

# TORBRAM INDUSTRIAL PARK

Next-Generation Industrial

9501-9511 TORBRAM ROAD | BRAMPTON, ON








**dream** 

**AVISON  
YOUNG**

# TORBRAM INDUSTRIAL PARK

## Property Overview

Avison Young, in partnership with Dream, is pleased to introduce Torbram Industrial Park: a brand new, next-generation industrial development. This 2-building, 688,246 sf project will be constructed to meet Carbon Neutral requirements and feature a 40' clear height and dedicated trailer parking. It is ideal for advanced manufacturing with just-in-time (JIT) delivery for Stellantis suppliers, as well as warehousing, distribution, and manufacturing-related uses.

-  Excellent highway access to Highways 410, 407, and 401 for efficient transportation and distribution
-  Proximity to major intermodal hubs, including Canadian Pacific (CP), the Vaughan Intermodal Terminal, and the CN Brampton Intermodal Terminal
-  Strong local labour pool supporting a wide range of industrial operations
-  Served by Brampton Transit and GO Transit for commuter access
-  Nearby amenities enhancing business support services and tenant convenience



**Lot Size**  
32 Acres



**Total Area**  
Building A + B : 688,246 sf



**Clear Height**  
40'



**Trailer Parking**  
92



**Power**  
3000 Amps, 600 Volts



**Asking Net Rent**  
Contact listing team



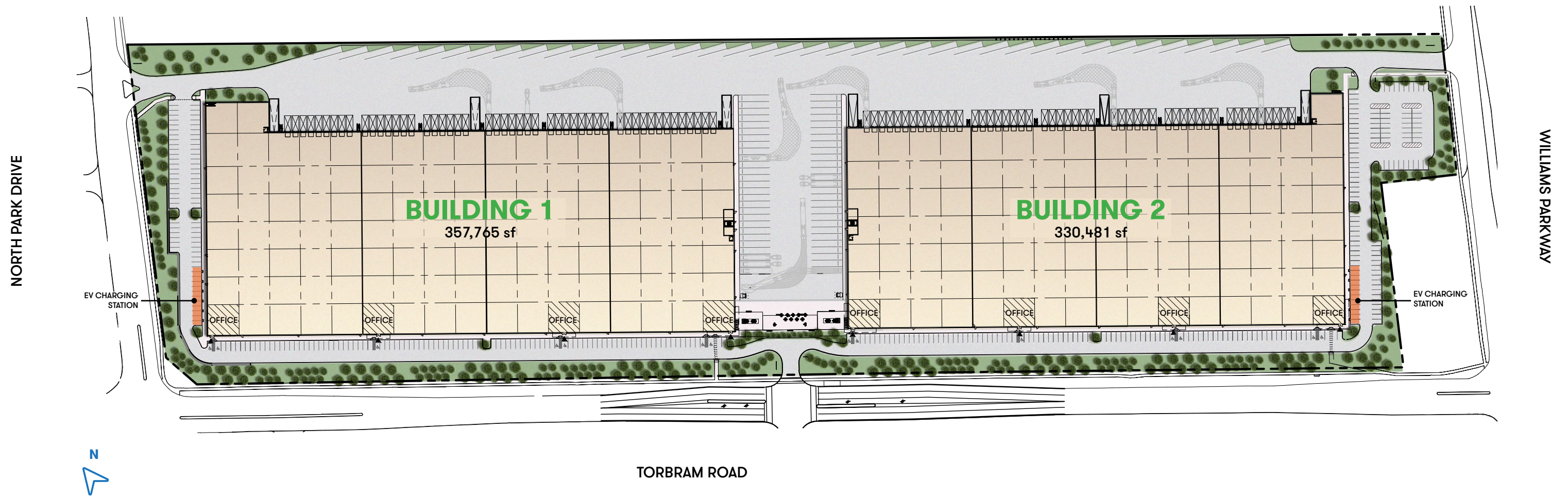
**TMI (est.2026)**  
\$4.00 psf



**Possession**  
Q2 2027



# Site Plan



## Racking Plan Highlights



Up to 133,280 pallet positions across the 700,000 SF campus.



