

TORBRAM INDUSTRIAL PARK

Next-Generation Industrial

9501-9511 TORBRAM ROAD | BRAMPTON, ON



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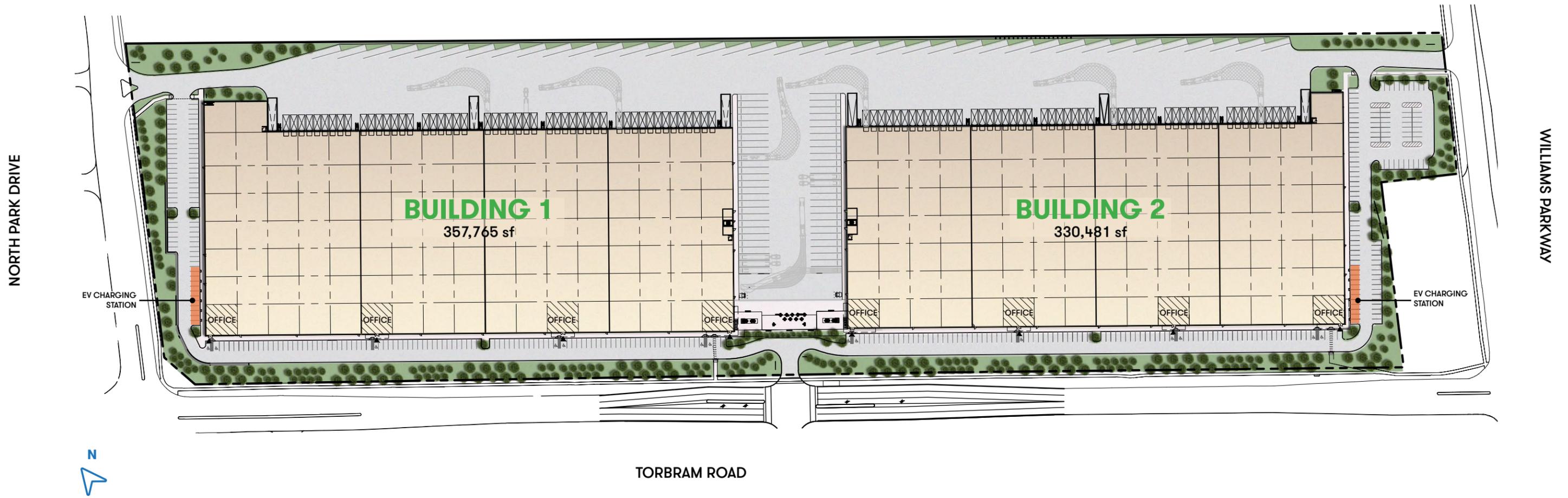
Property Overview

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



Site Plan



Lot Size
32 Acres



Total Area
Building A + B : 688,246 sf



Clear Height
40'



