



ORION GATE
Business Park



Industrial Condominiums For Sale

59 First Gulf Boulevard | Brampton, ON

FIRST GULF



ORION **GATE**

Own Industrial. **Build Legacy.**

NEXT-LEVEL INDUSTRIAL

Orion Gate Business Park presents a rare ownership opportunity in a mature and established business park in central Brampton. Located at the 410/407 nexus with immediate 410 access via Steeles Avenue, Orion Gate Business Park connects businesses to an unparalleled labour pool and a regional market of greater than 6M people. Orion Gate Business Park is built for efficiency, brand impact and long-term value. Don't miss this opportunity to invest in and associate your business with Orion Gate Business Park.



PROPERTY HIGHLIGHTS



10,000 sf - 15,000 sf
units available



High visibility location
with convenient access to HWY
410, HWY 407 and Steeles Avenue



Amenities Nearby
including Costco, Home Depot
and Walmart

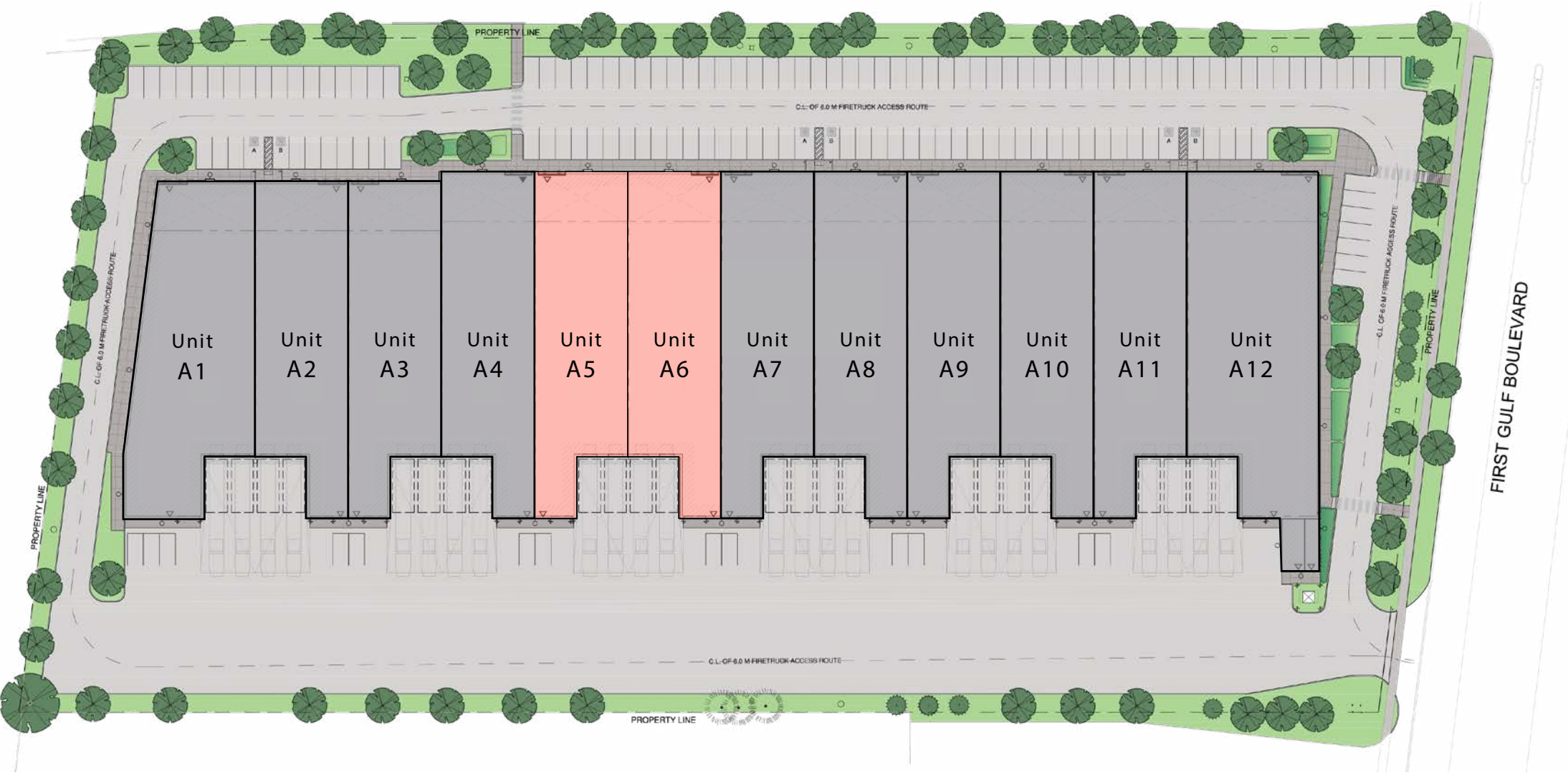


Spring 2027
delivery

Property Specifications

Available Area	133,381 SF	Clear Height	32'
Unit Sizes	10,000 sf to 15,000 sf	Bay Size	50' x 40'
Shipping	2 truck-level doors, 1 drive-in door (per unit)	Zoning	M1-2678
Power	200 amps, 600 volts (per unit)	Mezzanine	~15% of GFA
		Condo Maintenance Fee	\$1.44 psf (annually)

AVAILABLE FOR SALE



