

# DIXIE INSPIRE INDUSTRIAL CONDOS

BRAMPTON, ON

## PREMIERE INDUSTRIAL OPPORTUNITY

[CLICK HERE FOR VIDEO](#)

**19 ACRES**  
**6 INDUSTRIAL BUILDINGS**  
**92 UNITS**

**KAMAL CHOHAN**  
Broker of Record

(416) 871-6491  
kamal@citibrokers.ca

**AITZAZ AHMAD**  
Broker

(647) 401-7440  
plazas02@gmail.com





## LOCATION HIGHLIGHTS

Located in a prime industrial/commercial hub

High-traffic building visibility

Proximity to a large pool of highly skilled workforce

Zoned for commercial & industrial



### Purchaser Options

Prospective purchasers have the ability to purchase one or multiple units.



### Amazing Transit Access

Easy access to Highway 410 with close proximity to 400 series highway network.



### Employment Initiative

Surrounded by residential developments in the Countryside Villages secondary plan.



### International Connections

Quick access to Pearson International Airport.



\*\*All renderings/pictures shown are for illustration purpose only.



## LOCATED BETWEEN FOUR INTERSECTIONS.

Industrial and Commercial units facing Dixie Rd, Inspire Blvd, Ace Dr & Tasker Rd have great exposure to heavy daily commuter traffic, which offers excellent options for promoting your business.

## ZONING

For more information about zoning and permitted uses for this development, please click the link below or copy/paste the link into your browser.

M1-2262

SC-2259

All permitted uses are subject to condo declaration, by-laws & City parking requirements.



## DEPOSIT STRUCTURE

5% DUE ON SIGNING

5% DUE AFTER 10 DAYS

5% DUE IN 30 DAYS

5% DUE IN 60 DAYS

\*For more information on deposits, please contact the sales team using the information provided in this brochure.



# 19 ACRES 6 INDUSTRIAL BUILDINGS 92 UNITS.

Citi Brokers Realty is pleased to introduce Dixie Inspire, a brand new industrial condo project situated in the heart of Brampton. Sitting on 19 acres of commercial/industrial land, this new development includes 6 buildings totalling over 335,000 sq ft of space. Dixie Inspire is located in a highly desirable area, surrounded by many types of businesses and amenities, large & growing population base of peel region, with easy access to major traffic routes.

## BUILDING 'A'

Number of Units	14
Unit Area	3,297-3,792 SF
<b>Total Area</b>	<b>47,028 SF</b>

## BUILDING 'B'

Number of Units	14
Unit Area	3,297-3,443 SF
<b>Total Area</b>	<b>46,346 SF</b>

## BUILDING 'C'

Number of Units	14
Unit Area	4,264-8,951 SF
<b>Total Area</b>	<b>73,239 SF</b>

## BUILDING 'D'

Number of Units	18
Unit Area	3,462-8,007 SF
<b>Total Area</b>	<b>67,881 SF</b>

## BUILDING 'E'

Number of Units	14
Unit Area	4,038-4,798 SF
<b>Total Area</b>	<b>57,328 SF</b>

## BUILDING 'F'

Number of Units	18
Unit Area	2,420-2,578 SF
<b>Total Area</b>	<b>43,852 SF</b>

## PROPERTY HIGHLIGHTS

92 Units (Buildings A-F)

28' Clear Ceiling Height (Buildings A-F)

