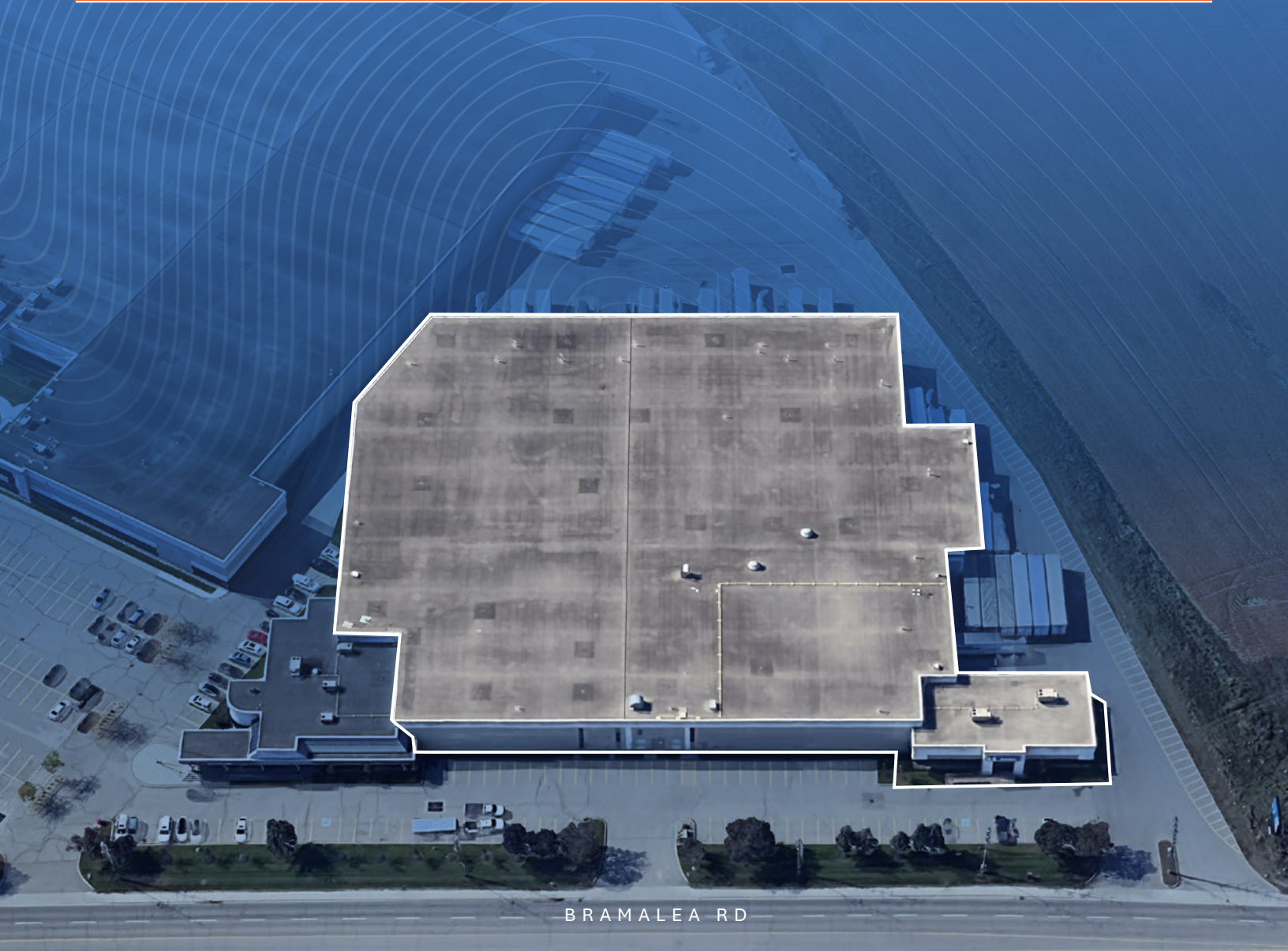


# 7420 BRAMALEA ROAD MISSISSAUGA

105,839 SQ. FT. | MARCH 2025 AVAILABILITY



For more information,  
please contact:

**Chris Bournakas\***  
Executive Vice President  
+1 416 798 6246  
chris.bournakas@cbre.com

**Ben Donnell\***  
Sales Representative  
+1 905 234 0392  
ben.donnell@cbre.com

**Maggie MacInnis\***  
Real Estate Services Coordinator  
+1 905 234 1044  
maggie.macinnis@cbre.com

\*Sales Representative

PROPERTY INFORMATION

Availability March 2025  
(could be available sooner)

Total Size 105,839 Sq. Ft.  
(approx. 4,262 Sq. Ft. office)

Asking Rate \$16.95 Net Per Sq. Ft.

