



835

Intermodal Drive, Brampton

Unit 1 - 44,509 SF

High velocity hub for warehousing,
fulfillment, and last-mile delivery



835 Intermodal Drive, Brampton, ON

Right-sized footprint for GTA distribution

835 Intermodal Drive offers well-positioned industrial space in one of Brampton's most established logistics corridor. With approximately 45,000 square feet available for a August 2026 occupancy, the property provides tenants with a sought-after "right-sized" footprint with convenient access to highways, rail infrastructure, and the Toronto Pearson International Airport. The location is anchored near the Intermodal & Goreway area that features connectivity to key 400-series routes, supporting reliable coverage and distribution to consumers in the Greater Toronto Area.

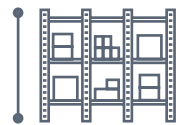
PROPERTY HIGHLIGHTS



Unit 1
44,509 SF



5 truck-level
doors



30' clear height



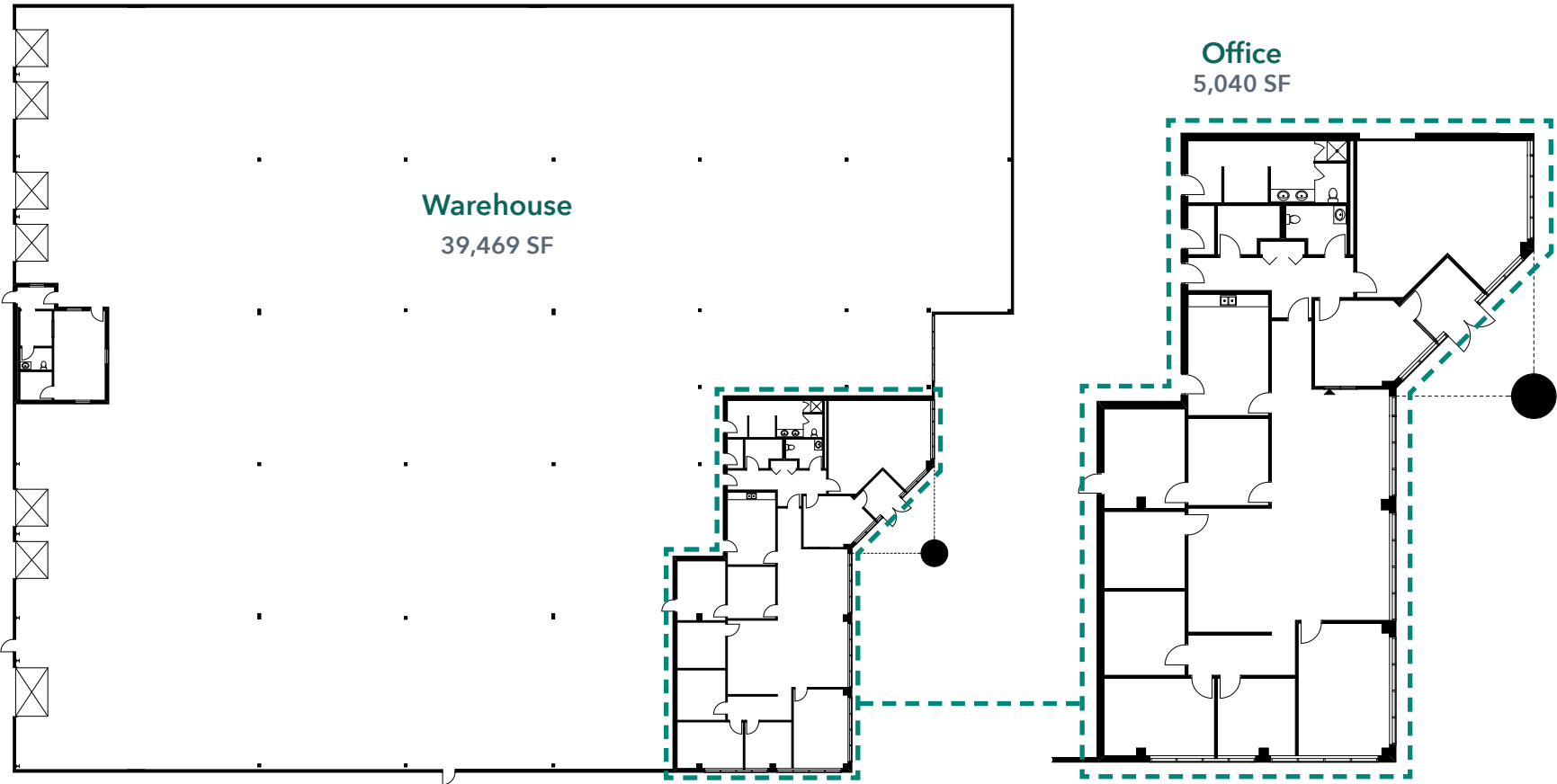
Multi-modal
logistics connections



Available
August 1, 2026

Shipping functionality built for throughput

Unit 1 is built to deliver efficient day-to-day operations with a functional mix of dock-high and drive-in loading to support flexible receiving and dispatch. The 44,509-square foot configuration helps maintain throughput and circulation for a range of tenants: from regional distribution and 3PL to last-mile users looking for a space that combines mid-bay size with logistics functionality.