Truck Level & Drive-In door options

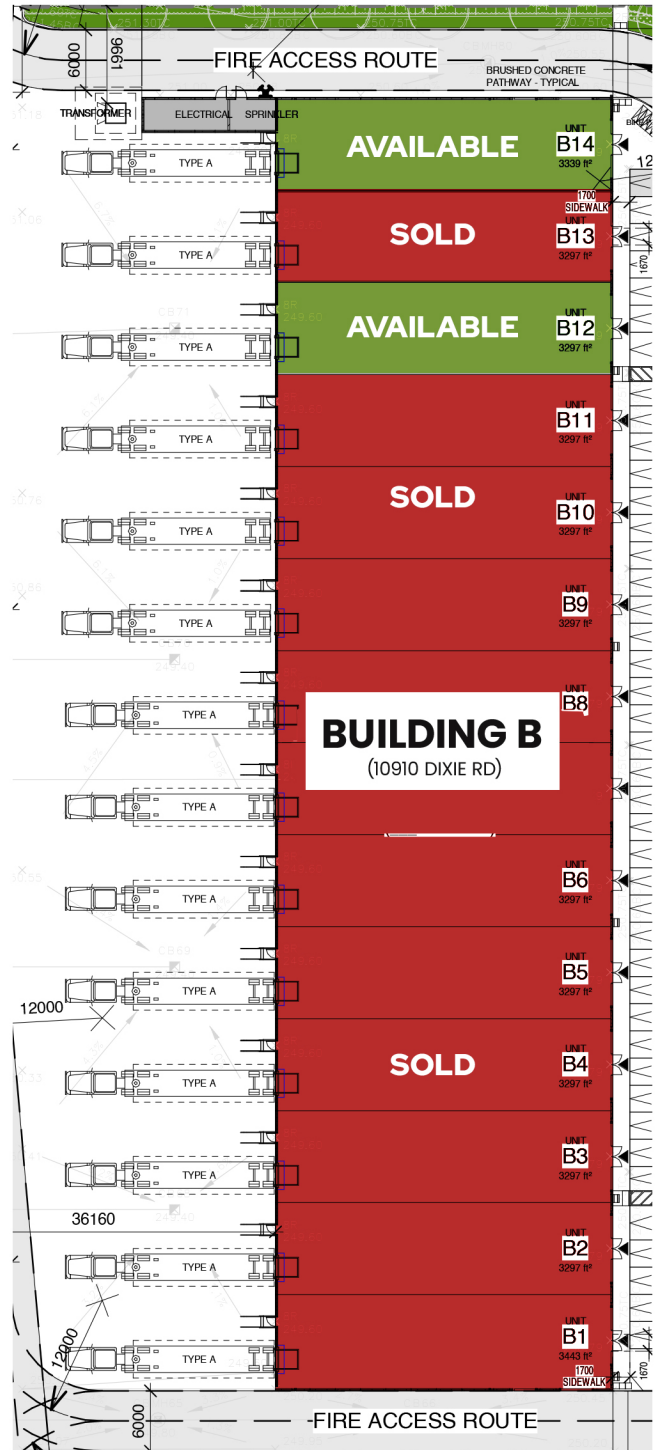
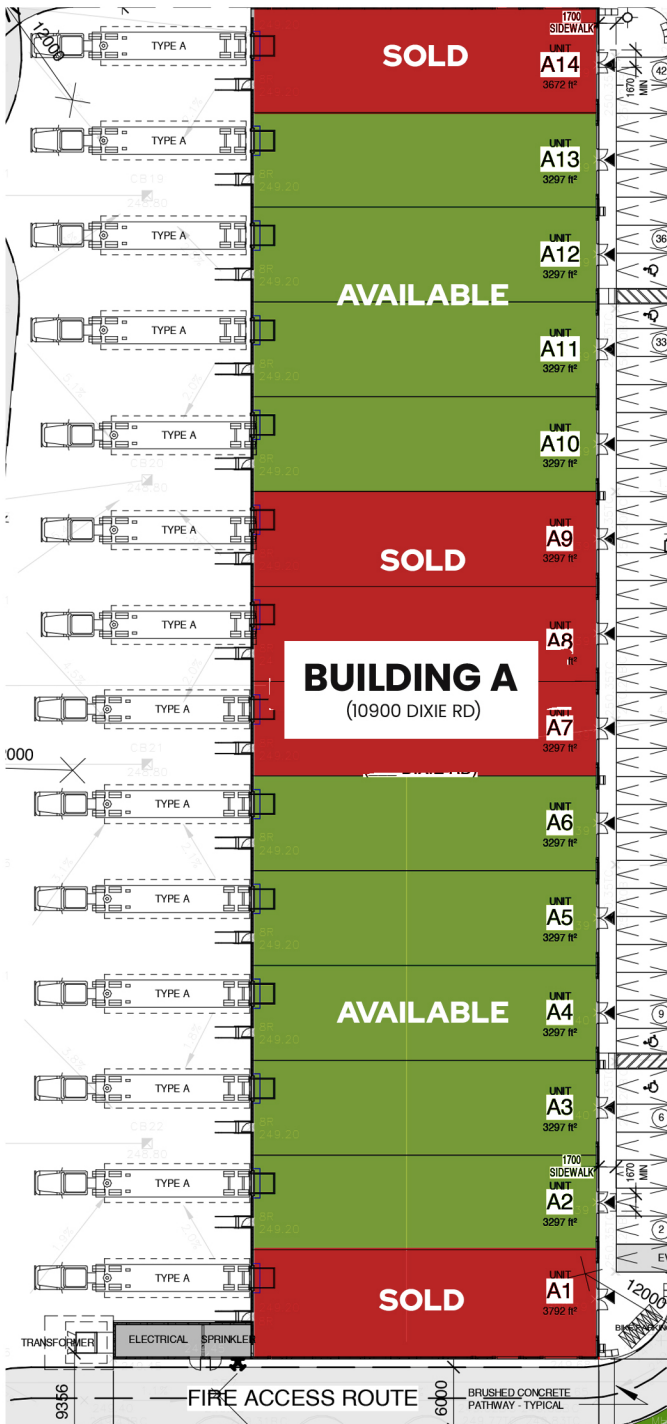
53' Trailer Compatible

