

BRAM 10 PURE CONNECTIONS

10 & 20 WHYBANK DRIVE, BRAMPTON, ON



Brampton's largest industrial development

IMMEDIATE OCCUPANCY

10 WHYBANK DRIVE: 51,094 - 167,909 SQ. FT.
20 WHYBANK DRIVE: 114,102 - 458,496 SQ. FT.

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CBRE Limited in partnership with PURE Industrial and Hopewell Development are proud to introduce an exciting industrial development in Brampton, Ontario.

We are strategically located in one of the most robust and active industrial markets in the GTA. With quick access to arterial highways, minutes to the largest intermodal railway in Canada and the Brampton Transit Sandalwood Facility directly at our doorstep, we are able to offer tenants unmatched access like no other site before.



PURE SPECIFICATIONS



MULTIPLE
INGRESS/EGRESS
POINTS



TRAILER PARKING
WITH ABILITY TO
SECURE SITE



EXCELLENT
TRANSIT
ACCESS



TOP LABOUR
MARKETS IN
CANADA

LEASE OPTIONS

- Building A: **167,909 Sq. Ft.**
Divisible to 51,094; 55,811 & 61,004 Sq. Ft. Units
- Building B: **458,496 Sq. Ft.**
Divisible to 114,102; 115,120 & 229,222 Sq. Ft. Units

SHIPPING

- Building A: **27 Truck Level Doors, 2 Drive-in Doors**
- Building B: **58 Truck Level Doors, 4 Drive-in Doors**

CLEAR HEIGHT

- Building A: **36'**
- Building B: **40'**

BAY SIZES

- Building A: **56'4" (w) x 40' (d)**
- Building B: **59' (w) x 41'3.5" (d)**
- **60'** Marshalling bay

