



FOR SALE

0 COLERAINE DRIVE, BRAMPTON

25 ACRES | INDUSTRIAL DEVELOPMENT LAND

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee Toronto is pleased to present a 20-acre industrial development opportunity located along Coleraine Drive, a key arterial corridor in Brampton’s Highway 427 Industrial Secondary Plan Business Park.

With 20 acres of developable land and 5.0 acres of protected area, the site is designated for employment uses under a holding provision tied to the Secondary Plan. The property features flat, graded, and graveled topography at the rear, as well as proximity to municipal services, including water, storm, sanitary, and hydro.

Centrally positioned among major industrial occupiers and developers, including Prologis, First Gulf, Panattoni, and Orlando Corporation, this location offers immediate connectivity to Brampton, Caledon, and Bolton, as well as strategic access to Highway 427.

PROPERTY DETAILS:

PIN	14213 - 0092
TOTAL SIZE	25.05 Gross Acres ± 20.0 Net Developable
ZONING	A – Agriculture
OFFICIAL PLAN	Designated Employment Area
SECONDARY PLAN	Highway 427 Secondary Plan Designated “Business Park”
SERVICING	Available along Coleraine Drive
FRONTAGE	± 646’ along Coleraine Drive
ASKING PRICE	\$48,888,888



PROPERTY IMAGES



AERIAL FACING WEST



AERIAL FACING SOUTHWEST



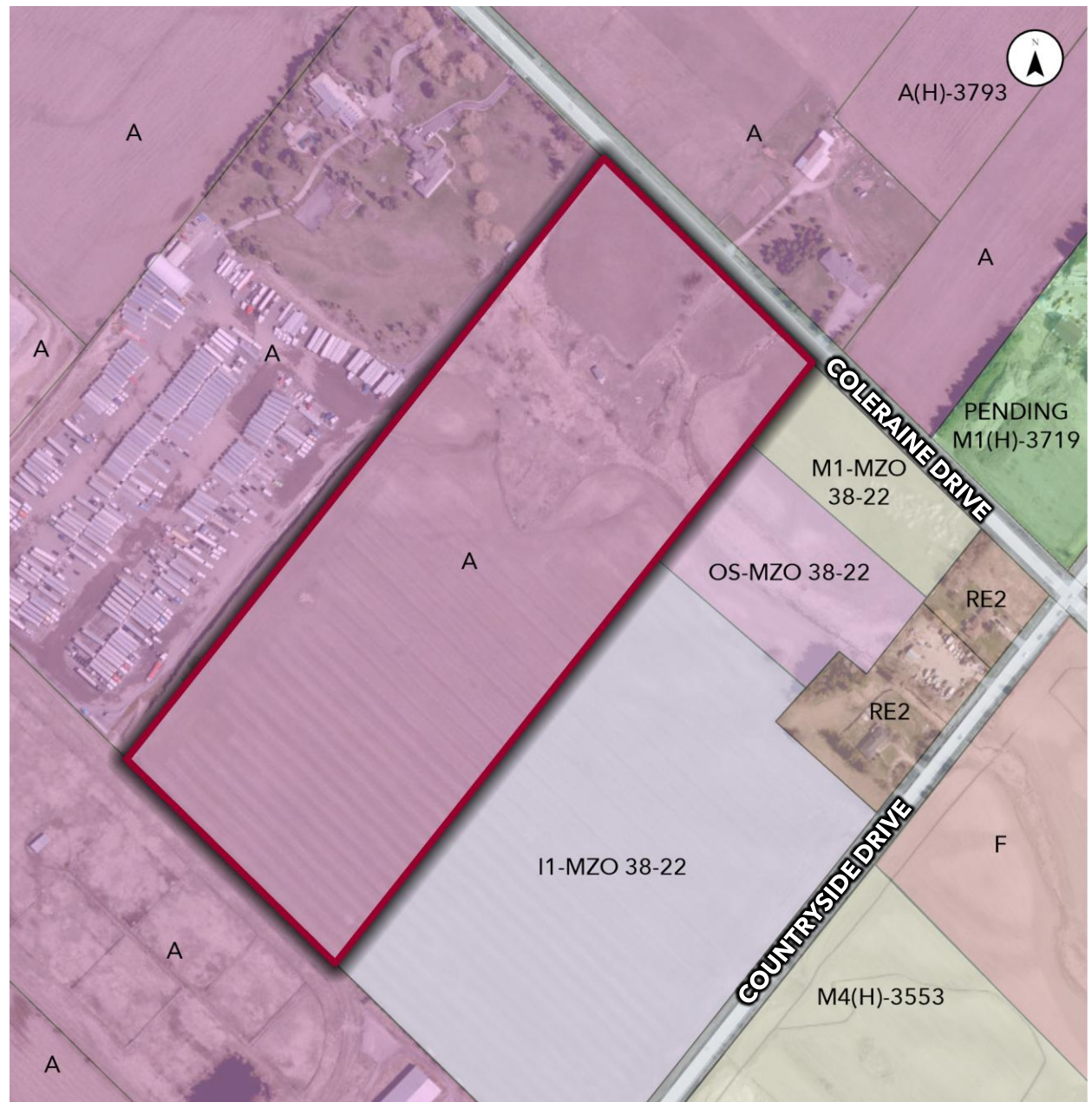
AERIAL FACING SOUTH

ZONING

