

35 Precidio Court

Brampton | ON

122,196 SF on 5.44 AC

LOCATED IN BRAMALEA NORTH INDUSTRIAL
NEIGHBOURHOOD, MINUTES FROM
BRAMPTON CN INTERMODAL

FOR SALE & LEASE

Colliers

BUILDING SPECIFICATIONS

Total Area	122,196 SF
Office Area	10,832 SF
Warehouse Area	111,364 SF
Lot Size	5.44 AC
Clear Height	24'
Parking	135 stalls (located at front and side of The Building)
Truck Level Doors	6 (potential to add 3 more)
Drive-in Doors	1
Bay Sizes	30' X 42'
Zoning	M3A-366
Lighting	LED
Building Power	1600 A / 600 V
Sprinklers	Yes
T.M.I. (2025)	\$3.85
Lease Rate (PSF Net)	\$16.95
Taxes (2025)	\$231,793
Sale Price	\$42,000,000



Architectural Drawings Available

Drawings available for potential layout enhancements, including adding dock-level doors and access/egress from both sides of the building.



PROPERTY FEATURES



High Power Infrastructure

- 1,600 Amps / 600 Volts
- Supports automation, production lines and heavy equipment



Move-In Ready Corporate Environment

- Recently renovated office space
- Modern customer-facing reception area
- Executive offices and meeting rooms already built



Building Specific Improvements

- Existing food-grade warehouse improvements (sealed entryways, pest control mechanisms)
- LED Lighting
- Reduced capital expenditure



Labour Force Advantage

- Located in Brampton's largest manufacturing labour market
- 355,000+ people in the labour force
- Strong transportation, manufacturing and warehousing workforce base
- Transit stop at the front door



Strategic Transportation Access

- Minutes from Brampton CN Intermodal - Canada's largest inland rail facility, spanning over 680 acres
- Immediate access to 410 / 407
- Efficient access to Pearson Airport and GTA customer base



Bus Stop
#3073

AREA AMENITIES & DEMOGRAPHICS



BRAMPTON DEMOGRAPHICS (2023-2025)

Total Population	791,486
Average Household Income	\$98,955
Average Age	37.5
Population in the Labour Force	355,755
Labour Employment Rate	86.7%

 The fastest growing large city in Canada, growing at a rate 5x faster than Ontario

 Located in the middle of Canada's Innovation Corridor

 Adjacent to Pearson International Airport, Canada's largest airport

 55% of the people in the labour force within Brampton have a post-secondary education

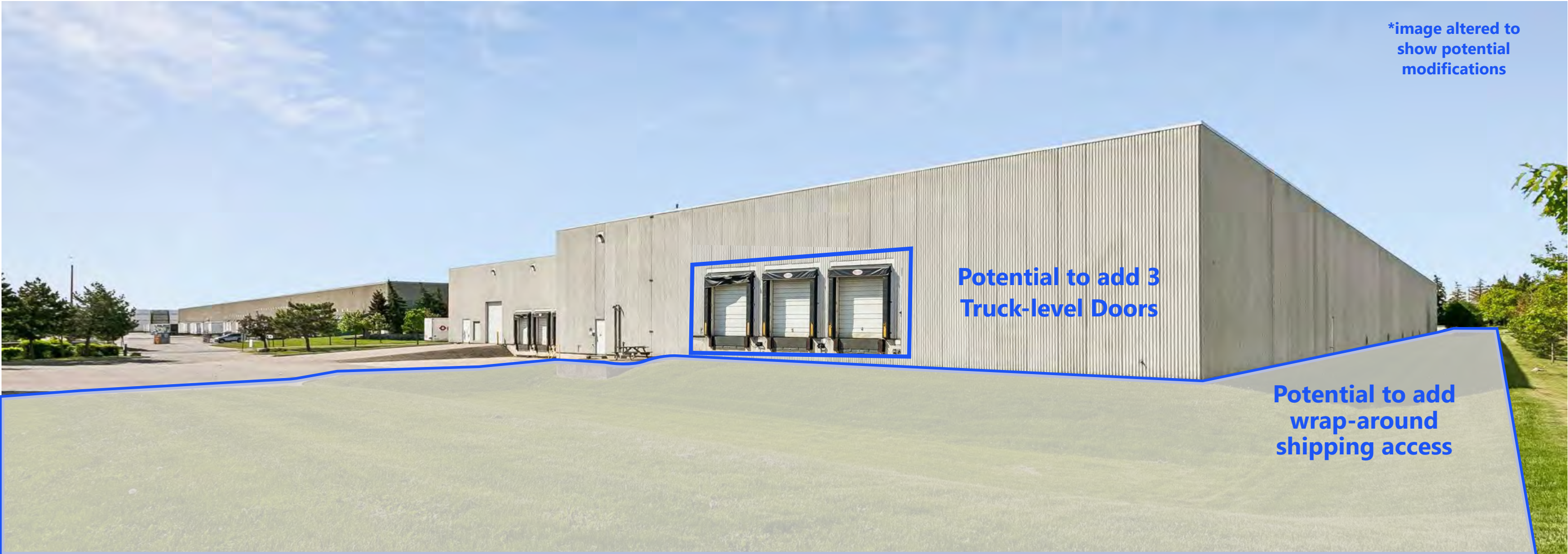
 7th largest city in Canada, 3rd largest in Ontario