500+ Parking Spaces

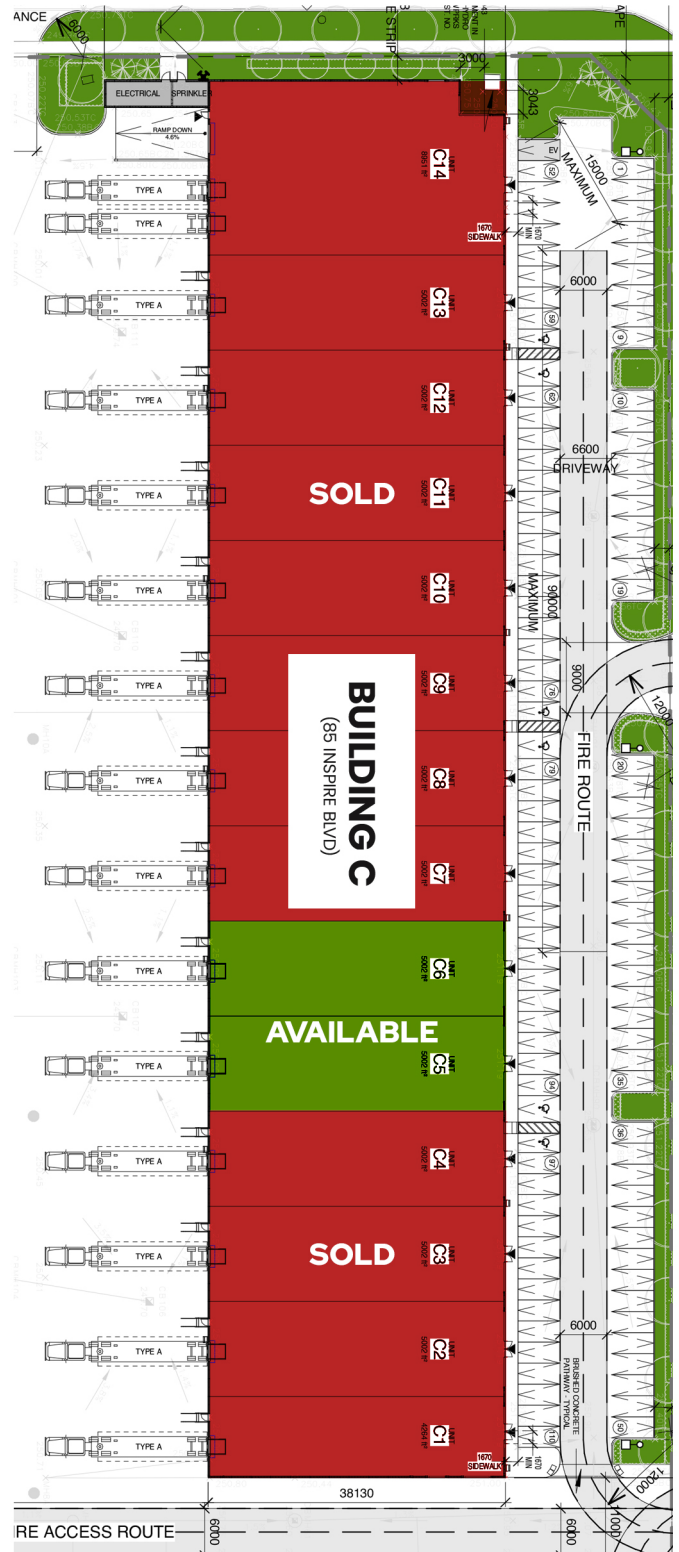
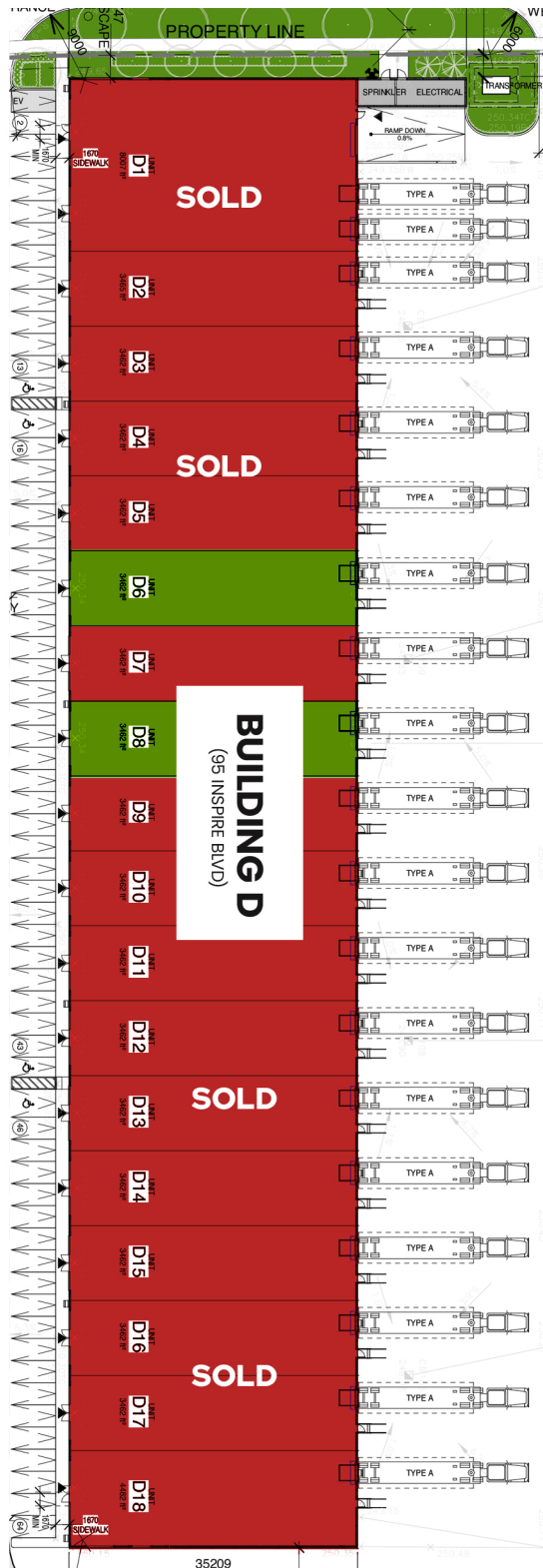


[CLICK HERE FOR SITEPLAN](#)