The property is currently zoned A – Agricultural within the City of Brampton and is located within the boundaries of the approved Highway 427 Industrial Secondary Plan.

While the existing Agricultural zoning permits limited rural and agricultural uses, the property is designated for future industrial development under the Secondary Plan, supporting a range of employment uses such as logistics, warehousing, and manufacturing through future rezoning.

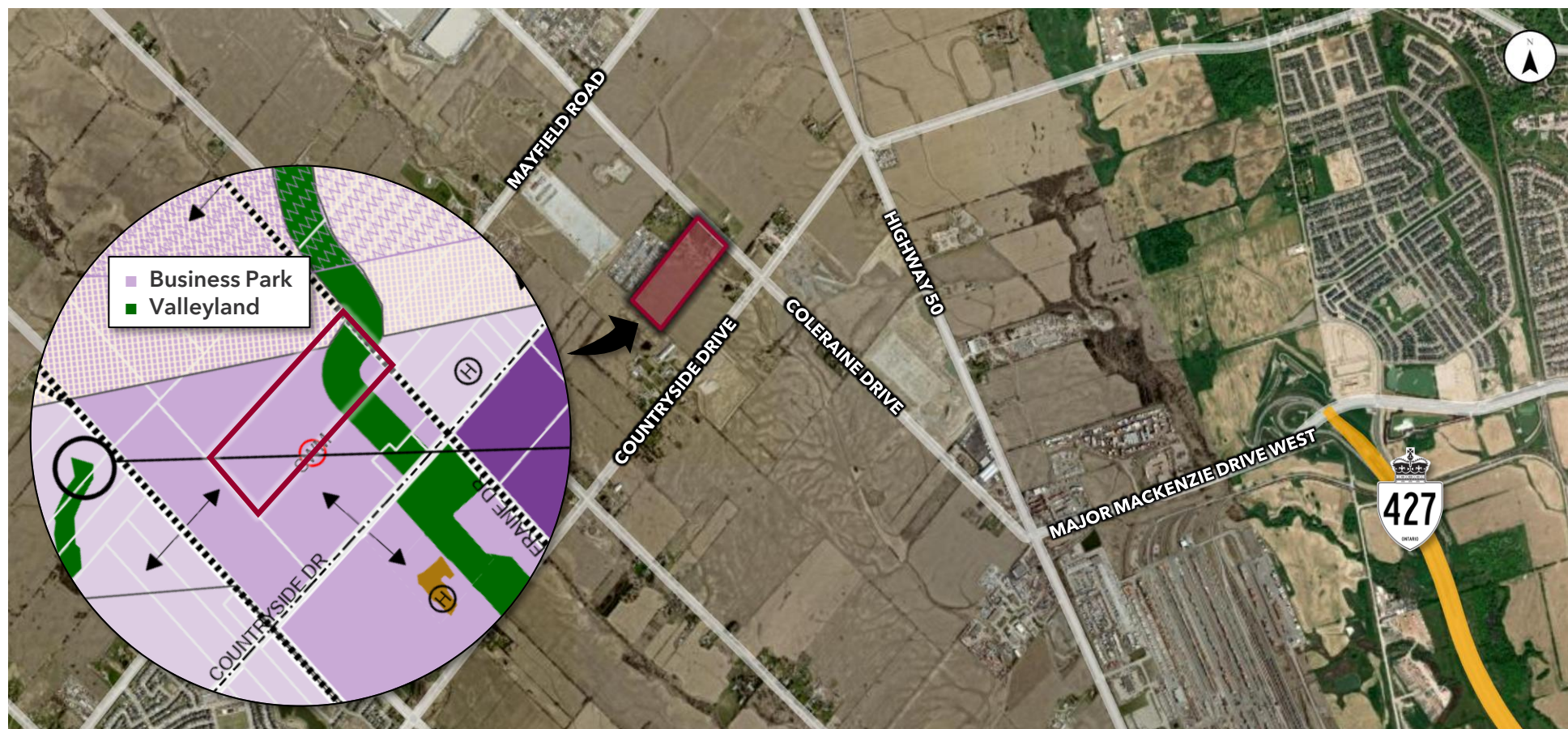
Development of the site will be subject to full municipal servicing, rezoning, and subdivision approval, with planning policies in place to guide the transition from agricultural to industrial land use in support of Brampton's long-term employment growth objectives.



