

EXCEPTIONAL SCALE. MAXIMUM EFFICIENCY.

1K

70 • 80 VAN KIRK DRIVE

339,230 SF AVAILABLE **FOR SALE OR LEASE**

Cartera

 CUSHMAN &
WAKEFIELD

BUILT FOR PERFORMANCE

70 & 80 Van Kirk Drive delivers a rare opportunity to secure a large-scale industrial facility in Brampton, ON. Spanning 14.91 acres, the high-capacity property combines heavy power, a secure yard and modern office space in a configuration designed for operational flexibility. With immediate access to major highways, transit connections and everyday amenities nearby, it offers the infrastructure needed to support complex industrial users.

Built to support both operations and administration, 70 & 80 Van Kirk Drive pairs large-scale industrial space with modern office areas. The facility delivers the infrastructure needed for manufacturing and logistics, along with a polished office environment and employee support areas, including lunch and change rooms.

SPACE THAT **WORKS HARDER**



14.91 acre site



46,000 SF office space over
2 two-story office sections



13 truck-level doors
9 drive-in doors



70 Van Kirk Drive - 106,252 SF
80 Van Kirk Drive - 203,663 SF
Connector - 29,315 SF
Total building area - 339,230 SF



Clear Height
80 Van Kirk - 25'
70 Van Kirk - 24'
Connector - 24'



425 parking stalls
(1.26 stalls per 1,000 SF)



3,000 amps
at 600V



M4A Industrial zoning supporting
manufacturing uses



Secure yard area



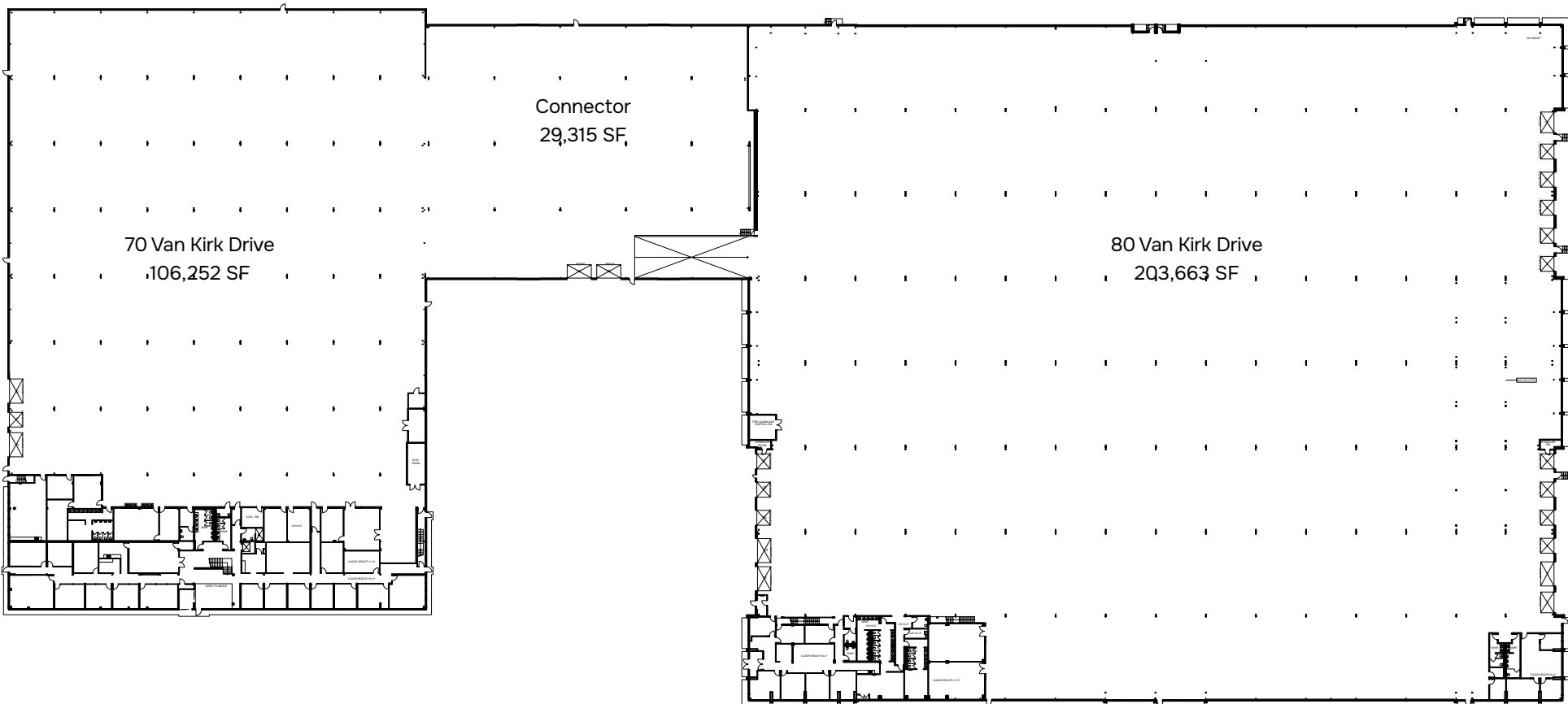
Immediate access to Highways
410, 407, 401 and 427



