



FOR LEASE | 201 WESTCREEK BLVD #1, BRAMPTON

Heavy Power, High Door Ratio with 3 Acres of Surplus Land

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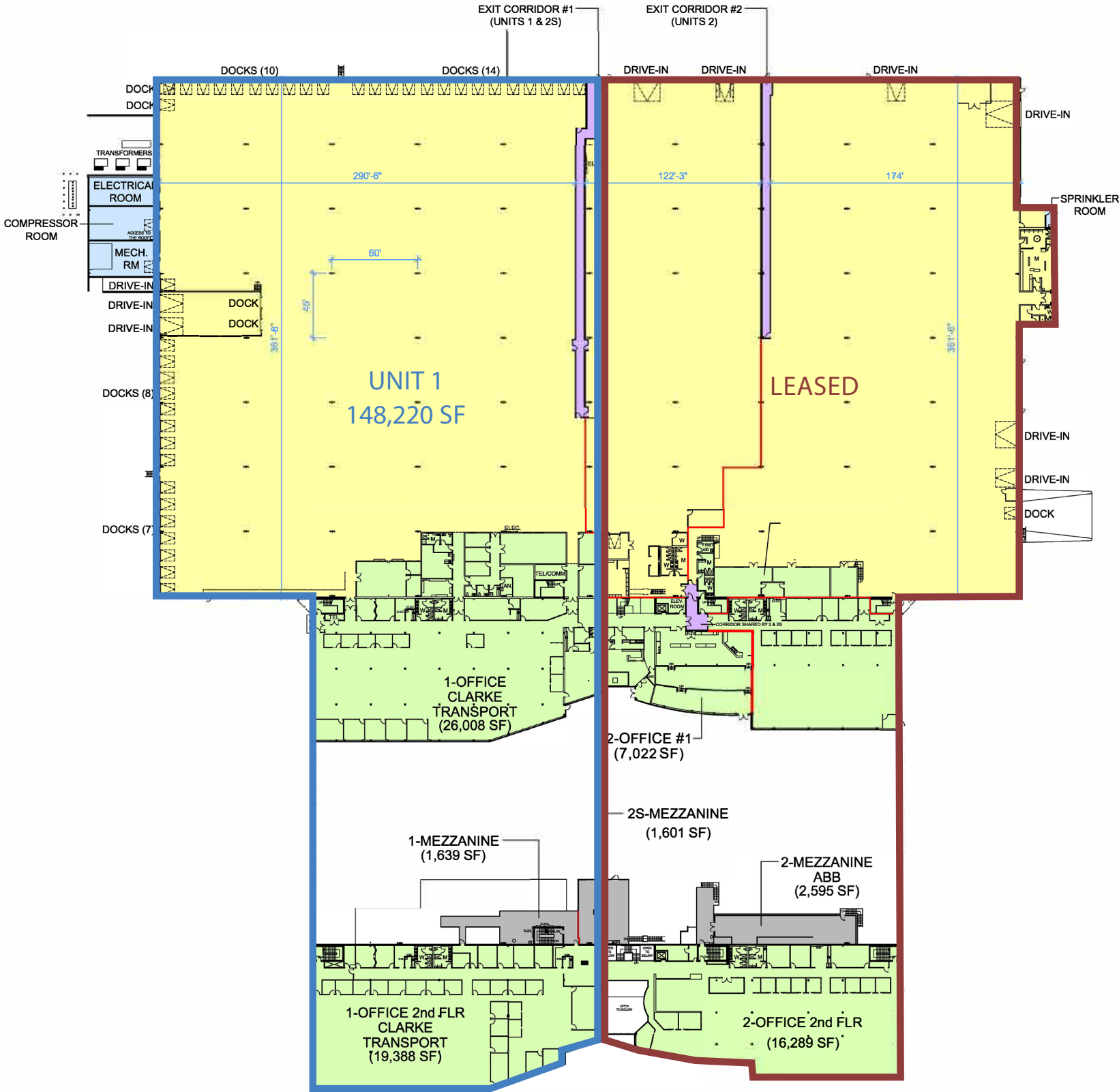
PURE SPECIFICATIONS

UNIT 1	
TOTAL SIZE	148,220 SF
WAREHOUSE	102,824 SF
OFFICE	45,396 SF*
CLEAR HEIGHT	35'
SHIPPING	40 TL, 3 DI
TYPICAL BAY SIZE	45' x 60'
ZONING	M1
POWER	2,500 Amps
TRAILER PARKING	3 acres of surplus land, up to 90 trailer parking stalls
OCCUPANCY	May 1, 2026
ASKING RATE	\$17.95 psf net (Unit 1 only)
	\$19.95 psf net (Unit 1 with 3 AC of surplus land)
TMI (2024)	\$3.88 psf + management fees



*over 2 floors, mezzanine areas are excluded from rentable area

FLOOR PLAN



PROPERTY HIGHLIGHTS

- Prime Brampton location, minutes to major amenities and prime accessibility with bus stops less than a 4-minute walk away
- Direct access to 400-series highways, just 5-minutes to Highway 410
- 3 acres of surplus land available for trailer parking
- Heavy power
- Potential for gated & secured yard
- Excellent corporate exposure with signage opportunity on Highway 407