HIGHWAY 427 INDUSTRIAL SECONDARY PLAN | BUSINESS PARK

The property is designated Business Park within the applicable Secondary Plan, permitting a broad range of employment uses including light manufacturing, warehousing (with a minimum 5% office component), logistics, offices, and business support services. Ancillary retail, hotels, and limited outdoor storage are also permitted, subject to design and location criteria set out in the zoning by-law.

Business Park policies emphasize high-quality urban design, particularly along arterial roads, and limit outdoor storage and truck/trailer parking to screened and set-back areas not fronting major streets. Development is subject to compliance with the implementing zoning by-law and may require a tertiary plan or concept plan to ensure coordinated servicing, access, and land use integration.



HIGHWAY 413 EXPANSION

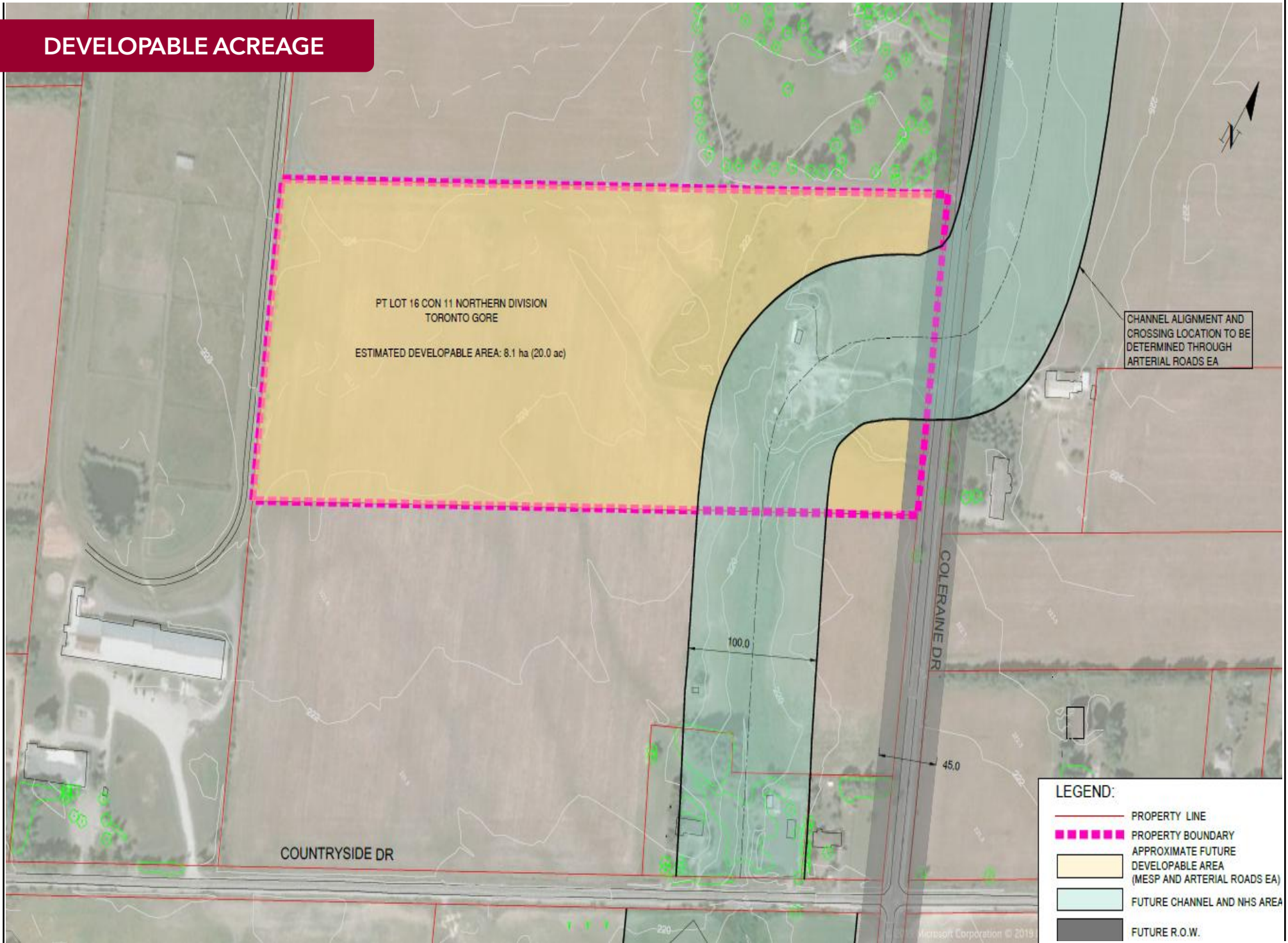
Highway 413 is a proposed 52 km transportation corridor through York, Peel, and Halton Regions, with extensions along Highways 410 and 427. The project will include multiple interchanges, service centers, carpool lots, EV charging stations, and a dedicated public transit route that is designed to ease congestion and support the Greater Toronto Area's growing population.

This highway infrastructure will enhance access to underserved communities, reduce commute times, and attract skilled labor and businesses to newly designated employment hubs. With 90% of the preliminary design completed, construction could begin as early as late 2025.



*The accuracy of this map is based on the draft Preliminary Design, which is subject to change based on the assessment of environmental impacts being undertaken in accordance with the process set out in the Highway 413 Act.

