

**BRAM**  
**10 PURE**  
CONNECTIONS

10 & 20 WHYBANK DRIVE, BRAMPTON, ON

**TURNKEY MOVE-IN READY**

10 WHYBANK DRIVE:  
**100% LEASED!**

20 WHYBANK DRIVE:  
**105,000 - 225,000 SQ. FT.**



**TENANT INCENTIVE**

**NO NET RENT UNTIL APRIL 1 2026!†**

†Minimum deal term: 5 years. Lease fully executed on or before December 31, 2025.

**KYLE HANNA\***

Vice Chairman

416 798 6255 • kyle.hanna@cbre.com

**CHRIS BOURNAKAS\*, SIOR**

Executive Vice President

416 798 6246 • chris.bournakas@cbre.com

\*Sales Representative

# PURE SPECIFICATIONS



MULTIPLE  
INGRESS/EGRESS  
POINTS



TRAILER PARKING  
WITH ABILITY TO  
SECURE SITE



EXCELLENT  
TRANSIT  
ACCESS



TOP LABOUR  
MARKETS IN  
CANADA

## 20 WHYBANK DRIVE

### LEASE OPTIONS

- 50% Leased, 225,000 Sq. Ft. Remaining
- Divisible to 105,000 & 120,000 Sq. Ft. Units

### SHIPPING

- 28 Truck Level Doors, 2 Drive-in Doors

### CLEAR HEIGHT

- 40'

### BAY SIZES

- 59' (w) x 41'3.5" (d)
- 60' Marshalling bay

### OFFICE

- 2,000 Sq. Ft. Finished Office

### PARKING

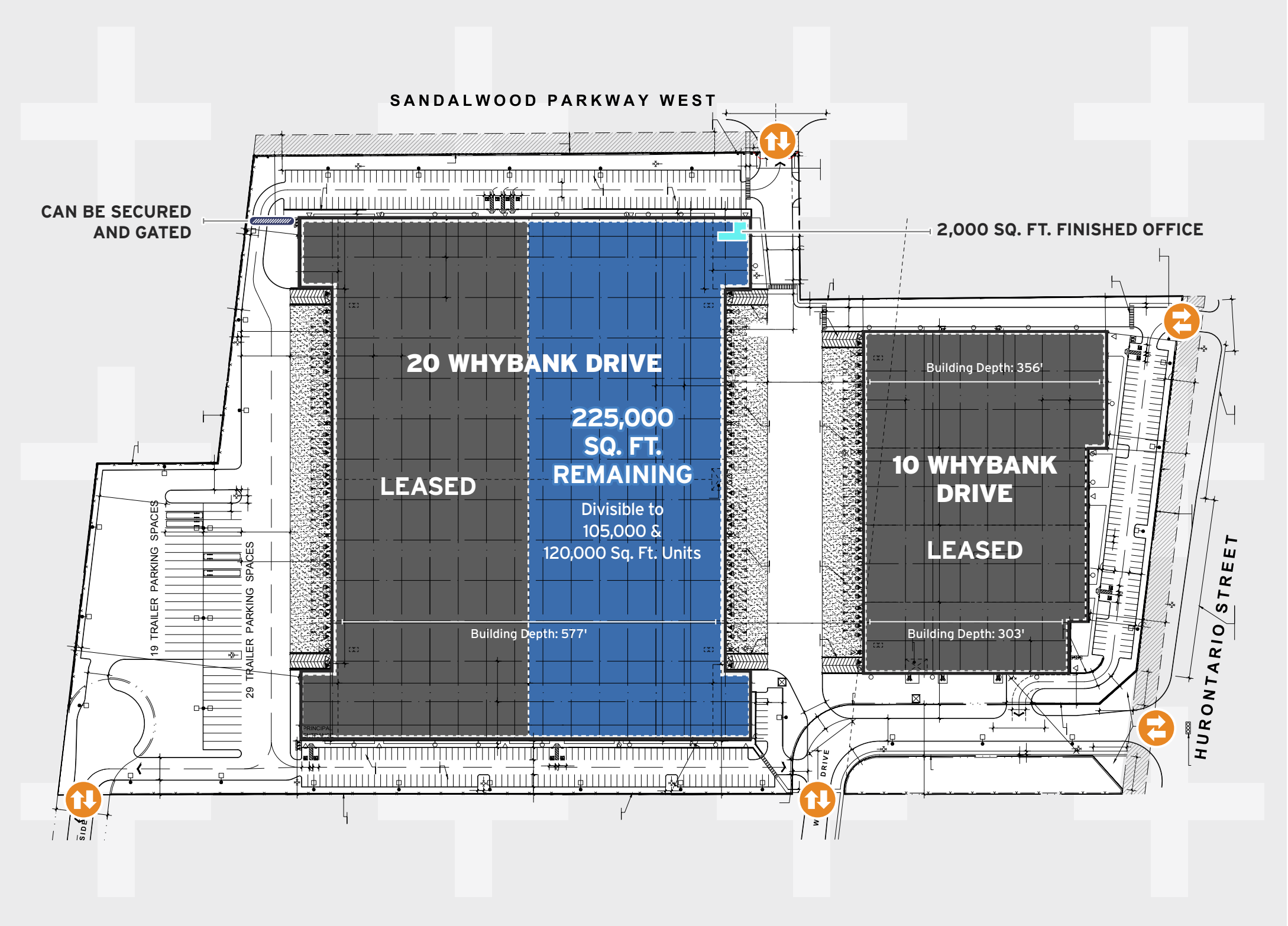
- 303 Car Stalls (Entire Building)