TMI (2024) 3.66 Per Sq. Ft.

Zoning E2-42

Shipping 14 Truck Level Doors | 2 Drive-In Doors

Clear Height 23'11"

Power 1200 A

- Building Features
- Great location
  - Ample shipping doors
  - Radiant heat along shipping doors
  - T5 Lighting












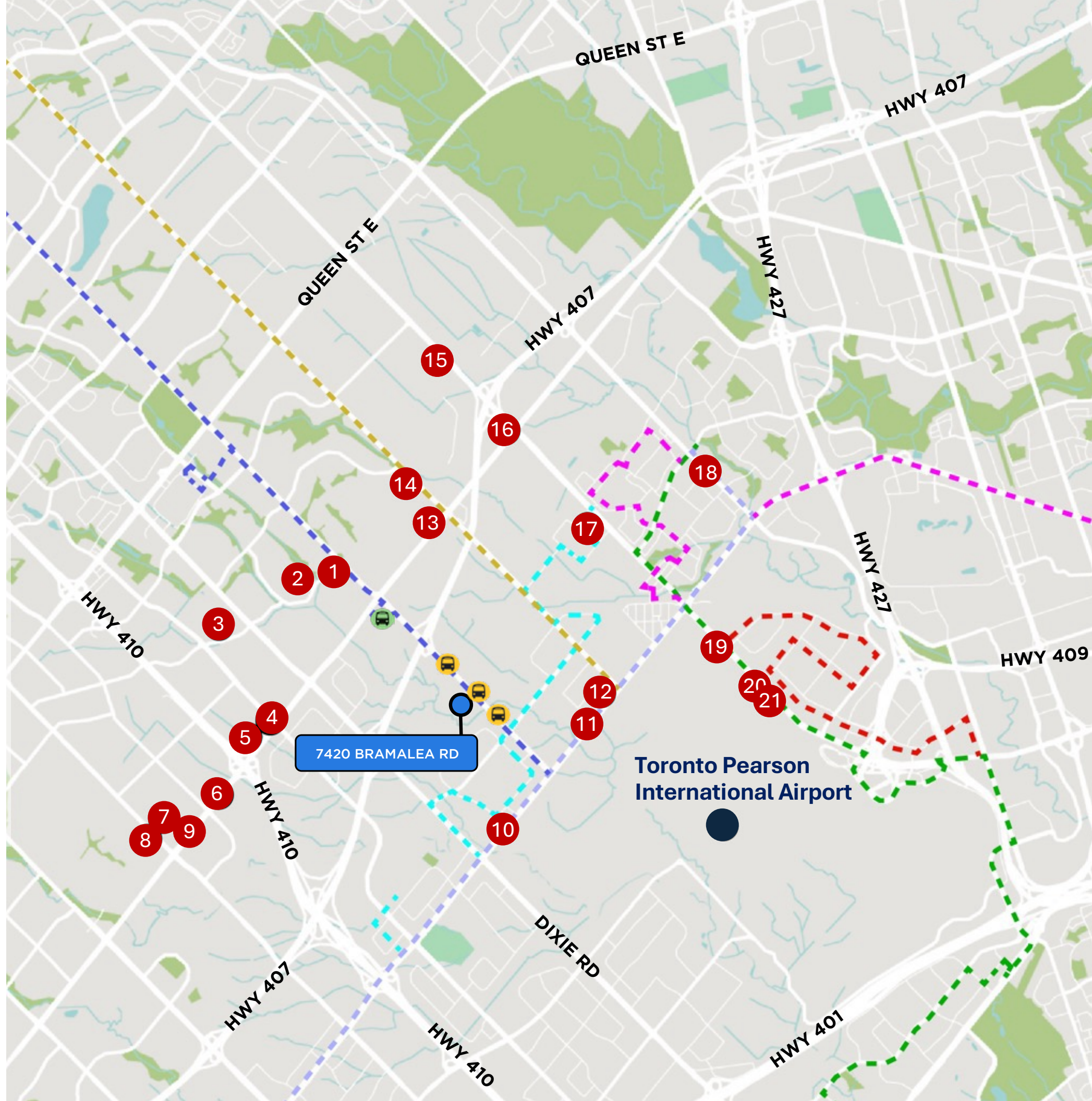
# 7420 BRAMALEA ROAD

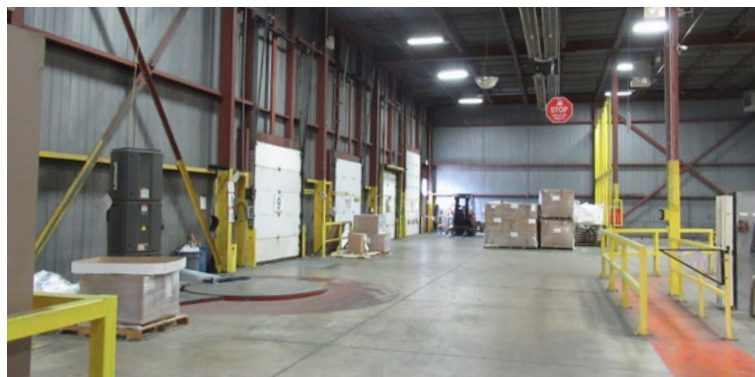
MISSISSAUGA

## 7420 BRAMALEA ROAD

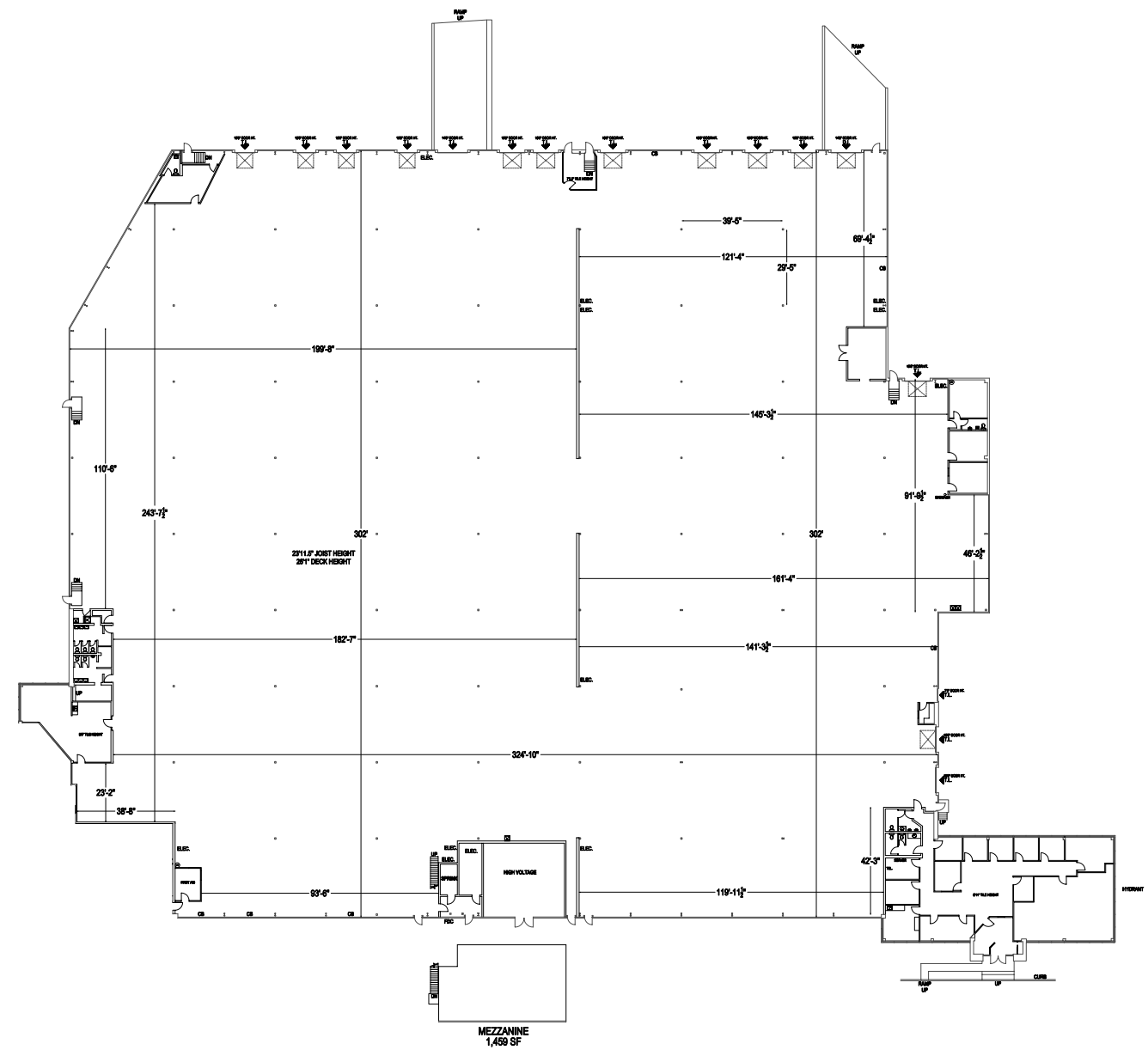
- |                            |                   |                    |
|----------------------------|-------------------|--------------------|
| 1. BMO Bank                | 9. The Home Depot | 16. Esso           |
| 2. Dollarama               | LCBO              | 17. Tim Hortons    |
| 3. Tim Hortons             | Scotiabank        | 18. TD Bank        |
| Wendy's                    | PetSmart          | LCBO               |
| 4. Subway                  | Leon's Furniture  | Dollarama          |
| 5. Tim Hortons             | Husky             | Scotiabank         |
| 6. Costco                  | 11. Tim Hortons   | Popeyes            |
| 7. Walmart Supercentre     | Esso              | Shoppers Drug Mart |
| Boston Pizza               | KFC               | CIBC Bank          |
| 8. Lowe's Home Improvement | 12. Burger King   | 19. Tim Hortons    |
| Michaels                   | 13. McDonald's    | A&W                |
| Starbucks                  | Tim Hortons       | 20. CIBC Bank      |
| Sleep Country              | 14. Petro Canada  | 21. Subway         |
|                            | 15. Tim Hortons   |                    |