-  40,000 lb. manually operated dock levelers
-  8" thick concrete slab (25 MPA) with steel reinforcement
-  Lighting LED throughout
-  Suspended gas-fired units with wall-mounted thermostats
-  Mezzanines designed to OBC standards for storage or office use
-  Built-out washroom in each unit



**Prices are subject to change without notice

Unit Breakdown & Pricing

DEPOSIT STRUCTURE

\$50,000 payable upon conditional acceptance and 10% payable upon a firm transaction.

Unit	Total sf	Warehouse sf	Office sf	Mezzanine	Price**	Shipping	Parking
A1				Coming soon			
A2				Coming soon			
A3				Coming soon			
A4				Coming soon			
A5	10,501 sf	7,491 sf	1,504.9 sf	14%	\$555 psf	2 TL, 1 DI	TBD
A6	10,501 sf	7,491 sf	1,504.9 sf	14%	\$555 psf	2 TL, 1 DI	TBD
A7				Coming soon			
A8				Coming soon			
A9				Coming soon			
A10				Coming soon			
A11				Coming soon			
A12				Coming soon			





**EXTERIOR FINISHES AT
FRONT OF THE BUILDING:**
INSULATED METAL PANELS



HVAC:
GAS-FIRED UNIT HEATER



LIGHTING:
LED LIGHTING



ELECTRICAL SERVICE:
200 AMPS / 600 VOLTS PER UNIT



**EXTERIOR FINISHES AT SIDE
AND SHIPPING AREA:**
INSULATED PRECAST WALL PANELS



FLOOR SLAB:

- 8" THICK CONCRETE SLAB WITH 25MPA WITH STEEL REINFORCEMENT
- MEZZANINE DESIGNED TO OBC STANDARD FOR STORAGE AND OFFICE USES