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44,509

TOTAL AREA - UNIT 1



37' x 165'

TYPICAL BAY SIZE



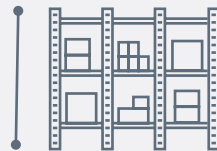
60'

MARSHALLING
BAY DEPTH



30'3"

CLEAR
HEIGHT



5

TRUCK LEVEL
DOORS



Specifications

AVAILABILITY	August 1, 2026
UNIT SIZE	44,509 SF
WAREHOUSE AREA	39,469 SF
OFFICE AREA	5,040 SF
BUILDING SIZE	222,019 SF
TYPICAL BAY SIZE	37' x 165'
MARSHALLING BAY DEPTH	60' (approximate)
CLEAR HEIGHT	30'3"
TRUCK LEVEL DOORS	5
DRIVE-IN DOORS	1
SPRINKLERS	Full sprinkler, wet system, ESFR
FLOOR STRUCTURE	Slab on grade
ELECTRICAL	400 amps
LIGHTING	Exterior LED, Interior mixed

ASKING RATE
\$17.95 PSF
with annual escalations

ADDITIONAL RENT
\$4.19 PSF
2026 estimate



A logistics hub powered by people

Brampton combines a scale workforce with true multimodal connectivity - making it a strategic operating base for logistics, warehousing, and distribution companies serving the Greater Toronto Area. The city sits within a large regional labour shed and continues to add residents annually. Positioned within a proven supply chain corridor with direct access to highways, airports, and intermodal rail infrastructure, 835 Intermodal Drive is well-located to reduce transit friction, widen recruitment reach, and improve service times for time-sensitive and high-volume distribution needs.



