

# 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

Stuart Forbes\*

Senior Vice President

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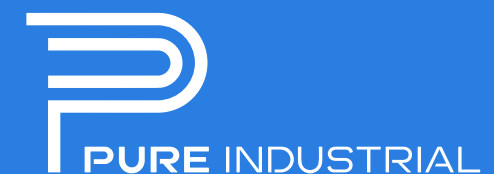
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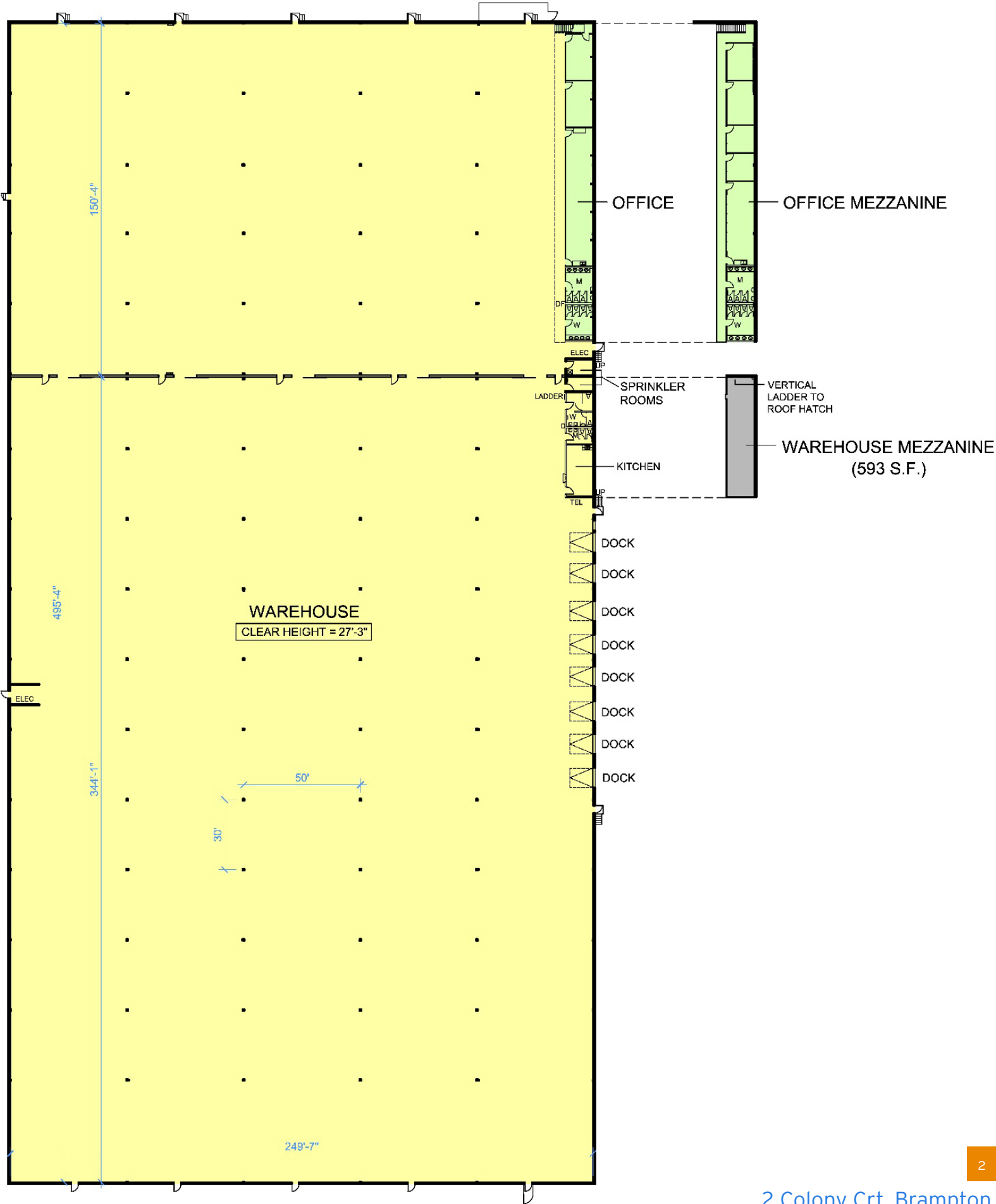
# PURE SPECIFICATIONS

ADDRESS	2 Colony Court, Brampton
TOTAL SIZE	127,304 SF
WAREHOUSE	123,253 SF
OFFICE	4,051 SF (modular shipping office)
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.

