

Immediate Occupancy

Asking Rate: \$15.95 PSF Net
Listing Price: \$42,650,000 (\$335 PSF)



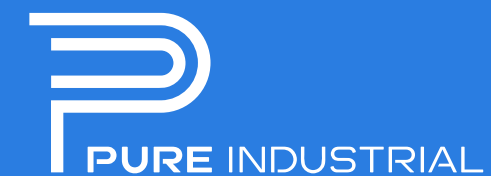
FOR LEASE OR SALE | 2 Colony Court, Brampton

127,304 SF Freestanding Industrial Building

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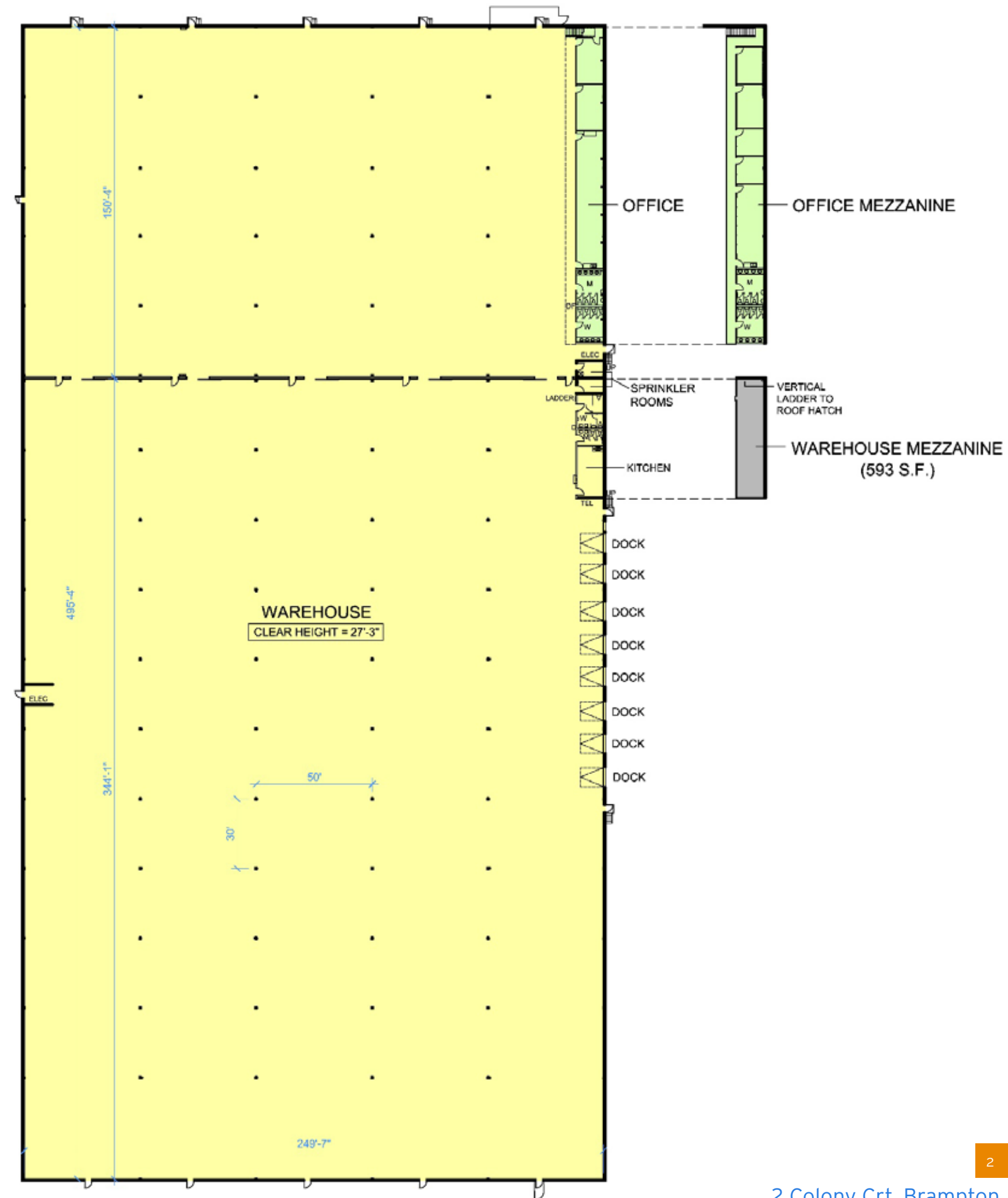
PURE SPECIFICATIONS