-  Bramalea GO
-  Transit Stops
-  Brampton Transit Route 14 - Torbram
-  Brampton Transit Route 15 - Bramalea
-  MiWay Transit Route 15 - Drew
-  MiWay Transit Route 24 - Northwest
-  MiWay Transit Route 30 - Rexdale
-  MiWay Transit Route 42 - Derry
-  MiWay Transit Route 7 - Airport





FLOOR PLAN



Total Size 105,839 Sq. Ft.  
Zoning E2-42  
Shipping 14 Truck Level Doors | 2 Drive-In Doors

# 7420 BRAMALEA ROAD

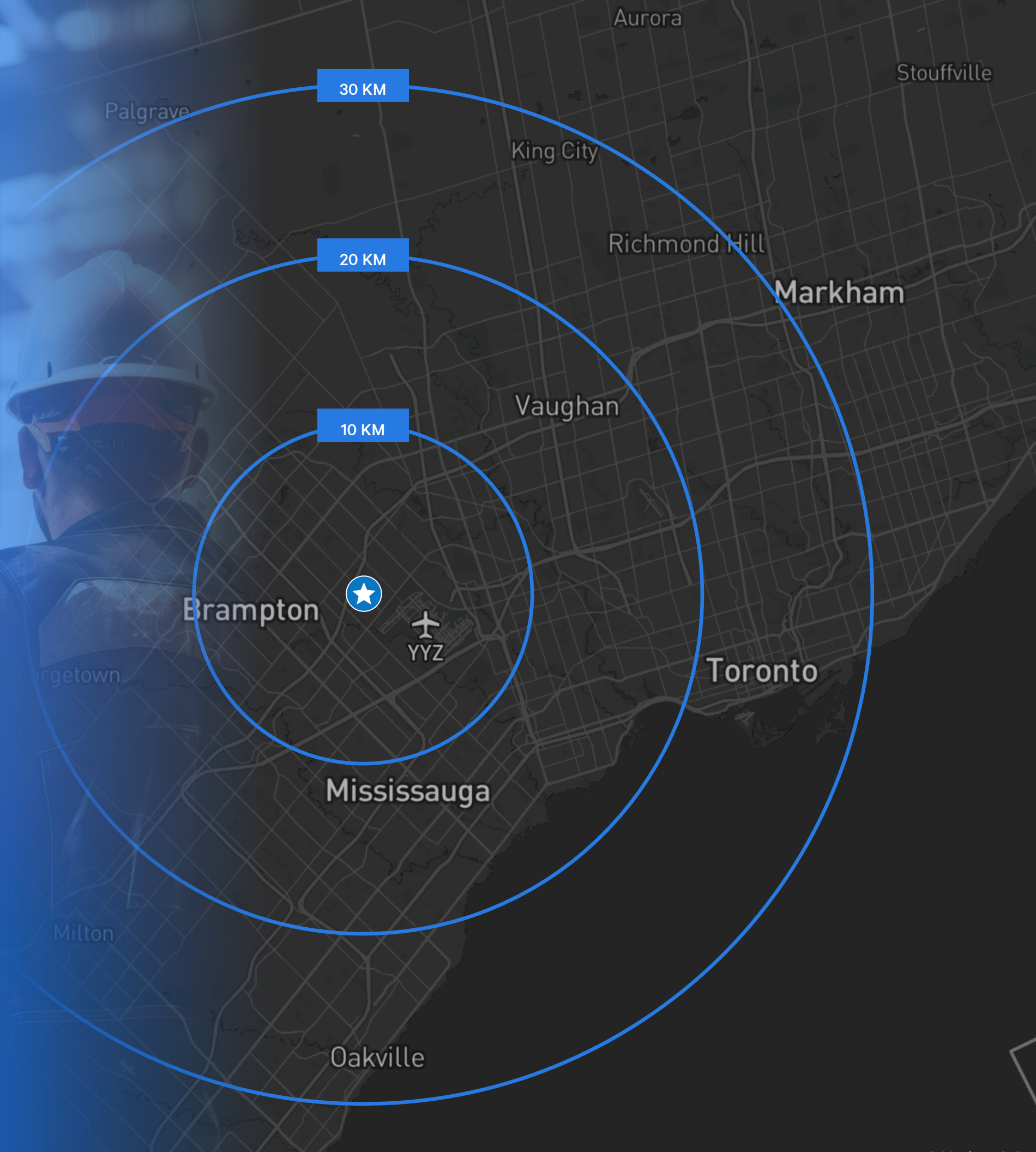
MISSISSAUGA

DEMOGRAPHICS

10 KM	20 KM	30 KM
<b>745,710</b>	<b>2,736,272</b>	<b>4,870,313</b>
POPULATION (EST. 2023)	POPULATION (EST. 2023)	POPULATION (EST. 2023)
<b>\$130,070</b>	<b>\$136,344</b>	<b>\$143,909</b>
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
<b>66.6%</b>	<b>66.6%</b>	<b>67.6%</b>
LABOUR FORCE	LABOUR FORCE	LABOUR FORCE

## DRIVE TIMES

Highway 407	1.9 KM   3 Mins
Highway 427	6.8 KM   12 Mins
Highway 409	7.9 KM   14 Mins
Highway 401	7.1 KM   14 Mins
Highway 410	4.9 KM   10 Mins
Highway 403	9.4 KM   12 Mins
Toronto Pearson Airport	9.9 KM   15 Mins
Downtown Toronto	33.5 KM   55 Mins



# PURE MISSISSAUGA

Home to  
**75+**  
Fortune 500 Companies

The City of Mississauga is part of the largest labour force market in Canada, the Toronto Region. Within the region, employees can be recruited from a large population base of over 5.4 million people aged 15 years and above. Based on the magnitude and diversity of the industrial and commercial base located in Mississauga, this city has become one of the most significant employment growth centres in the region.

Home to Canada's  
**#1**  
largest & busiest Airport

Centrally located within the Toronto Region, Mississauga's location provides a gateway to major Canadian and United States markets. Home to Canada's largest airport, Mississauga businesses benefit from close proximity that makes import, export and travel seamless.

