

# Immediate Occupancy

Asking Rate: \$17.50 psf net



## **FOR LEASE** | 30 Resolution Drive, Brampton

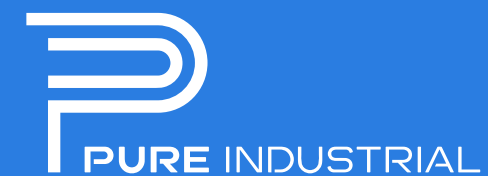
116,609 SF Freestanding Industrial Building

Colin Alves\* SIOR  
Vice Chairman  
colin.alves@colliers.com  
416 564 2500

April Zarate\*  
Transaction Manager  
april.zarate@colliers.com  
416 620 2843

Diana Hartt\*  
Transaction Manager  
diana.hartt@colliers.com  
416 994 0193

\*Sales Representative



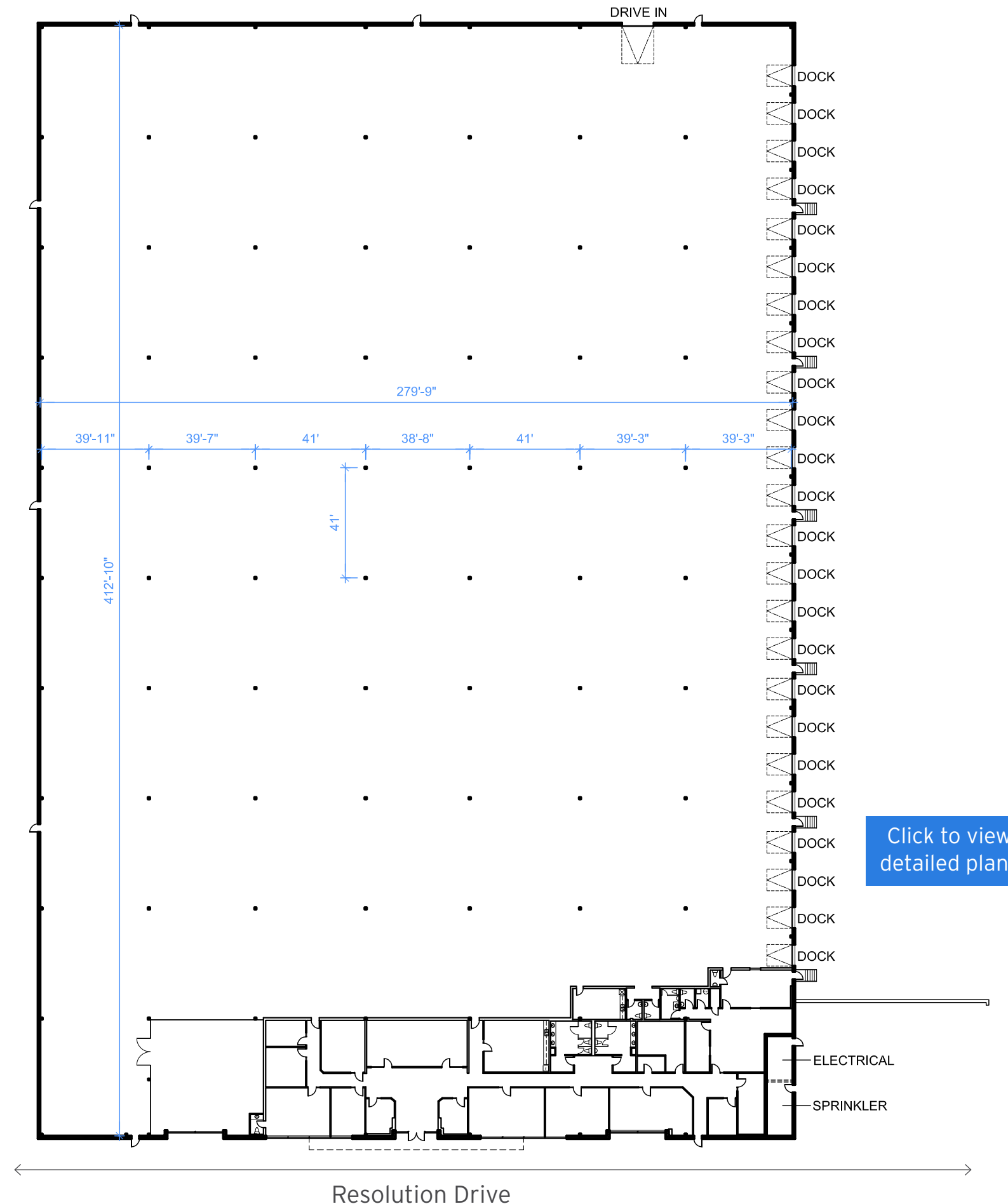
# PURE SPECIFICATIONS

ADDRESS	30 Resolution Drive, Brampton
TOTAL SIZE	116,609 SF
WAREHOUSE*	107,097 SF
OFFICE	9,512 SF
SHIPPING	24 TL, 1 DI
CLEAR HEIGHT	28'
POWER	1,600A / 600V
TYPICAL BAY SIZE	41' x 38' 8" , staging bay 39' 3"
ZONING	M2
PARKING	10 Trailer Parking Stalls
OCCUPANCY	Immediate
ASKING RATE	\$17.50 psf net
TMI	\$3.69 psf + management fees (2024)