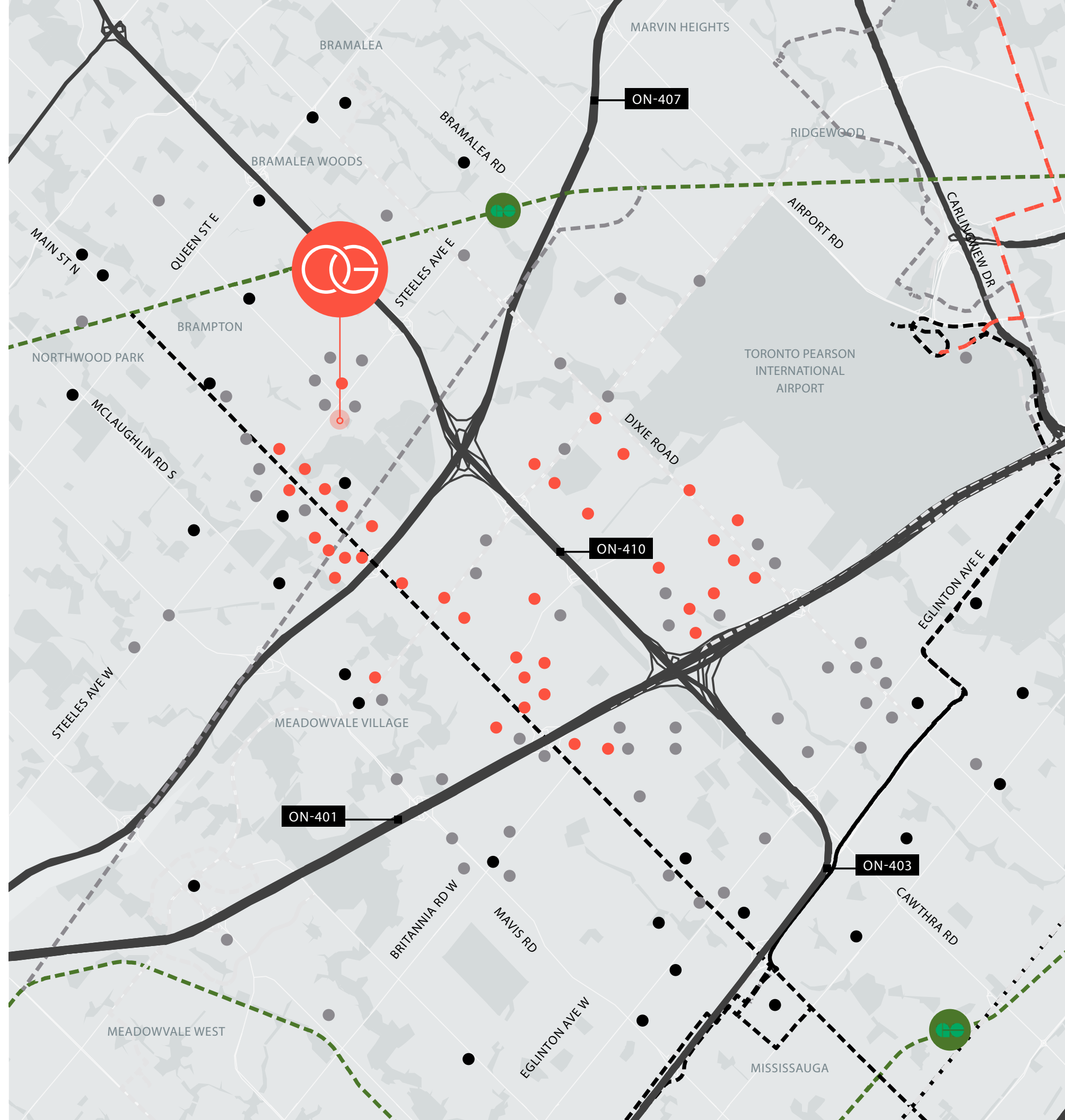
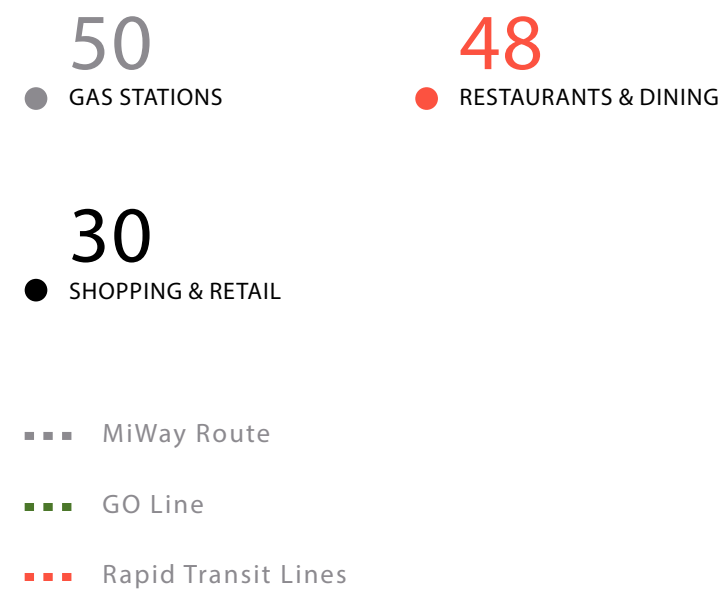