OFFICE

- **Ability to Built-to-Suit**

TRAILER PARKING

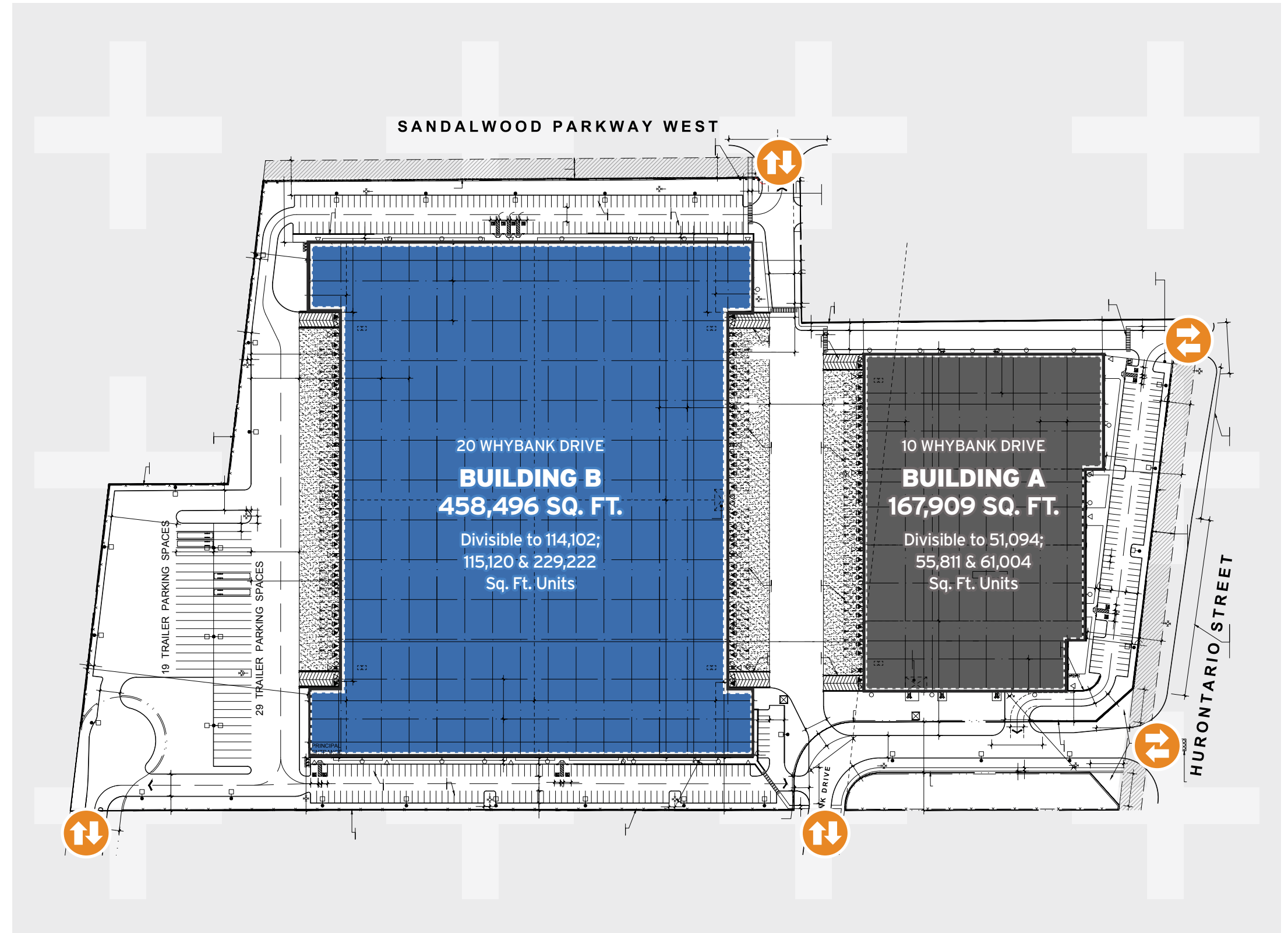
- Building B: **48 Spaces**

POWER

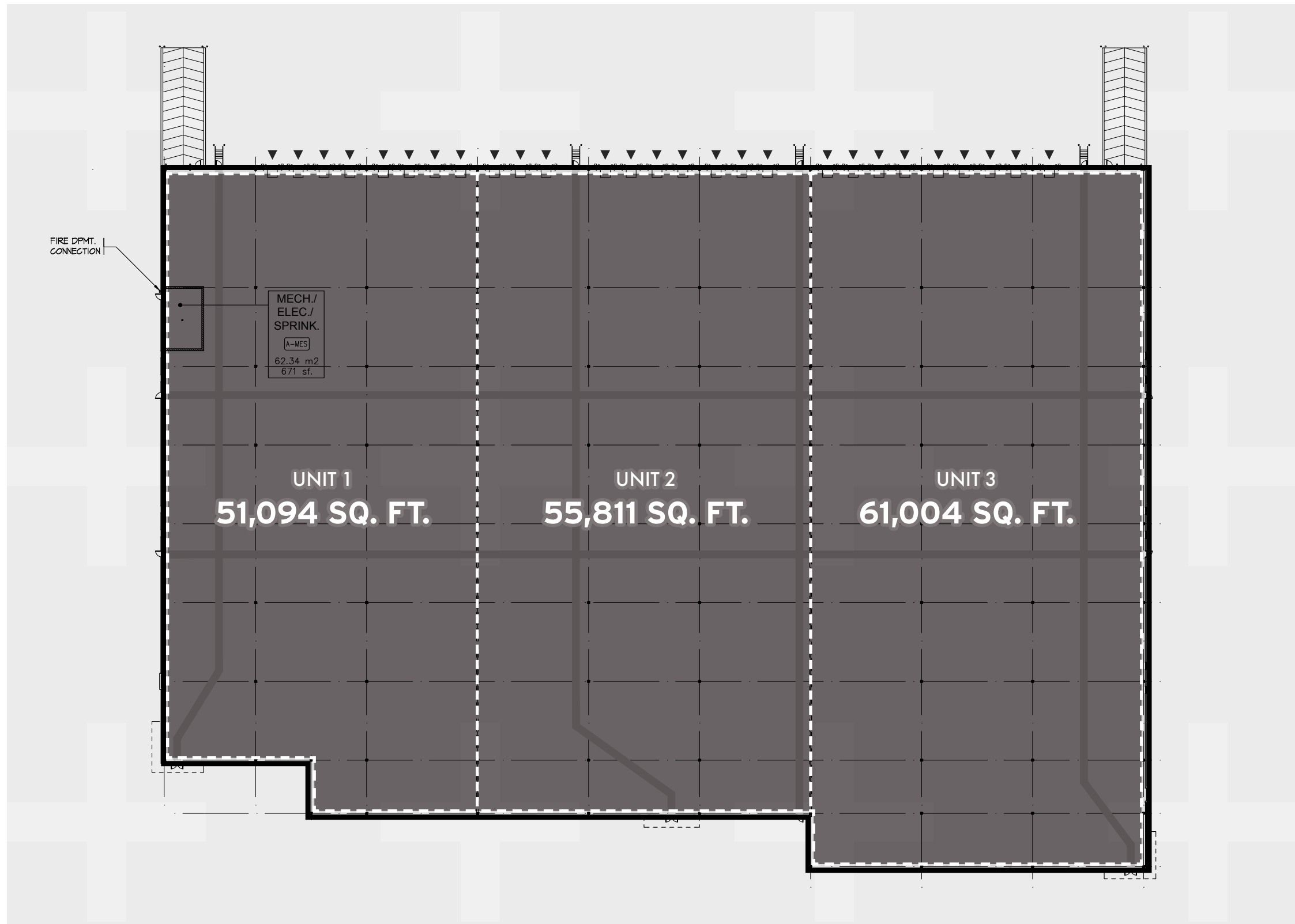
- Building A: **2,500 Amps, 600 Volts, 3ph**
- Building B: **3,000 Amps, 600 Volts, 3ph**

ZONING

- **M2 Outside Storage**



BUILDING A - 10 WHYBANK DRIVE



AVAILABLE SIZES

- Unit 1: **51,094 Sq. Ft.**
- Unit 2: **55,811 Sq. Ft.**
- Unit 3: **61,004 Sq. Ft.**