ADDRESS	2 Colony Court, Brampton
TOTAL SIZE	127,304 SF
WAREHOUSE	123,253 SF
OFFICE	4,051 SF
LOT SIZE	5.6 Acres
SHIPPING	8 Truck Level Doors (10' x 8')
CLEAR HEIGHT	27' 3"
POWER	1,200 Amps (In progress Q2 2025)
TYPICAL BAY SIZE	50' X 30'
ZONING	M3A-156- Industrial 3A
PARKING	Trailer Parking Available
OCCUPANCY	Immediate
ASKING RATE	\$15.95 PSF Net
LISTING PRICE	\$42,650,000 (\$335 PSF)
TMI	\$3.02 psf (2025)*

*Management fees 3% of base rent.

PROPERTY HIGHLIGHTS

- Strategically located within the highly desirable Bramalea Business Park alongside highly respectable corporate names
- Concrete shipping apron with 125' shipping depth
- Located less than 5 minutes from Brampton's CP Intermodel Yard



PROPERTY PHOTOS



8 Truck Level Doors



Dir/Cross St: Clark Blvd
& Summerlea Rd

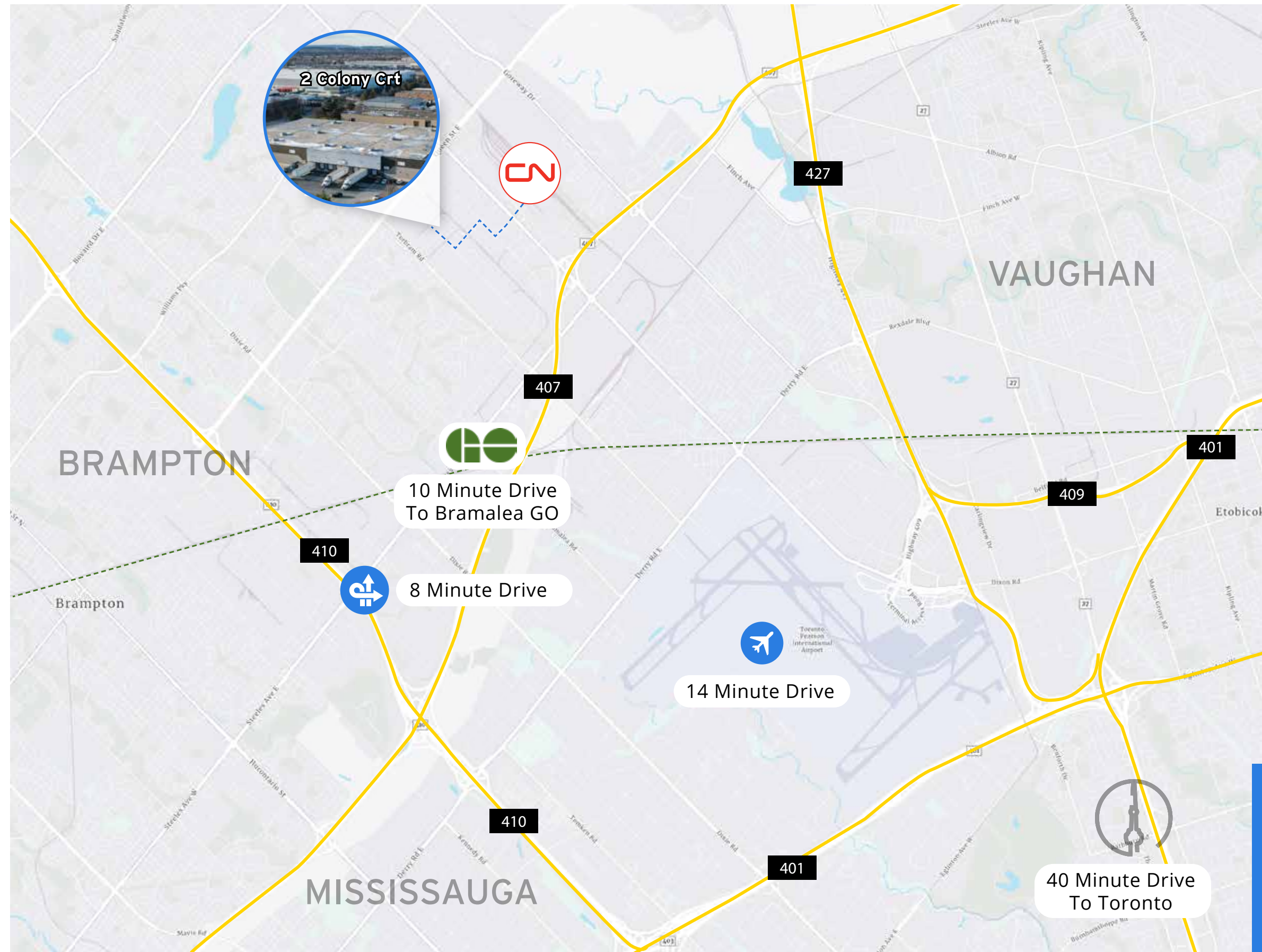
PURE CONNECTIONS

DRIVE TIME

Highway 410	+8 MIN
Highway 407	+5 MIN
Highway 401	14.2 MIN
Highway 427	7.7 MIN
Highway 403	+20 MIN
Highway 400	+20 MIN
Pearson Int. Airport	15.4 MIN
CN Intermodal Brampton	14.2 MIN
CP Intermodal Vaughan	19 MIN

