

High Quality Industrial Freestand | For Sale or Lease

1195 Clark Blvd.

Brampton | ON

83,252 SQ. FT. BUILDING WITH SECURE SHIPPING & HEAVY POWER



For more information, please contact:

DRAKE LAFONTAINE
Sales Representative
416 798 6224
drake.lafontaine@cbre.com

JOHN LAFONTAINE*
Vice Chairman
416 798 6229
john.lafontaine@cbre.com

*Sales Representative



CBRE

High Quality Industrial Freestanding

For Sale or Lease

1195 Clark Blvd

Brampton | ON

1195 Clark Boulevard is a well-maintained, high-quality freestanding industrial building located on a prominent corner, providing good exposure and signage opportunities. Situated in an area offering access to an abundant labour force, and proximity to 400-series highways, amenities, and public transit. The building offers excellent shipping capabilities, with a 130' shipping court depth plus a gated and fenced shipping yard with 2 points of access. The Property features a drive through bay, providing an opportunity to off load flatbed trucks with ease or secure high-quality items within the building. Zoning permits accessory outside storage. Hard to find heavy power availability with 1,200 amps. Well-appointed office space with skylights throughout, providing lots of natural light.

PROPERTY DETAILS

BUILDING SIZE	83,252 Sq. Ft.
LOT SIZE	3.7 Acres
INDUSTRIAL AREA	77,326 Sq. Ft.
OFFICE AREA	5,926 Sq. Ft.
CLEAR HEIGHT	20'
SHIPPING	6 Truck Level Doors 3 Drive-In Doors
BAY SIZE	60' x 25'
POWER	1200 Amps / 600 Volts
ZONING	M3A
PROPERTY TAXES	\$129,001.45/year (2023)

NEW ASKING RENTAL RATE!

\$15.50 Per Sq. Ft. Net

T.M.I. (2024)

\$3.14 Per Sq. Ft.

(plus management fee)

SALE PRICE

Contact Listing team.



HIGHLIGHTS



Access to labour, highways and public transit.



Zoning allows for accessory outside storage.



Close proximity to Pearson Airport and CN Intermodal.



Available immediately.