ASKING PRICE

- Full Building: **\$20.00 Net Per Sq. Ft.**
- Demised Units: **\$20.00 Net Per Sq. Ft.**

SHIPPING

- Unit 1: **8 Truck Level Doors, 1 Drive-in Door**
- Unit 2: **10 Truck Level Doors**
- Unit 3: **9 Truck Level Doors, 1 Drive-in Door**

CLEAR HEIGHT

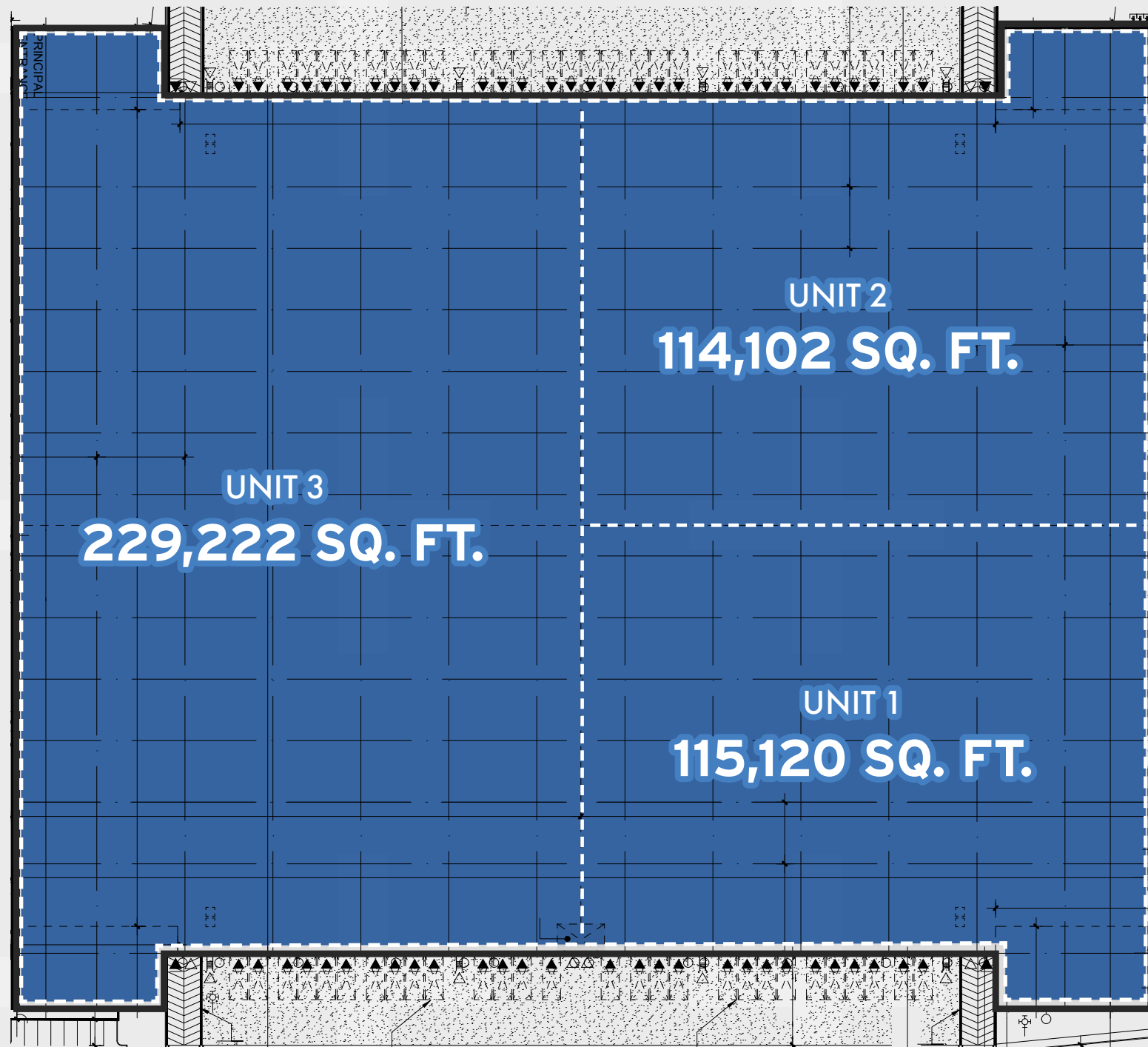
- **36'**

OCCUPANCY

- **Immediate**

BUILDING B - 20 WHYBANK DRIVE

DEMISING CONCEPT 1



AVAILABLE SIZES

- Unit 1: 115,120 Sq. Ft.
- Unit 2: 114,102 Sq. Ft.
- Unit 3: 229,222 Sq. Ft.

ASKING PRICE

- Full Building: \$20.00 Net Per Sq. Ft.
- Demised Units: \$20.50 Net Per Sq. Ft.