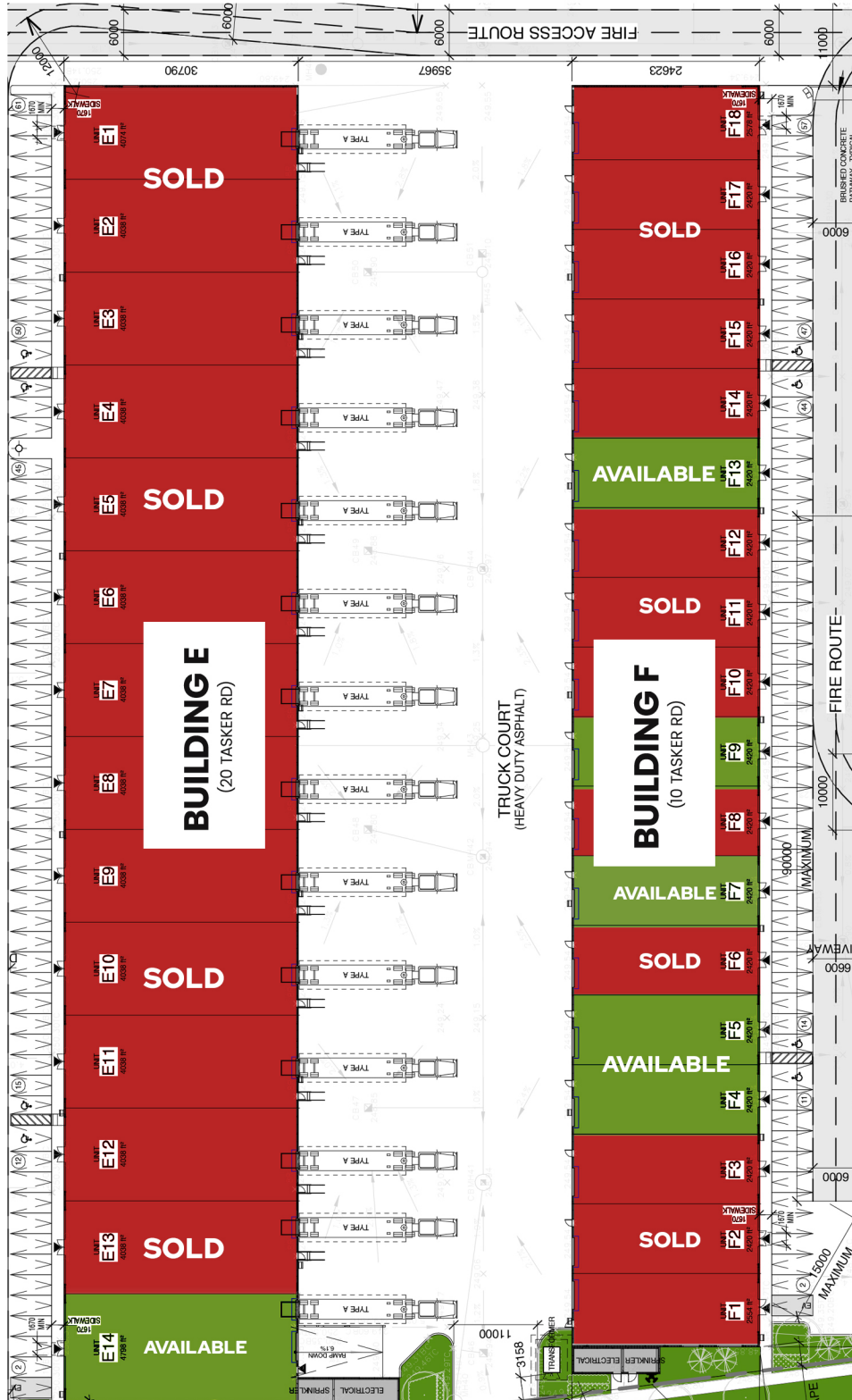
# INDUSTRIAL BUILDINGS A & B.



# INDUSTRIAL BUILDINGS C & D.



# INDUSTRIAL BUILDINGS E & F .



# BUILDING A-F SPECIFICATIONS

## ARCHITECTURAL/STRUCTURAL

All buildings (A-F) consists of a 28' clear space with R15 architectural precast and glazed units at the front office area. Complete with double-glazed aluminum entrance doors and clearstory windows in the warehouse area to provide more natural light.