40' clear height supports 7-level racking, delivering 16.7% more storage capacity.



VNA configuration provides 25% more rack rows than traditional narrow aisle layouts.



Up to 45.8% greater pallet density versus a conventional 36' clear warehouse.



Designed for high-volume distribution, e-commerce, and 3PL operations.



Supports both Narrow Aisle (NA) and Very Narrow Aisle (VNA) storage strategies.

## Zoning - Business Employment

### M2 205

#### Industrial

(1) the manufacturing, assembly, storage and distribution of semi-finished products including the assembly of motor vehicles

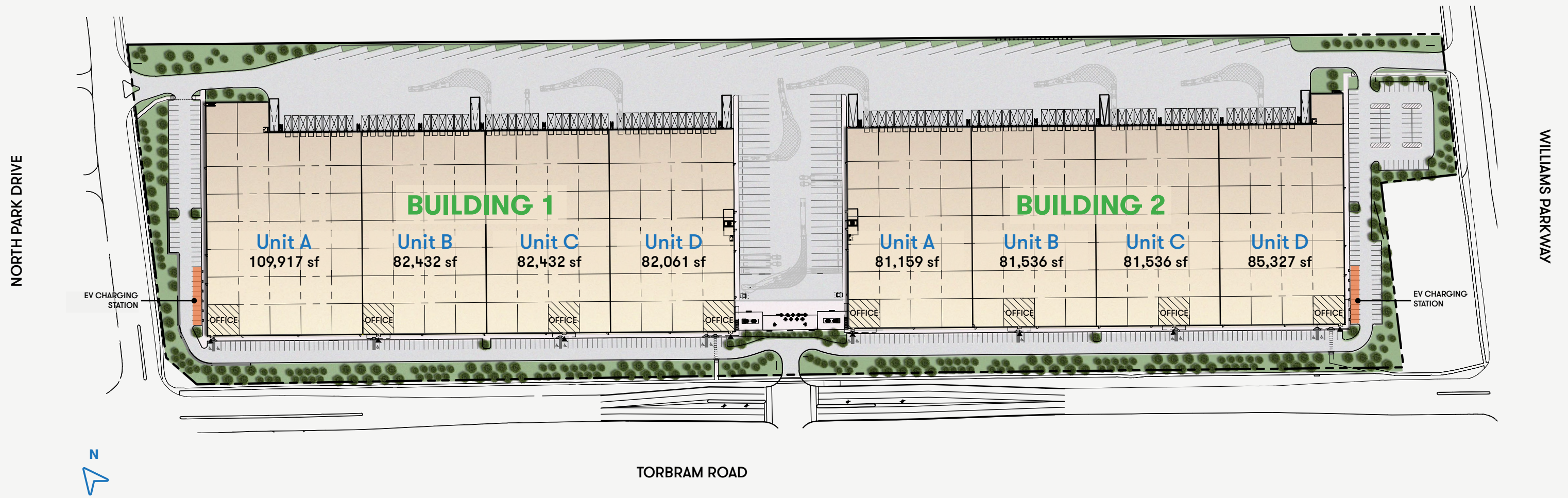
#### Non-Industrial

(1) exhibition and conference halls

#### Accessory

(1) business, professional and administrative offices connected with another permitted use of the land, bank, trust company and financial institution; and  
(2) purposes accessory to the other permitted purposes

# Demising Plans



## BUILDING 1 - 357,765 sf

| Unit(s)       | Size (sf) | Truck-level Doors | Drive-in Doors |
|---------------|-----------|-------------------|----------------|
| A             | 109,917   | 9                 | 1              |
| A + B         | 192,349   | 22                | 2              |
| A + B + C     | 274,781   | 37                | 2              |
| FULL BUILDING | 357,765   | 50                | 3              |

