

PRESTIGE INDUSTRIAL SPACE TO INNOVATE, GROW, AND SUCCEED

# 156 Parkshore Drive

Brampton, ON

151,216 sf For Lease

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# INDUSTRIAL FACILITY FOR LEASE

## 156 Parkshore Drive

Brampton, ON

### Property Details



Total Area  
**151,216 sf**



Clear Height  
**28-33'**



Office Area  
**19,130 sf**



Shipping  
**19 TL | 3 DI**



ESFR Sprinklers  
**YES**



T. M.I.  
**\$3.96 psf**  
*Management fee is  
4% of basic rent*

### Building Description

Avison young, in collaboration with PURE Industrial, is proud to present 156 Parkshore Drive, a prestigious freestanding industrial building at the intersection of Brampton, Etobicoke and Vaughan.

Strategically located at the intersection of three of the most robust and active industrial markets in the GTA. 156 Parkshore Drive provides tenants unparalleled and seamless access and connectivity to the GTA and global transportation networks. The Property is conveniently stationed 4 minutes from Highways 407 & 427, 5 minutes from the largest inter-modal railway in Canada and 8 minutes from Toronto Pearson International Airport.



Occupancy: Immediate



Recently renovated office space across two floors



LED Motion Sensor Lighting throughout warehouse



Parking lot and shipping court recently repaved



50' deep concrete apron



# FLOOR PLAN

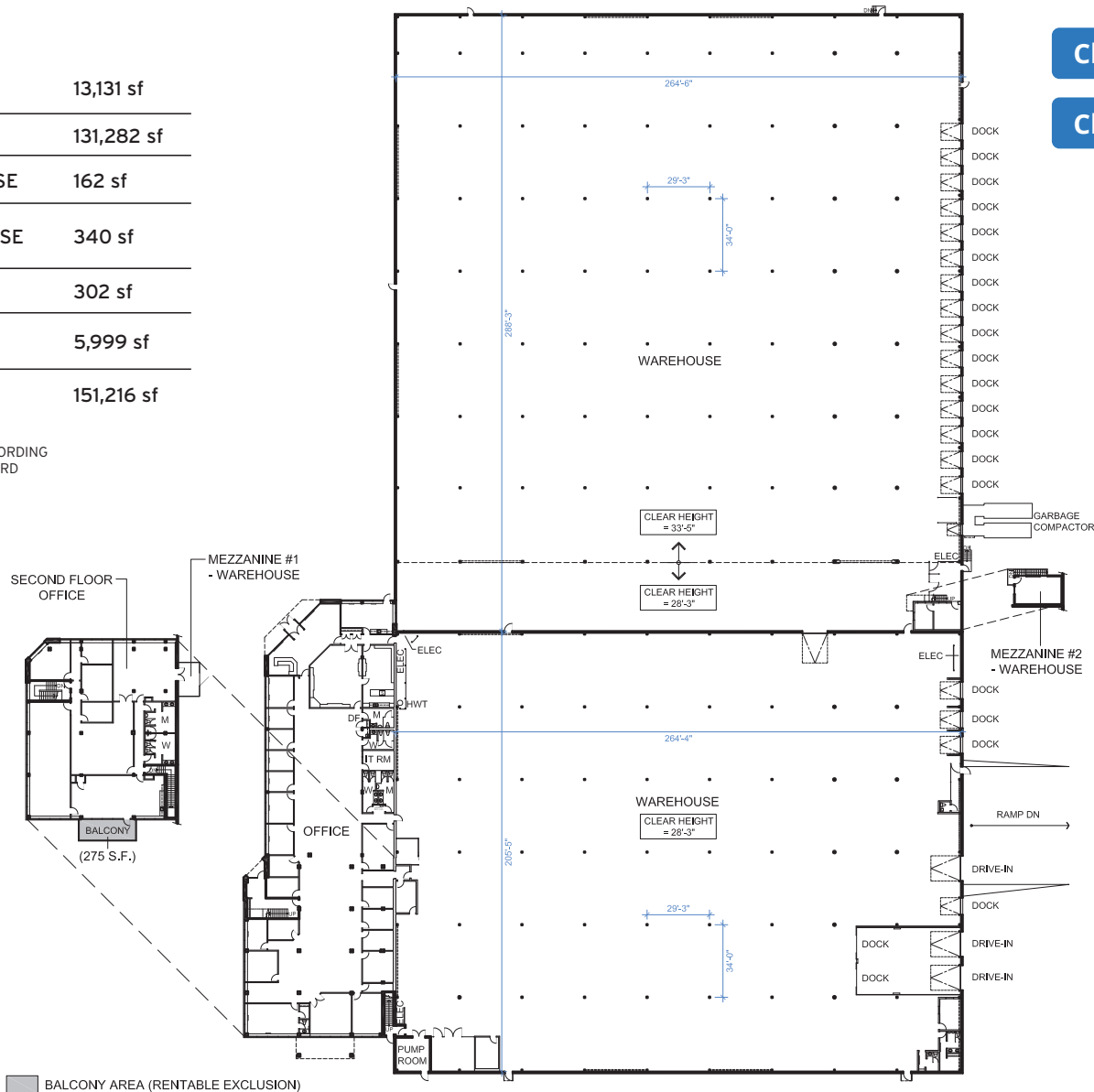
# 156 Parkshore Drive

Brampton, ON

## AREA SUMMARY

OFFICE	13,131 sf
WAREHOUSE	131,282 sf
MEZZANINE #1 - WAREHOUSE	162 sf
MEZZANINE #2 - WAREHOUSE	340 sf
PUMP ROOM	302 sf
SECOND FLOOR OFFICE	5,999 sf
TOTAL AREA	151,216 sf

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANSI/BOMA Z65.2 2019 SINGLE TENANT OCCUPANCY



[Click to View Full Page Floor Plan](#)

[Click to View Matterport](#)

■ BALCONY AREA (RENTABLE EXCLUSION)

# LOCATION OVERVIEW

## 156 Parkshore Drive

Brampton, ON



### Drive Times



4 MIN

Drive to Highway 427



5 MIN

Drive to Highway 407



8 MIN

Drive to Toronto Pearson International Airport



11 MIN

Drive to CN Intermodal Terminal Malport



27 MIN

Drive to Union Station

### Brampton Transit Legend



Airport Road



Steeles Eastbound



Dixie North



Torbram North

PROPERTY PHOTOS

# 156 Parkshore Drive

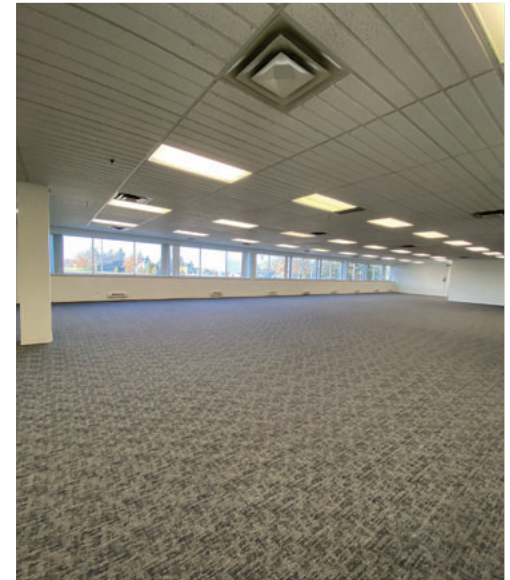
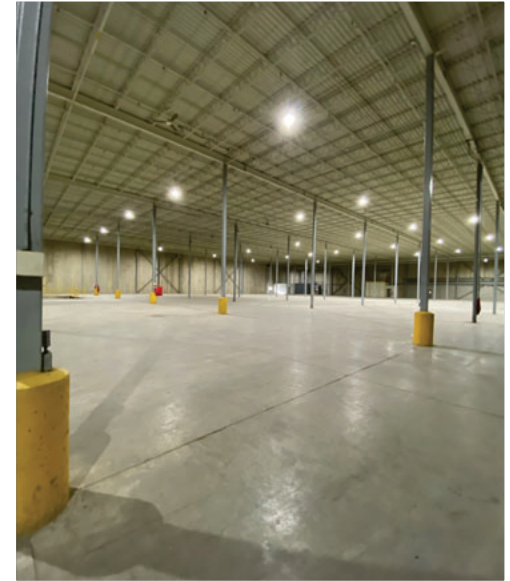
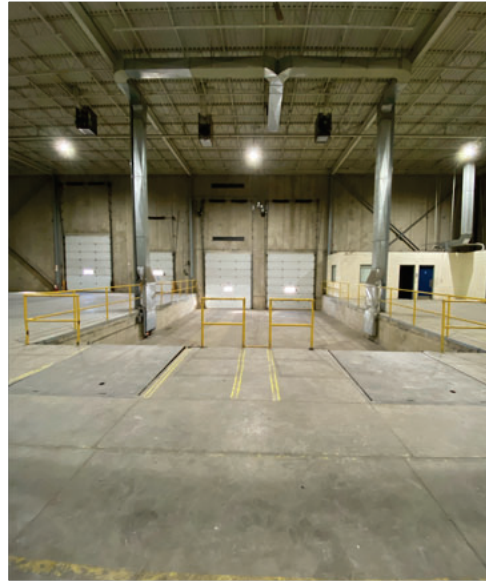
Brampton, ON