- Roofing to consist of a 2-ply mod bit roof system, R20 or equivalent TPO roof system.
- Full height, 10" concrete block, demising wall.
- Floor/SOG will be a 6" concrete sealed floor. (with 20kg/m3 of steel fibres).

## ELECTRICAL

- Each unit to be 100 AMP 600 V three phase four wire unfused disconnect (200/347/600) except for building C, which has 200 amps in every unit.
- Temporary lighting to be fed from house panel.

## TELEPHONE & COMMUNICATION

- 1 1/2" conduit will be terminated on a wall.

\*All specifications and sizes are subject to change without notice. E.&O.E. Jan, 2024.

## MECHANICAL

- Sprinkler system to be installed to OBC standards and NFPA 13, base building.
- Units will come complete with 1 (one) gas fired unit heater with a 200,000 BTU capacity, complete with gas piping.
- Roof curb will be installed to accommodate a 3-6 tonne RTU. RTU's to be provided by purchaser to come complete with an integral roof screen (as per City of Brampton guidelines).
- Roughed in plumbing in ground floor slab for point of connection for sewage and piping.
- Water supply stub with shut off valve will be in the vicinity of the floor rough in.
- 1" valved and capped domestic cold-water connection.
- 4" sanitary connection.

Click the buttons below to view the full building specs.

- BUILDING 'A'
- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'



# SURROUNDED BY A WORKFORCE THAT IS SECOND TO NONE

Peel Region is an open, dynamic, collaborative, innovative, workforce, actively fostering inclusivity and a sense of belonging. Access to over 1 million people in the workforce is minutes away.

## GENERAL POPULATION

10KM  
**555,747**

20KM  
**1,244,208**

30KM  
**2,989,104**

## MEDIAN AGE

10KM  
**393,769**

20KM  
**939,123**

30KM  
**2,316,488**

## AVERAGE INCOME

10KM  
**555,747**

20KM  
**1,244,208**

30KM  
**2,989,104**

## TRADE EMPLOYMENT

10KM  
**555,747**

20KM  
**1,244,208**

30KM  
**2,989,104**

## EMPLOYMENT RATE

10KM  
**555,747**

20KM  
**1,244,208**

30KM  
**2,989,104**

\*All statistics & demographics information taken from Stats Canada 2022.