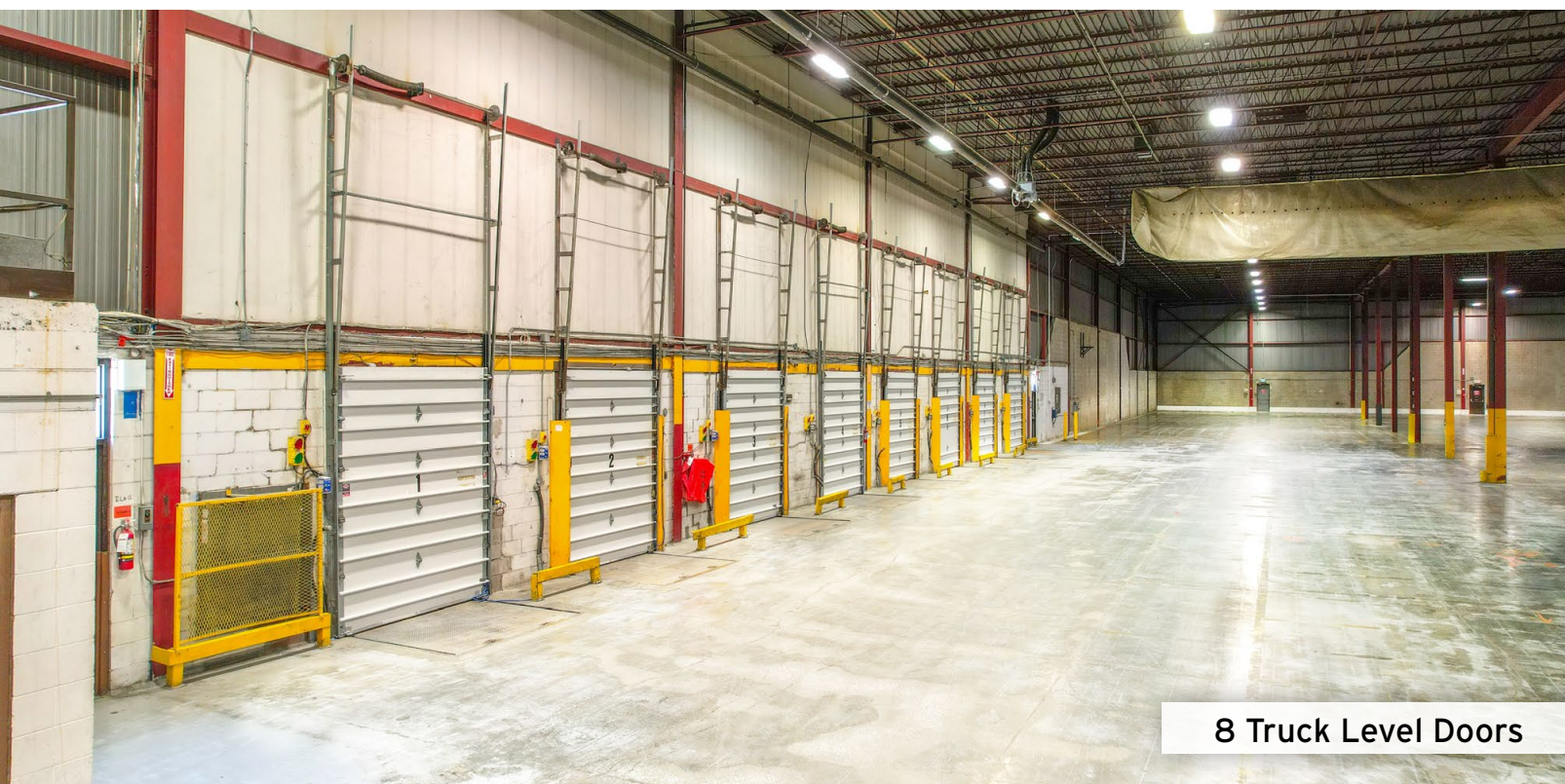
## PROPERTY HIGHLIGHTS

- 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 Intermodal Yard





# PROPERTY PHOTOS



8 Truck Level Doors



Dir/Cross St: Clark Blvd  
& Summerlea Rd



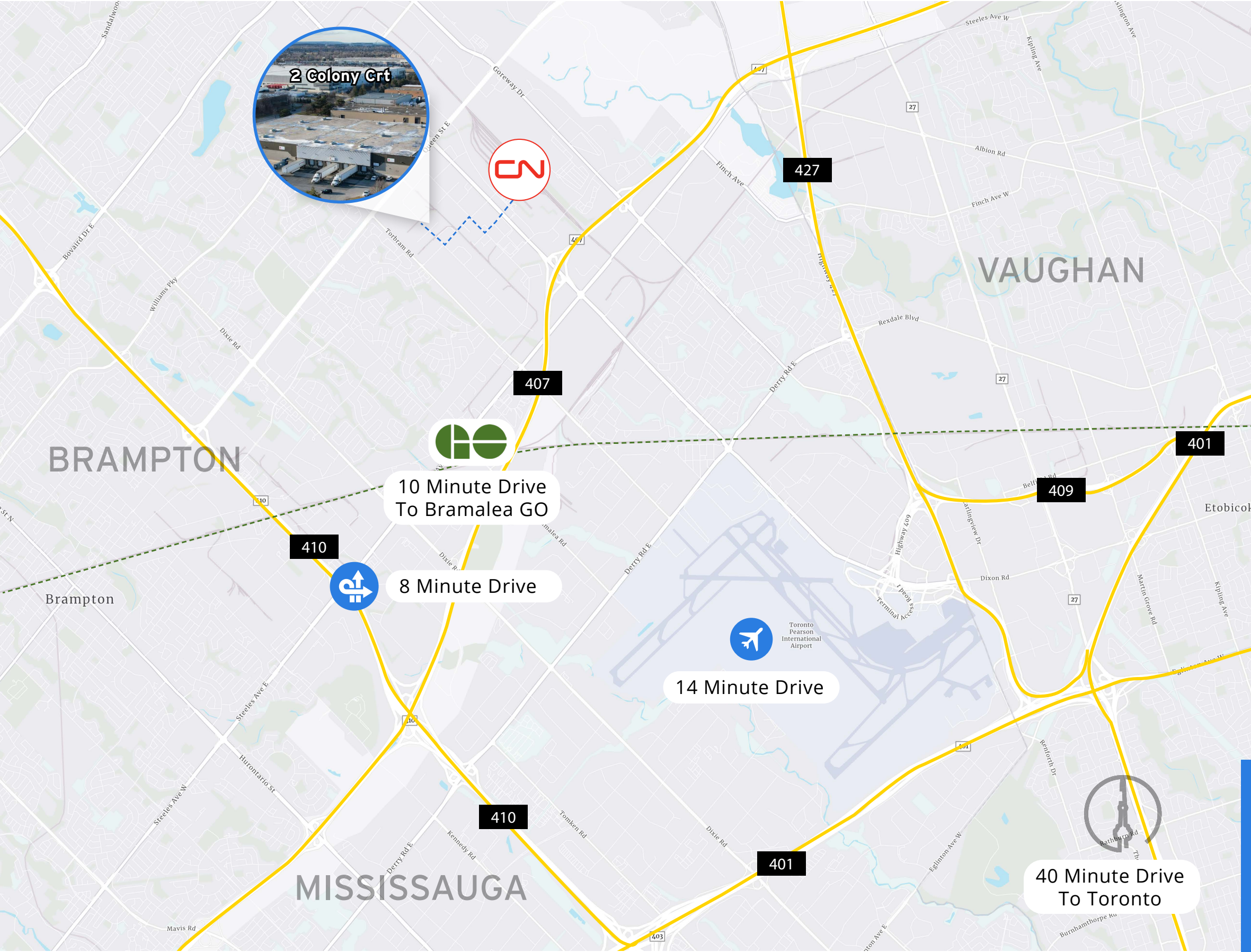