PROPERTY PHOTOS



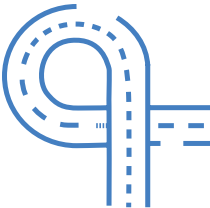
PURE CONNECTIONS

DRIVE TIME

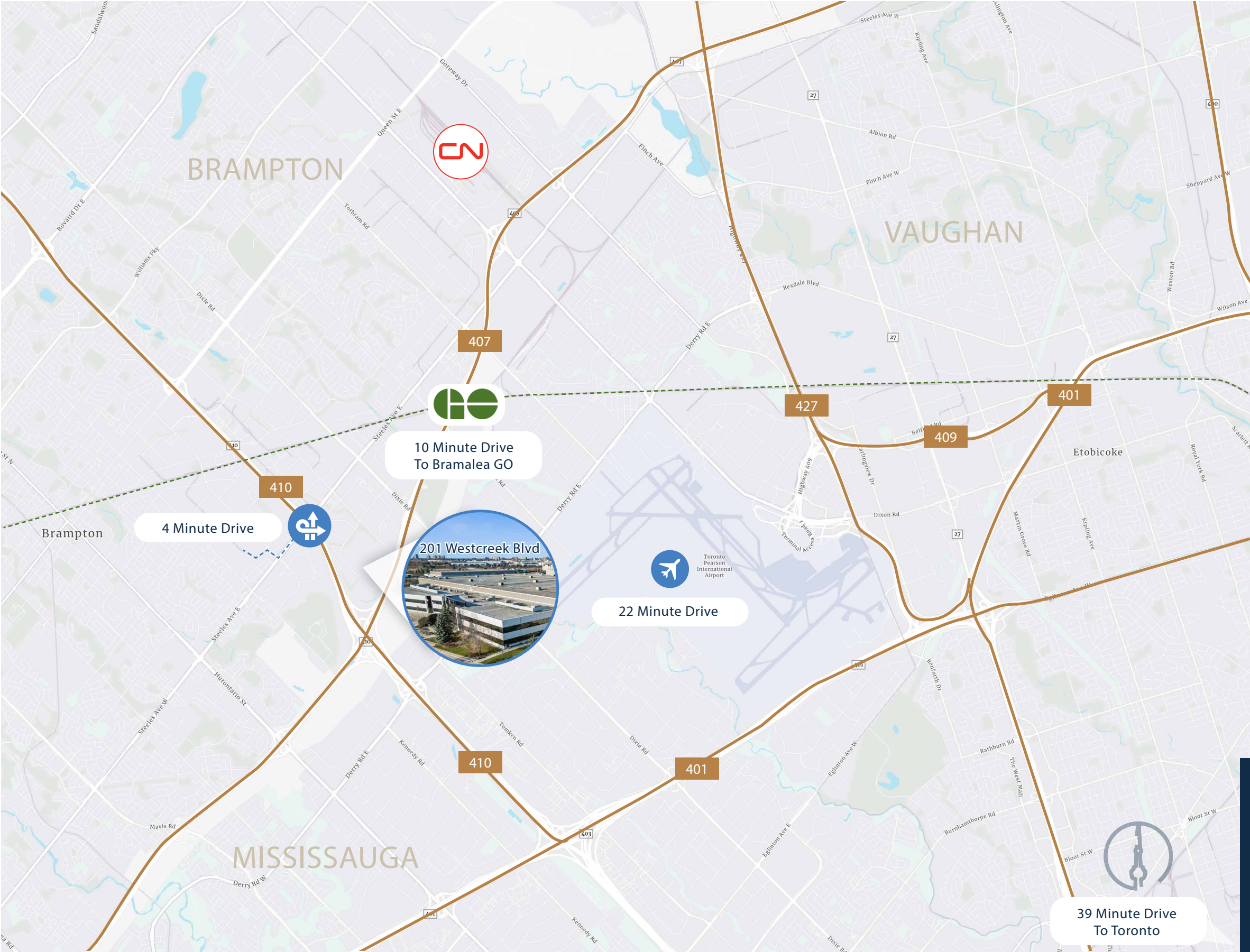
Highway 410	4 MIN
Highway 407	8 MIN
Highway 401	11 MIN
Highway 427	12 MIN
Highway 403	16 MIN
Highway 400	18 MIN
Pearson Int. Airport	17 MIN
CN Intermodal Brampton	10 MIN
CP Intermodal Vaughan	19 MIN

MAJOR CITIES

Mississauga	5 MIN
Vaughan	21 MIN
Milton	22 MIN
Caledon	29 MIN
Oakville	30 MIN
Toronto	39 MIN



Frontage on
Highway 407



Drive time are estimates provided for information purposes only.

PURE TALENT, PURE LABOUR



WITHIN 10 KM OF
201 WESTCREEK
BLVD

741,452

Total population

35

Median age

406,766

Workforce population

26.9%

Of workplace population is
in trades, transport / equipment
operators, manufacturing and utilities



Fastest growing of
Canada's 25 largest cities

- 4th largest in Ontario
- 3rd largest in the GTA
- 9th largest in Canada



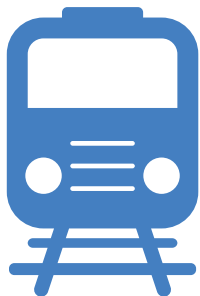
766,208
Total Population
(2022 Census)

13% Population Growth
(2017-2022 Census)

250 Different cultures speaking
175 Different languages



Brampton is
in the top five
municipalities
in Canada for
construction value



Home to CN
The largest Intermodal railway
terminal in Canada



7 Transcontinental
Highways
Accessing 158+ million
North American consumers



Centrally located
in the middle of
Canada's innovation
corridor



4.3 Million People
Labour pool access across the GTA

35 Median age in Brampton

67% of population is working age
Age 15-64



9,000 Acres of parkland
850+ Many recreational
amenities, open spaces and trails

MEET THE TEAM



LANDLORD

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We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

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