## REGIONAL WORKFORCE

Peel Region | 1,381,700

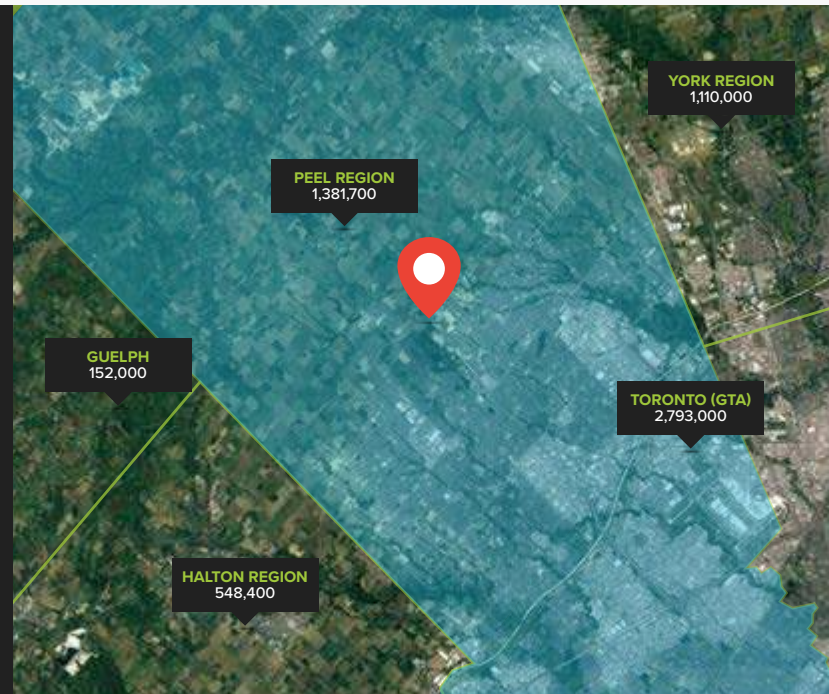
York Region | 1,110,000

Toronto (GTA) | 2,793,000

Guelph | 152,000

Halton | 548,400

Kitchener/Waterloo | 524,000





## CLOSE TO MAJOR HIGHWAYS & CITIES WITHIN THE GTA.

### HIGHLY ACCESSIBLE

Dixie Inspire has access to all major highways and the proposed new [Highway 413](#) will run directly near the vicinity of the property and be accessible within 5 minutes drive time.

\*\*The proposed Highway 413 hasn't been yet approved and/or finalized.