UNIT FINISHES:

- TWO (2) TRUCK LEVEL DOORS, ONE (1) DRIVE-IN DOOR PER UNIT
- 40,000LB MANUALLY OPERATED DOCK LEVELS
- 50' X 40' BAY SIZE

A Location That Works Harder

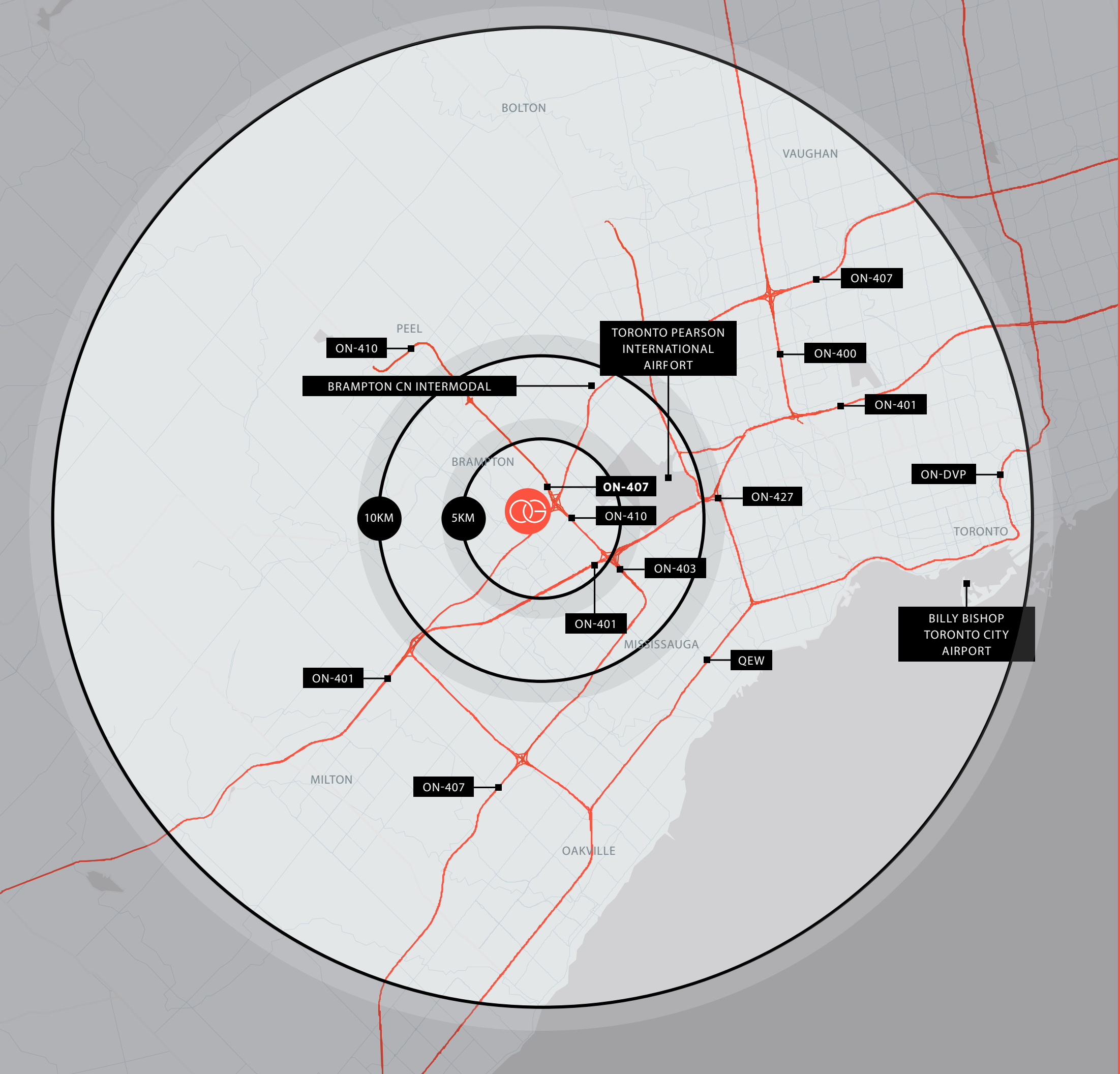
Orion Gate Business Park is surrounded by everyday essentials and employer-friendly amenities. From quick bites to sit-down dining, plus a wide range of national retailers, everything your team needs is close by. With direct access to Highway 410, Steeles Avenue and the GTA's top distribution routes, this location delivers both convenience and connectivity for users who want to move fast and operate efficiently.



