



8705 Torbram Road, Units 2 & 4

Brampton, ON

Turnkey industrial space for lease

Move-in ready unit in a prime Brampton location

Exclusive Incentives for Brokers and Tenants

Broker Incentive:

\$30,000 bonus commission for Leasing Unit 2

Tenant Incentive:

1 month of gross free rent per year of term to
a maximum of 8 months



Visit our property website



Availability Overview

8705 Torbram Road | Brampton, ON

Available Premises

Unit 2 | 150,595 sf

Office area	4,517 sf model suite
Warehouse area	146,078 sf
Clear height	24'10"
Shipping	12 TL doors
Power	600V / 400A
Possession	60 Days Notice

Unit 4 | 50,500 sf

Office area	1,500 sf (3%)
Warehouse area	49,000 sf (97%)
Clear height	24'10"
Shipping	5 TL, 1 DI
Power	600V / 400A
Possession	Immediately

NEW Demising Option: 100,000 sf

Pricing

\$15.00 psf (Year 1)

Net Rent

\$4.13 psf (2026 est.)

TMI

\$17.75 psf **NEW REDUCED PRICE!**

Net Rent

\$4.13 psf (2026 Est.)

TMI



Property Highlights



Well-maintained unit in the Bramalea Business Park



Turnkey unit with model suite, built out office area



Clean warehouse with motion sensor LED lights and levelers on all shipping doors



Professionally owned and managed



Located in a sought-after location in Brampton



Ample Parking Stalls



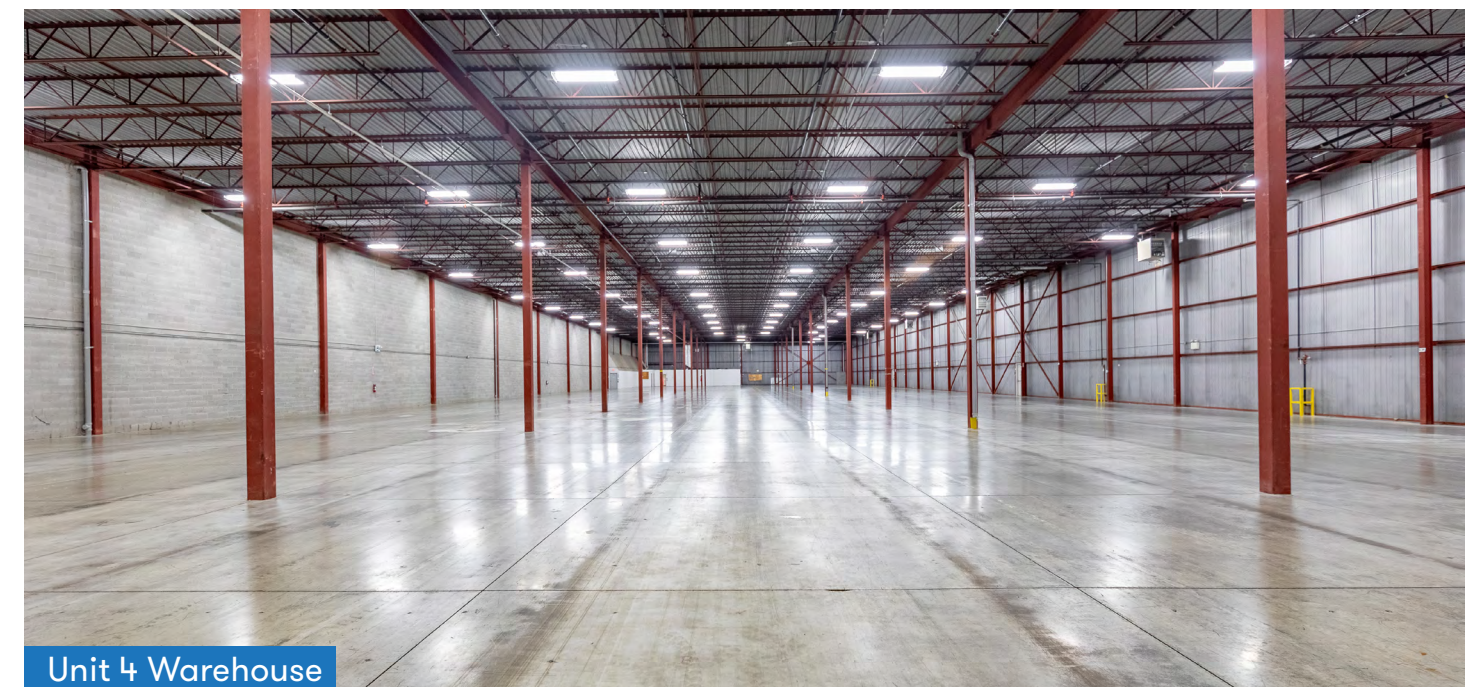
Ability to pull from a diverse labour pool