Trailer Parking
92

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



Power
3000 Amps, 600 Volts



Asking Net Rent
Contact listing team

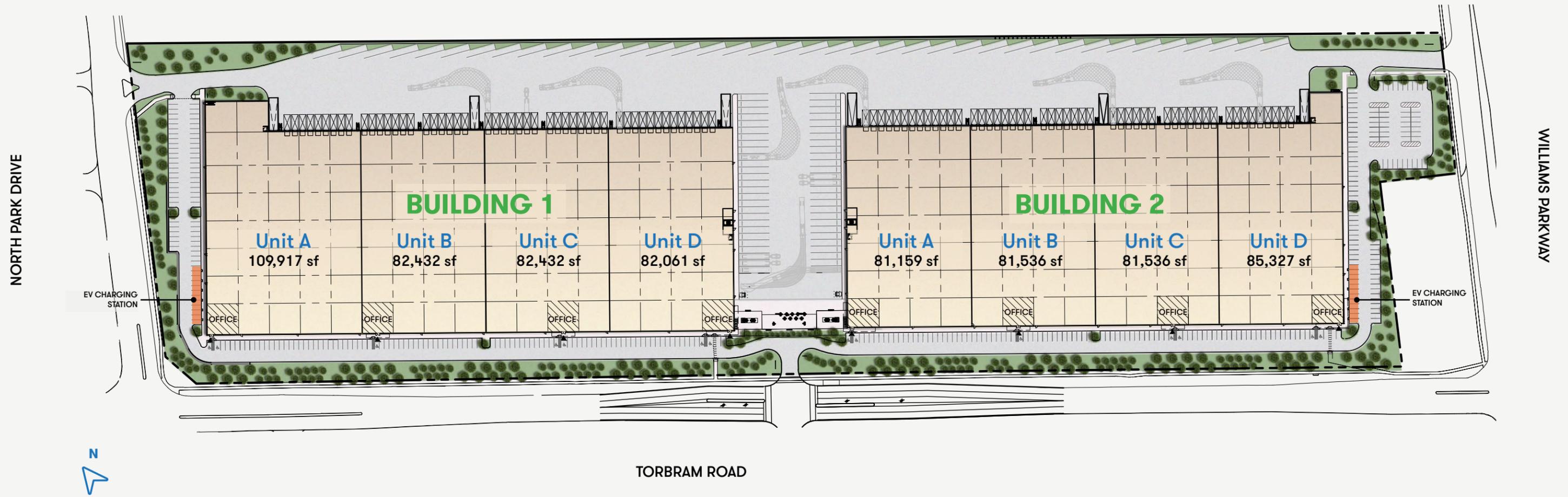


TMI (est.2026)
\$4.00 psf



Possession
Q2 2027

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

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Strategic Location

Situated at the crossroads of Highways 401, 407, and 410, the property offers unmatched connectivity across the Greater Toronto Area. Highway 401, part of the Trans-Canada corridor, links directly to key U.S. border crossings in Windsor/Detroit and Buffalo via the QEW. The site is also minutes from CN and CP intermodal terminals in Brampton and Vaughan, providing efficient freight and logistics options, and is only a 35-minute drive (approx. 40 km) to downtown Toronto.

With more than 2 million residents within a 20 km radius, the location benefits from a deep and diverse labour pool. Combined with access to regional transit, amenities, and major trade infrastructure, this makes the site highly attractive to both distribution and manufacturing occupiers.



Location

CORPORATE NEIGHBOURS+ AMENITIES/TRANSIT

- | | | | |
|--|--|---|--|
| <p>1 Fortinos
McDonald's
Pet Value
Service Ontario</p> | <p>Scotiabank
Pizza Pizza
Tim Hortons
Esso
Lazeez</p> | <p>6 Burrito Boyz
A&W
Boston Pizza
Baskin Robbins

