



# 8 3 5

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 an 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



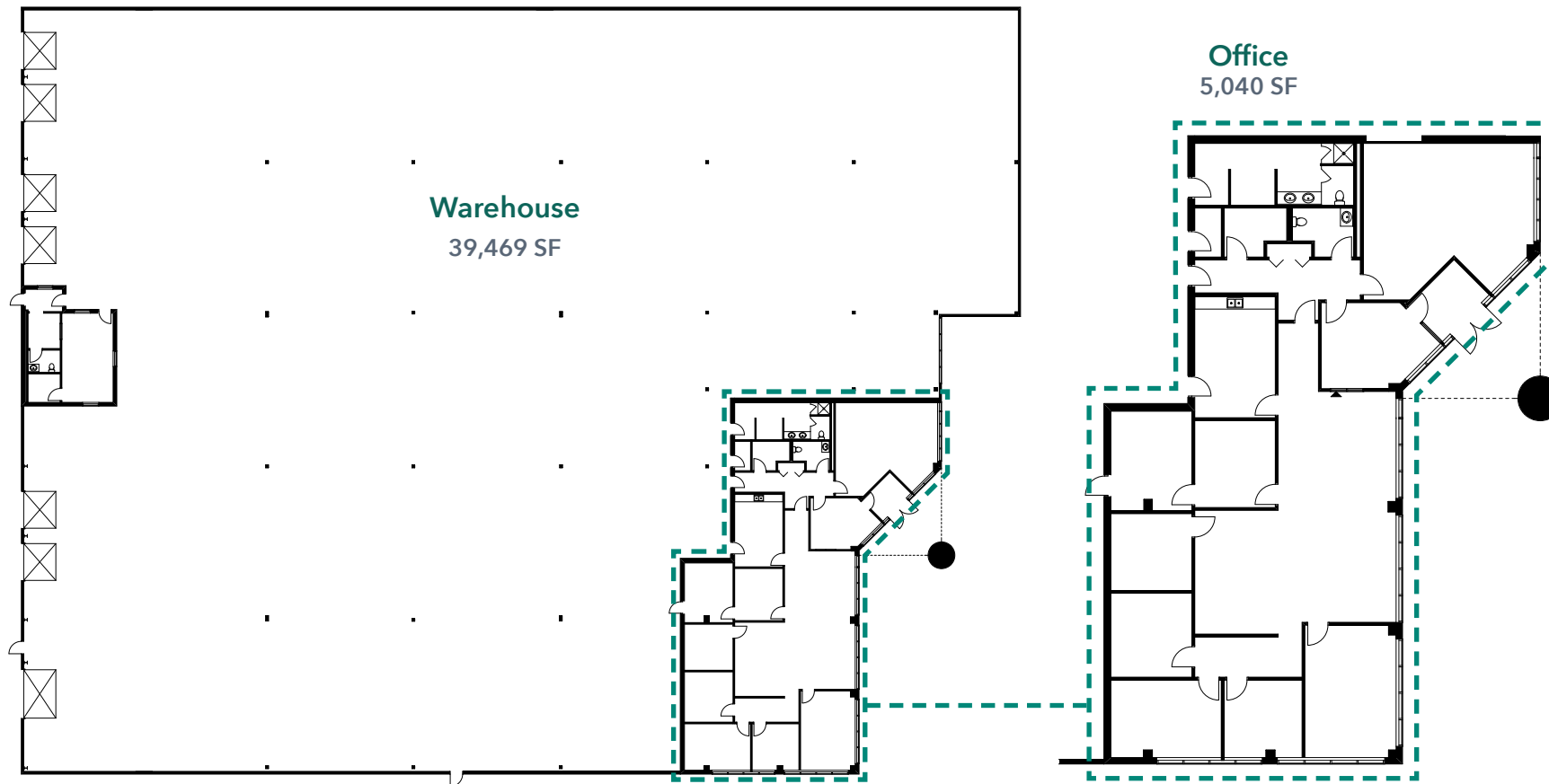
Multi-modal  
logistics connections



Available  
June 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.