Quick access to major Highways 410, 401 & 407



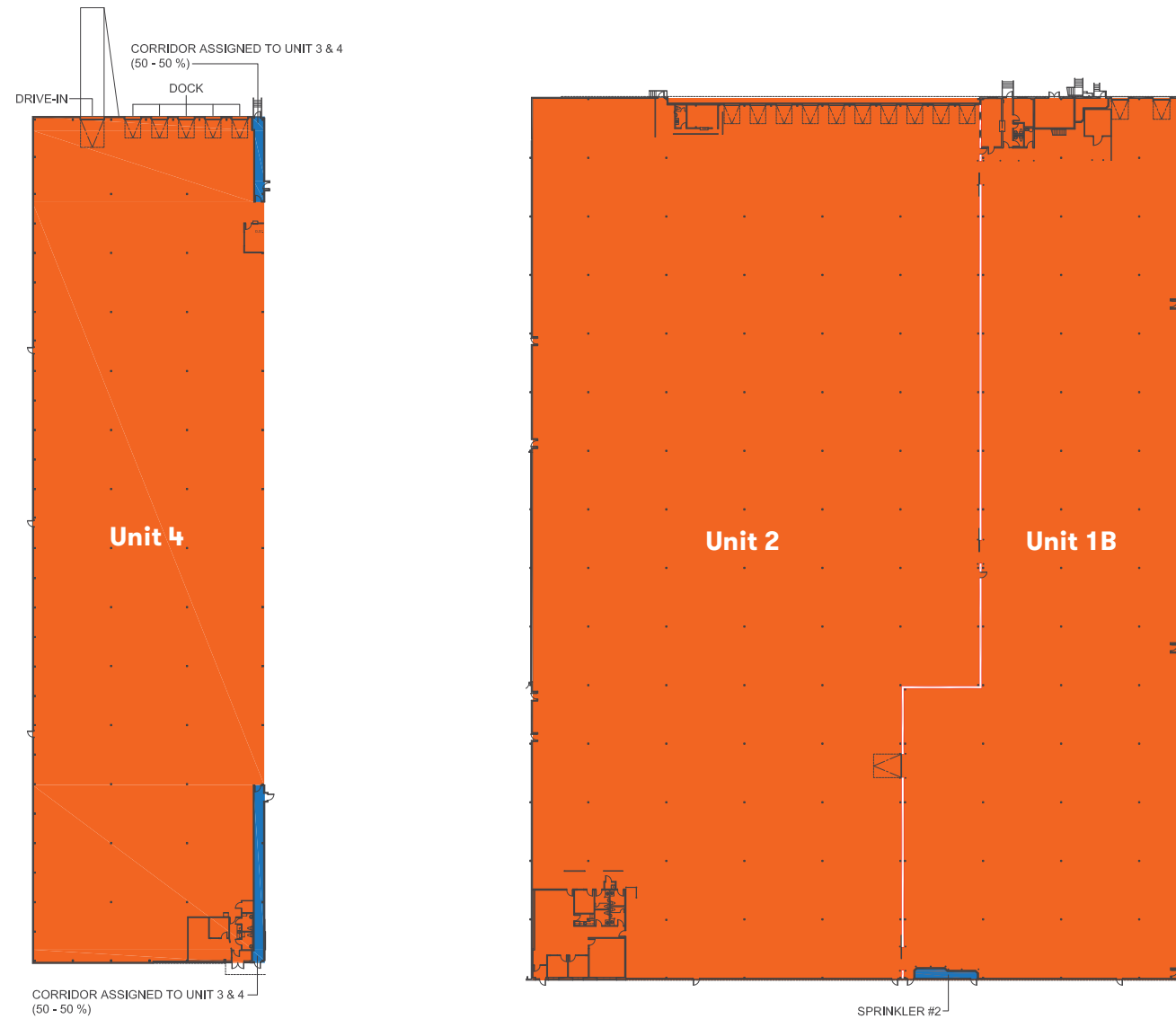
In close proximity to CN Intermodal Yard