High Visibility Location

DRIVE TIMES TO MAJOR HIGHWAYS & AIRPORTS

ON-410	ON-427
7 MINS	10 MINS
ON-407	QEW
18 MINS	22 MINS
ON-401	Brampton CN Intermodal
11 MINS	13 MINS
ON-403	Toronto Pearson International Airport
8 MINS	23 MINS



Talent, Scale, Momentum

Orion Gate Business Park is surrounded by a robust labour pool and a growing base of leading industrial users. With access to skilled talent and a thriving business environment, this strategic location positions owners for long-term growth in one of Ontario's strongest industrial corridors. Some corporate neighbours include:

Walmart 

Coca-Cola

COSTCO
WHOLESALE

RONA 

**THE
HOME
DEPOT**

**Sleep
Country**

Distance	Population	Household Income
5km	195,000	\$92,000
10km	710,000	\$105,000
15km	1,200,000	\$119,650



37
Median Age



57.9%
Employment Rate

Source: Statistics Canada – Census Profile; City of Brampton



Zoning: M1-2678 Industrial

Permitted uses

INDUSTRIAL

- A warehouse
- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, excluding a motor vehicle repair shop or a motor vehicle body shop as a principle or accessory use
- A printing establishment

NON-INDUSTRIAL

- A furniture and appliance store
- A recreational facility or structure
- A community club
- An animal hospital
- A radio or television broadcasting and transmission establishment

ACCESSORY

- Purposes accessory to the other permitted purposes
- A retail outlet operated in connection with a particular purpose permitted by above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- An associated educational use
- An associated office

Meet the Team



FIRST GULF

DEVELOPED BY FIRST GULF

First Gulf brings deep expertise and a proven track record, with more than \$5 billion in assets and 11 million square feet of space delivered across the GTA. As a vertically integrated developer, they handle every detail, from design to delivery, ensuring a high-quality product that tenants and owners can trust for the long haul.



FINANCE WITH BDC

BDC offers commercial real estate loans designed with business owners in mind. With up to 100% financing, 25-year amortization, and flexible repayment terms, it's a smarter path to ownership for growing companies that want to build equity without sacrificing cash flow.

For more information on financing with BDC, please contact:

Shaun Rath
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SALES TEAM

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 52,000 employees in 400 offices and 60 countries, managing more than 4.8 billion sf of commercial real estate space on behalf of institutional, corporate and private clients. We serve the world's real estate owners and occupiers, delivering a broad suite of services through our integrated and scalable platform.

Our business is focused on meeting the increasing demands of our clients through a comprehensive offering of services including Property, Facilities and Project Management, Leasing, Capital Markets, Valuation and other services. In 2023, the firm had revenue of \$9.4 billion across these core services.



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