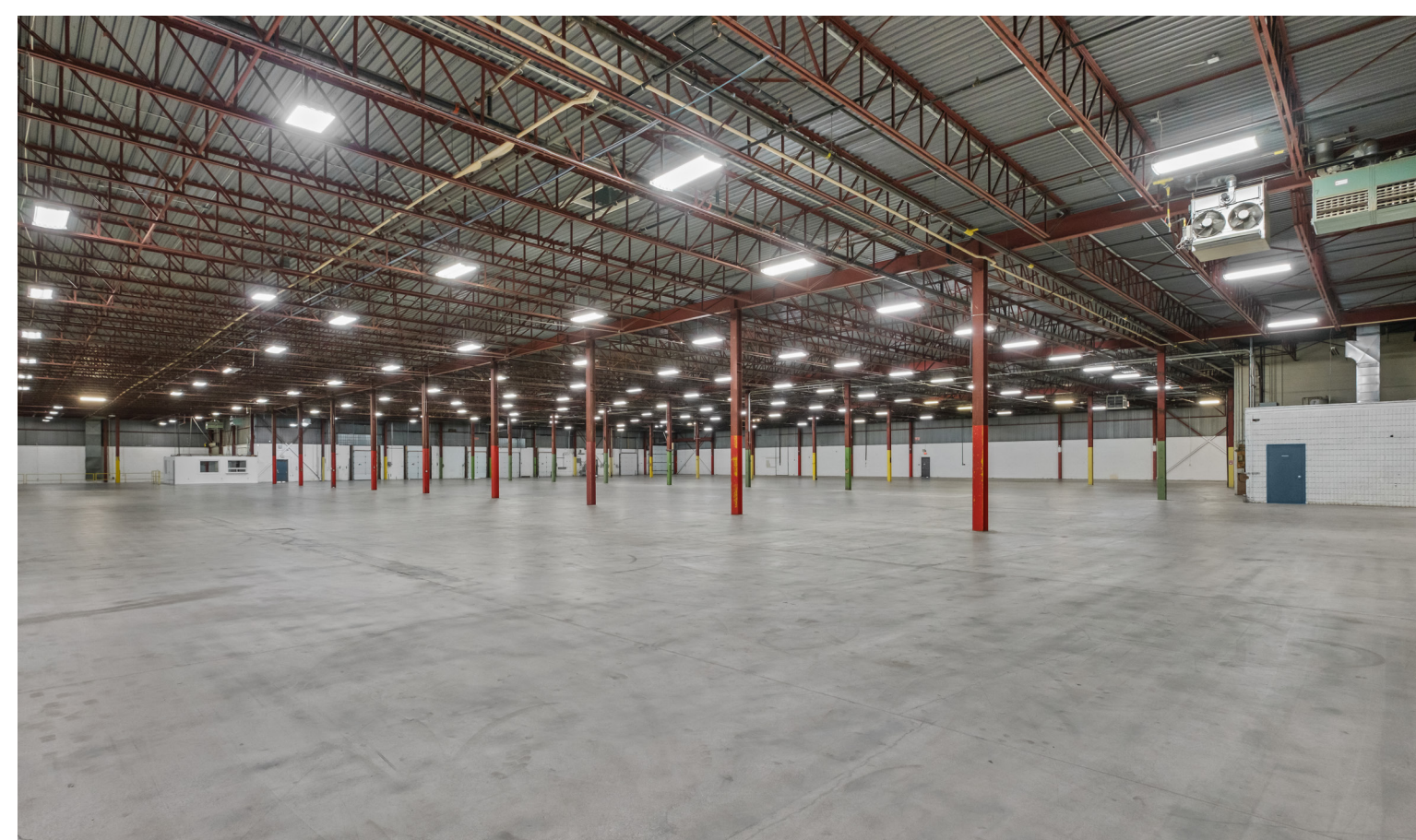
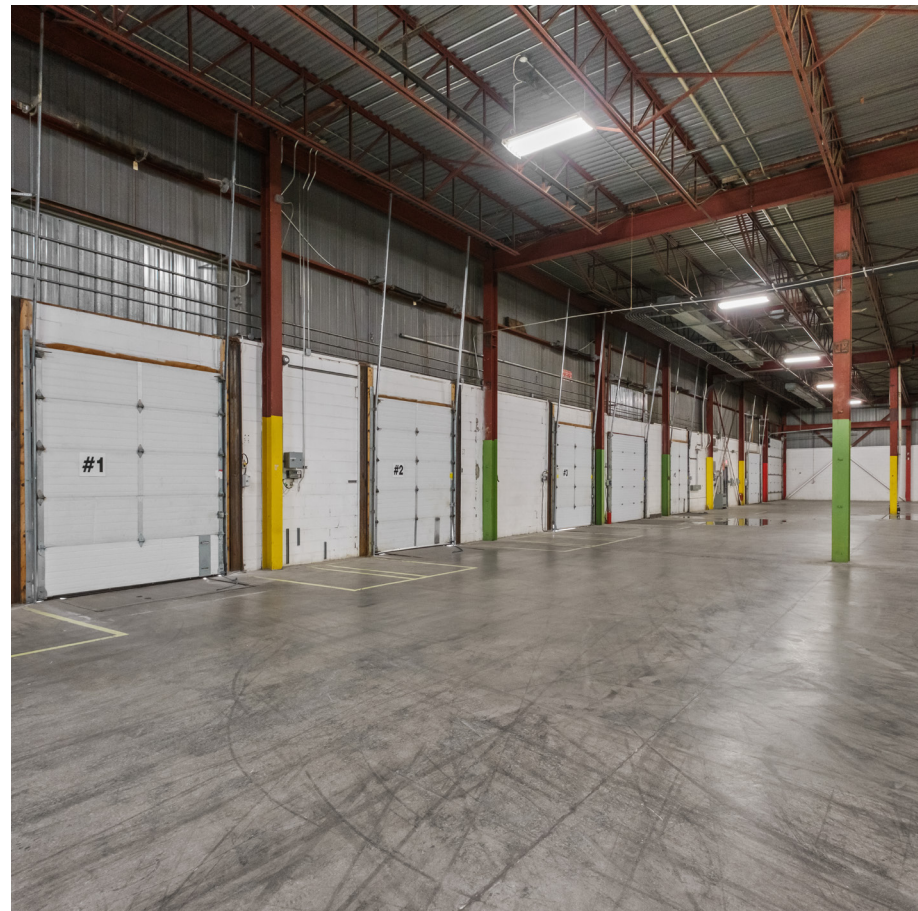
Secure, fenced shipping yard.