Unit 4 Warehouse

Floorplan

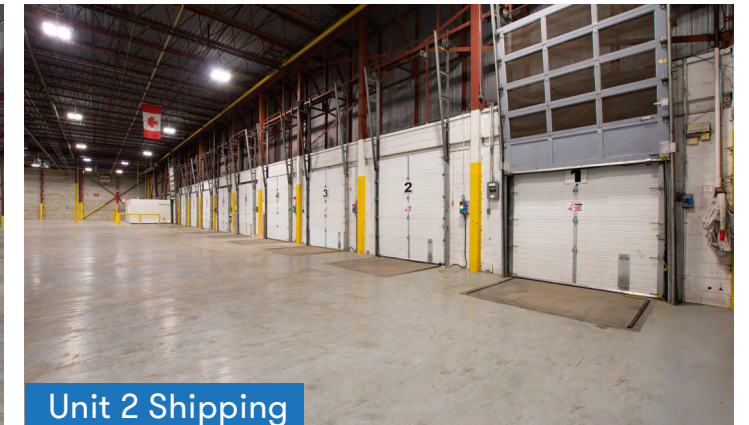
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Interior Photos



Unit 2 Warehouse



Unit 2 Shipping



Unit 2 Office



Unit 2 Kitchen



Unit 4 Warehouse



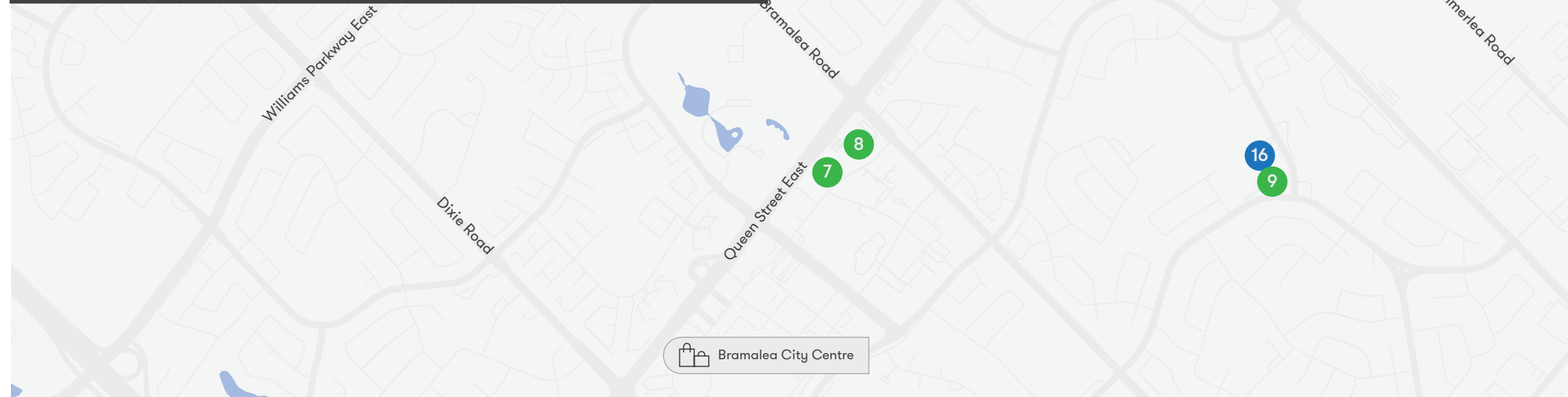
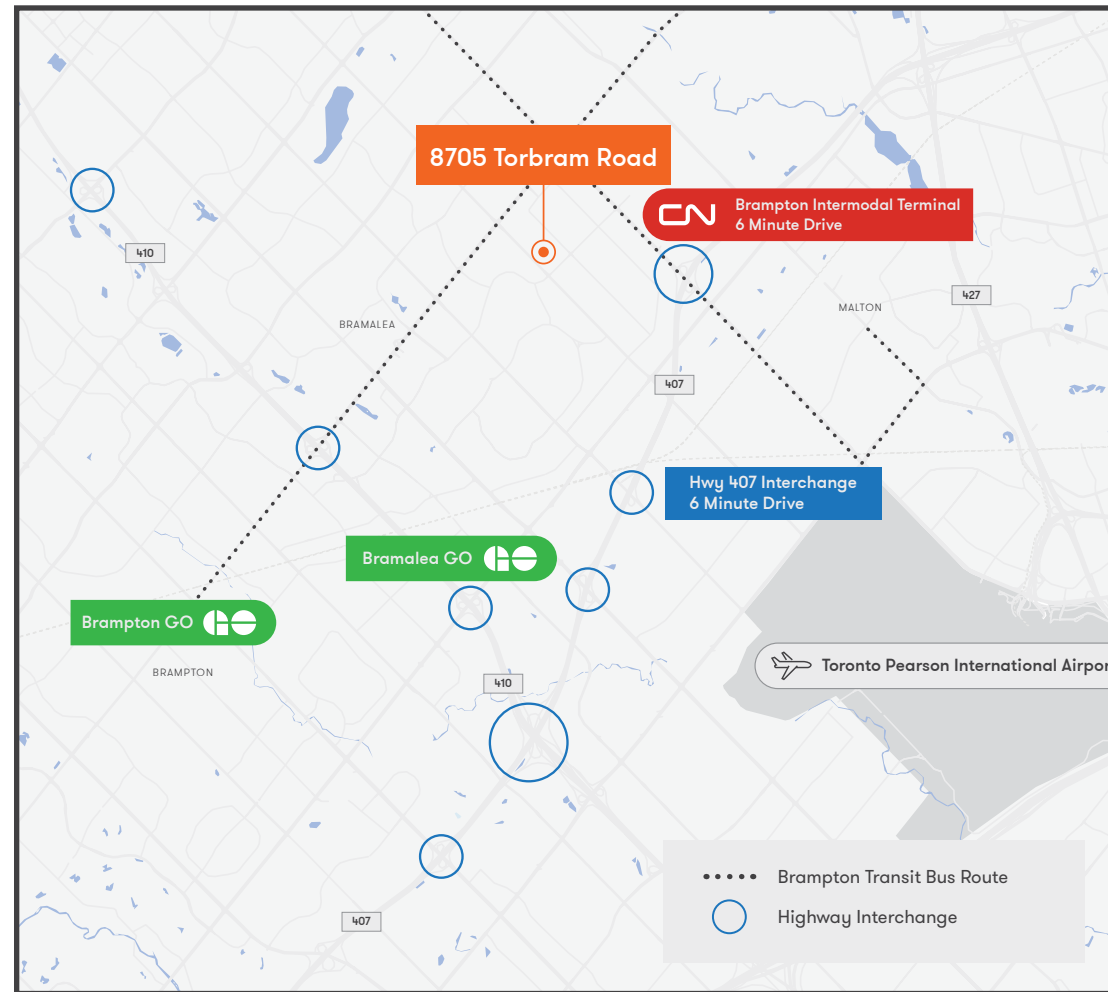
Unit 4 Office