SHIPPING

- Unit 1: 15 Truck Level Doors, 1 Drive-in Door
- Unit 2: 14 Truck Level Doors, 1 Drive-in Door
- Unit 3: 26 Truck Level Doors, 2 Drive-in Doors

CLEAR HEIGHT

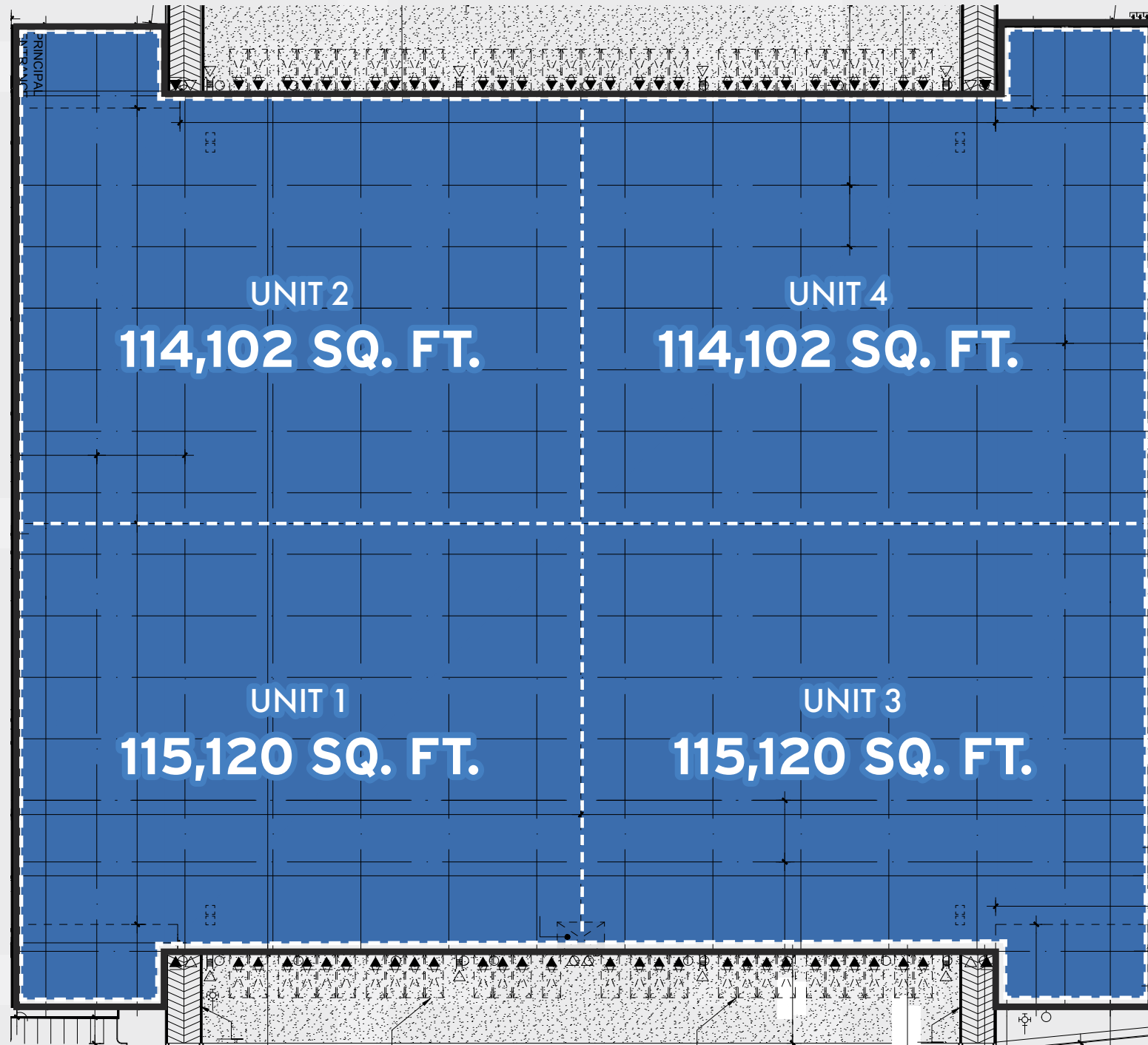
- 40'

OCCUPANCY

- Immediate

BUILDING B - 20 WHYBANK DRIVE

DEMISING CONCEPT 2



AVAILABLE SIZES

- Unit 1: 115,120 Sq. Ft.
- Unit 2: 114,102 Sq. Ft.
- Unit 3: 115,120 Sq. Ft.
- Unit 4: 114,102 Sq. Ft.

ASKING PRICE

- Full Building: \$20.00 Net Per Sq. Ft.
- Demised Units: \$20.50 Net Per Sq. Ft.

SHIPPING

- Unit 1: 14 Truck Level Doors, 1 Drive-in Door
- Unit 2: 15 Truck Level Doors, 1 Drive-in Door
- Unit 3: 14 Truck Level Doors, 1 Drive-in Door
- Unit 4: 15 Truck Level Doors, 1 Drive-in Door

CLEAR HEIGHT

- 40'

OCCUPANCY

- Immediate

BUILDINGS COMPLETE! READY FOR TENANT IMPROVEMENTS!