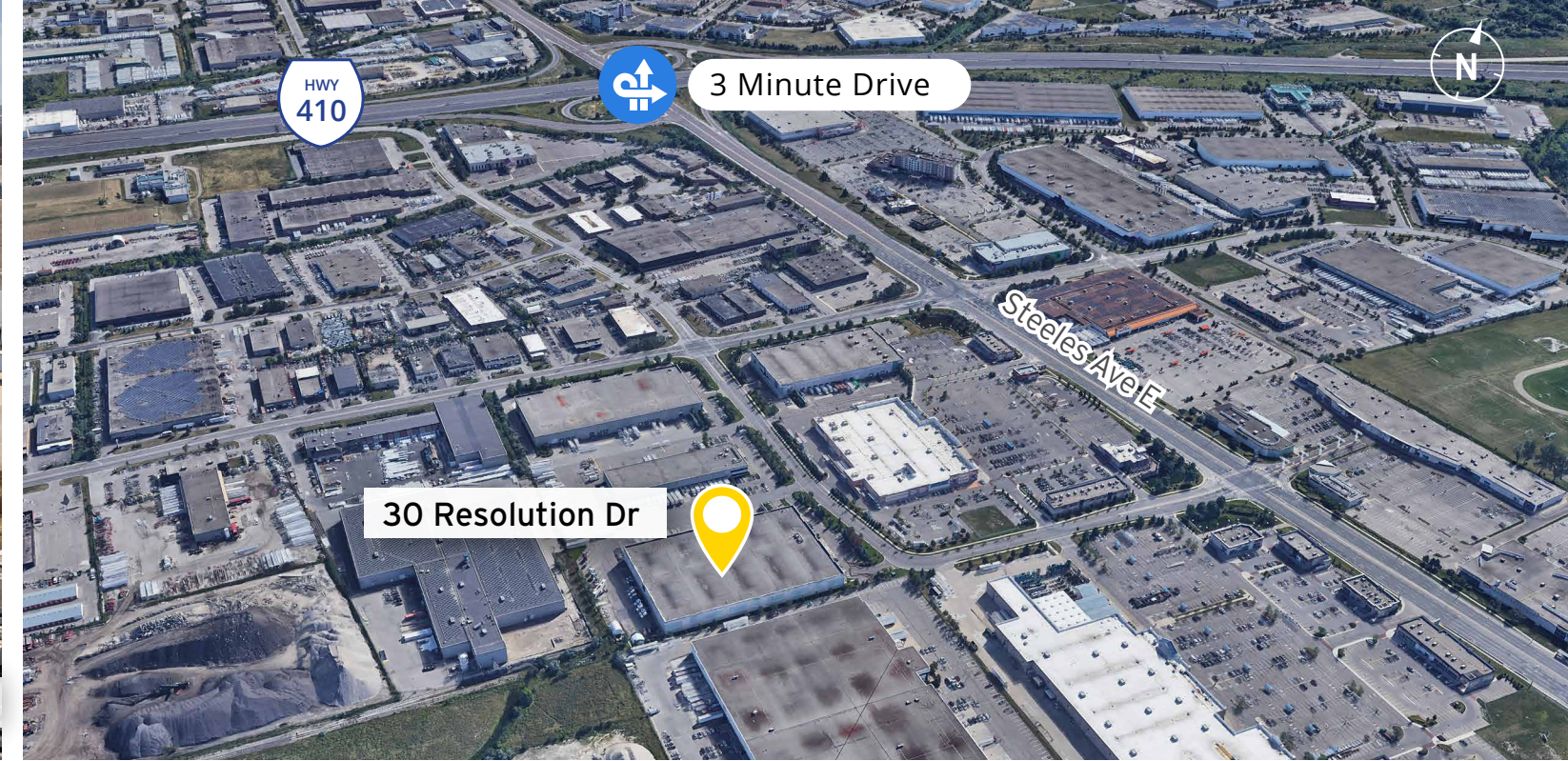
\*Includes Electrical Room

## PROPERTY HIGHLIGHTS

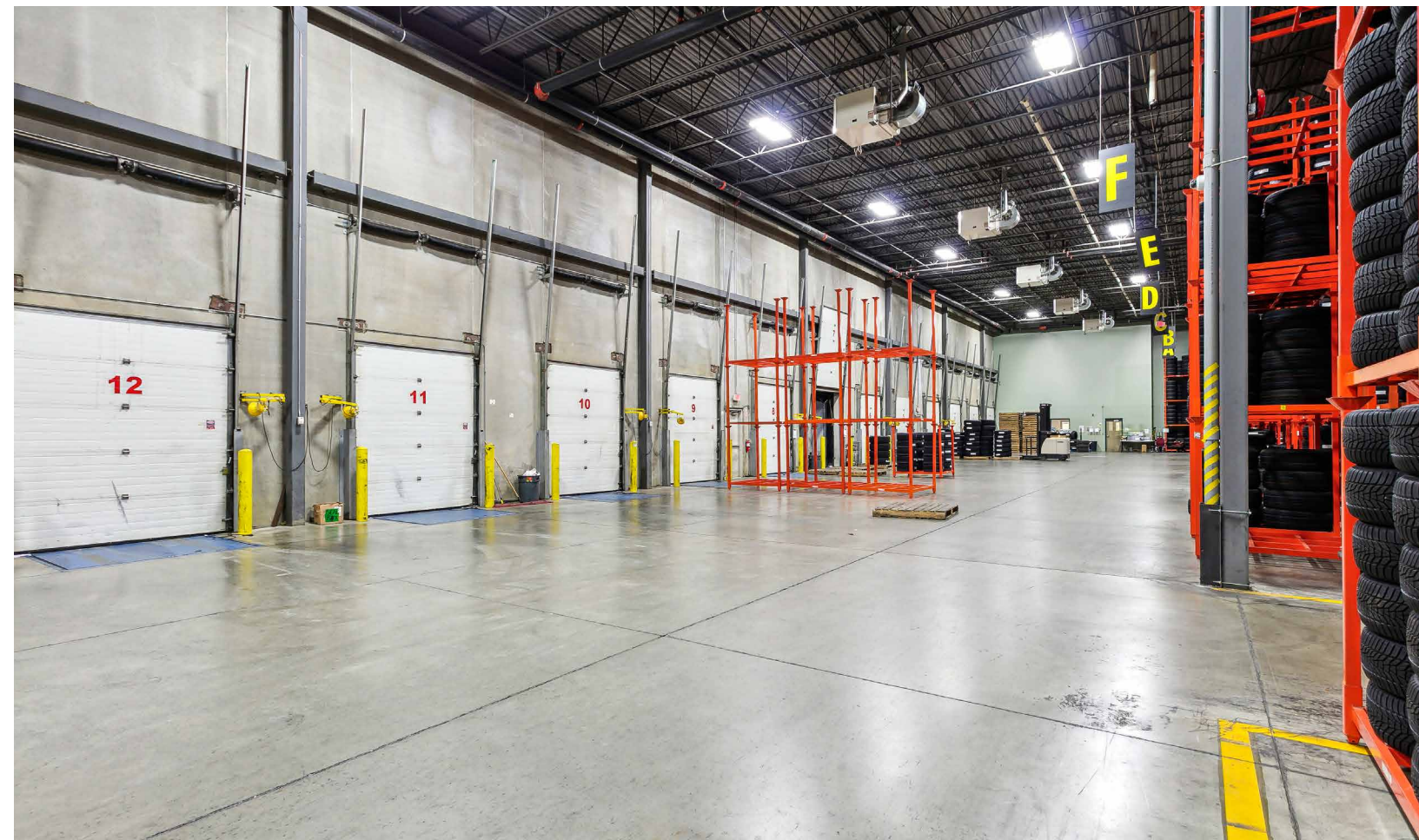
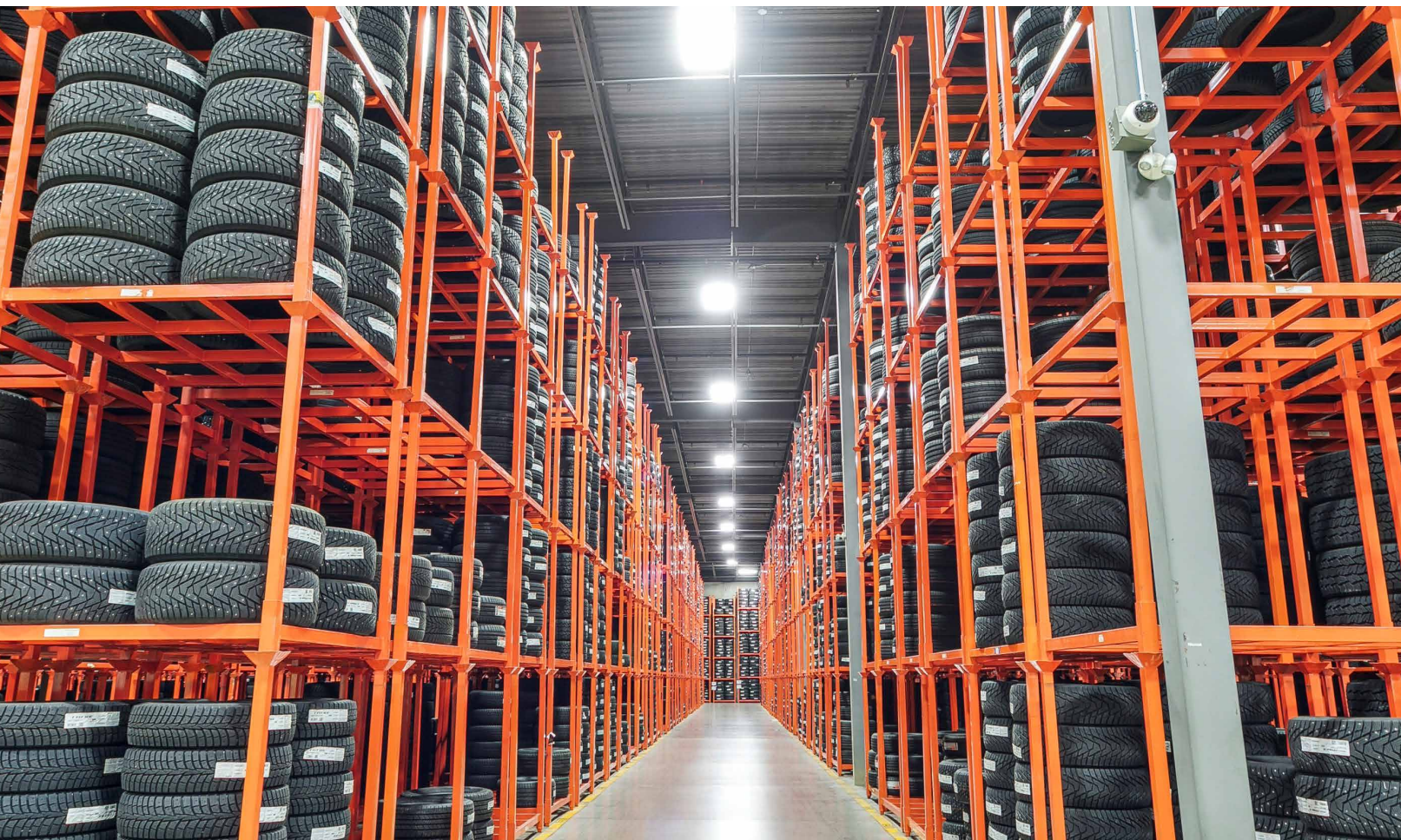
- Prime Brampton location, minutes to major amenities and prime accessibility with bus stops less than a 4-minute walk away
- Direct access to 400-series highways, just 3-minutes to Highway 410
- T5 lighting with motion sensors throughout warehouse
- Bollards at shipping doors
- Building permits tire storage