## BUILDING 2 - 330,481 sf

| Unit(s)       | Size (sf) | Truck-level Doors | Drive-in Doors |
|---------------|-----------|-------------------|----------------|
| A             | 81,159    | 13                | 1              |
| A + B         | 162,695   | 28                | 1              |
| A + B + C     | 244,231   | 41                | 2              |
| FULL BUILDING | 330,481   | 50                | 3              |



# Location

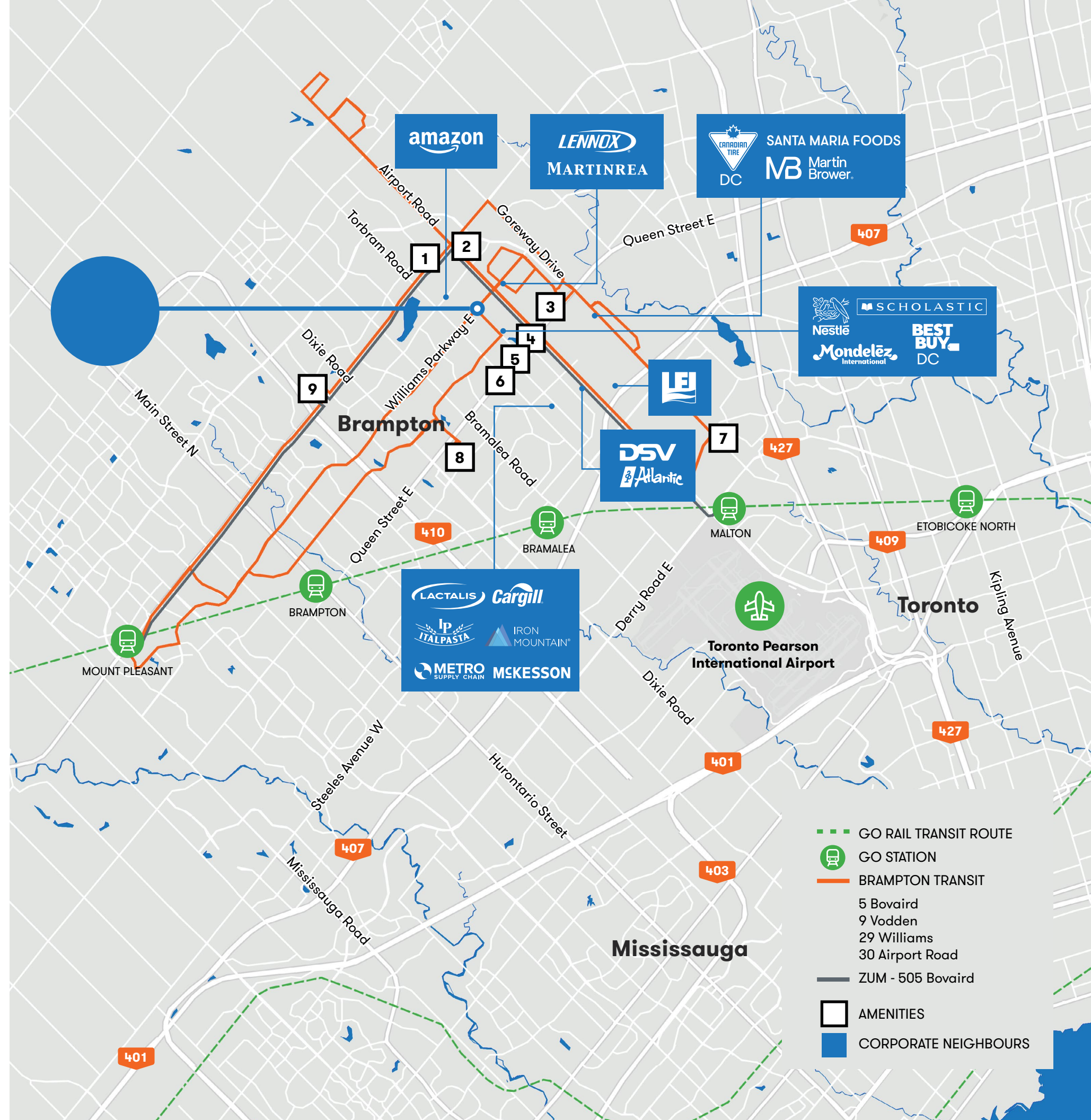
## CORPORATE NEIGHBOURS+ AMENITIES/TRANSIT