 Transportation, Warehousing and Manufacturing are the largest Labour Force Industries

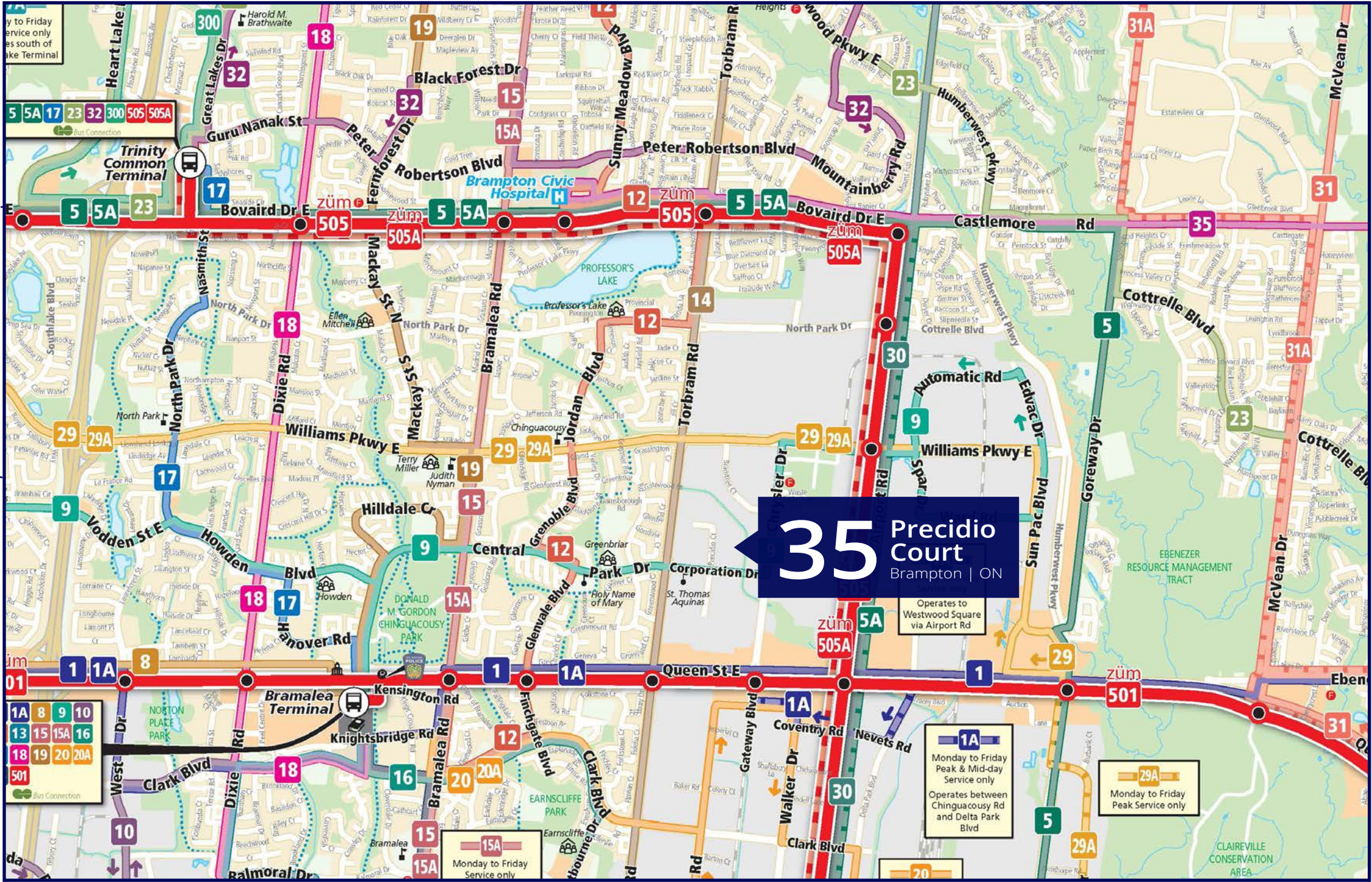
PHOTOS | OFFICE



PHOTOS | WAREHOUSE & SHIPPING



LOCATION & ACCESS



**Route 505/505A - Mount Pleasant GO Station down Bovaird Drive
Connecting with Route 501/501A at Goreway Drive and Queen Street**



Brampton Züm Transit is the municipal transit provider of bus services for the City of Brampton. Brampton Züm Transit provides both conventional local bus service and a bus rapid transit (BRT) system. 20-30 Ironside Drive provides access to Züm frequent all-day service, with Route 505 (Bovaird) at its doorstep. Route 505 provides patrons with connection to other major roads in Brampton surrounding municipalities, and other service providers such as MiWAY Transit, TTC, and GO Transit.

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