



FOR LEASE

2 COLONY COURT, BRAMPTON

127,304 SQ. FT. | FREESTANDING INDUSTRIAL FACILITY

Luis Almeida, SIOR
Executive Vice President, Partner
Sales Representative
416.628.8559
lalmeida@lee-associates.com

Mark Cascagnette, SIOR
President, Managing Partner
Sales Representative
416.619.4400
markcas@lee-associates.com



THE OFFERING

Lee & Associates Commercial Real Estate Inc. is pleased to present 2 Colony Court (the "Property") for lease in Brampton's robust industrial node. This freestanding industrial warehouse is a testament to strategic design and accessibility. The Property features a robust concrete shipping apron, providing a generous 125' of shipping depth. Its prime location provides immediate access to major highways, including 410, 407, 427, and 401, facilitating efficient transportation and distribution. The warehouse itself is thoughtfully laid out, emphasizing efficiency with minimal office space, creating a seamless blend of functionality and practicality. This property stands as an attractive option for businesses seeking a well-located and well-designed industrial space within Brampton's thriving economic landscape.

PROPERTY DETAILS:

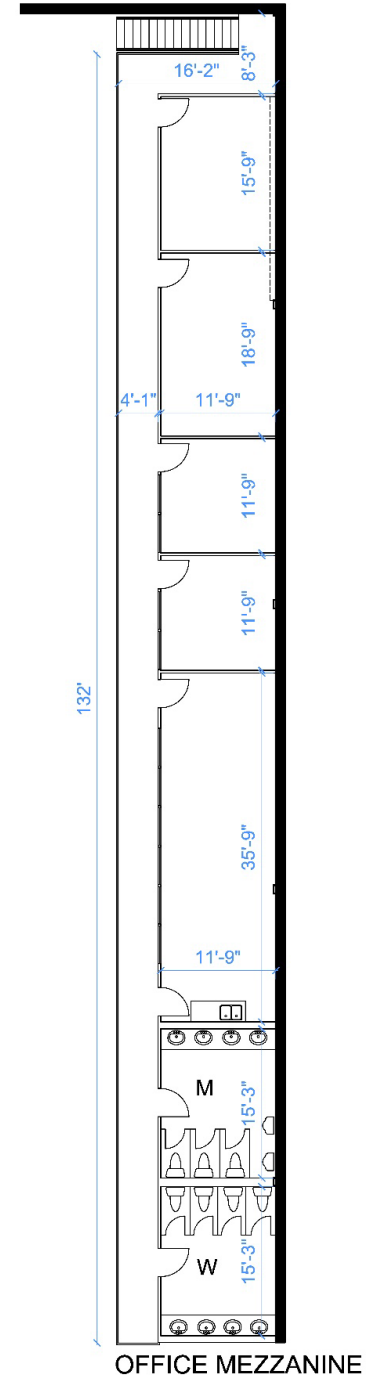
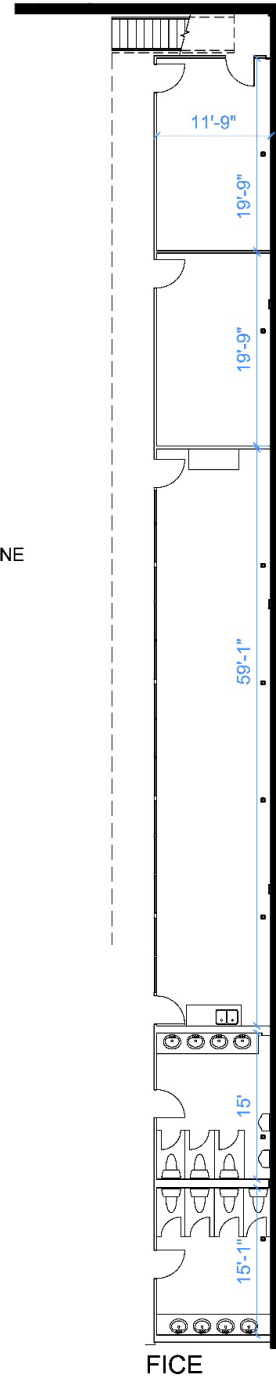
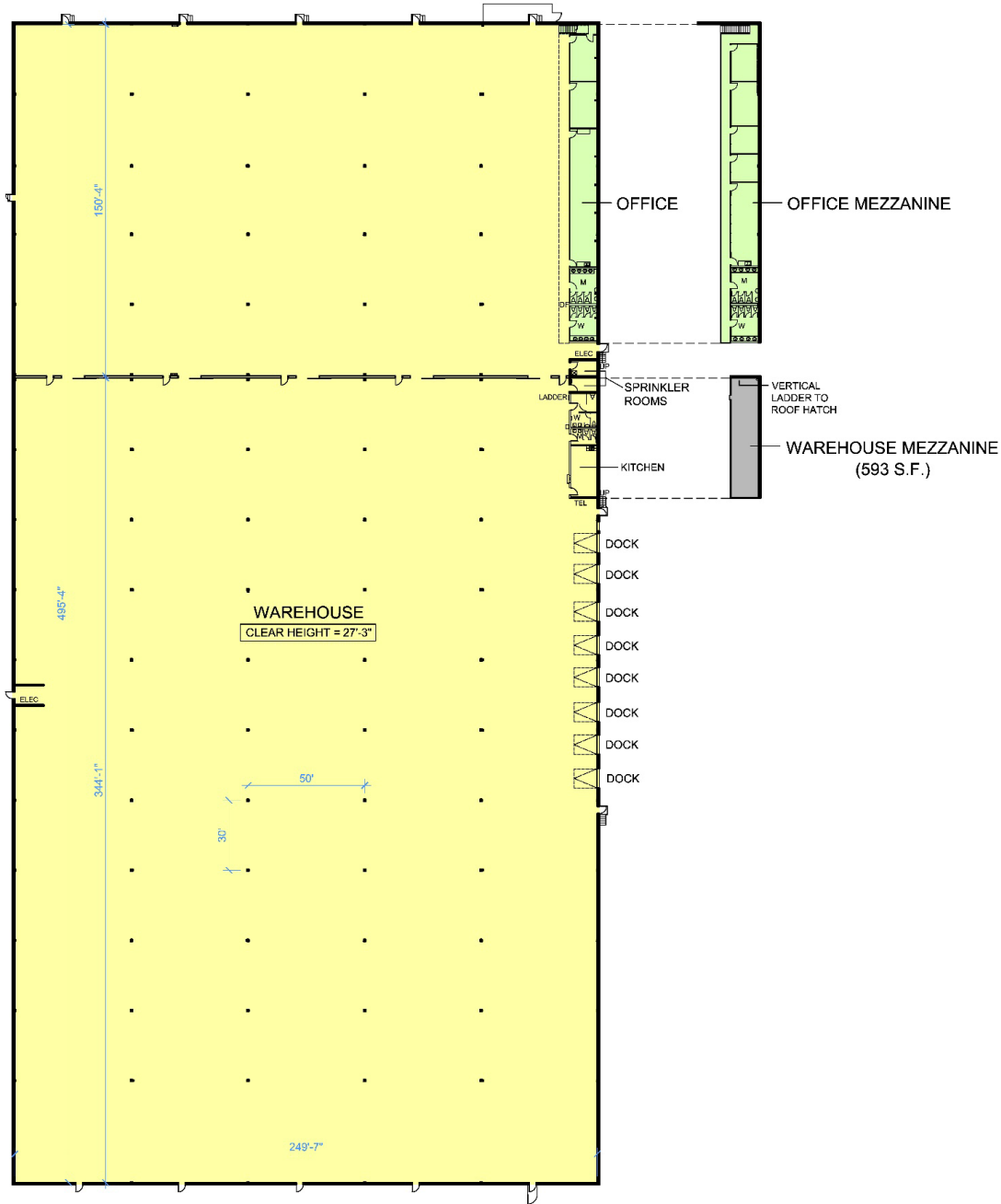
TOTAL SIZE	127,304 Sq. Ft.
WAREHOUSE	123,253 Sq. Ft.
OFFICE	4,051 Sq. Ft.
SHIPPING	8x Truck Level Doors
BAY SIZE	50' X 30'
CLEAR HEIGHT	27' 3"
POWER	400 Amps
LIGHTING	T5
ZONING	M3A-156 - Industrial
AVAILABILITY	Immediate
ASKING RATE	\$15.95 per Sq. Ft. Net
TMI	\$3.14 per Sq. Ft. (2024)*



*TMI excludes management fees; management fees will be 4% of base rent.