Serviced by  
**7**  
major highways

Mississauga is home to Canada's largest airport. Serving over 49 million passengers annually, Toronto Pearson International Airport (Pearson Airport) is a major global hub, providing Canadians with a gateway to the world. With over 330,000 surrounding jobs, the airport is home to the second largest employment zone in the country.

Planned over  
**21.4 M**  
square feet of development

Expected to grow  
**2x**  
the population by 2041

Home to over  
**1,100**  
businesses and growing

Expected to grow  
**2x**  
the number of buildings by 2041

## WITH EXPONENTIAL GROWTH.

The plan for the largest mixed-use downtown development in Canadian history has begun. Downtown Mississauga is undergoing a major transformation that will become the number one location for people and businesses to connect, work and grow.

## THE TEAM

### LANDLORD

#### PURE INDUSTRIAL

Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of 40 million square feet of high-quality and welllocated assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building longterm relationships with tenants based on providing highly-responsive, personalized service.



### LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.



Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



# 7420 BRAMALEA ROAD MISSISSAUGA

105,839 SQ. FT. | MARCH 2025 AVAILABILITY

For more information,  
please contact:

**Chris Bournakas\***  
Executive Vice President  
+1 416 798 6246  
chris.bournakas@cbre.com

**Ben Donnell\***  
Sales Representative  
+1 905 234 0392  
ben.donnell@cbre.com

**Maggie MacInnis\***  
Real Estate Services Coordinator  
+1 905 234 1044  
maggie.macinnis@cbre.com

5935 Airport Rd Suite 700, Mississauga ON L4V 1W5 | \*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

**CBRE**