



Building Information

Building Size:	522,585 sf
Sprinkler System:	Yes
Clear Height:	40'
Drive-in Door(s):	2
Dock-high Door(s):	62

Unit 1 - 9445 Airport Road

9445 Airport Road, Brampton, Ontario L6S 0B6

Suite Size

522,585 sf

Minimum Divisible

522,585 sf

Maximum Contiguous

522,585 sf

Availability

Nov 1, 2025

Type

Industrial

Rate

Inquire

Total Additional Rent

\$3.15 /sf

Suite Notes

NEW

NET RENT: Year 1 @ current market rate + annual escalations over a ten-year term.

ADDITIONAL RENT: \$3.15/SF/YR

- Realty Taxes*: \$2.11/SF/YR (2023 Estimate)
- Operating Costs**: \$0.39/SF/YR (2022 Estimate)
- Building Insurance: \$0.08/SF/YR (2023 Estimate)
- Office HVAC Replacement***: \$0.01/SF/YR
- Roof Replacement: \$0.50/SF/YR
- Stormwater Charge: \$0.06/SF/YR (2022 Estimate)

*based on a commercial assessment

** based on single tenant occupancy

***based on 5,000 SF of finished office space

RENTABLE AREA: 522,585 SF

- Main Office: 5,000 SF
- Warehouse: 515,868 SF
- Service/Utility Areas: 1,717 SF

See the downloadable Floor Plans for configuration.



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Construction

Office Space

5,000 sf

Warehouse Space

515,868 sf

Clear Height Notes

40' to underside of steel

HVAC Notes

High Temperature High Volume (HTHV) rooftop units

Lighting Notes

LED lights with motion sensors to an open concept layout

Electrical (Volts)

600 V

Electrical (Amps)

6000 A

Electrical Notes

Structurally ready roof to support solar panels

Sprinkler System Notes

Early Suppression Fast Response (ESFR) sprinkler system

Technical Specifications

Loading Notes

Shipping Doors: 62 (9'-0" x 10'-0")

Drive-in Doors: 2 (12'-0" x 14'-0")

Bay Size Notes

Typical Bay Size: 56'-0" x 40'-0"

Staging Bay Depth: 60'- 0"

Slab Notes

8" thick concrete slab

Parking

Parking Notes

312 car stalls and dedicated parking for 103 trailers

Secured truck court