AERIAL FACING SOUTH

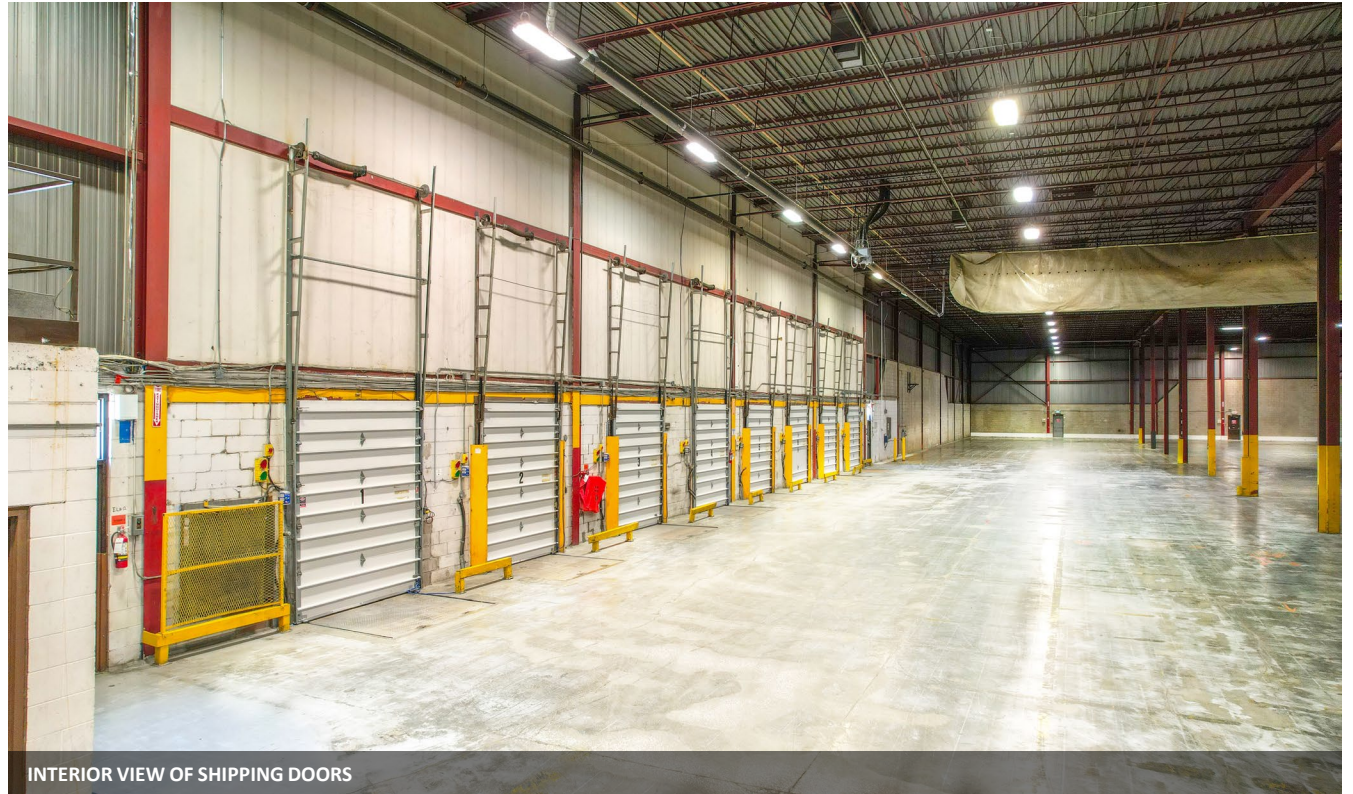
FLOOR PLAN



PROPERTY IMAGES



SHIPPING DOORS



INTERIOR VIEW OF SHIPPING DOORS



WAREHOUSE



OFFICE VIEW

LABOUR & DEMOGRAPHICS

The City of Brampton is a hub to rich and highly skilled talent pool, offering access to over 4.3 million workers in the Greater Toronto Area. The city is home to 1,500 advanced manufacturing companies, collectively employing over 30,000 skilled professionals.

In the logistics sector, which includes transportation and warehousing, Brampton hosts over 11,000 employers with a workforce of 24,000 individuals. This expansive network of skilled talent establishes Brampton as an ideal destination for businesses in search of a dynamic and diverse labor pool to fuel innovation and achieve success.