Unit 2 Warehouse

Location

8705 Torbram Road | Brampton, ON



● **Restaurants**

1. Denny's
2. Food Fight BBQ
3. Cora Breakfast & Lunch
4. Tim Horton's
5. Popeyes
6. Burger King
7. Montana's
8. Hero Certified Burgers
9. Starbucks
10. Quesada Burritos & Tacos
11. Kelseys
12. Quiznos
13. Burrito Boyz
14. Baskin Robbins
15. A&W
16. Boston Pizza
17. McDonald's
18. Portland Jerk
19. KFC
20. Harvey's

● **Dealerships**

1. Brampton East Toyota
2. Honda
3. Chevrolet, Buick, GMC
4. AutoPlanet
5. Northwest Lexus
6. Policaro Acura

● **Shopping**

1. The Home Depot
2. Visions Electronics
3. Walmart
4. MINISO
5. The Brick
6. Giant Tiger
7. PetSmart
8. Carter's
9. Beer Store
10. Staples
11. Winners
12. Mark's
13. Hakim Optical
14. Dollar Tree
15. Canadian Tire
16. No Frills

● **Banks & Gas Stations**

1. TD Canada Trust
2. RBC Royal Bank
3. CIBC
4. Esso
5. Ultramar
6. Alterna Savings
7. Husky
8. Midas
9. Scotiabank

Corporate Neighbours

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Dream Industrial Real Estate Investment Trust is a leading Canadian real estate investment trust that owns and operates a high-quality portfolio of industrial properties across key markets in Canada and the United States. With a strategic focus on modern logistics and distribution facilities, Dream Industrial REIT provides essential infrastructure that supports the evolving needs of e-commerce, supply chain, and manufacturing tenants. The trust is committed to sustainable growth through active asset management, development opportunities, and strategic acquisitions in prime industrial markets, while maintaining strong financial performance and delivering consistent returns to unitholders. Dream Industrial REIT's experienced management team, combined with their deep market knowledge and disciplined investment approach, positions the trust as a premier owner and operator of mission-critical industrial real estate assets that serve the backbone of North American commerce and logistics networks.



Jones Lang LaSalle Incorporated (JLL) is a Fortune 500 company and one of the world's leading commercial real estate services firms, with over 240 years of experience shaping the future of real estate. Operating in more than 80 countries with 100,000+ professionals worldwide, JLL provides comprehensive real estate services including leasing, capital markets, property management, project management, and strategic advisory services to Fortune 500 companies, institutional investors, and property owners globally.

As a trusted advisor in the commercial real estate industry, JLL combines deep local market expertise with global reach and cutting-edge technology to deliver exceptional results for our clients. Our integrated platform of services, powered by JLL Technologies and data-driven insights, enables us to provide innovative solutions that optimize real estate portfolios, enhance workplace experiences, and drive sustainable value creation. JLL is committed to building a better tomorrow through our focus on ESG initiatives, including our goal to achieve net-zero carbon emissions by 2040, while maintaining our position as the industry leader in delivering world-class commercial real estate services and solutions.

The Dream Advantage

Dream REIT delivers exceptional value through competitive pricing, flexible lease terms, and comprehensive tenant improvement packages. We provide tenants with personalized concierge services, rapid maintenance response, and strategic business support that drives success. For brokers, we offer streamlined transactions, dedicated relationship managers, competitive commissions, and exclusive market insights. "The Dream Advantage" means creating true partnerships where superior value, tenant-focused services, and broker-friendly practices exceed expectations and build lasting relationships in today's competitive CRE market.





Visit our property website

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