10 WHYBANK DRIVE

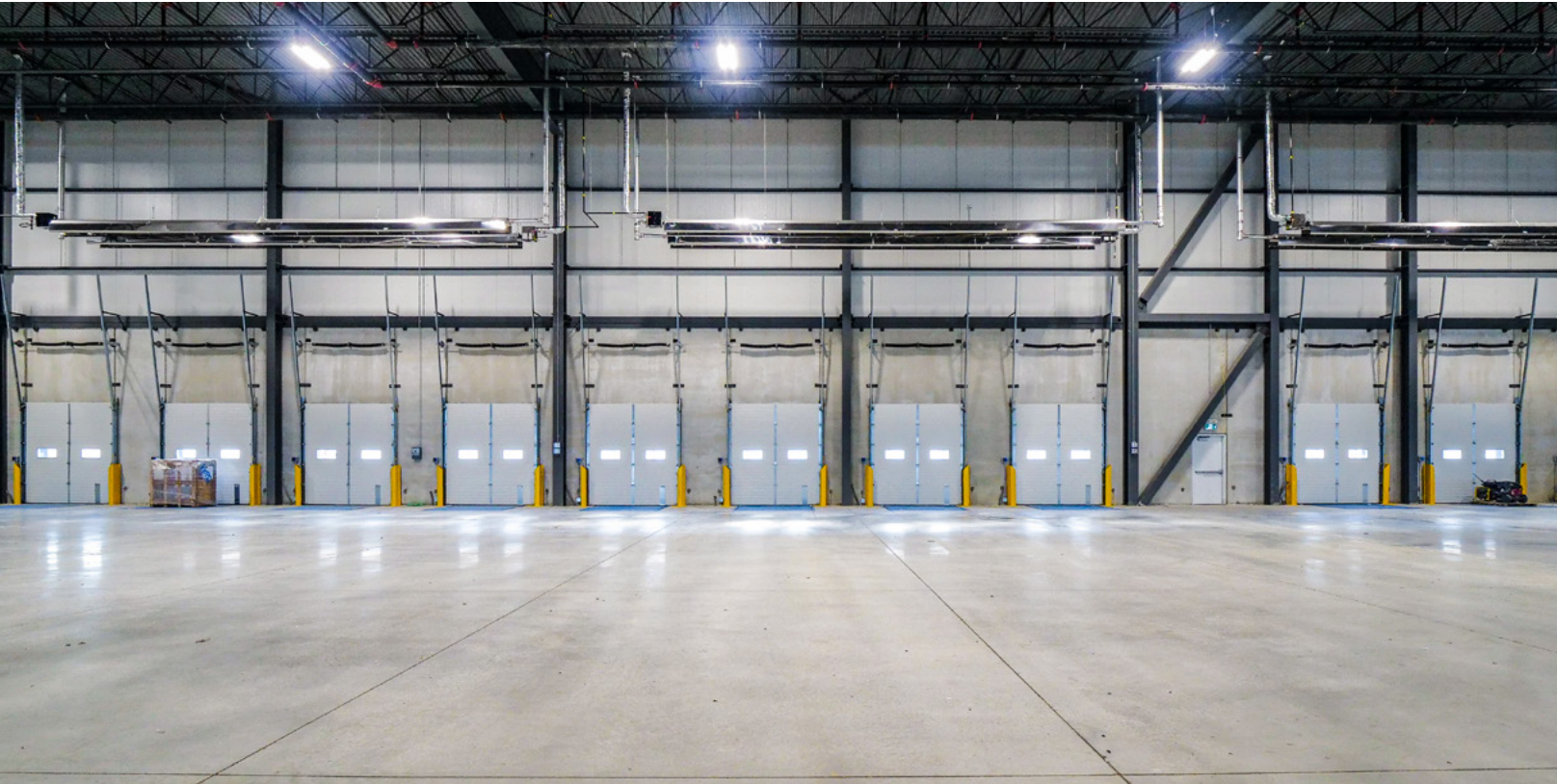


20 WHYBANK DRIVE

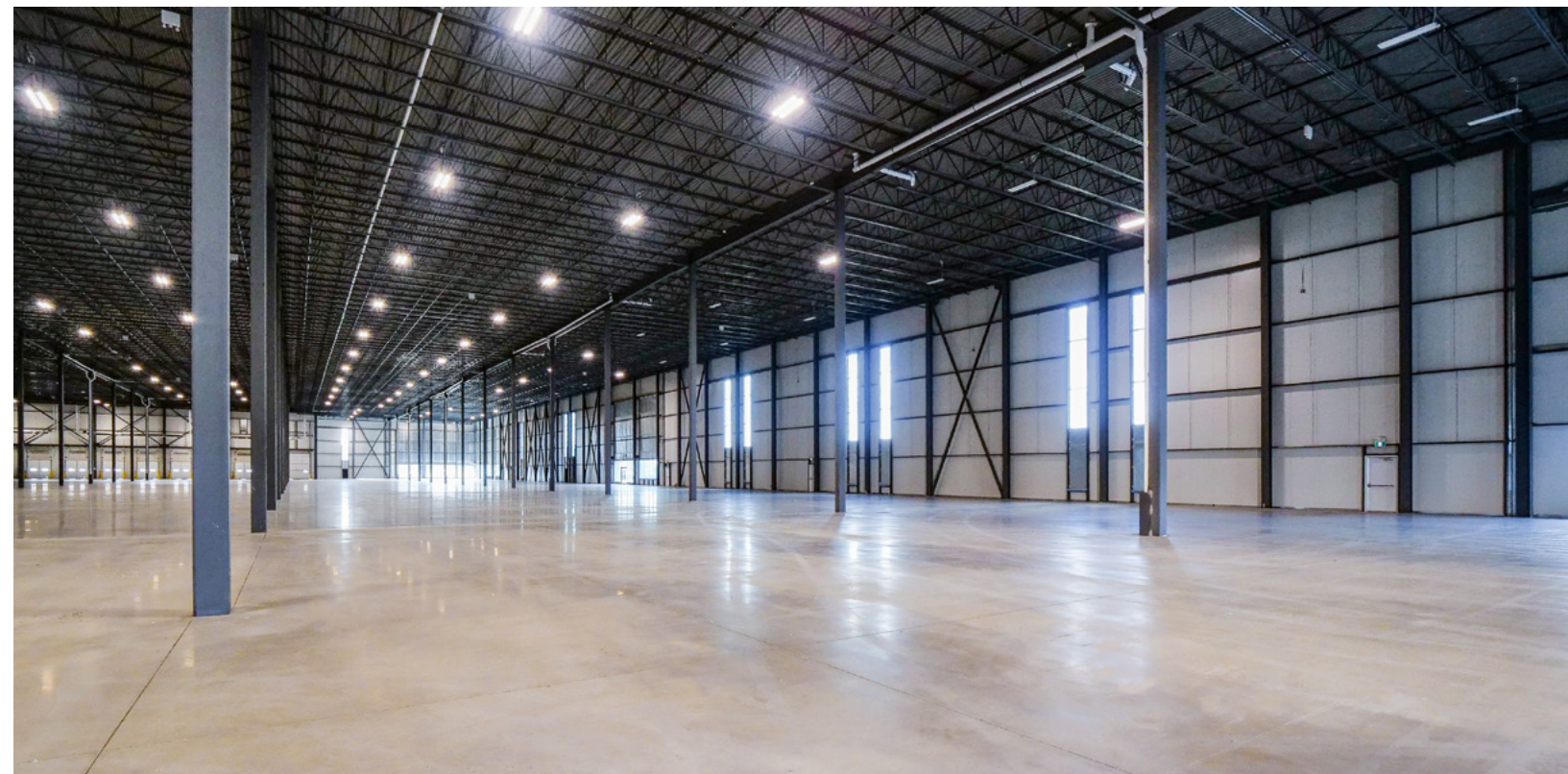


BUILDINGS COMPLETE! READY FOR TENANT IMPROVEMENTS!

10 WHYBANK DRIVE



20 WHYBANK DRIVE



PURE CONNECTIONS PURE DISTRIBUTION PURE TRANSPORTATION

PURE Access to all 400 series transcontinental highways accessing 158M consumers within a day's drive

- ▶ Brampton is within 2-hours of the U.S. border and adjacent to Canada's largest International Airport
- ▶ Ranked #1 for mid-sized North American Cities of the Future for connectivity
- ▶ 140,000 new jobs by 2040, 60% of the population works within the city of Brampton
- ▶ Brampton has the fastest growing transit system in Canada

Travel Distances

HIGHWAY 410 6 MIN · 4.5 KM	HIGHWAY 407 11 MIN · 11.5 KM	HIGHWAY 403 17 MIN · 18.0 KM	HIGHWAY 401 17 MIN · 17.0 KM	HIGHWAY 427 22 MIN · 19.9 KM
BRAMPTON TRANSIT SANDALWOOD FACILITY 3 MIN · 1.2 KM		BRAMPTON GO TERMINAL 10 MIN · 5.1 KM	CN INTERMODAL BRAMPTON 25 MIN · 15.8 KM	CP INTERMODAL VAUGHAN 30 MIN · 18.0 KM
TORONTO PEARSON AIRPORT 27 MIN · 31.8 KM		DOWNTOWN TORONTO 48 MIN · 48.2 KM		