INTERIOR PHOTOS

# 156 Parkshore Drive

Brampton, ON



# DEMOGRAPHICS (2022)

## 156 Parkshore Drive

Brampton, ON

## City of Brampton & the Industrial Sector

### BRAMPTON

**44%**

of labour force are in the industrial sector

**432,509**

In the Labour Force

**\$145,011**

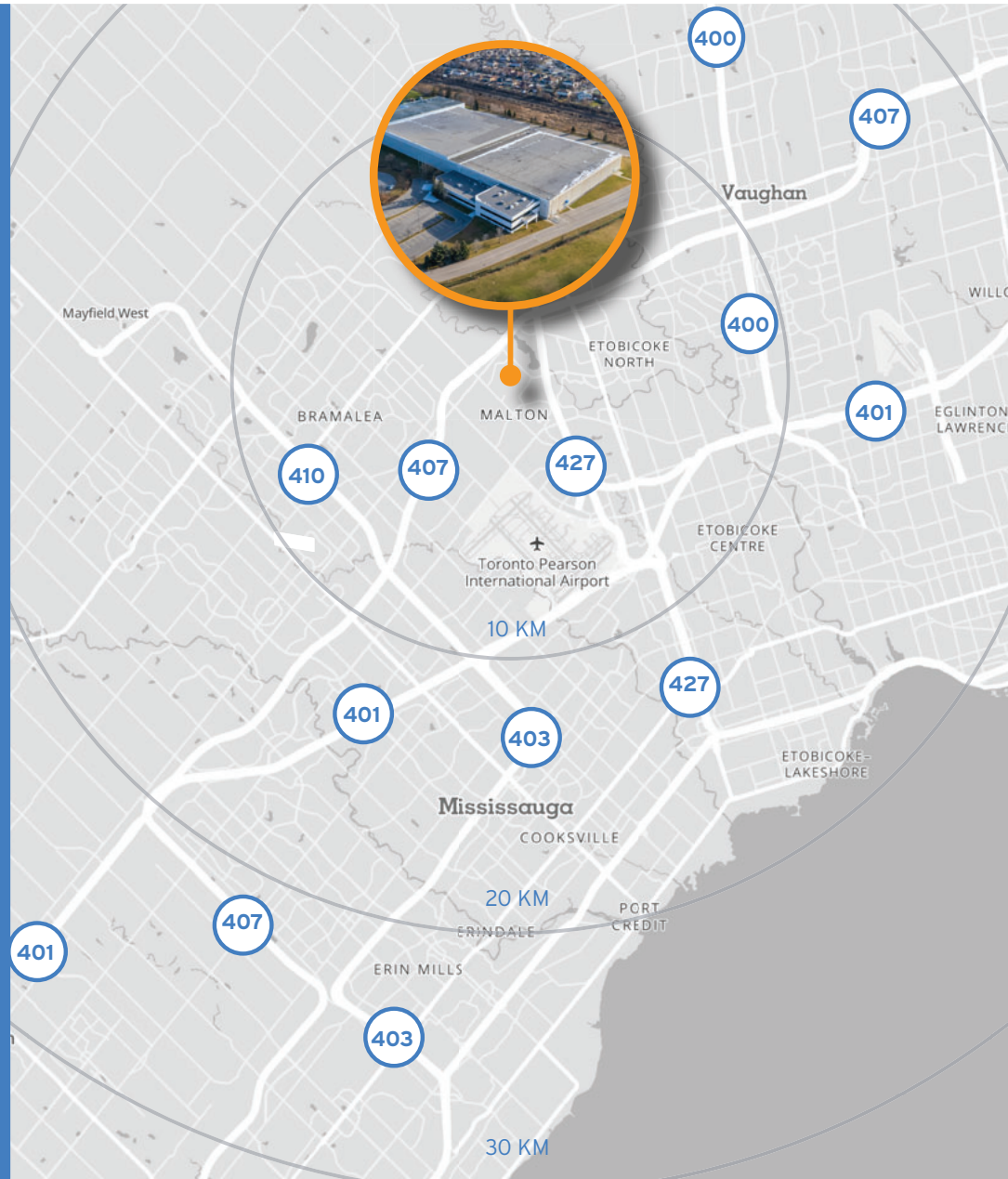
Average Household Income

### WITHIN A 20 KM RADIUS OF THE PROPERTY

**29%** of labour force are in the industrial sector



Average household income: \$139,298



### Labour Force Activity\*

**628,117**

Labour Force Household Population 15 Years or Over

**392,171**

Labour Force - Employed

**40,338**

Labour Force - Unemployed

**90.7%**

Labour Employment Rate

**9.3%**

Labour Unemployment Rate

\*Population 15 Years or Over

# 156 Parkshore Drive

## Brampton, ON

### Our 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.

[pureindustrial.ca](http://pureindustrial.ca)



Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

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FOR LEASE

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Get more information

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