

**127,102 square feet**  
**With 12,264 sf of two storey office +**  
**shipping office**  
**Available August 1, 2022**

## 845 Intermodal Drive

Brampton, Ontario, Canada

Only 1.9 kilometers from the 407 ETR / Goreway Road interchange, and 4.8 kilometers to Hwy 427 this unit has 407 exposure with excellent signage.

### August 1, 2022 Availability:

Unit 1: 127,102 square feet (not divisible)

Office: 6,471 sf first floor

5,793 sf second floor

Shipping office: 1,306 square feet

Warehouse area: 113,532 square feet

### Rates:

Net Rate: \$17.00 per square foot

With annual escalations

Additional Rent: \$3.79 per square foot (2022 est.)

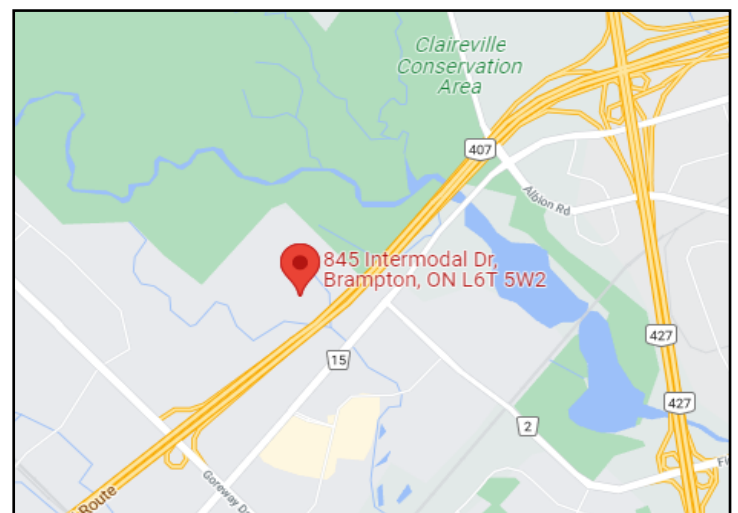
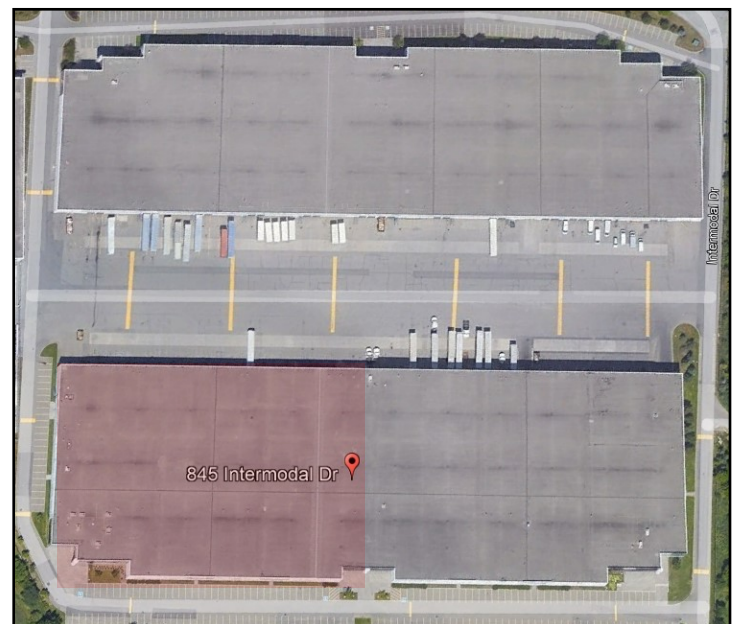
### Unit Features:

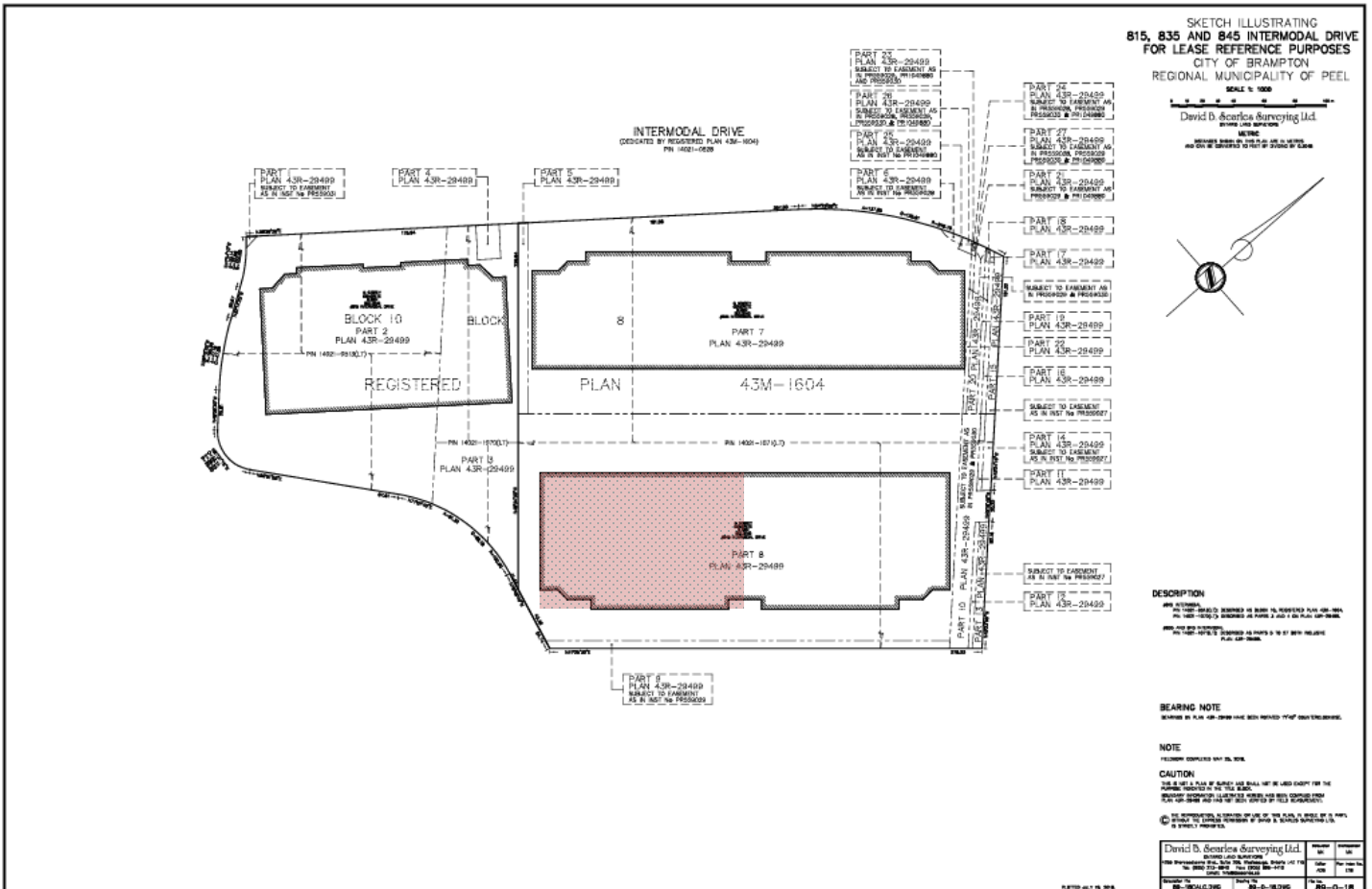
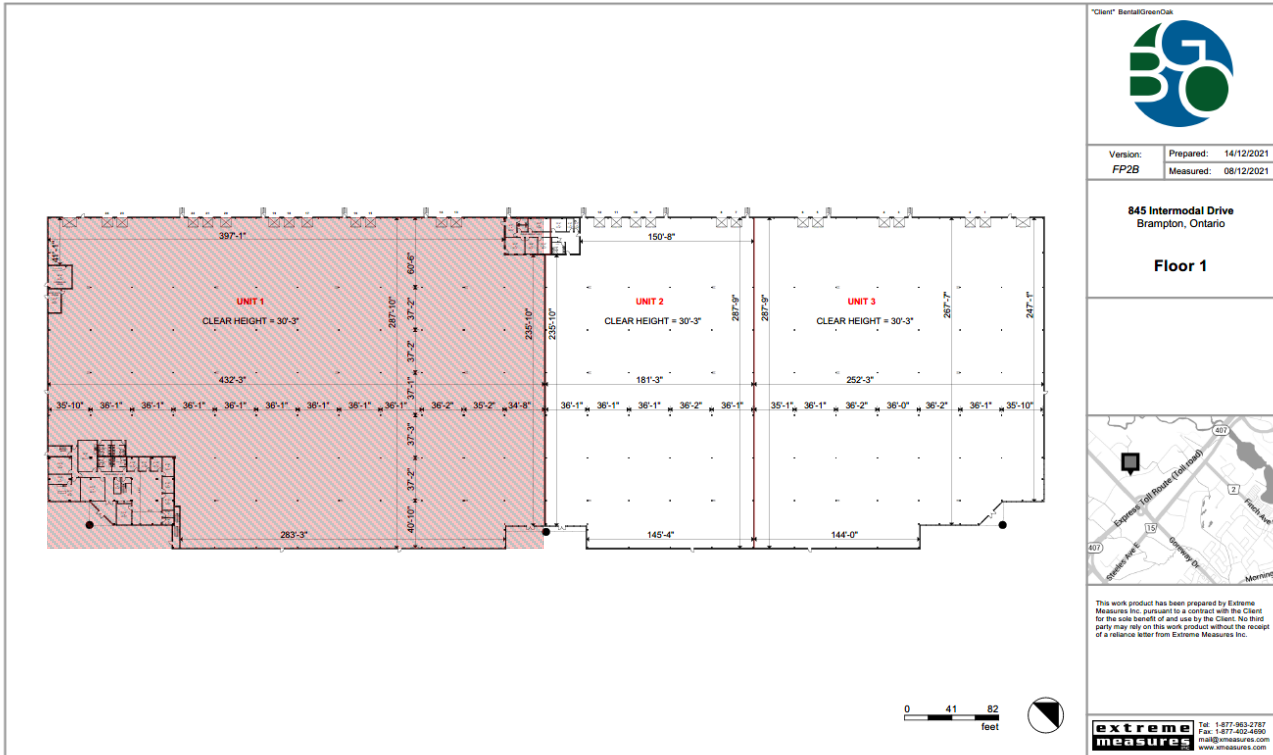
- 30' Clear Height
- 12 Truck Level, 1 Drive in Doors
- 215' shared shipping court depth for easier traffic management (shared with 835 Intermodal)
- M1 Zoning
- 800 amps / 600 volt power
- 36'x37' typical bay size
- 60' marshalling bay
- Connects to Goreway Drive—which is serviced by Brampton Public Transit 5 and 29A routes
- 2 kilometers from CN Brampton Intermodal yard
- 11 kilometers from Pearson International Airport
- 98 passenger vehicle spaces (front and side)