- |  |   |  |   |
|--|---|--|---|
| <b>1</b> Fortinos<br>McDonald's<br>Pet Value<br>Service Ontario                                  | Scotiabank<br>Pizza Pizza<br>Tim Hortons<br>Esso<br>Lazeez  | <b>6</b> Burrito Boyz<br>A&W<br>Boston Pizza<br>Baskin Robbins<br><br>Fit 4 Less<br>Subway<br>KFC<br>Tim Hortons | Heritage Fish & Chips<br>Williams Cafe<br>McDonald's<br><br>Harvey's<br>Husky<br>Circle K |
| <b>2</b> <b>SmartCentres Bramport</b><br>LA Fitness<br>Value Village<br>CIBC<br>Dollarama<br>BMO | Swiss Chalet<br>LCBO<br>Tim Hortons<br>Wendy's<br>No Frills | <b>7</b> <b>Westwood Square</b><br>CIBC<br>Dollarama<br>FreshCo<br>LCBO<br>Beer Store                            | RBC<br>Popeyes<br>Scotiabank<br>Shoppers Drug Mart<br>TD                                  |
| <b>3</b> <b>Woodhill Centre</b><br>Home Depot<br>TD<br>RBC<br>Pet Smart                          | Cora<br>Giant Tiger<br>Montana's<br>Pizza Hut               | <b>8</b> <b>Bramalea City Centre</b><br>Best Buy<br>BMO<br>Carter's<br>CIBC<br>Goodlife                          | Pickle Barrel<br>Popeyes<br>Jollibee<br>Moxies<br>The Keg                                 |
| <b>4</b> <b>SmartCentres Brampton E</b><br>Winners<br>Walmart<br>Tim Hortons<br>Staples          | The Brick<br>Dollar Tree<br>Burger King<br>Popeyes          | <b>9</b> <b>Trinity Commons Mall</b><br>LA Fitness<br>Value Village<br>CIBC<br>Dollarama<br>BMO                  | Swiss Chalet<br>LCBO<br>Tim Hortons<br>Wendy's<br>No Frills                               |
| <b>5</b> The Beer Store<br>Wild Wing<br>Kelsey's<br>Canadian Tire                                | Auto Planet<br>A&W<br>Boston Pizza<br>McDonald's            |  |   |