Convenient access to nearby
dining, retail and everyday services

70 • 80 VAN KIRK DRIVE

SITE PLAN



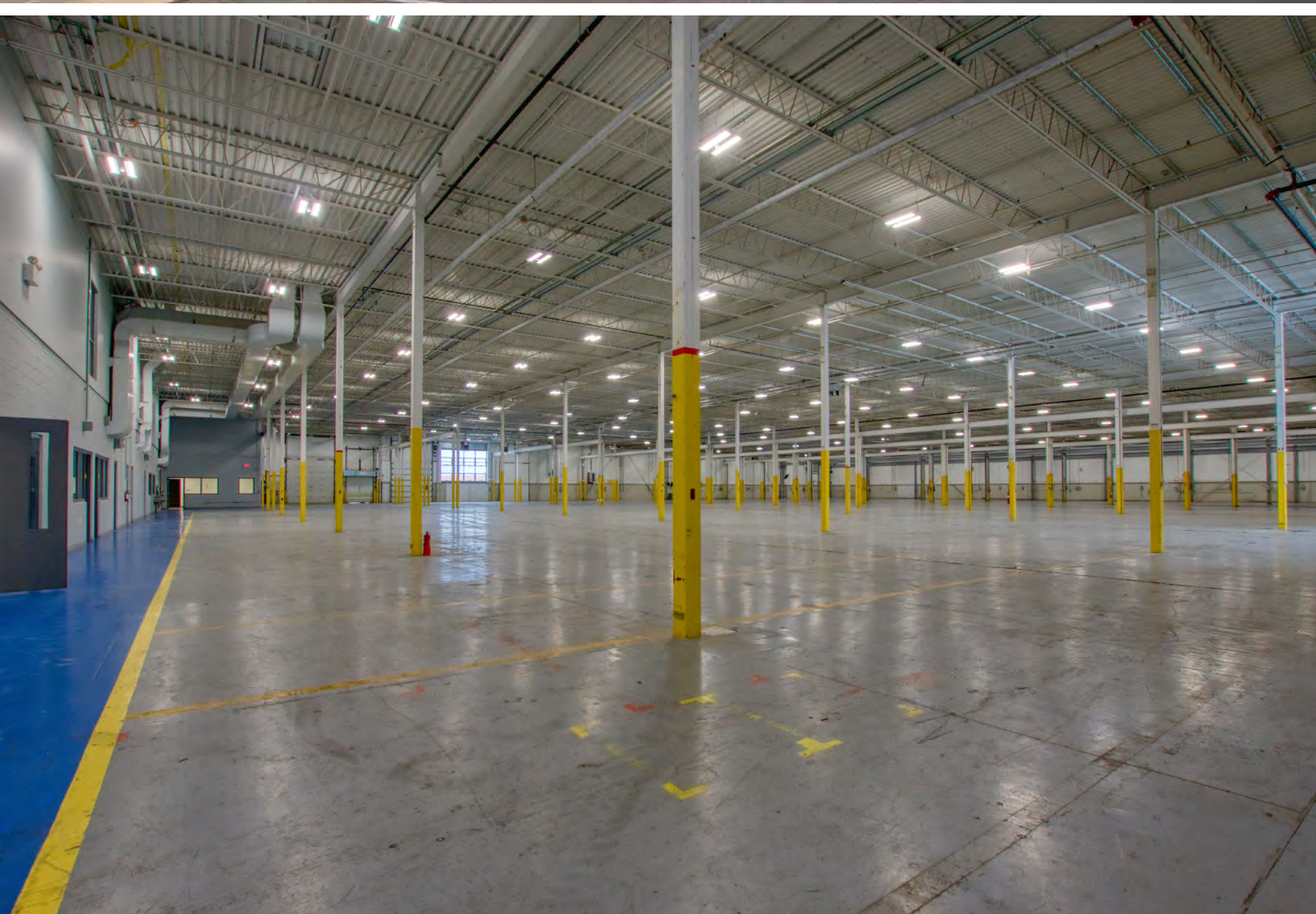
80 Van Kirk
203,663 SF
25' clear height

70 Van Kirk
106,252 SF
24' clear height

Connector
29,315 SF
24' clear height

Office Space
46,000 SF
Two two-story office sections







LABOUR STRENGTH IN BRAMPTON

Located in Brampton, 70 & 80 Van Kirk Drive is positioned within a large labour base that supports industrial, logistics and manufacturing operations. The surrounding area offers access to a broad workforce, helping support both day-to-day staffing needs and long-term operational growth.



Median Age