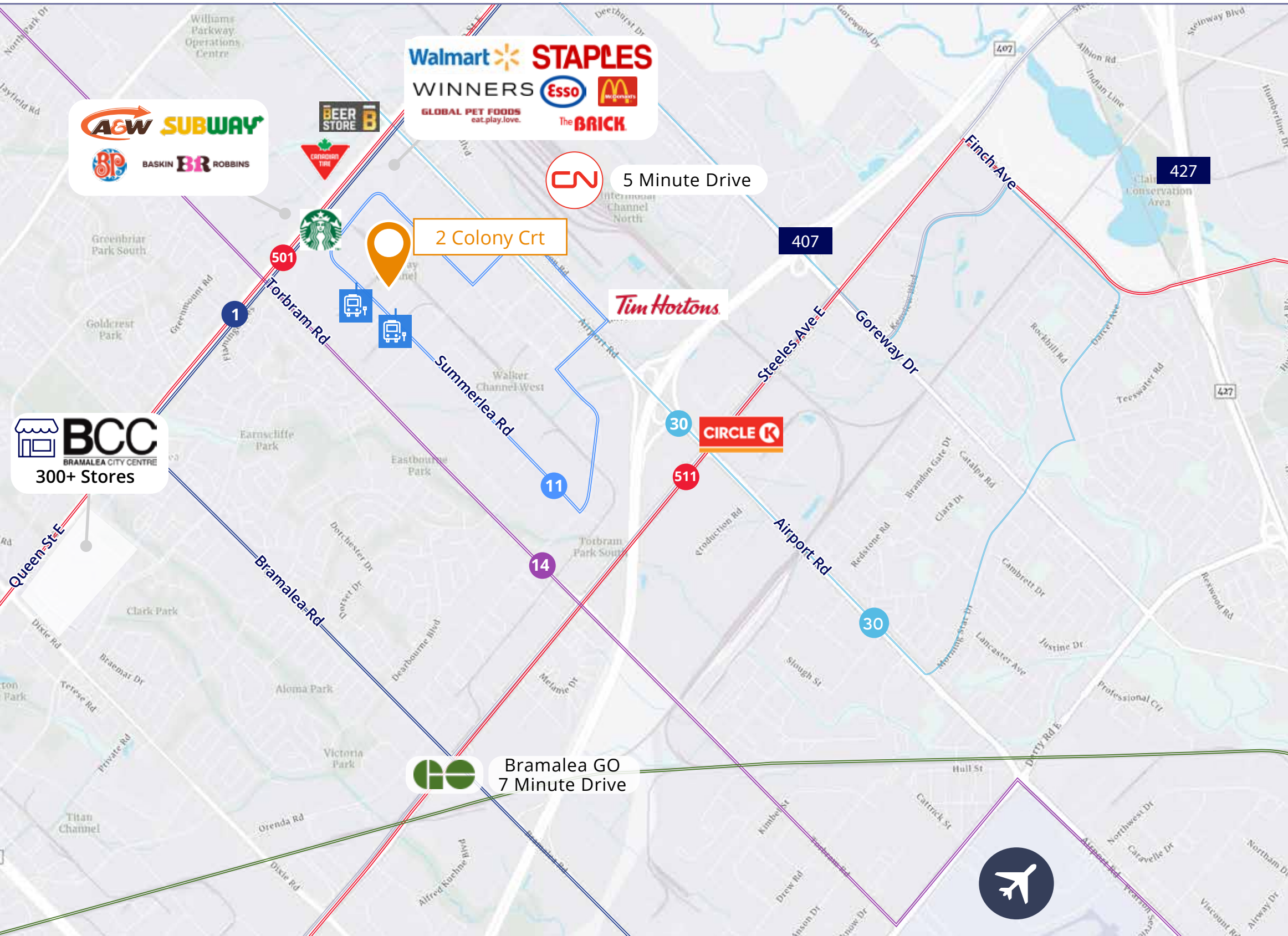
MAJOR CITIES

Mississauga	24 MIN
Vaughan	20 MIN
Milton	30 MIN
Caledon	31 MIN
Oakville	33 MIN
Toronto	40 MIN



Drive time are estimates provided for information purposes only.

PURE ACCESS



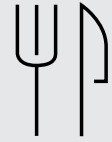
NEARBY AMENITIES

WITHIN IN 5 KM RADIUS

 **321**
Retail Amenities

 **15**
Gas Stations

 **14**
Banks


 **135**
Restaurants & Cafes

BUS ROUTES



1 11 30 14

511 501

 **Transit Stops 1820 & 1821**
2 Minute Walk from Property

PURE LOCATION



PURE TALENT, PURE LABOUR



WITHIN 10 KM OF
2 COLONY COURT

670,957
Total population

36
Median age

369,506
Workforce population

27.2% Of workplace population is in trades, transport/ equipment operators, manufacturing and utilities



**Fastest growing of
Canada's 25 largest cities**

4th largest in Ontario
3rd largest in the GTA
9th largest in Canada



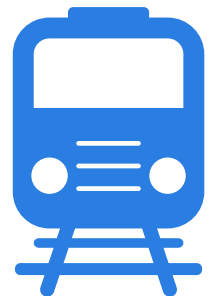
826,998 Total Population