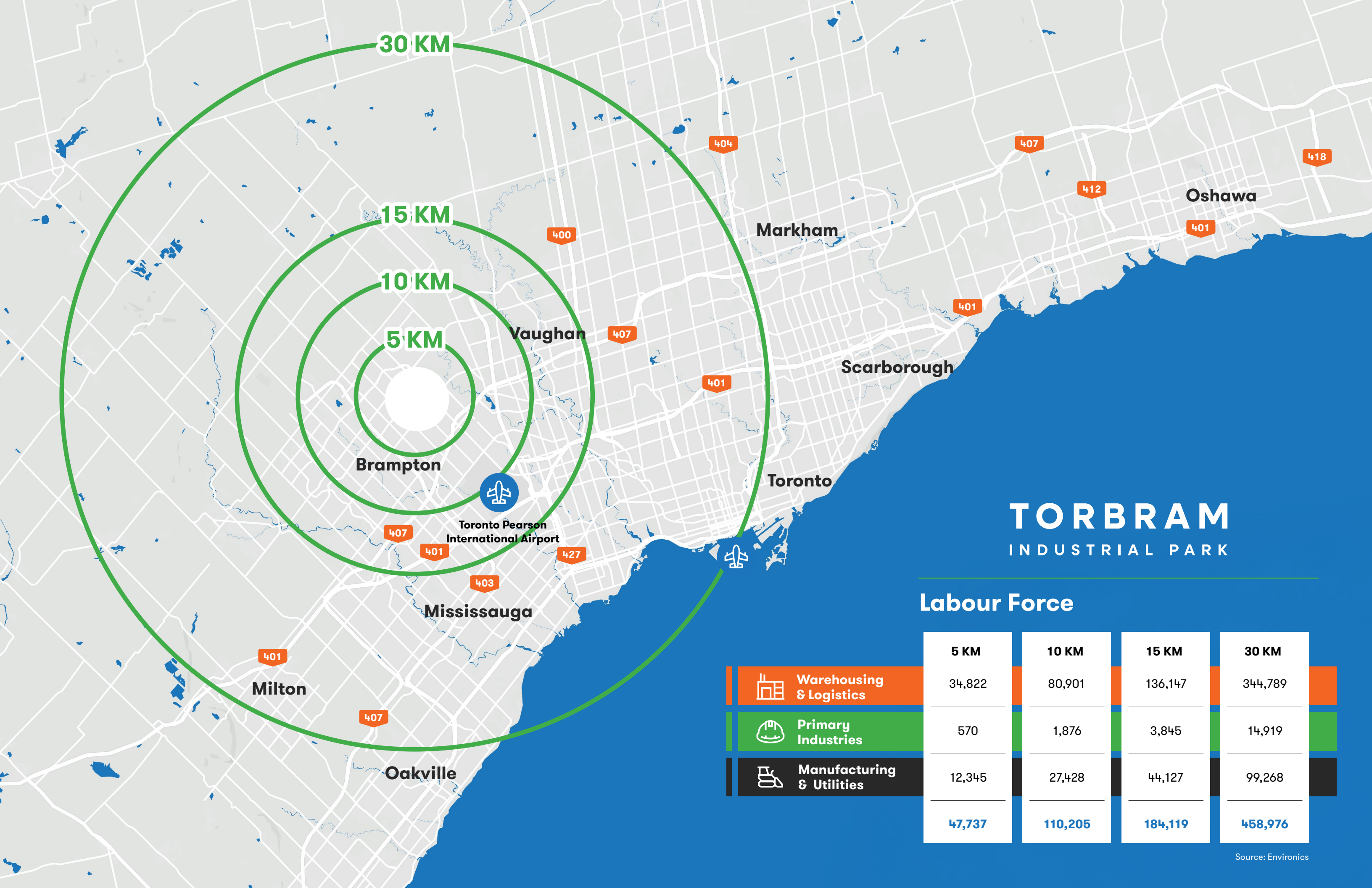
### Drive Times

|   |  |                                      |
|---|--|--------------------------------------|
| <b>17 MINS   17 KM</b><br>Toronto Pearson International Airport | <b>49 MINS   42 KM</b><br>Downtown Toronto | <b>10 MINS   5 KM</b><br>CN Brampton |
|---|--|--------------------------------------|

- 47 Walker's paradise**  
Daily errands do not require a car
- 53 Transit Score**  
World class public transportation



--- GO RAIL TRANSIT ROUTE  
● GO STATION  
--- BRAMPTON TRANSIT  
 5 Bovaird  
 9 Vodden  
 29 Williams  
 30 Airport Road  
--- ZUM - 505 Bovaird  
 AMENITIES  
 CORPORATE NEIGHBOURS



# TORBRAM

## INDUSTRIAL PARK

### Labour Force

|                           | 5 KM          | 10 KM          | 15 KM          | 30 KM          |
|---------------------------|---------------|----------------|----------------|----------------|
| Warehousing & Logistics   | 34,822        | 80,901         | 136,147        | 344,789        |
| Primary Industries        | 570           | 1,876          | 3,845          | 14,919         |
| Manufacturing & Utilities | 12,345        | 27,428         | 44,127         | 99,268         |
| <b>Total</b>              | <b>47,737</b> | <b>110,205</b> | <b>184,119</b> | <b>458,976</b> |

Source: Environics

## Meet the team

Developed and Managed by:



Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.

Listing Brokerage:

**AVISON  
YOUNG**

Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.



# TORBRAM

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