DEVELOPABLE ACREAGE



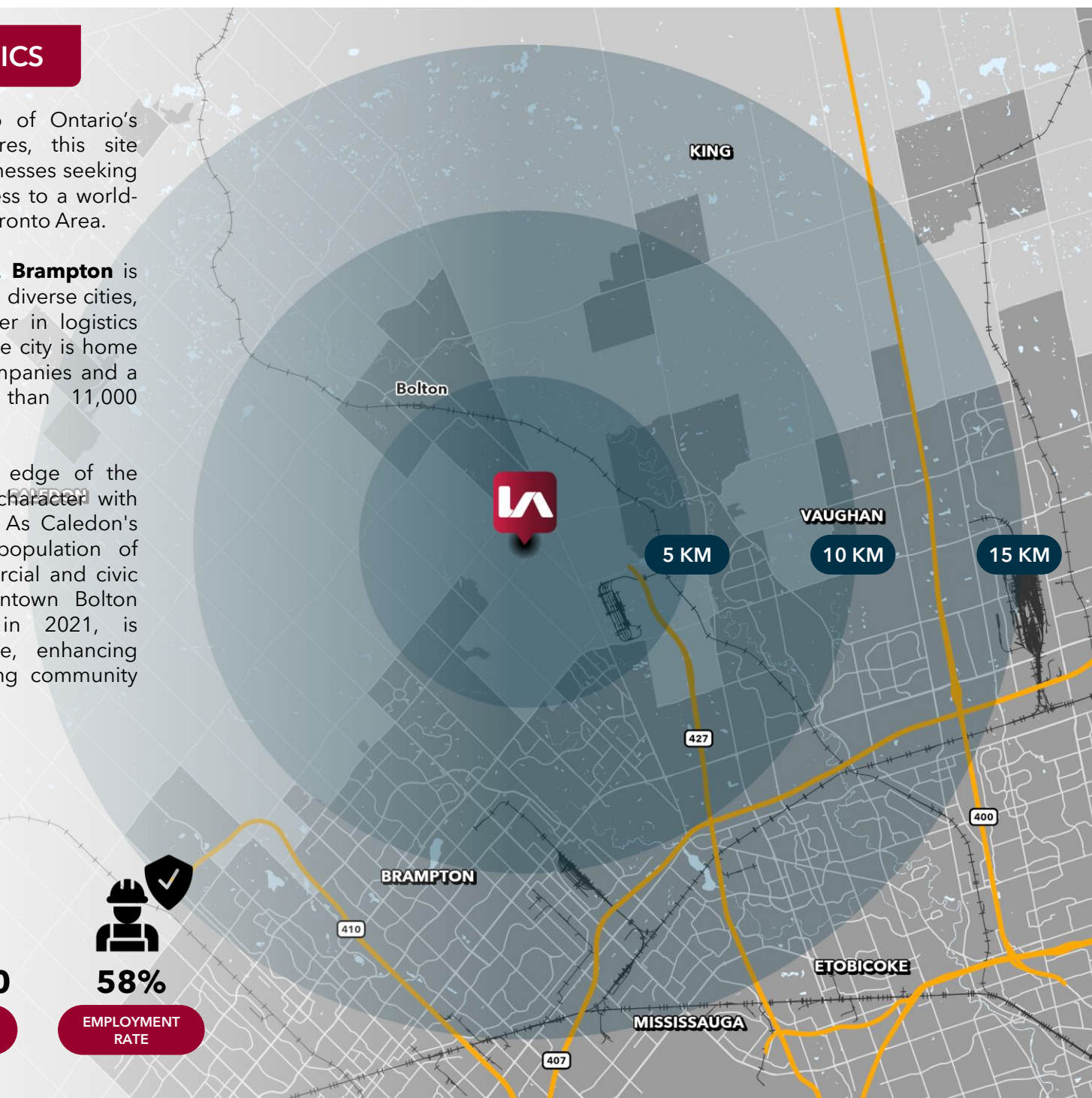


LABOUR & DEMOGRAPHICS

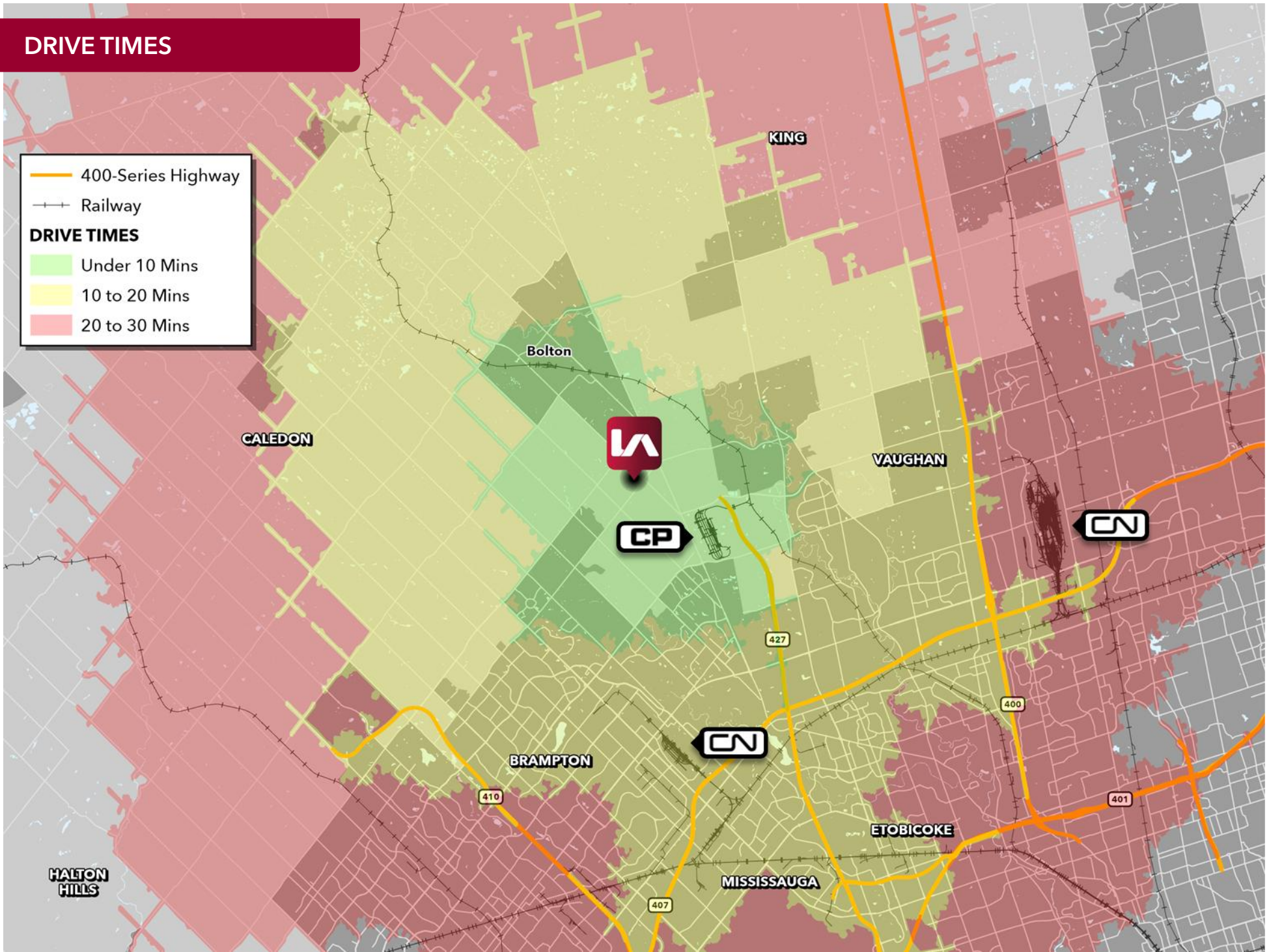
Located on the border of two of Ontario's fastest-growing economic centres, this site offers a premier location for businesses seeking scalability, connectivity, and access to a world-class talent pool in the Greater Toronto Area.

Bordering Caledon to the south, **Brampton** is one of Canada's most vibrant and diverse cities, recognized nationally as a leader in logistics and advanced manufacturing. The city is home to over 1,500 manufacturing companies and a logistics ecosystem of more than 11,000 employers and 24,000 workers.

Positioned at the northwestern edge of the GTA, **Caledon** combines rural character with progressive economic planning. As Caledon's largest urban centre with a population of 26,795, Bolton acts as a commercial and civic hub for the region. The Downtown Bolton Revitalization Plan, adopted in 2021, is reinvigorating the historic core, enhancing commercial activity, and fostering community vibrancy.

**733,000**TOTAL
POPULATION**398,000**LABOUR
FORCE**58%**EMPLOYMENT
RATE

DRIVE TIMES





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