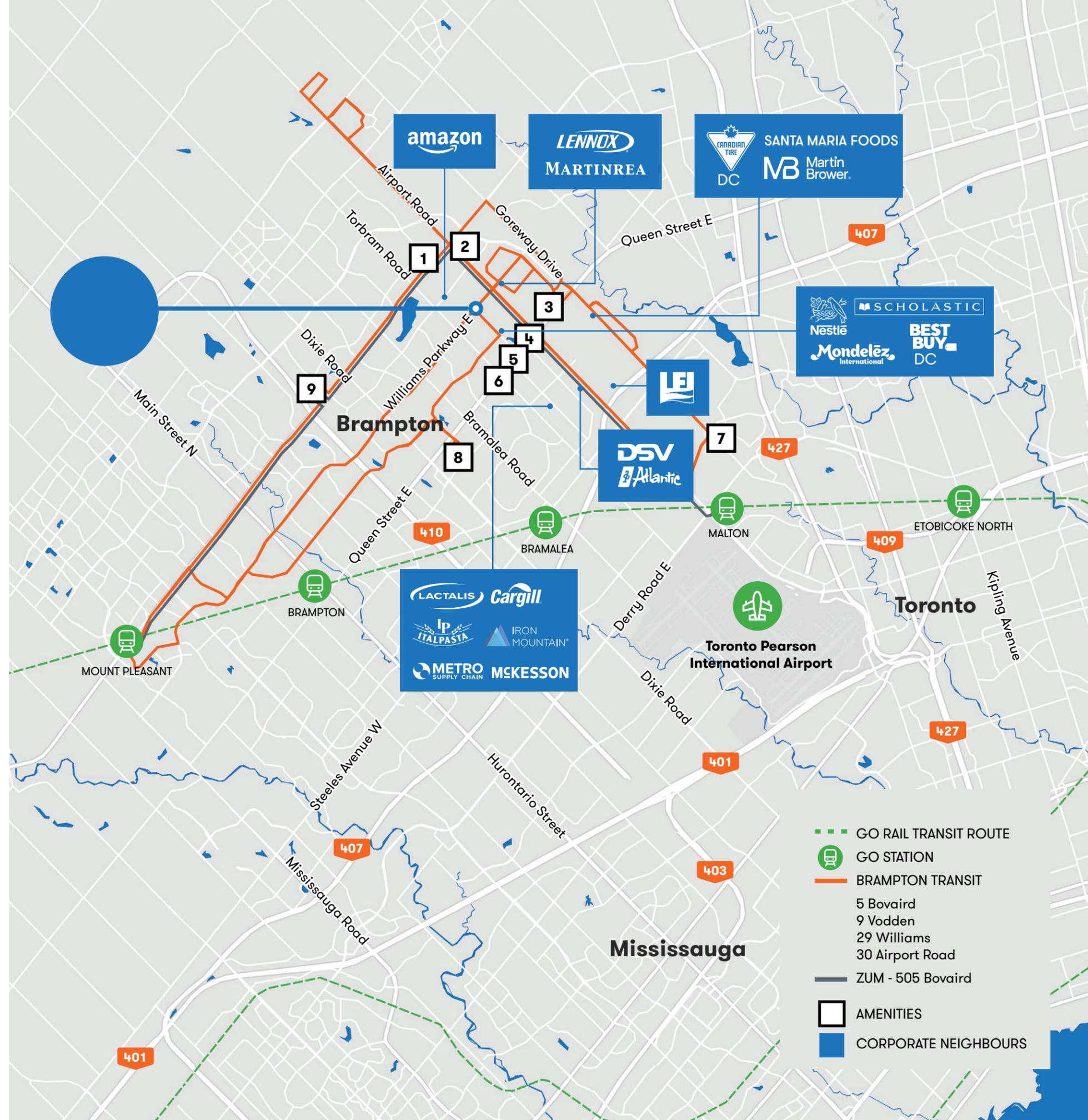
Fit 4 Less
Subway
KFC
Tim Hortons</p> | <p>Heritage Fish & Chips
Williams Cafe
McDonald's