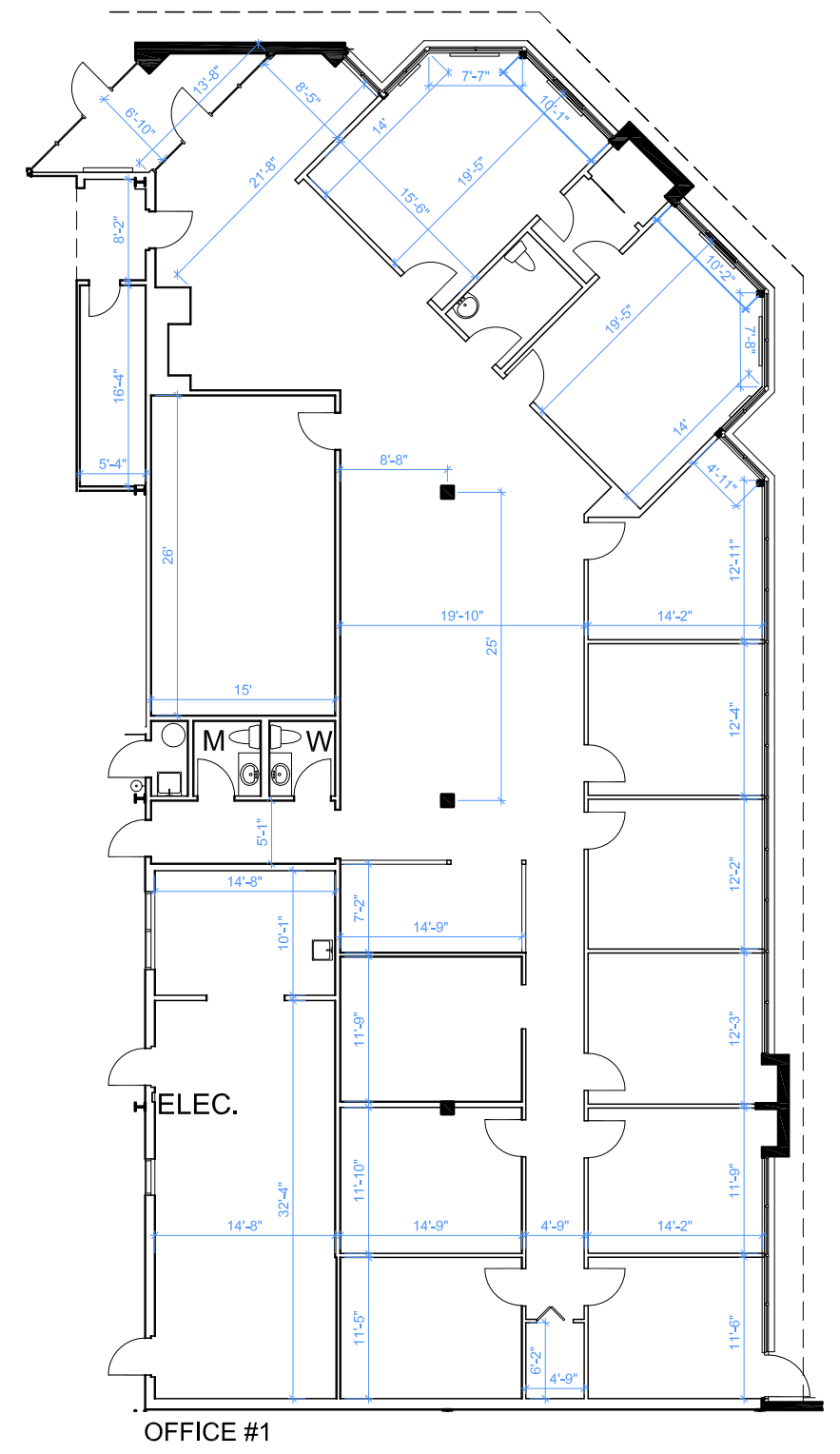
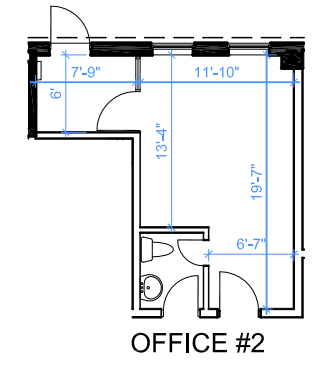