# PROPERTY PHOTOS



# PROPERTY PHOTOS



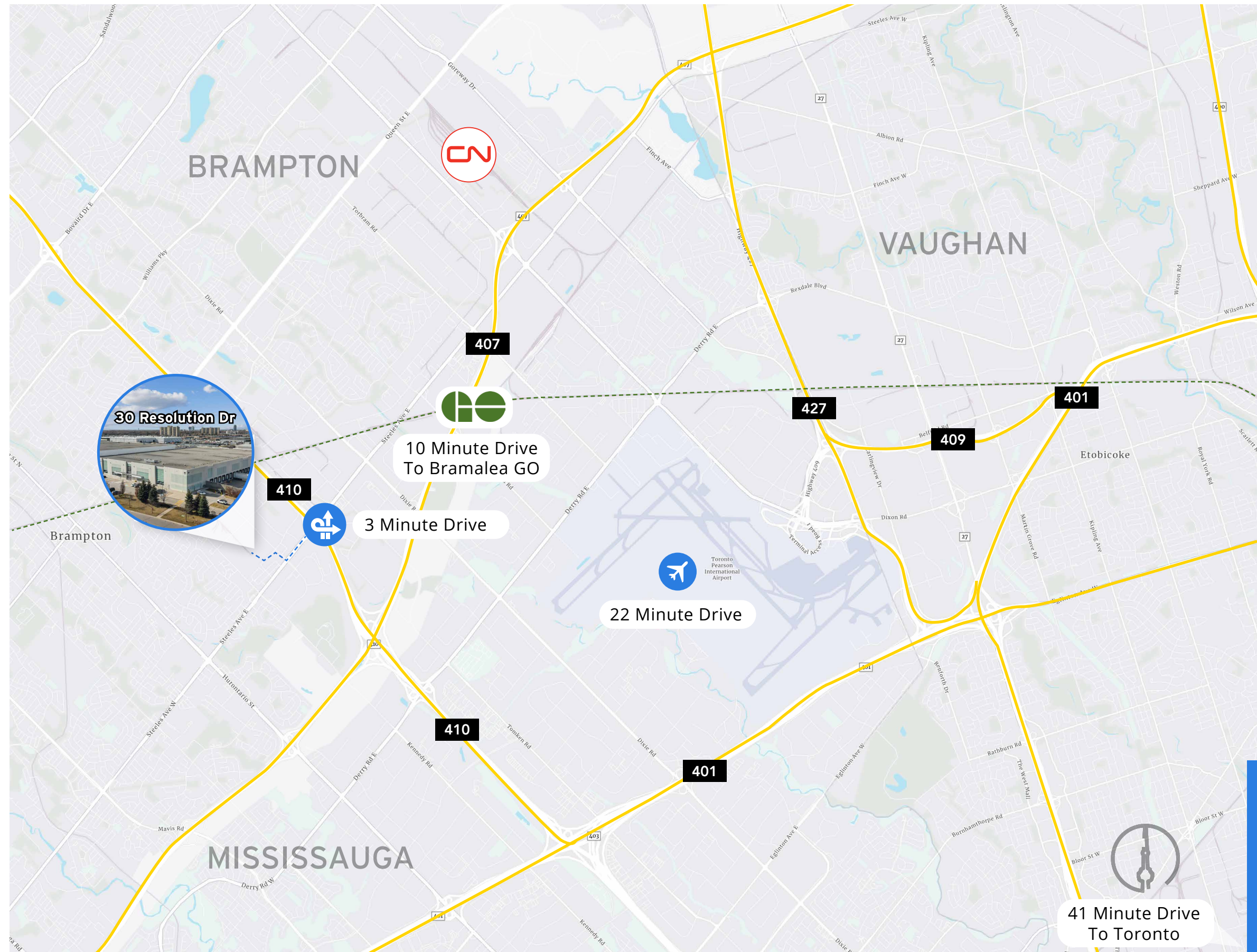
# PURE CONNECTIONS

## DRIVE TIME

Highway 410	3 MIN
Highway 407	8 MIN
Highway 401	11 MIN
Highway 427	12 MIN
Highway 403	16 MIN
Highway 400	18 MIN
Pearson Int. Airport	17 MIN
CN Intermodal Brampton	10 MIN

## Major Cities

Mississauga	17 MIN
Vaughan	21 MIN
Milton	22 MIN
Caledon	29 MIN
Oakville	30 MIN
Toronto	41 MIN



Drive time are estimates provided for information purposes only.

# PURE ACCESS




## NEARBY AMENITIES

WITHIN IN 5 KM RADIUS

 **253**  
Retail Amenities

 **20**  
Gas Stations

 **23**  
Banks

 **207**  
Restaurants & Cafes

## BUS ROUTES



 **Transit Stops**  
4-6 Minute Walk from Property

# PURE TALENT, PURE LABOUR



**WITHIN 5 KM OF  
30 RESOLUTION  
DRIVE**

**226,125**  
Total population

**36**  
Median age

**124,495**  
Workforce population

**24.9%** 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



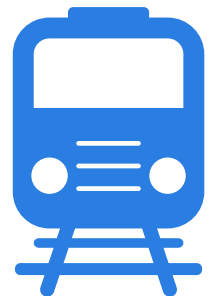
**766,208**  
Total Population  
*(2022 Census)*

**13%** Population Growth  
*(2017-2022 Census)*