### POWER

- 1,000 Amps, 600 Volts, 3ph  
(Potential to upgrade power to 2,000 – 3,000 Amps)

### ZONING

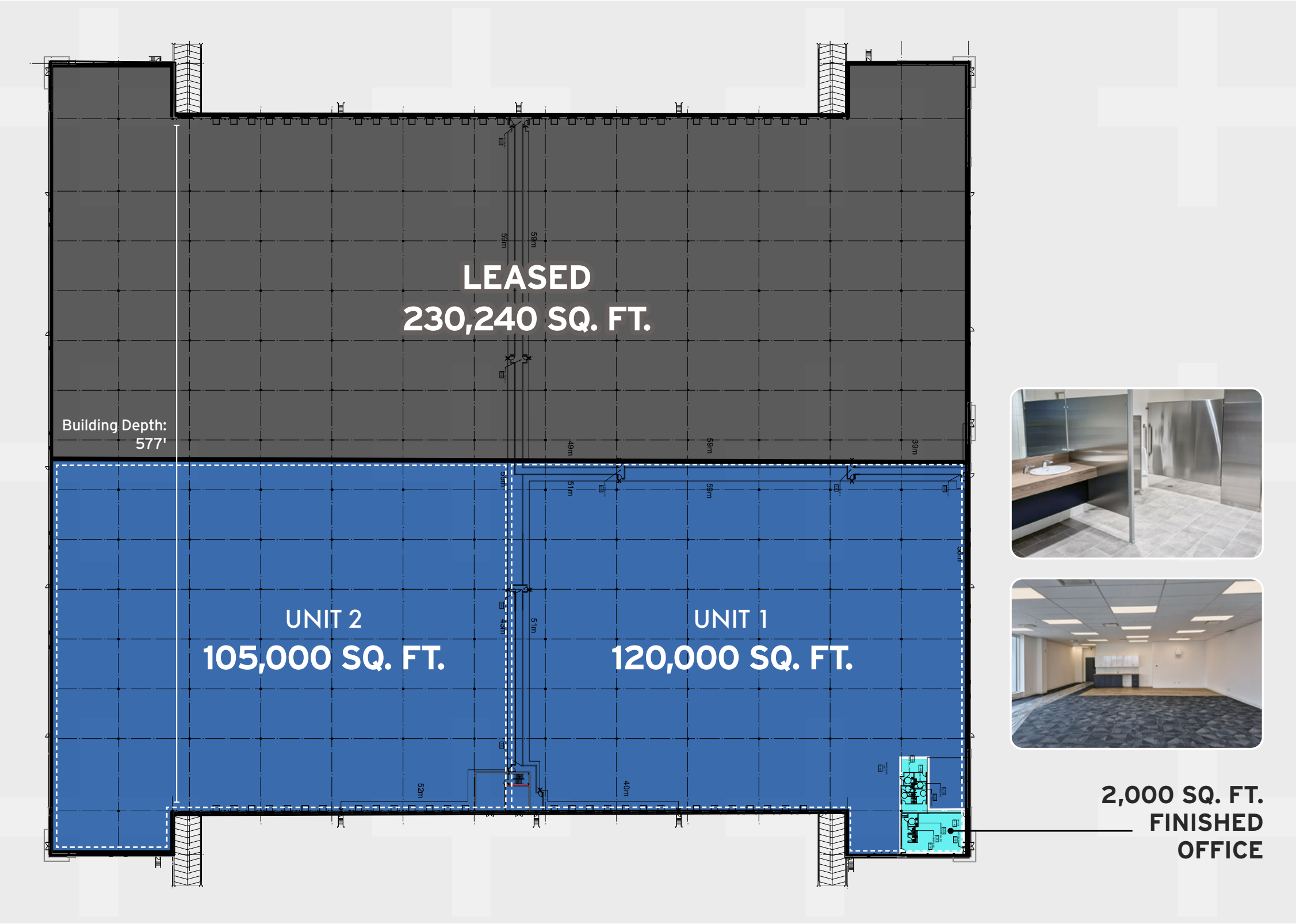
- M2 Outside Storage





# 20 WHYBANK DRIVE

225,000 SQ. FT. REMAINING, DIVISIBLE TO 105,000 & 120,000 SQ. FT. UNITS



AVAILABLE SIZES

- Unit 1: 120,000 Sq. Ft.
- Unit 2: 105,000 Sq. Ft.
- Total: 225,000 Sq. Ft.