### HIGHWAY DRIVE-TIMES

Proposed Highway 413 | 5KM, 5 mins\*\*

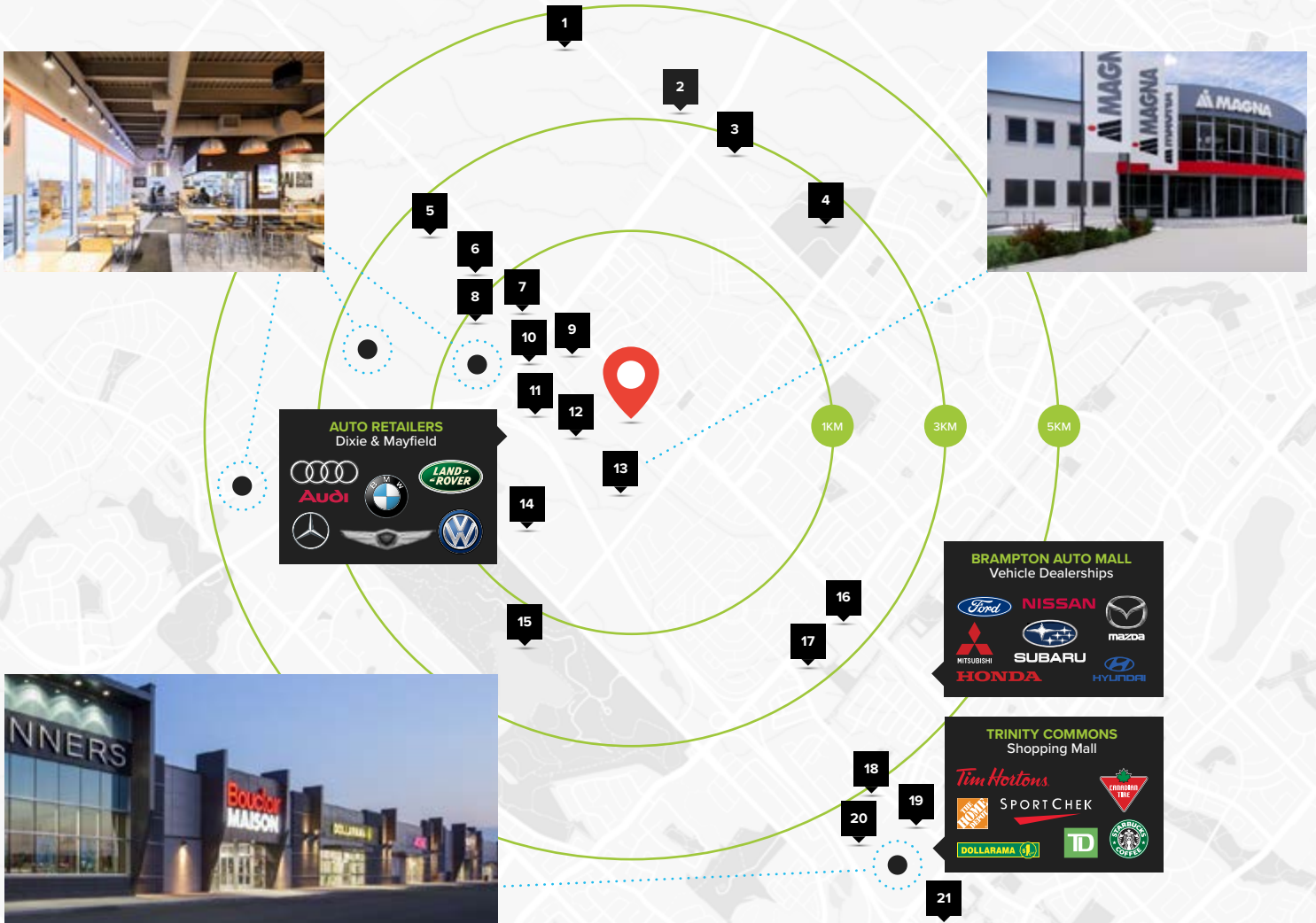
Highway 410 | 2KM, 2 mins

Highway 407 | 13KM, 15 mins

Highway 401 | 17.8KM, 18 mins

Highway 427 | 24KM, 21 mins

Highway 10 | 5KM, 5 mins



## SHOPS & RECREATION

- |                                 |                              |                             |
|---------------------------------|------------------------------|-----------------------------|
| 1 Banty's Roost Golf Course     | 8 LCBO Distribution Centre   | 15 Heart Lake Park & Trails |
| 2 Mayfield Recreational Complex | 9 Tim Horton's               | 16 Brampton Sports Centre   |
| 3 WAL-MART Superstore           | 10 Mercedes-Benz Brampton    | 17 Dixie Soccer Fields      |
| 4 Sequisential Park             | 11 Land-Rover & Jaguar       | 18 Silver City Cinemas      |
| 5 UPS Distribution Centre       | 12 Audi Dealership & Service | 19 Sport-Chek               |
| 6 Stelfast                      | 13 MAGNA                     | 20 Home Depot               |
| 7 Grangier Distribution Centre  | 14 Hoopouse Brampton         | 21 Purolator Ship Centre    |

## MEET THE TEAM

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**Fiera Real Estate** is an entrepreneurial team working within an institutional framework, enabling clients to benefit from a unique combination of creativity and innovation supported by industry-leading expertise and investment analysis. Fiera Real Estate is a leading investment management company with offices in Canada and the UK and a team of over 80 employees.

The firm globally manages \$9.30 CAD billion of commercial real estate through a range of investment funds and accounts as of September 30, 2023. The highly diverse nature of its portfolio – in terms of both geographies and types of properties – combined with a range of high-quality strategies provides investors with opportunities to diversify their exposure and customize their investment experience within the real estate asset class.