### Sean Bryson

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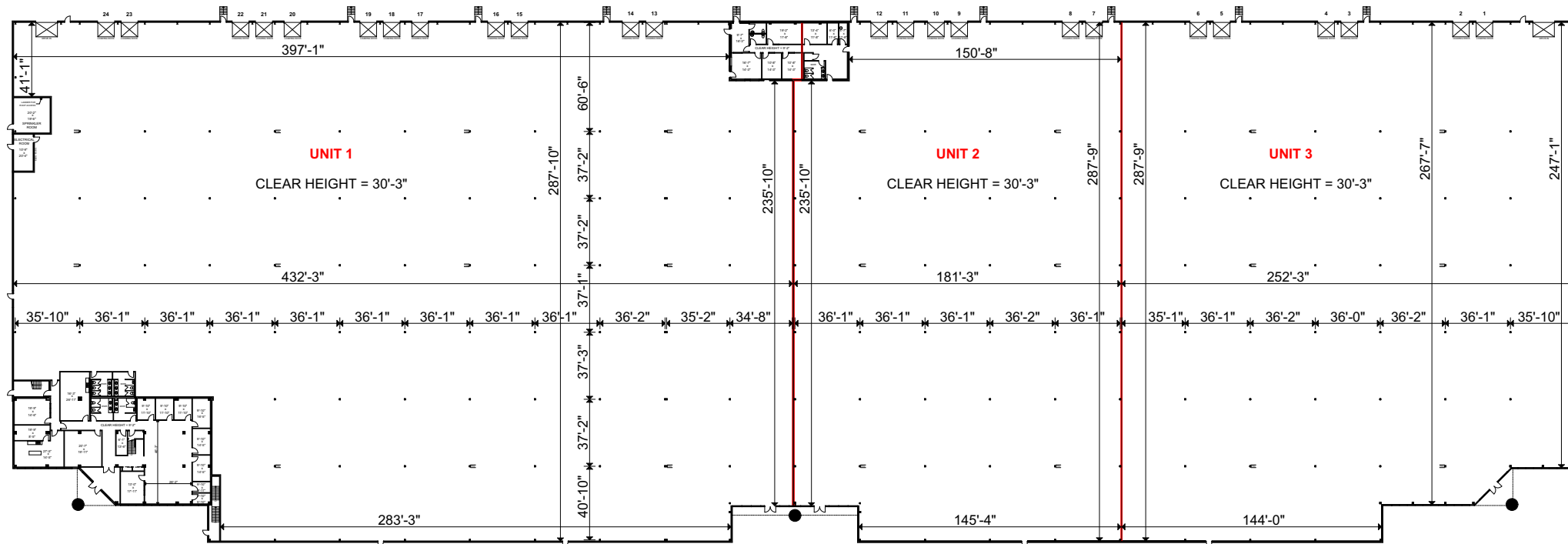




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FP2B	Measured:	08/12/2021

845 Intermodal Drive  
Brampton, Ontario

### Floor 1



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