within 10 km radius
39



Median Household Income
within 10 km radius
\$102,390



Employment Rate
within 10 km radius
55%



Total Population
within 10 km radius
612,753



Daytime Population
within 10 km radius
915,627



Total Households
within 10 km radius
179,485

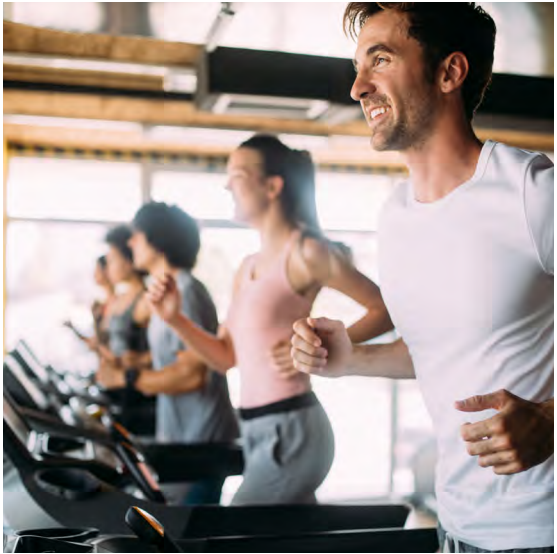
CONNECTION AT EVERY TURN

Positioned in Brampton with direct access to key highway corridors, 70 & 80 Van Kirk Drive offers efficient connectivity across the GTA. Nearby routes provide direct access to Highway 410, 407, 401 and 427, supporting efficient travel to major destinations across the region and Toronto Pearson International Airport.