Fiera Real Estate is wholly owned by Fiera Capital Corporation, a leading independent global asset management firm with \$155.3 CAD billion of AUM as of September 30, 2023. Fiera Capital provides Fiera Real Estate with access to global investment market intelligence, which enhances its ability to innovate within a framework that emphasizes risk assessment and mitigation.



**Berkshire Axis** is a trusted leader in development with over 25 years of experience in delivering award-winning projects across the GTA. With our rich history, industry experience and commitment to quality, integrity, and accountability, we are dedicated to deliver through our entrepreneurial and innovative approaches, highly efficient execution, and focus on results.



**Citi Brokers Realty Inc.** is a privately owned Boutique Real Estate Brokerage that deals with all spheres of Real Estate Services. We are highly focused on commercial/Industrial developments all over GTA. Our services include facilitating consultations in development projects from inception to the final delivery of the product.

Our corporate culture is geared towards one thing only and that is 'Customer'. For us every customer is unique and special and we are committed to provide highest quality professional and ethical services to our clients. We pride ourselves in staying ahead of the curve and creating innovative solutions for the ever-changing market dynamics. Professionalism, Honesty and Hard Work are the core values that define Citi Brokers Realty.



**FOR INQUIRIES CONTACT:**

**KAMAL CHOHAN**  
Broker of Record  
(416) 871-6491  
kamal@citibrokers.ca

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Broker  
(647) 401-7440  
plazas02@gmail.com



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