4.3M

LABOUR POOL ACROSS THE
GREATER TORONTO AREA



2,000+

TRUCKS SERVICED DAILY AT
CN'S INTERMODAL TERMINAL



360,000+

ESTIMATED NUMBER OF
BRAMPTON LABOUR FORCE



312,000

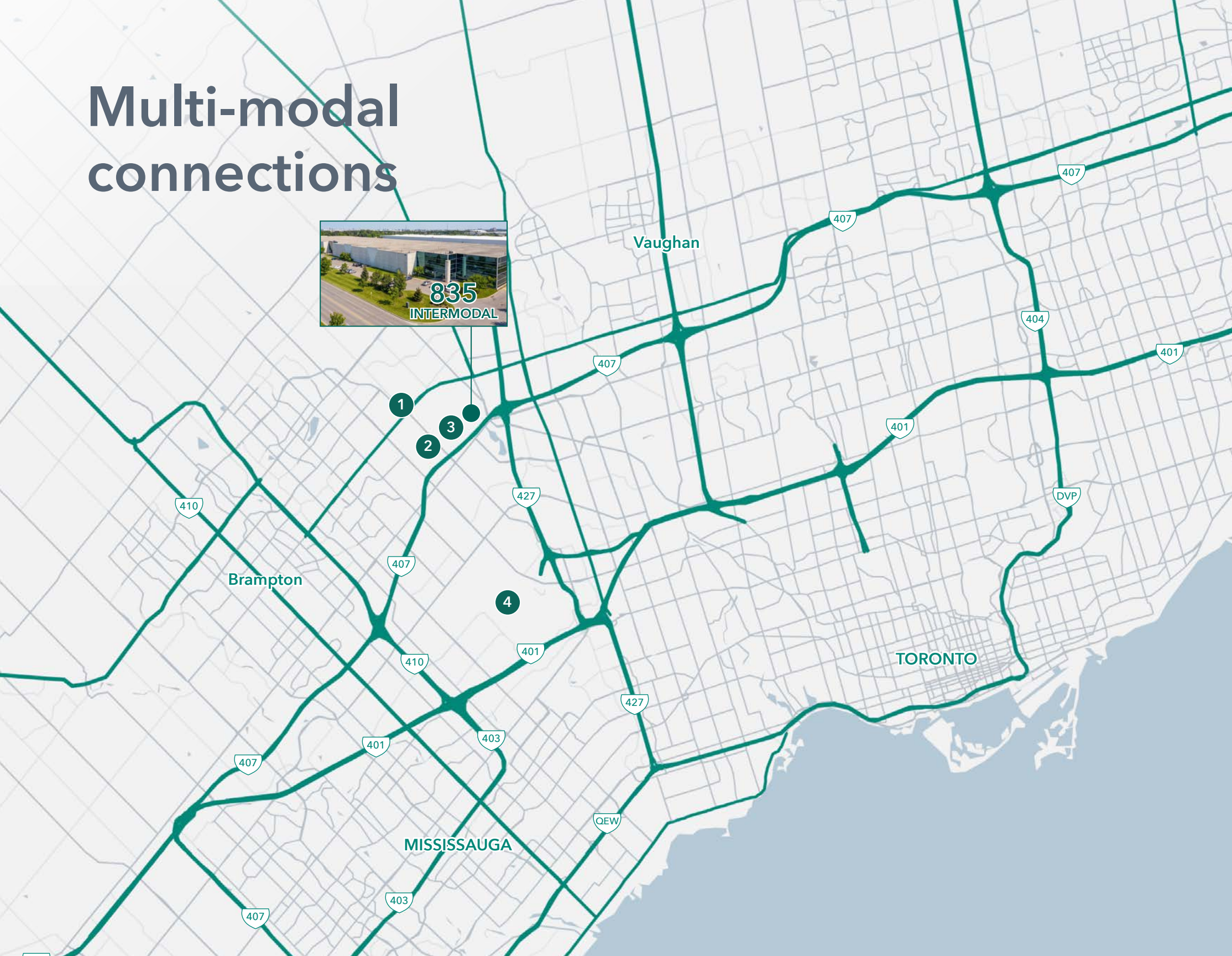
TONNES OF AIR CARGO
HANDLED ANNUALLY AT
PEARSON AIRPORT



60%

BRAMPTON'S LABOUR FORCE
WITH POST-SECONDARY
EDUCATION

Multi-modal connections

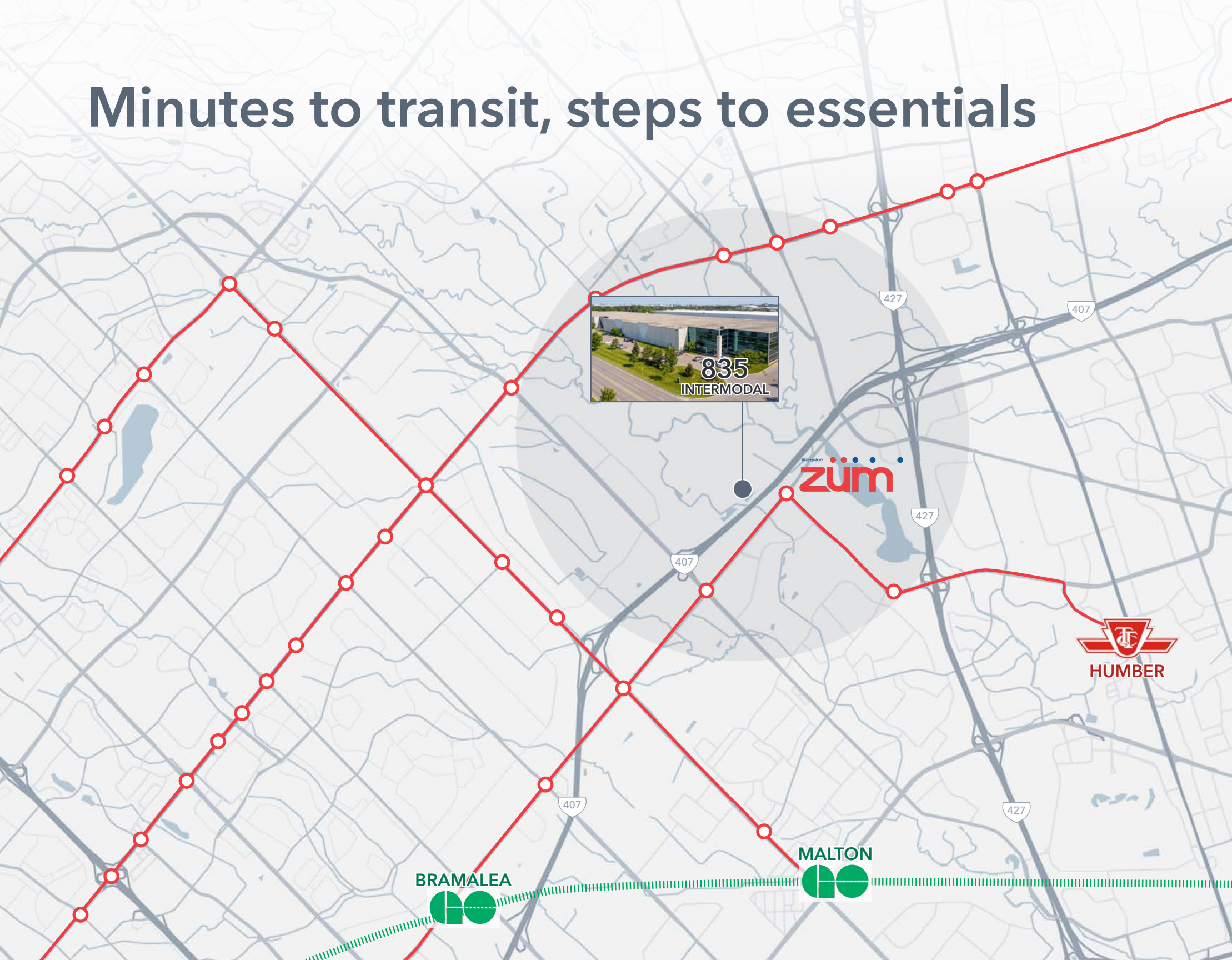


Drive Times

835 Intermodal Drive has convenience access to the region's core logistics infrastructure, including CN intermodal facilities, the Toronto Pearson International Airport, and the GTA's primary 400-series highway network.

- 1 CN RAIL INTERMODAL YARD**
Brampton
15 minutes
- 2 CN RAIL YARD**
Brampton
11 minutes
- 3 CN INTERMODAL TERMINAL**
Malport
8 minutes
- 4 TORONTO PEARSON INTERNATIONAL AIRPORT**
13 minutes
- 401 HIGHWAY 401**
20 minutes
- 403 HIGHWAY 403**
25 minutes
- 427 HIGHWAY 427**
10 minutes
- QEW QUEEN ELIZABETH WAY**
35 minutes

Minutes to transit, steps to essentials



Transit and Amenities

835 Intermodal Drive is conveniently located steps away from 511/511C Brampton Züm Steeles, Brampton Transit's Bus Rapid Transit (BRT) service; the network connects to the wider GO and TTC systems.

The property is also a short drive to a number of food, service, and retail amenities, including:

- Bank of Montreal ATM
- CIBC ATM
- Food Basics
- FreshCo
- Knockout Sports Bar & Grill
- La Pergola Ristorante
- Nanak Grocers
- New York Sliders
- Pür & Simple
- Resto Bar Cafe
- Rick's Good Eats
- Royal Bank ATM
- TD Bank ATM
- Voila by Sobey's

Professionally managed, expertly executed



PROPERTY MANAGEMENT

BGO Properties is a leading provider of commercial property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients. With over 440 properties under our management representing over 68 million square feet of commercial and residential property (as of December 31, 2025), our clients have trusted BGO Properties to deliver an institutional standard of quality and discipline to their real estate management needs for more than three decades. Our trusted team of over 920 industry experts professionals deliver strategies and on-the-ground services to help transform our clients' office, industrial, retail, and multi-family properties into destinations of choice for tenants.

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OWNERSHIP

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835 Intermodal Drive, Brampton, ON

Let's get in touch.

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BentallGreenOak (Canada) Limited Partnership, Brokerage

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