# Specifications

**44,509**

TOTAL AREA - UNIT 1



**37' x 165'**

TYPICAL BAY SIZE



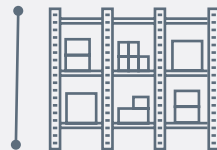
**60'**

MARSHALLING  
BAY DEPTH



**30'3"**

CLEAR  
HEIGHT



**5**

TRUCK LEVEL  
DOORS



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**

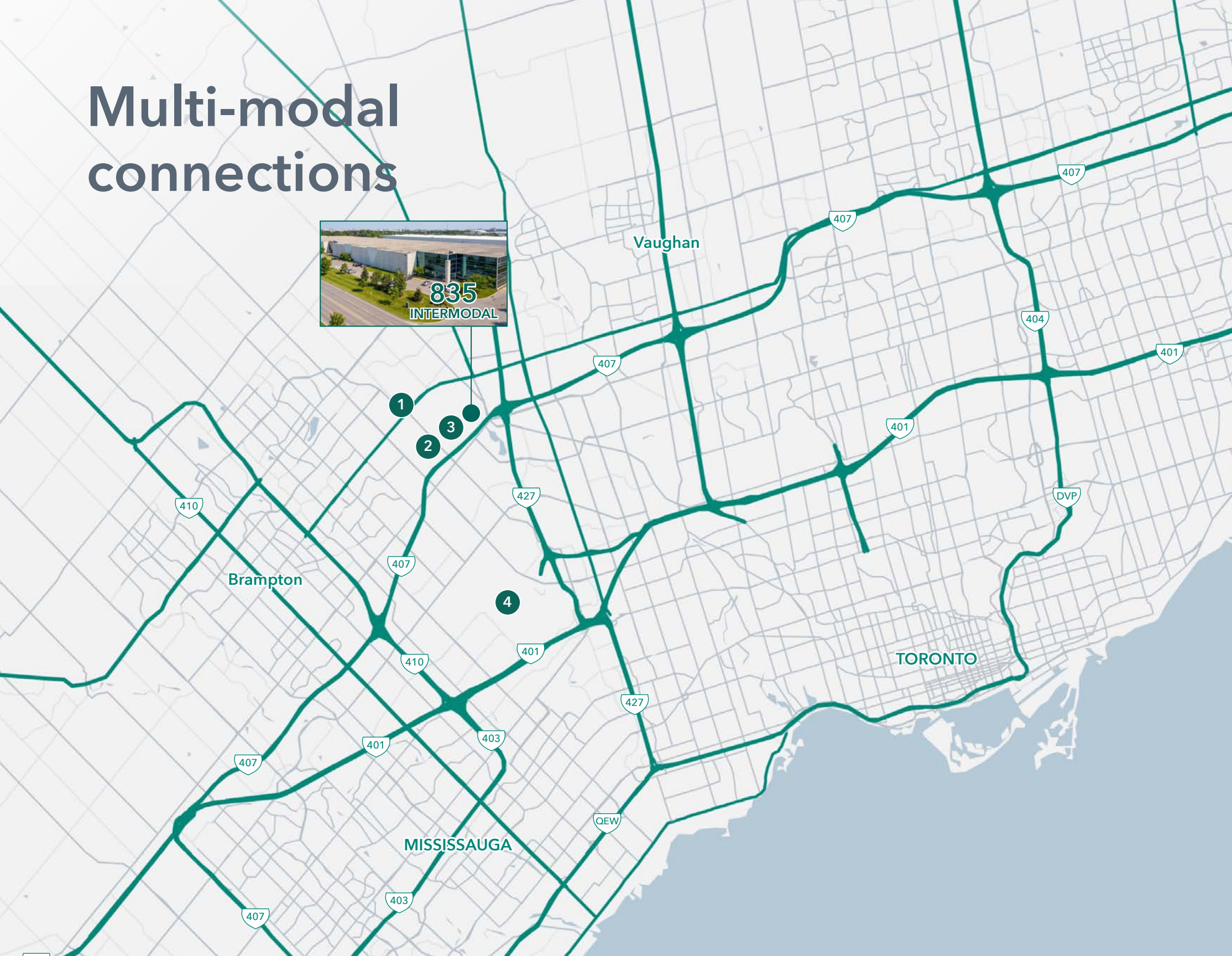
TONNES OF AIR CARGO  
HANDLED ANNUALLY AT  
PEARSON AIRPORT



**60%**

BRAMPTON'S LABOUR FORCE  
WITH POST-SECONDARY  
EDUCATION

# Multi-modal connections

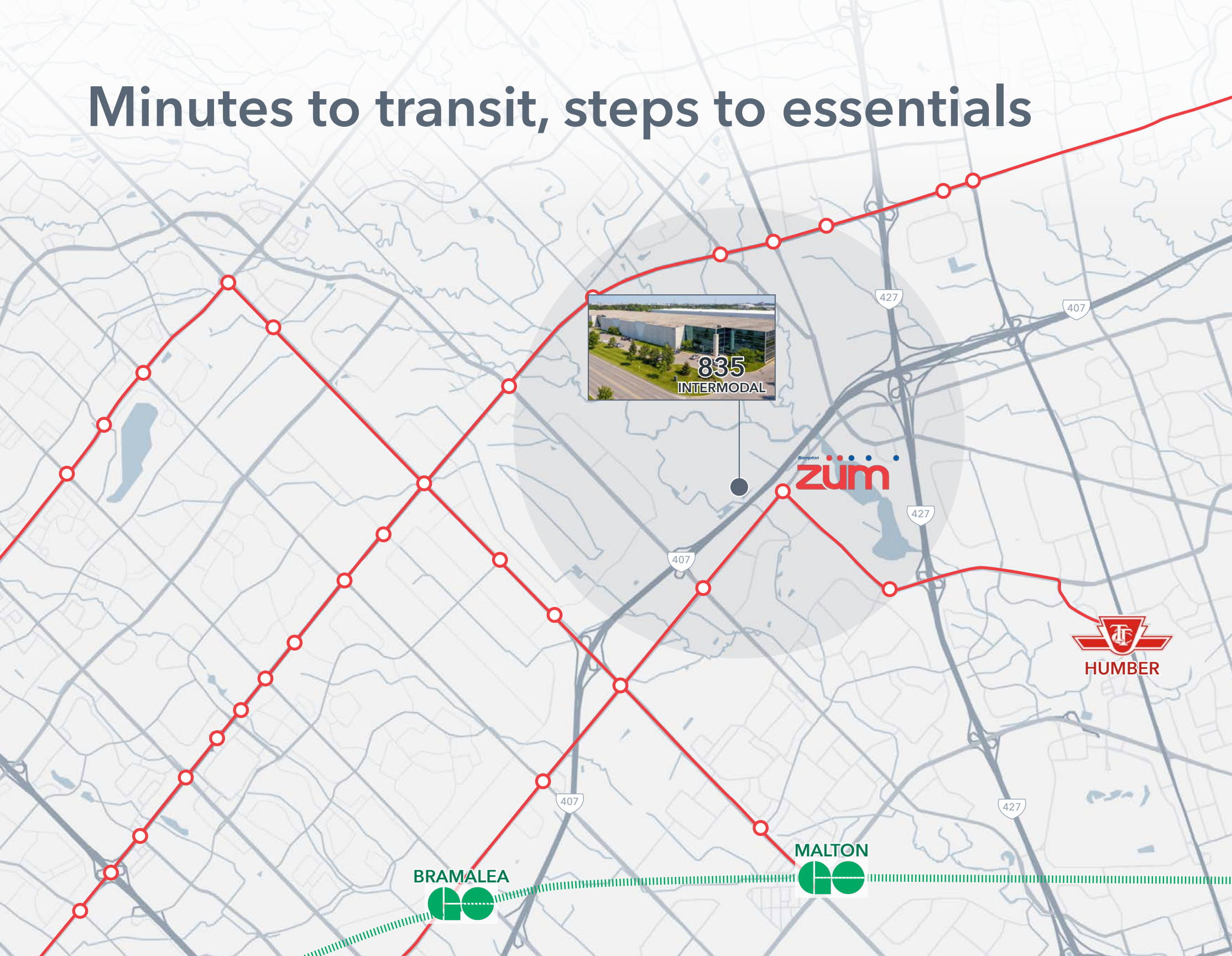


## Drive Times

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

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835 Intermodal Drive, Brampton, ON

**Let's get in touch.**

**MIRIAM HASKO**

SENIOR DIRECTOR, LEASING

Broker of Record

289 242 9619

[miriam.hasko@bgo.com](mailto:miriam.hasko@bgo.com)

**[bgoproperties.com](https://bgoproperties.com)**

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**BGO**  
Properties

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