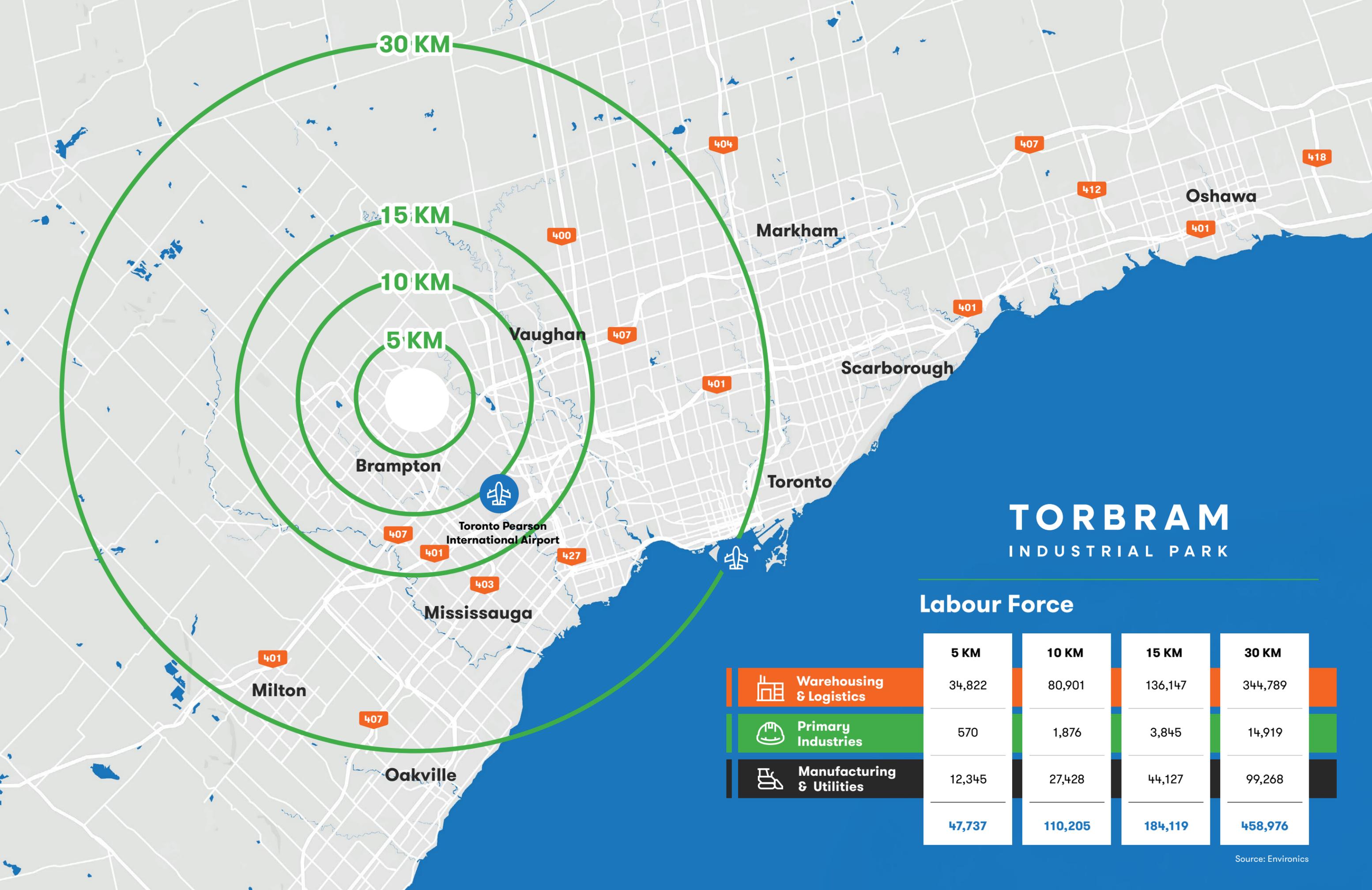
Harvey's
Husky
Circle K</p> |
| <p>2 SmartCentres Bramport
LA Fitness
Value Village
CIBC
Dollarama
BMO</p> | <p>Swiss Chalet
LCBO
Tim Hortons
Wendy's
No Frills</p> | <p>7 Westwood Square
CIBC
Dollarama
FreshCo
LCBO
Beer Store</p> | <p>RBC
Popeyes
Scotiabank
Shoppers Drug Mart
TD</p> |
| <p>3 Woodhill Centre
Home Depot
TD
RBC
Pet Smart</p> | <p>Cora
Giant Tiger
Montana's
Pizza Hut</p> | <p>8 Bramalea City Centre
Best Buy
BMO
Carter's
CIBC
Goodlife</p> | <p>Pickle Barrel
Popeyes
Jollibee
Moxies
The Keg</p> |
| <p>4 SmartCentres Brampton E
Winners
Walmart
Tim Hortons
Staples</p> | <p>The Brick
Dollar Tree
Burger King
Popeyes</p> | <p>9 Trinity Commons Mall
LA Fitness
Value Village
CIBC
Dollarama
BMO</p> | <p>Swiss Chalet
LCBO
Tim Hortons
Wendy's
No Frills</p> |
| <p>5 The Beer Store
Wild Wing
Kelsey's
Canadian Tire</p> | <p>Auto Planet
A&W
Boston Pizza
McDonald's</p> | | |

Drive Times

<p>17 MINS 17 KM Toronto Pearson International Airport</p>	<p>49 MINS 42 KM Downtown Toronto</p>	<p>10 MINS 5 KM CN Brampton</p>
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-  **47 Walker's paradise**
Daily errands do not require a car
-  **53 Transit Score**
World class public transportation





TORBRAM

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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
Total	47,737	110,205	184,119	458,976

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.



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