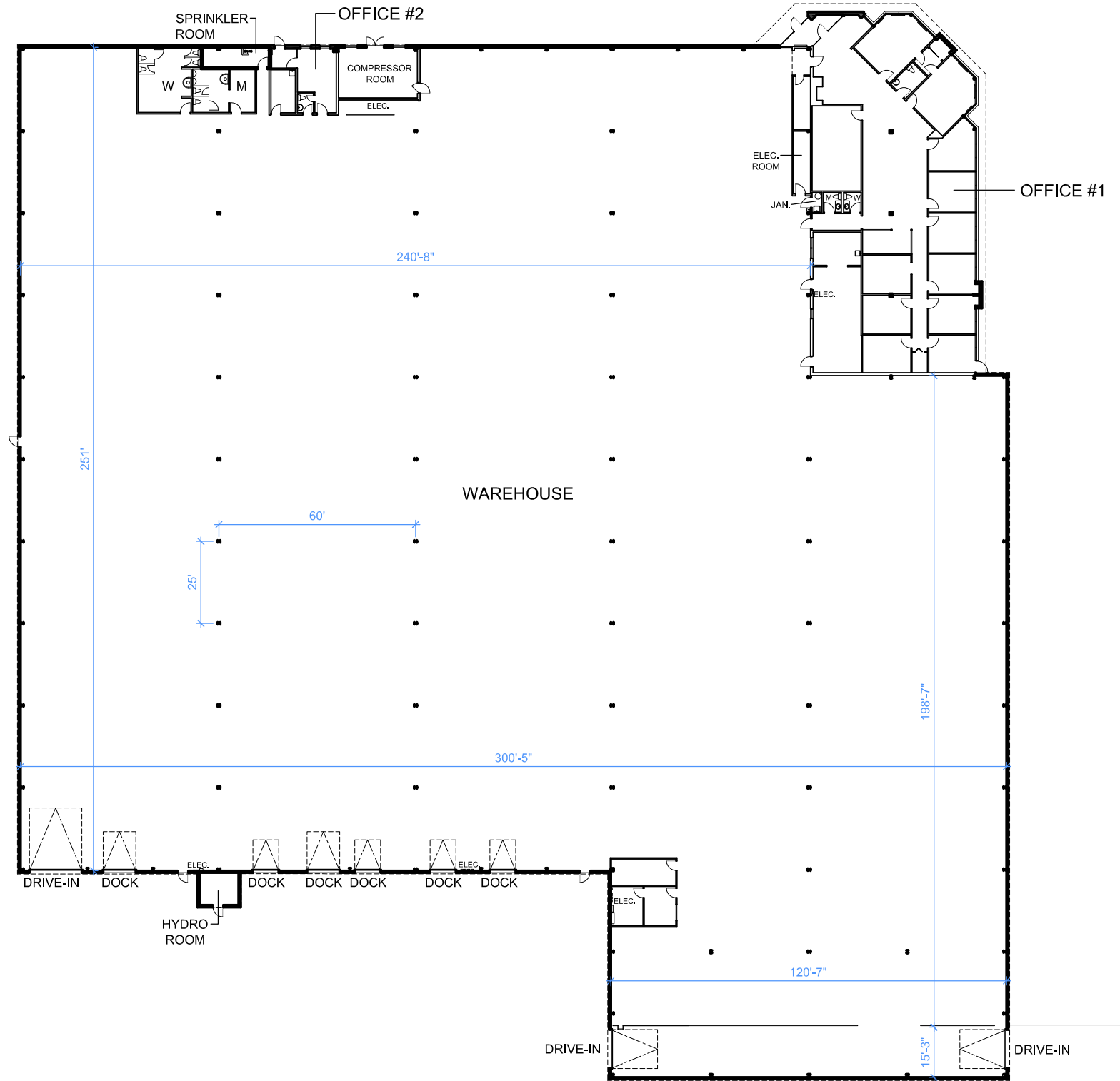
Corner location with 2 points of entry.



