

7420 BRAMALEA ROAD MISSISSAUGA

105,839 SQ. FT. PRIME INDUSTRIAL FOR LEASE



For more information,
please contact:

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7420 BRAMALEA ROAD MISSISSAUGA



DERRY RD E

DIXIE RD

BRAMALEA RD

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

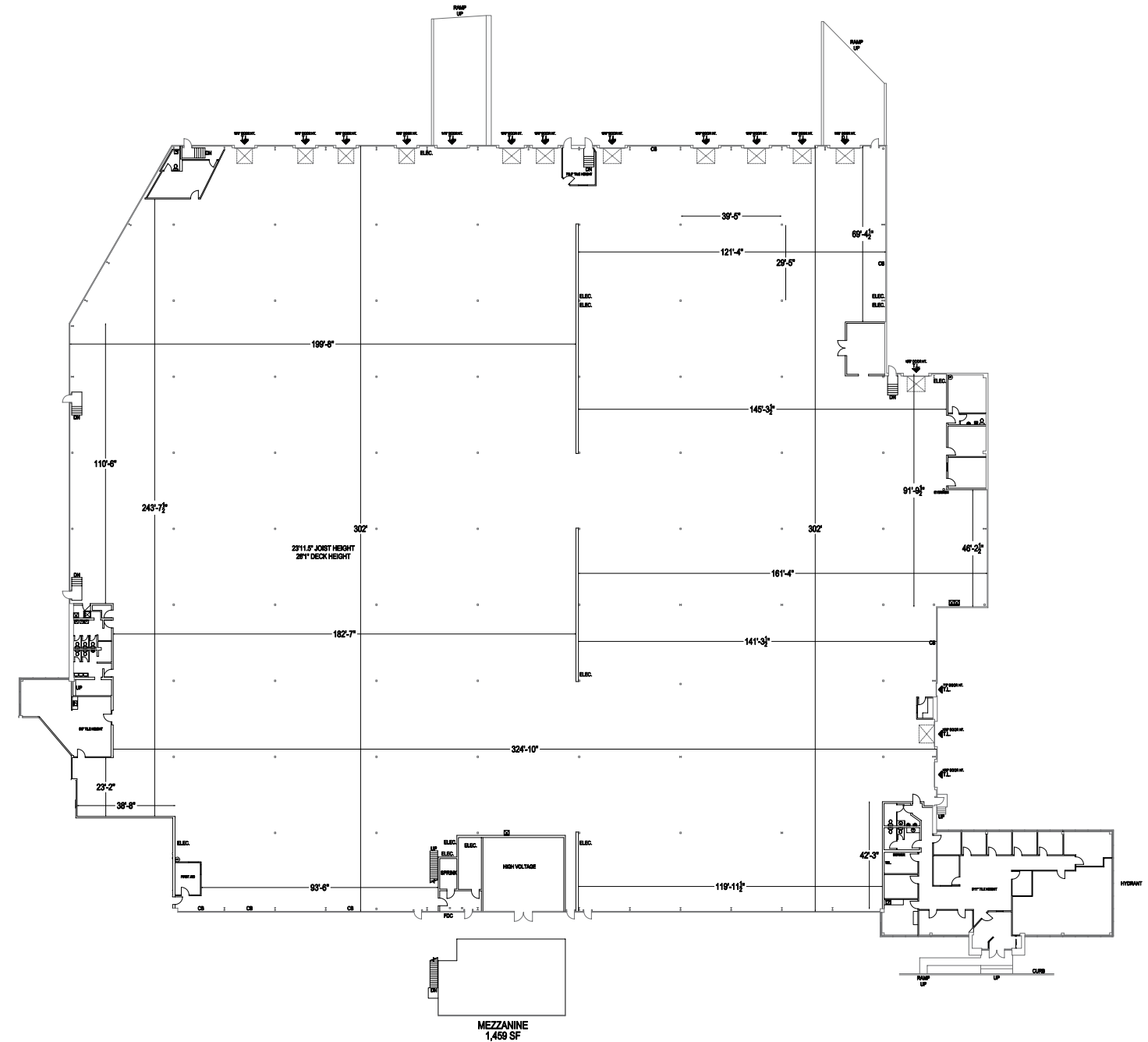
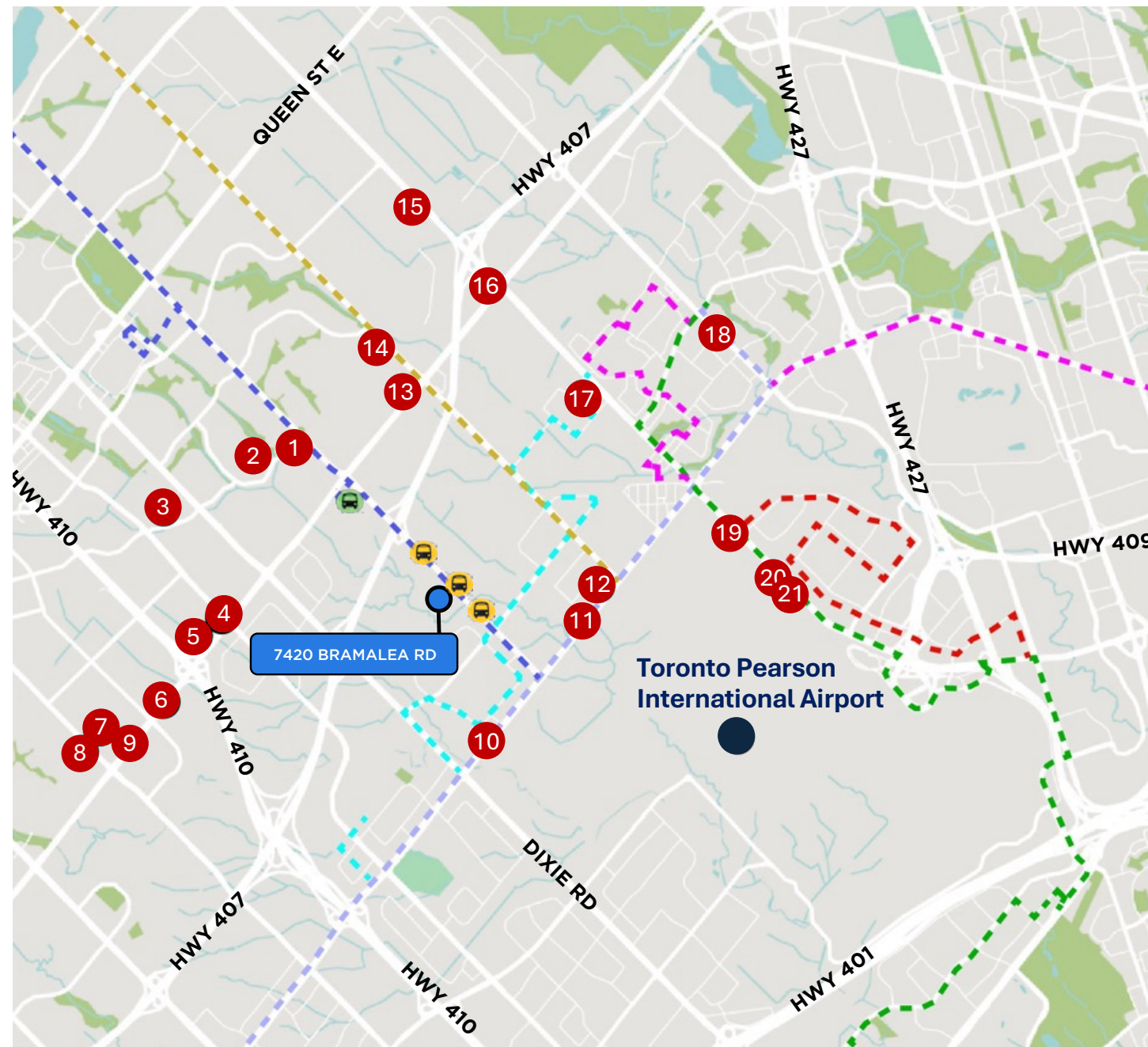
TRANSIT & AMENITIES