656,480

TOTAL POPULATION



355,755

LABOUR FORCE



57.9%

EMPLOYMENT RATE



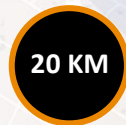
94,225

TOTAL LABOUR FORCE



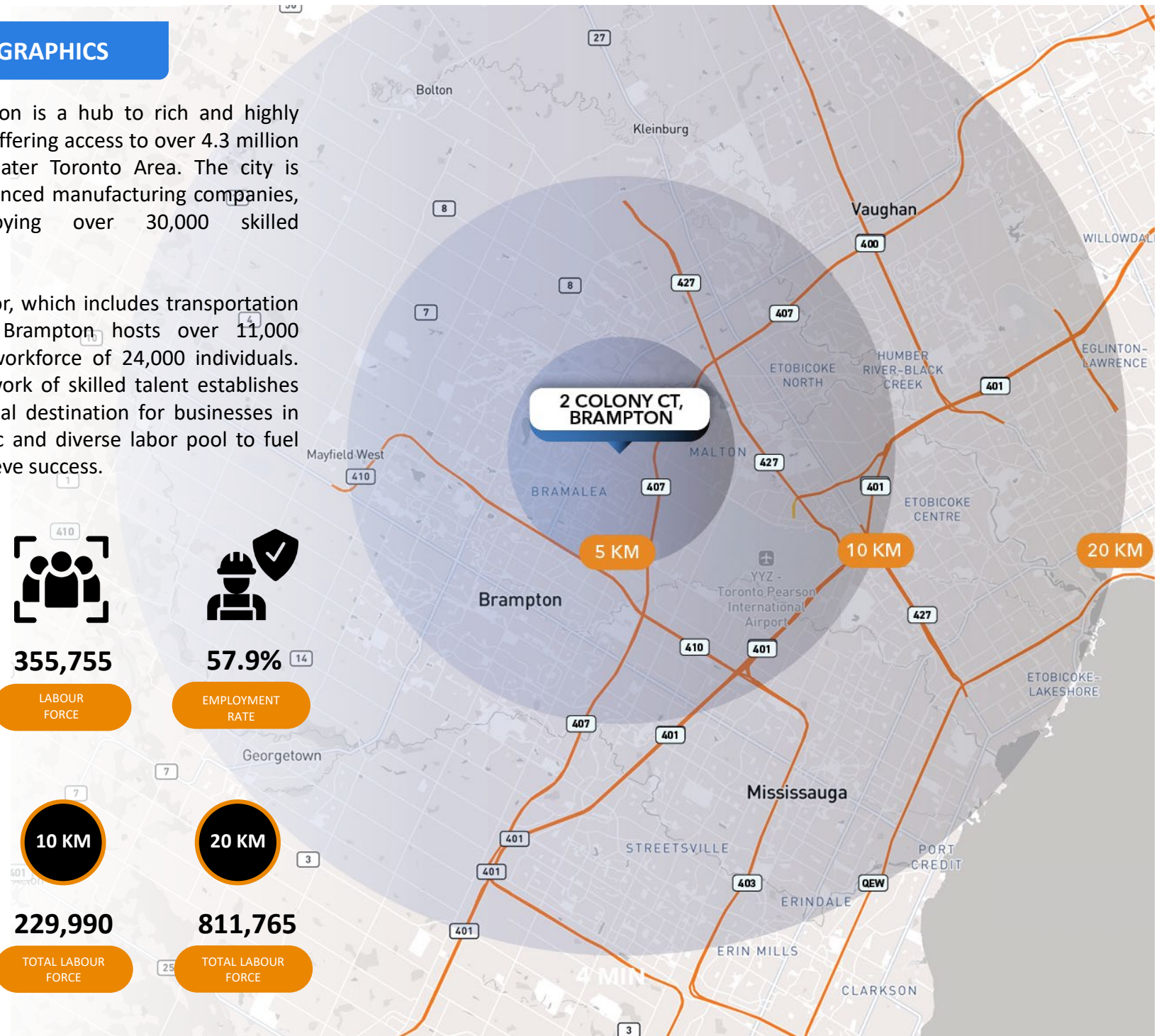
229,990

TOTAL LABOUR FORCE

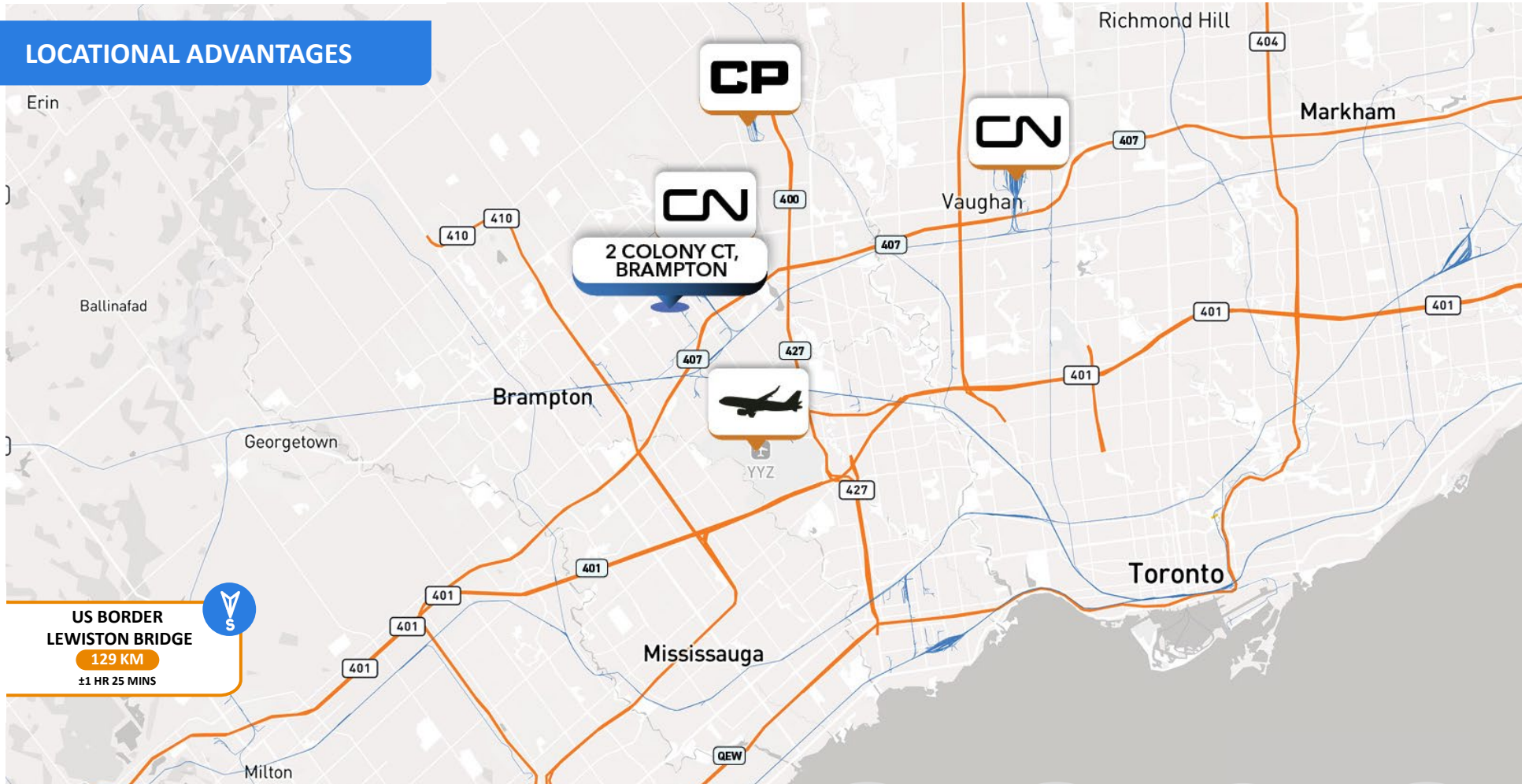


811,765

TOTAL LABOUR FORCE

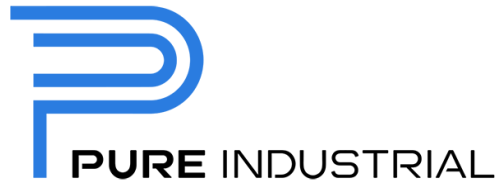


LOCATIONAL ADVANTAGES



HIGHWAY 407	HIGHWAY 427	HIGHWAY 410	HIGHWAY 401	CN RAIL BRAMPTON YARD	TORONTO PEARSON AIRPORT	CP INTERMODAL VAUGHAN YARD	CN RAIL VAUGHAN YARD
3.2 KM ±5 MINS	7.7 KM ±7 MINS	5.4 KM ±8 MINS	14.2 KM ±12 MINS	2.6 KM ±4 MINS	15.4 KM ±14 MINS	14.2 KM ±12 MINS	21.3 KM ±22 MINS

LEASING TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 41 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments. Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last. Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

Lee & Associates offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with offices throughout the United States and Canada. Lee & Associates Toronto delivers world class service to an array of regional, national and international clients—from small businesses and local investors to major corporate users and institutional investors. Our professionals combine the latest technology, resources and market intelligence with their experience, expertise and commitment to superior service to optimize results.





CONTACT US FOR MORE INFORMATION:

Luis Almeida, SIOR
Executive Vice President, Partner
Sales Representative
416.628.8559
lalmeida@lee-associates.com

Mark Cascagnette, SIOR
President, Managing Partner
Sales Representative
416.619.4400
markcas@lee-associates.com