OFFICE

- Unit 1: 2,000 Sq. Ft. Finished Office

ASKING PRICE

- \$18.25 Net Per Sq. Ft.

T.M.I. (2025)

- \$3.04 Per Sq. Ft. + management fee

SHIPPING

- Unit 1: 14 Truck Level Doors, 1 Drive-in
- Unit 2: 14 Truck Level Doors, 1 Drive-in

CLEAR HEIGHT

- 40'

OCCUPANCY

- Immediate

# 20 WHYBANK DRIVE

## BUILDING SPECIFICATIONS

UNIT SIZES	<ul style="list-style-type: none"><li>105,000 &amp; 120,000 Sq. Ft.</li></ul>
CLEAR HEIGHT	<ul style="list-style-type: none"><li>40' Clear height to underside of roof joists in warehouse.</li></ul>
BAY SIZE	<ul style="list-style-type: none"><li>59' (w) x 41'3.5" (d); 60' Staging Bay.</li></ul>
OVERHEAD DOORS	<ul style="list-style-type: none"><li>Twenty-Eight (28) Truck level doors.</li><li>9'W x 10'H prefinished sectional metal insulated (R16) overhead doors with 3" heavy duty hardware and weather stripping c/w manual lift and view window.</li><li>Two (2) Drive-in doors.</li><li>14'-4" x 16' prefinished metal insulated overhead doors located at ramps.</li></ul>
MECHANICAL	<ul style="list-style-type: none"><li>40,000 lbs. 7'-0" wide x 8'-0" deep, hydraulic, hinged lip (18") dock levelers c/w dock bumpers and toe guards provided at each truck dock.</li></ul>
CONCRETE APRON AND DOLLY PADS	<ul style="list-style-type: none"><li>All truck shipping/receiving areas to be 52' deep to have a minimum 8" thickness of concrete placed over 11" of compacted run limestone, varying with Geotechnical recommendations.</li></ul>
FLOOR STRUCTURE	<ul style="list-style-type: none"><li>8" thickness 25MPA with steel fiber reinforcing at 25 kg / m3. Slab on grade capable of 12,000lb single leg racking load, a uniform distributed load of 50 kpa (1,000 PSF). Load provisions based on a 3.5" x 4" minimum baseplate.</li><li>Floor slabs to be saw-cut to 30 mm (1/4") deep in panel sizes no greater in spacing than 15'. Floor slabs will be sealed with one coat of Ashford Sealer.</li></ul>



ROOFING SYSTEM	<ul style="list-style-type: none"><li>Single ply TPO membrane roof system, white consisting of metal decking, vapor barrier, R-30 rigid insulation, 60 mil TPO membrane, with a 10 year manufacture's system warranty.</li></ul>
WAREHOUSE HEATING/ VENTILATION	<ul style="list-style-type: none"><li>Warehouse shall be heated to maintain 20° C (68°F) with an outdoor ambient to meet Ontario Building Code, January 1%.</li><li>Heating to be supplied by gas fired suspended normal efficiency unit heaters in the warehouse, and electric baseboard or suspended unit heaters in the fire pump room and electrical room.</li></ul>
REMAINING BUILDING POWER	<ul style="list-style-type: none"><li>1,000 Amps, 600 Volts, 3ph</li><li>Potential to upgrade power to 2,000 – 3,000 Amps</li></ul>
LIGHTING	<ul style="list-style-type: none"><li>Warehouse with LED Highbay industrial fixtures, to meet 30 foot candles open concept at eye level.</li></ul>
SPRINKLERS	<ul style="list-style-type: none"><li>Class I to IV Commodity Classification to NFPA 231C Early Suppression Fast Response (ESFR) standards. (K25.2 pendant heads).</li></ul>
ZONING	<ul style="list-style-type: none"><li>M2 Outside Storage.</li></ul>
CAR PARKING	<ul style="list-style-type: none"><li>303 Stalls.</li></ul>