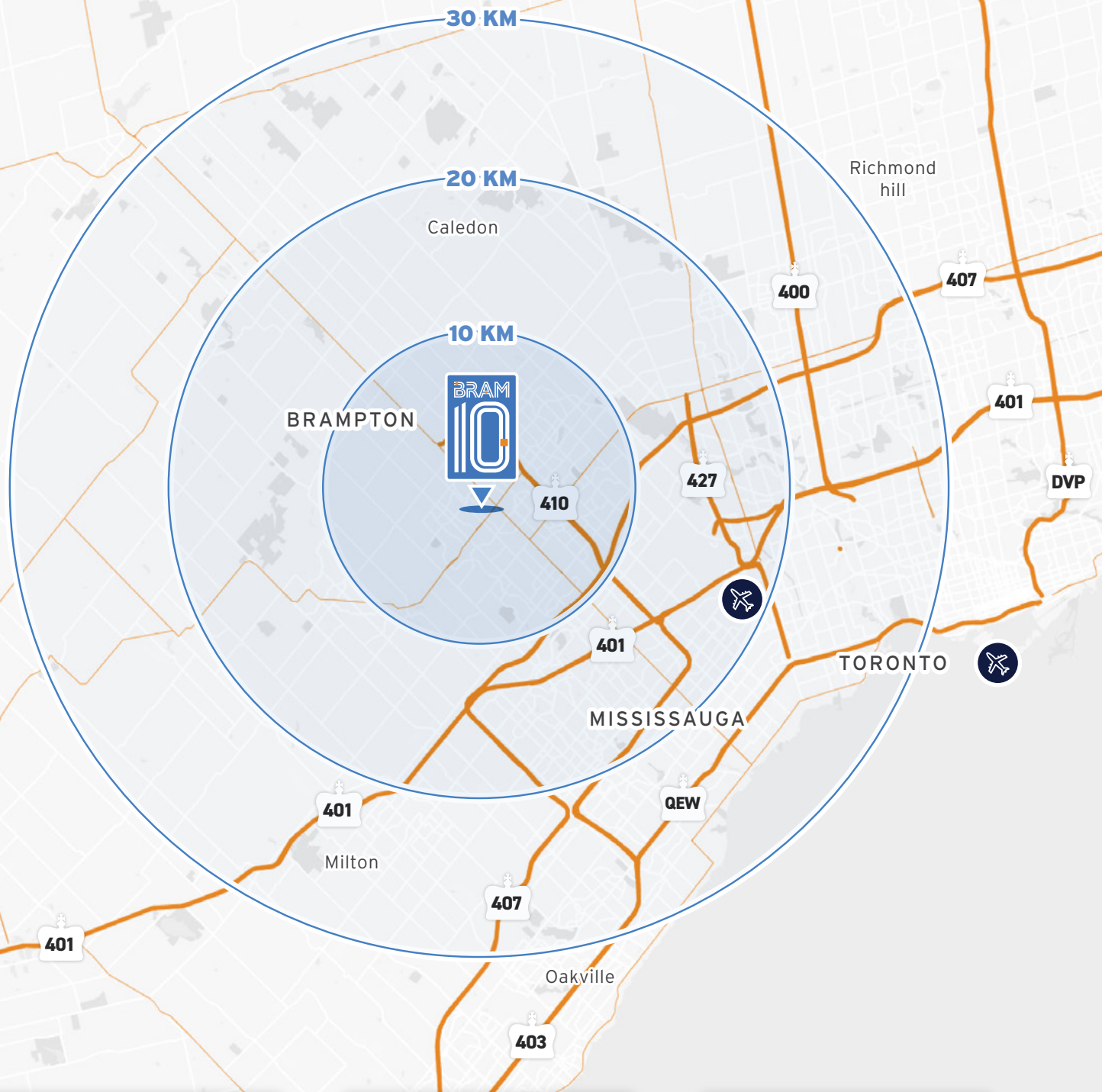


Truck Routes

- 6 MIN TO HIGHWAY 410
Via Bovaird Drive
- 13 MIN TO HIGHWAY 407
Via Bovaird Drive & Highway 410
- 14 MIN TO HIGHWAY 401
Via Bovaird Drive & Highway 410
- 15 MIN TO HIGHWAY 410
Via Queen Street
- 15 MIN TO HIGHWAY 407
Via Hurontario Street
- 19 MIN TO HIGHWAY 401
Via Hurontario Street