# PURE CONNECTIONS

## 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

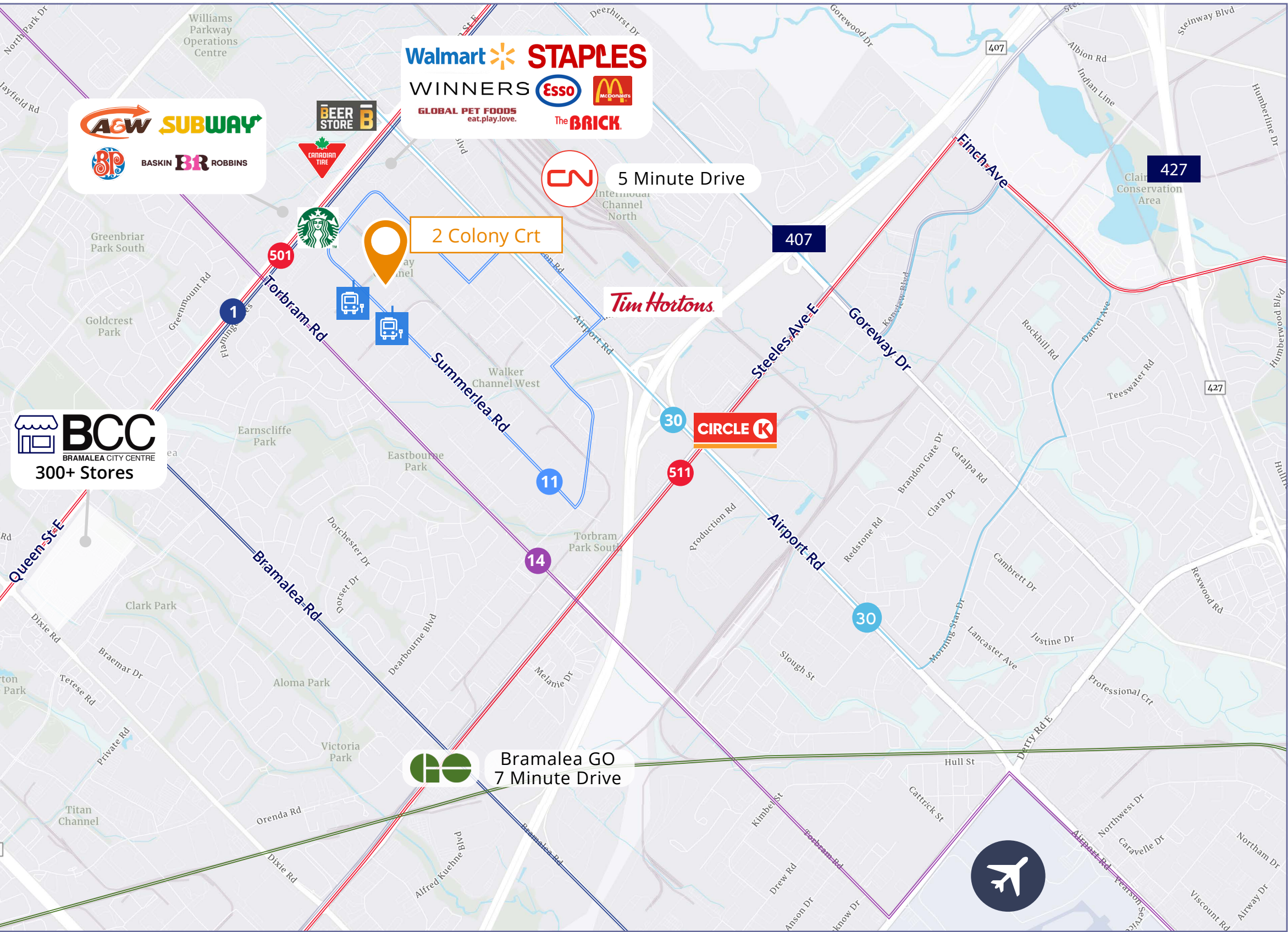
Mississauga	24 MIN
Vaughan	20 MIN
Milton	30 MIN
Caledon	31 MIN
Oakville	33 MIN
Toronto	40 MIN



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**


**4<sup>th</sup>** largest in Ontario  
**3<sup>rd</sup>** largest in the GTA  
**9<sup>th</sup>** 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](http://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](http://corporate.colliers.com), X @Colliers or LinkedIn.

[Colliers.com](http://Colliers.com)



Contact Us Today

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