# 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			



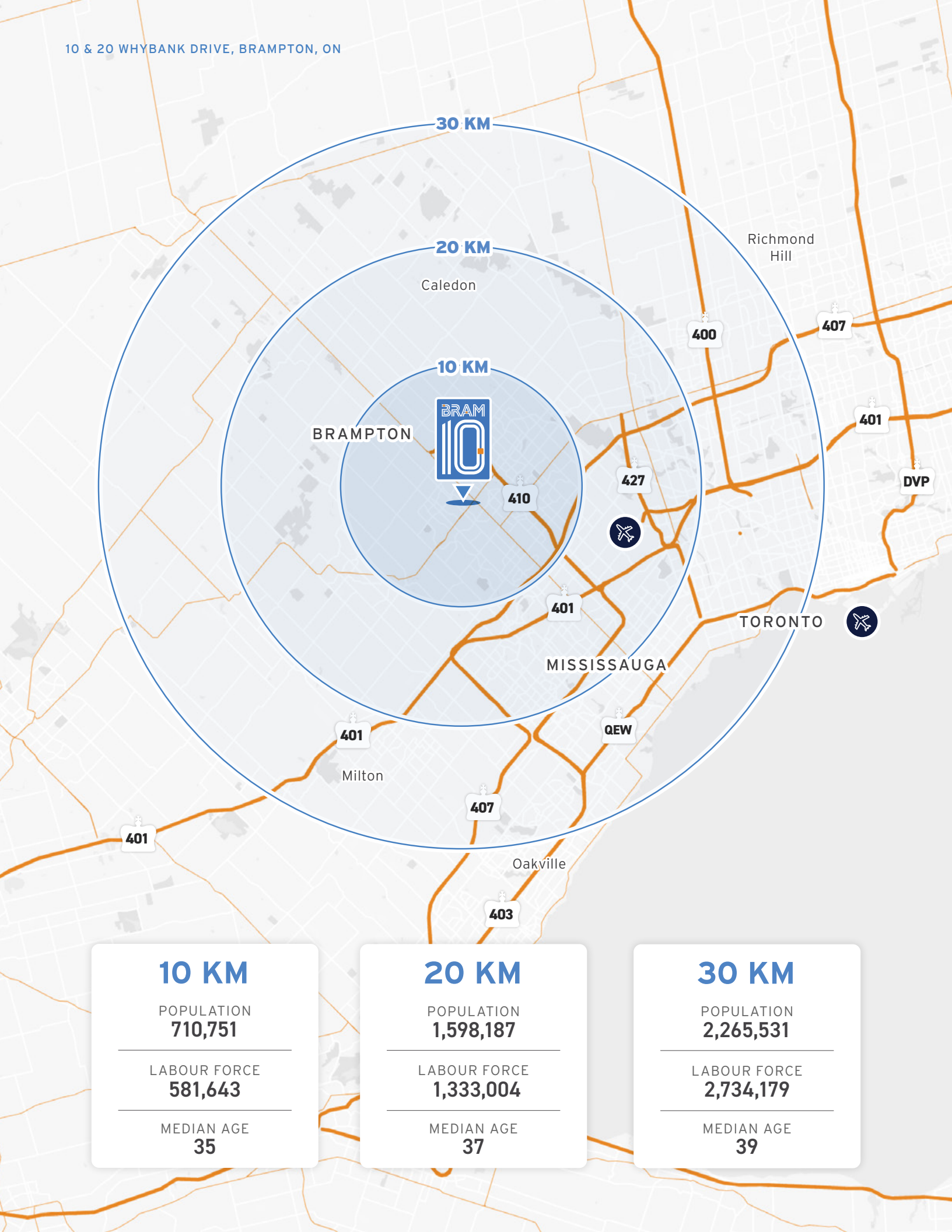
### Truck Routes

- 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

	<b>50</b>	Shopping Places		<b>13</b>	Gas Stations
	<b>75</b>	Restaurants & Cafés		<b>9</b>	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. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

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.

### 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.





10 & 20 WHYBANK DRIVE



# BRAMPTON'S LARGEST INDUSTRIAL DEVELOPMENT

**KYLE HANNA\***

Vice Chairman

416 798 6255 • kyle.hanna@cbre.com

**CHRIS BOURNAKAS\*, SIOR**

Executive Vice President

416 798 6246 • chris.bournakas@cbre.com

\*Sales Representative

**CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST**

5935 AIRPORT RD SUITE 700, MISSISSAUGA, ON L4V 1W5

This disclaimer shall apply to PURE HURONTARIO STREET HOLDINGS ULC and HD HURONTARIO INC. and its affiliates ("Pure Industrial"), and 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 and Pure Industrial do not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Pure Industrial and CBRE do 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 and Pure Industrial. 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.

