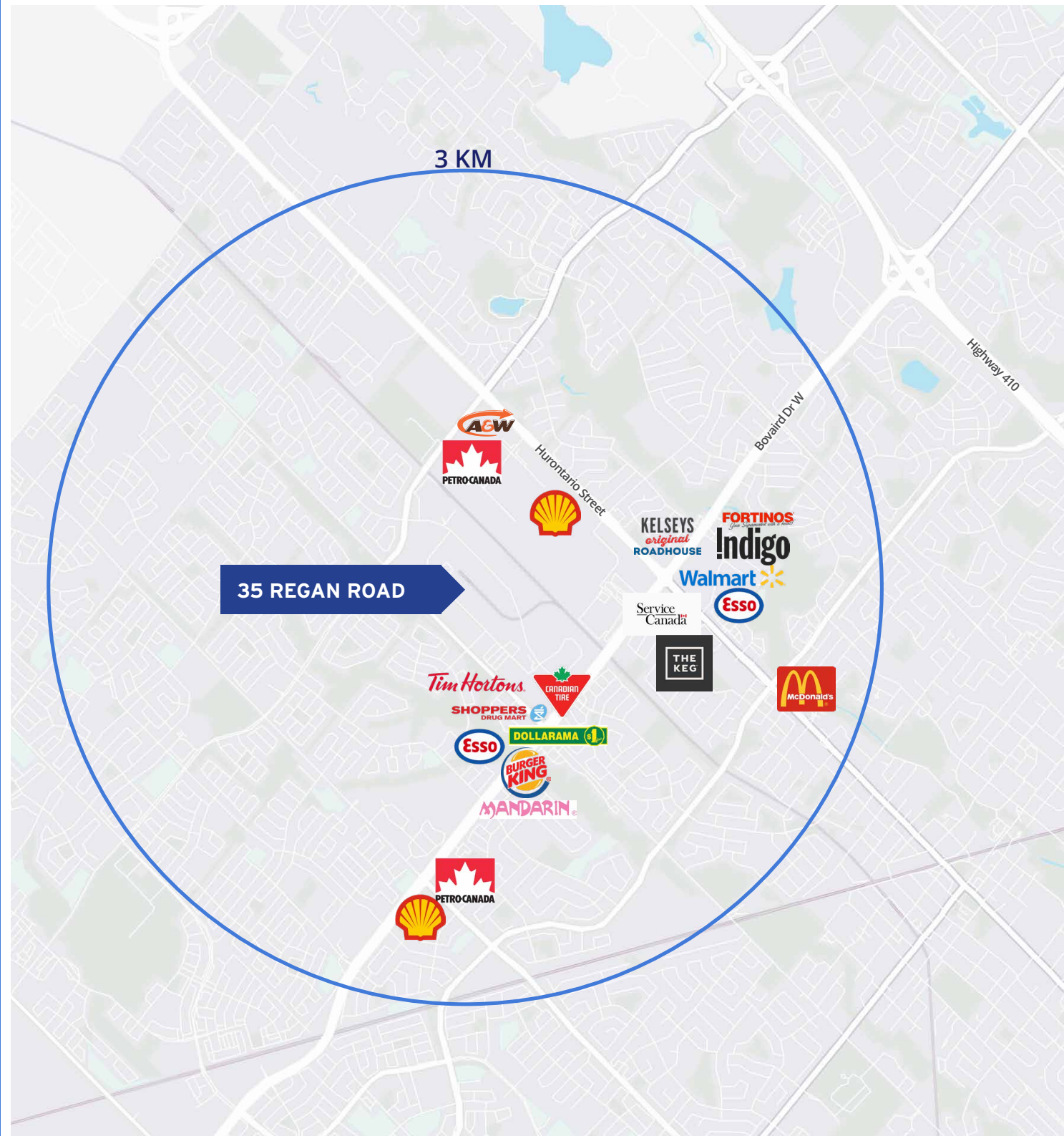
# PHOTO GALLERY





# AMENITIES

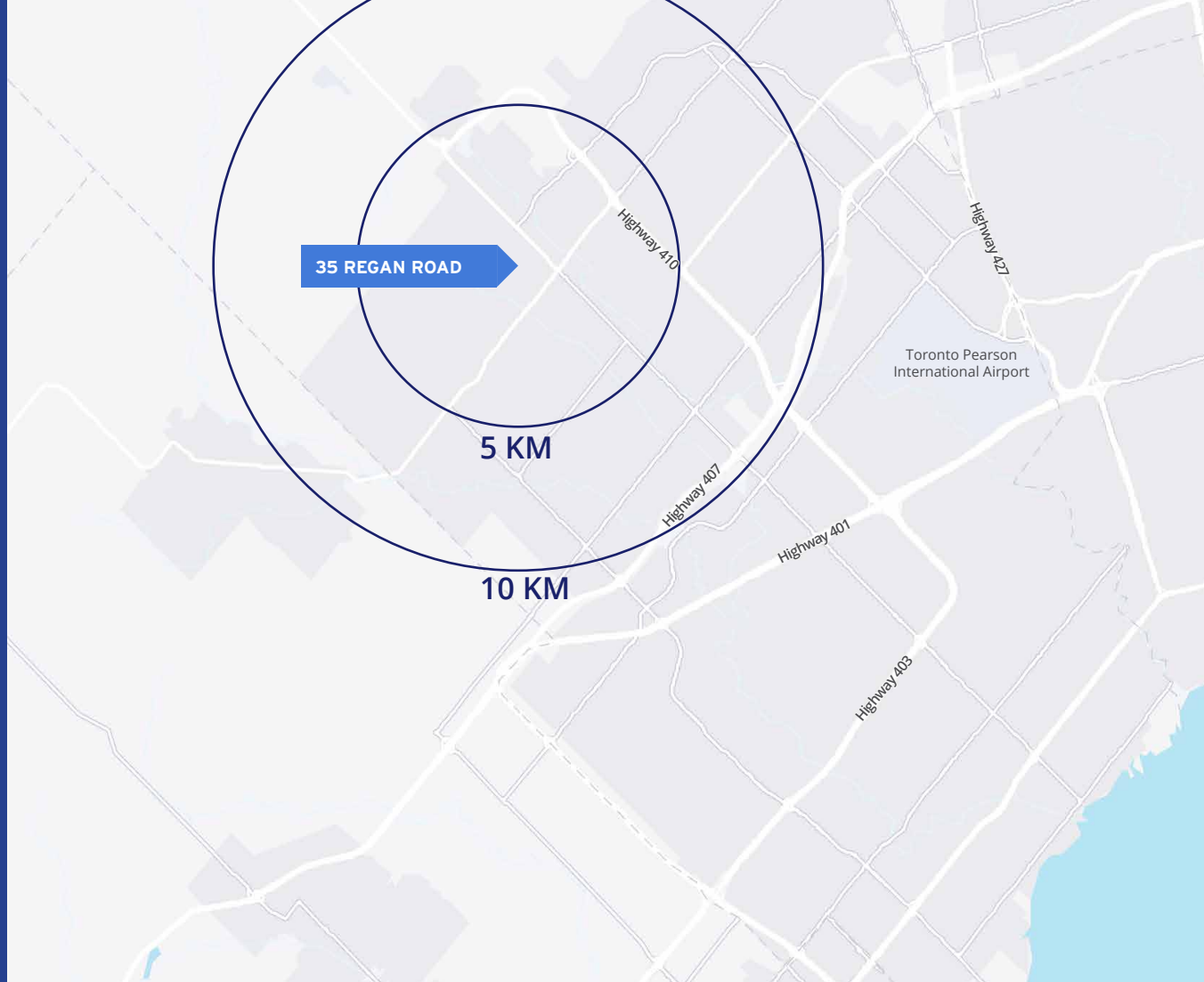
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Petro Canada	6 min
Shell	6 min
Kelseys	8 min
Fortinos	8 min
Indigo	7 min
Walmart	7 min
Service Canada	7 min
The Keg	7 min
Esso	7 min
McDonalds	7 min
Tim Hortons	8 min
Canadian Tire	4 min
Shoppers Drug Mart	4 min
Dollarama	4 min
Esso	6 min
Burger King	5 min
Mandarin	6 min
Petro Canada	7 min
Shell	7 min



# PURE MOVEMENT

## Connecting to GTA's Central Transportation Corridor

35 Regan Road is ideally situated in central Brampton, one of the fastest growing cities in Canada attracting investments and innovation with 75,000 businesses in the metropolis and a population of 700,000 making the Flower City the third-most populous city in the Southern Ontario Golden Horseshoe next to Mississauga and Toronto. Located minutes from the CN intermodal, highways 410, 407, the 401 and the 427, access to the region is seamless and tenants will be within driving distance to notable amenities such as Bramalea City Centre, cultural restaurants, parks and Toronto Pearson Airport.




## DRIVE TIMES


  
**30 Minutes**  
Brampton CN  
Intermodal Yard

  
**40 Minutes**  
Toronto Pearson  
International Airport

  
**34 Minutes**  
Union Station

  
**10 Minutes**  
Highway 410

  
**26 Minutes**  
Highway 407

  
**30 Minutes**  
Highway 401



# 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



Brampton has the 4th largest labour force in Ontario



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



Labour force is estimated to grow from 332,000 to 362,000 by 2022



Adjacent to Canada's largest international airport, Toronto Pearson

## DEMOGRAPHICS

Total Population **139,806**

Average Household Income **\$93,199**

Average Age **38**

Population in the Labour Force **75,522**

Labour Employment Rate **87.8%**



# 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 40+ 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](http://PUREINDUSTRIAL.CA)

35 REGAN ROAD, BRAMPTON | ON



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](http://corporate.colliers.com), Twitter @Colliers or LinkedIn.

[COLLIERSCANADA.COM](http://COLLIERSCANADA.COM)







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