Legend

- HIGHWAY INTERCHANGE
- GO TRANSIT ROUTES



10 KM

POPULATION
710,751

LABOUR FORCE
581,643

MEDIAN AGE
35

20 KM

POPULATION
1,598,187

LABOUR FORCE
1,333,004

MEDIAN AGE
37

30 KM

POPULATION
2,265,531

LABOUR FORCE
2,734,179

MEDIAN AGE
39

PURE TALENT PURE LABOUR

Best Industrial labour force in the GTA



744,251
TOTAL POPULATION



2ND
LARGEST TECH SECTOR IN NORTH AMERICA, PART OF THE TORONTO REGION



606,285
LABOUR FORCE



4TH
LARGEST LABOUR FORCE IN ONTARIO

Fastest growing big city in Canada

14,000 new residents per year

9TH Largest city in Canada

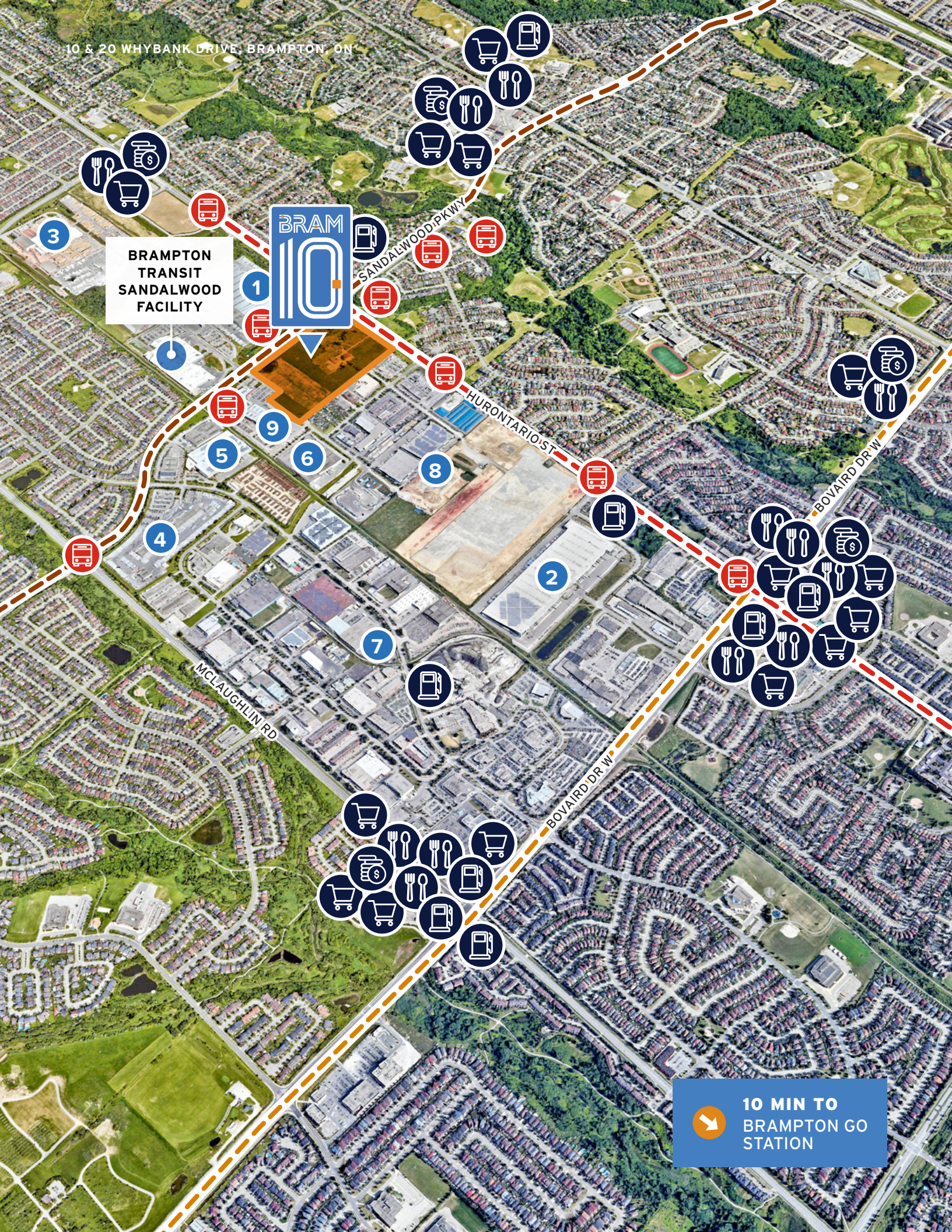
\$118,469 Average household income

Lowest average age in Canada: 36 years

BRAMPTON IS HOME TO...

- ▶ CN, the largest intermodal railway terminal in Canada
- ▶ Highly skilled talent: Access to 4.3 million labour pool across the Greater Toronto Area
- ▶ 1,500 Advanced Manufacturing companies employing over 30,000 employees
- ▶ 11,000+ Employers within Brampton logistics sector (transportation and warehousing), and 24,000 employees





PURE ACCESS

MAJOR AMENITIES




Within 10 Minutes Drive

 50 Shopping Places	 13 Gas Stations
 75 Restaurants & Cafés	 9 Banks

MAJOR TENANTS IN THE AREA

- 1** Kellogg's
- 2** DHL
- 3** Brampton Brick
- 4** Day & Ross
- 5** Canada Post
- 6** ITWAL
- 7** Sotawall
- 8** Give & Go
- 9** Alectra Utilities

BUS ROUTES

-  Route #2 - Hurontario Street
-  Route #5 - Bovaird Drive
-  Route #23 - Sandalwood Pkwy



Sandalwood Facility, photo captured by Andre von Nickisch



Gas Station



GO Train

THE TEAM

DEVELOPER

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 well-located 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 long-term relationships with tenants based on providing highly-responsive, personalized service.

HOPEWELL

Hopewell Development LP ("Hopewell") has enjoyed more than 23 years in the real estate sector in North America. Commitment to teamwork and innovation has led Hopewell to become one of North America's leading industrial developers.

Hopewell manages every aspect of the development phase in a collaborative approach with its clients. Hopewell is a fully integrated company – engaging the right people at the right time to ensure all aspects of the development are aligned, including planning, engineering, entitlement approvals, construction management, along with the successful leasing of the project.

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.



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BRAMPTON'S LARGEST INDUSTRIAL DEVELOPMENT

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