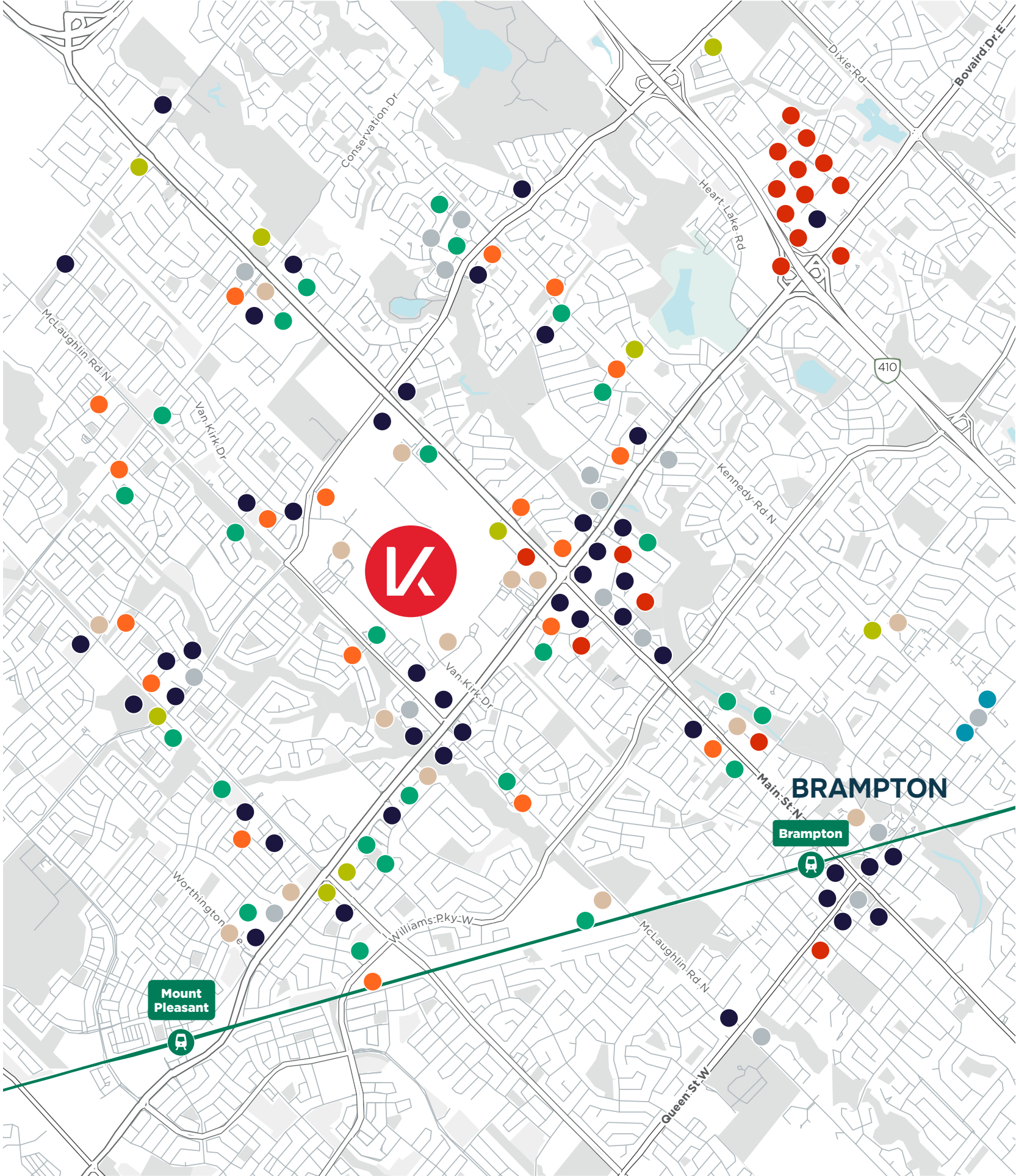
Distance	Total Population	Average Age	Daytime Population	Average Household Income	University Certificate, Diploma or Degree
3 km	43,478	39	68,103	97,857	6,891 (15.85%)
5 km	141,320	39	230,831	104,364	23,624 (16.72%)
10 km	612,753	39	915,627	113,047	111,427 (18.18%)

SURROUNDED BY WHAT MATTERS

70 & 80 Van Kirk Drive is surrounded by the everyday amenities that support a smoother workday. Dining, retail and essential services are all nearby, giving tenants and employees convenient access to what they need throughout the day.



- Bank
- Pharmacy
- Fitness
- Restaurant
- Fuel
- Shopping
- Hotel
- Grocery



70 & 80 VAN KIRK DR, BRAMPTON



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