**250** Different cultures speaking  
175 Different languages

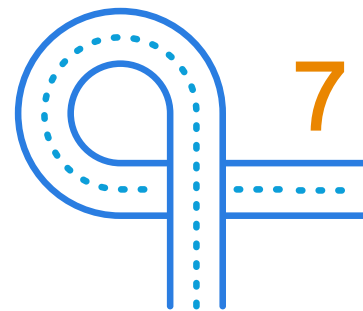


Brampton is in the top five municipalities in Canada for construction value



**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**

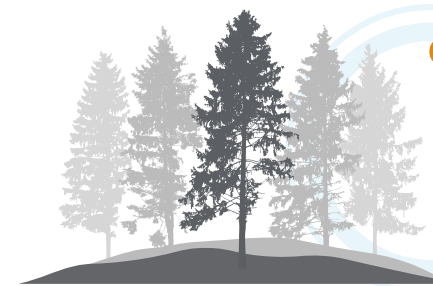


**4.3 Million People**

Labour pool access across the GTA

**35** Median age in Brampton

**67%** of population is working age  
*Age 15-64*



**9,000** Acres of parkland

**850+** Many 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

**Colin Alves\* SIOR**

Vice Chairman

[colin.alves@colliers.com](mailto:colin.alves@colliers.com)

416 564 2500

**April Zarate\***

Transaction Manager

[april.zarate@colliers.com](mailto:april.zarate@colliers.com)

416 620 2843

**Diana Hartt\***

Transaction Manager

[diana.hartt@colliers.com](mailto:diana.hartt@colliers.com)

416 994 0193

**Colliers**

401 The West Mall, Suite 800

Toronto, ON M9C 5J5 | Canada

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

\*Sales Representative