(2024 Census)

13.3% Population Growth
(2017-2024 Census)

250 Different cultures speaking
175 Different languages

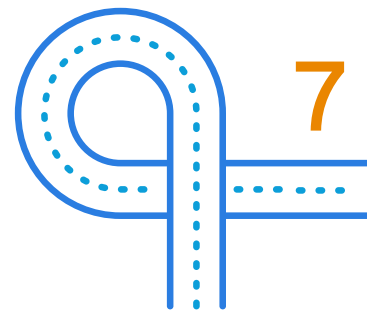


Brampton is in the top five municipalities in Canada for construction value



Home to CN

The largest Intermodal railway terminal in Canada



7 Transcontinental Highways

Accessing 158+ million North American consumers



**Centrally located
in the middle of
Canada's innovation
corridor**

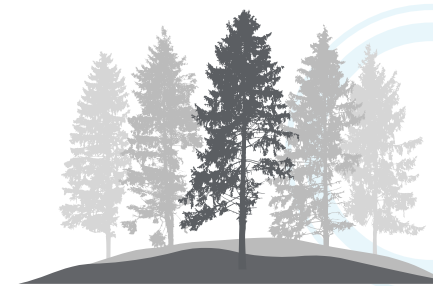


4.3 Million People

Labour pool access across the GTA

36.5 Median age in Brampton

67% of population is working age
Age 15-64



9,000 Acres of parkland

850+ recreational amenities,
open spaces and trails

MEET THE TEAM



Landlord

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



Leasing & Marketing

Colliers is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

Colliers.com

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