FLOOR PLAN

7420 BRAMALEA ROAD

-  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

- | | | |
|----------------------------|----------------------|--------------------|
| 1. BMO Bank | 9. The Home Depot | 16. Esso |
| 2. Dollarama | 10. LCBO | 17. Tim Hortons |
| 3. Tim Hortons | 11. Scotiabank | 18. TD Bank |
| Wendy's | 12. PetSmart | LCBO |
| 4. Subway | 13. Leon's Furniture | Dollarama |
| 5. Tim Hortons | 14. Husky | Scotiabank |
| 6. Costco | 15. Tim Hortons | Popeyes |
| 7. Walmart Supercentre | 16. Esso | Shoppers Drug Mart |
| Boston Pizza | 17. KFC | CIBC Bank |
| 8. Lowe's Home Improvement | 18. Burger King | 19. Tim Hortons |
| Michaels | 19. McDonald's | A&W |
| Starbucks | 20. Tim Hortons | 20. CIBC Bank |
| Sleep Country | 21. Petro Canada | 21. Subway |
| | 22. Tim Hortons | |



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MISSISSAUGA

PROPERTY IMAGES



7420 BRAMALEA ROAD

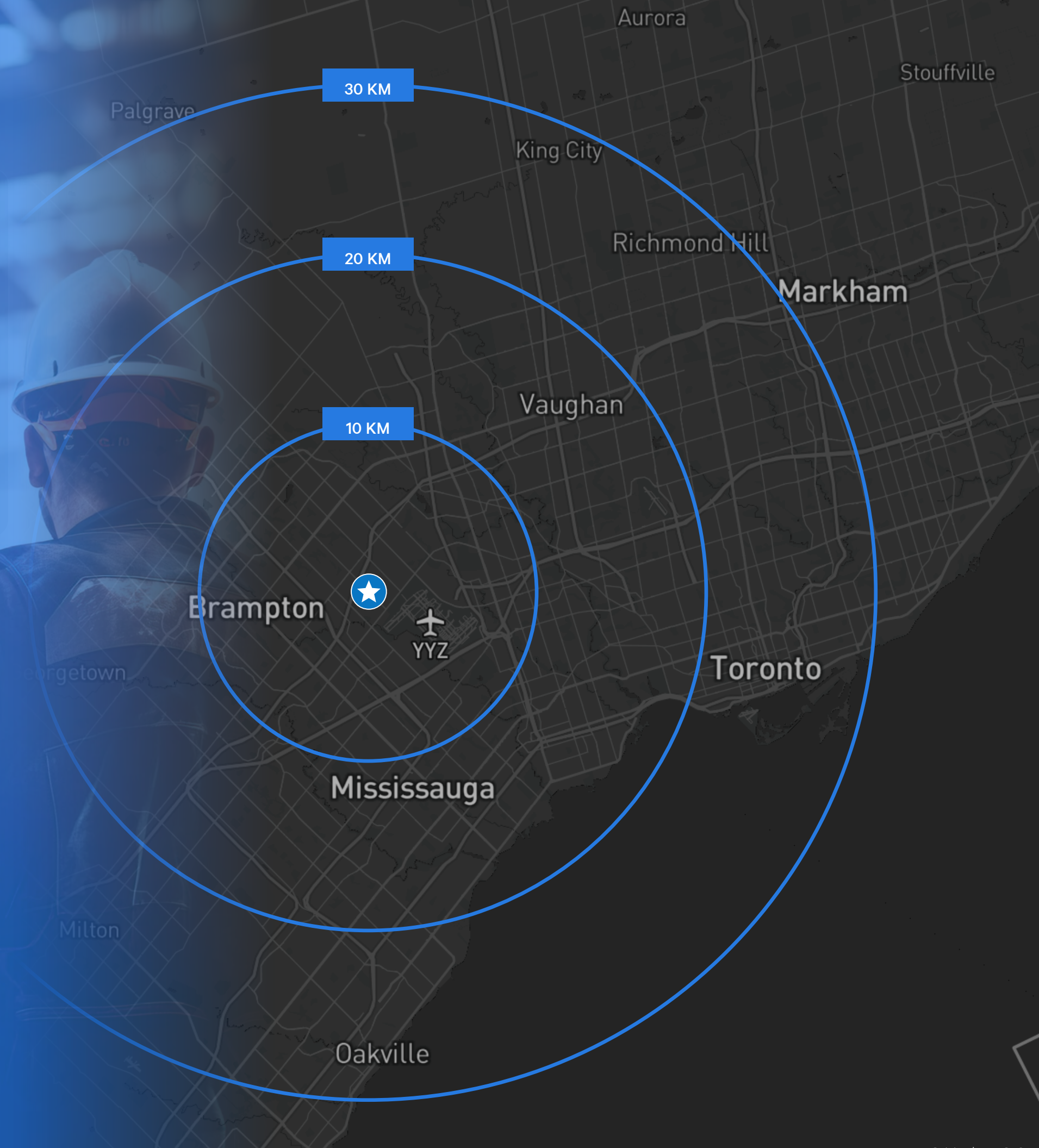
MISSISSAUGA

DEMOGRAPHICS

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

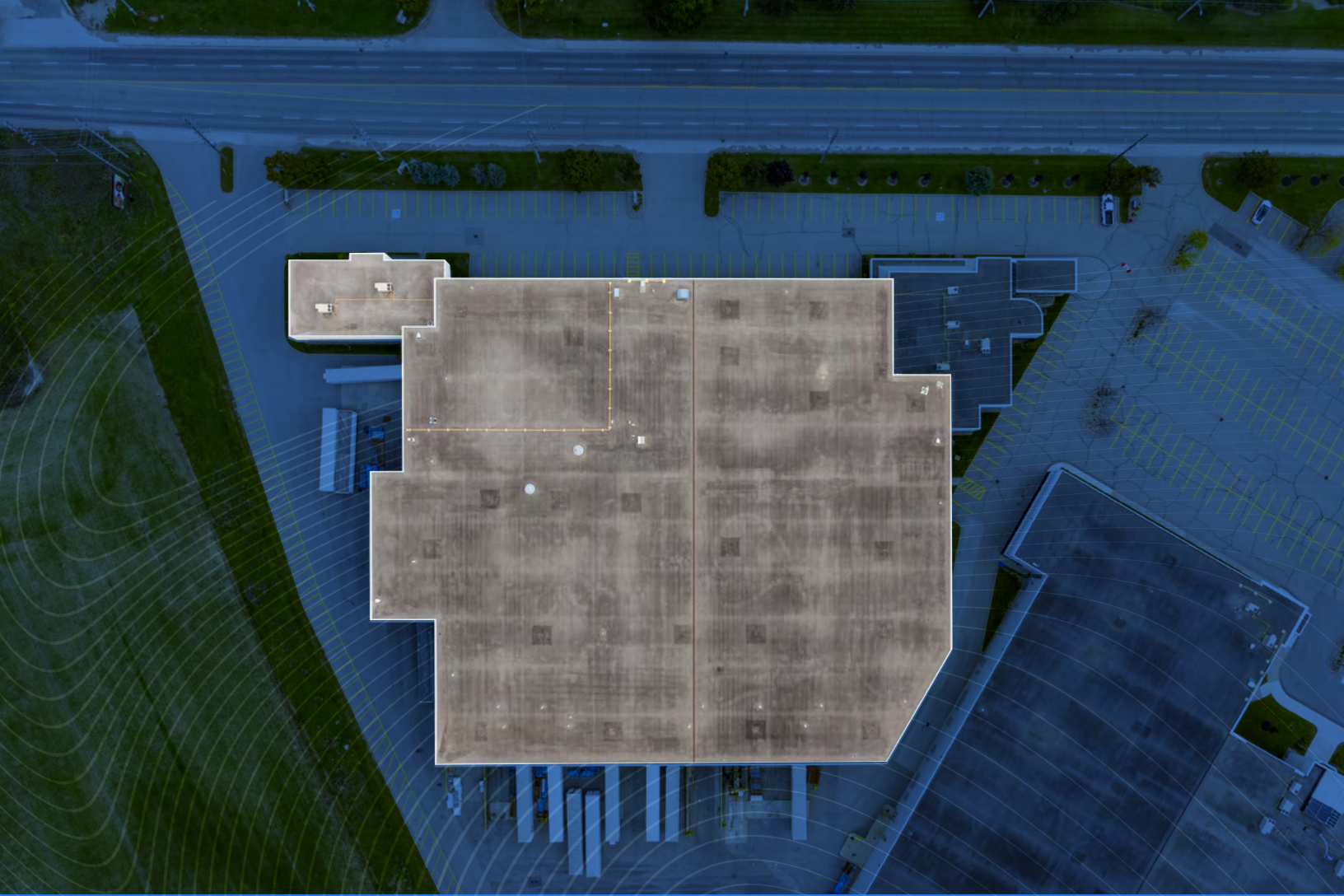


LEASING

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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.



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