Heavy 1200 Amp Power.



FLOOR PLANS



NEARBY AMENITIES & TRANSIT

KEY DRIVE TIMES

BRAMPTON CN INTERMODAL

4 MIN | 2.2 KM

HIGHWAY 407

4 MIN | 2.3 KM

HIGHWAY 410

7 MIN | 9.3 KM

HIGHWAY 27

11 MIN | 9.0 KM

HIGHWAY 401

11 MIN | 13.6 KM

HIGHWAY 403

11 MIN | 14.4 KM

HIGHWAY 427

13 MIN | 7.3 KM

TORONTO PEARSON INTERNATIONAL AIRPORT

17 MIN | 15.6 KM

VAUGHAN CP INTERMODAL

21 MIN | 16.8 KM

TORONTO DOWNTOWN

34 MIN | 40.0 KM



9.5 min

Average drive time to
400-series highways



PURE LOCATION

BRAMPTON DEMOGRAPHICS



466,208
Population (2023)



809,599
Projected Population (2028)



432,509
Labour Force



\$145,011
Avg. Household Income



35.3
Median Age

GTA's Largest Labour Pool

5 KM

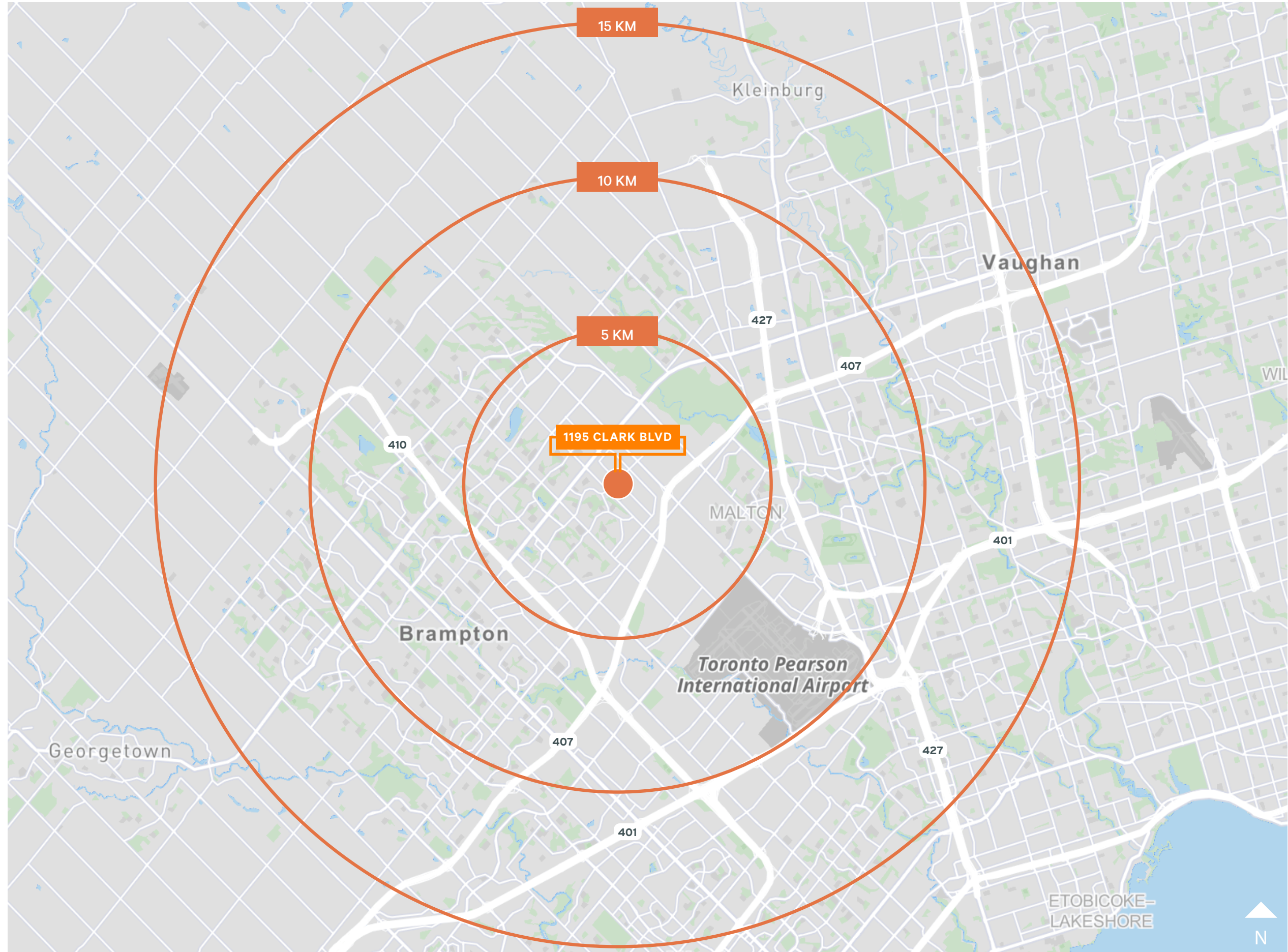
POPULATION
173,553
LABOUR FORCE
95,983

10 KM

POPULATION
695,769
LABOUR FORCE
385,301

15 KM

POPULATION
1,447,802
LABOUR FORCE
803,398



THE TEAM

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 longterm relationships with tenants based on providing highly-responsive, personalized service.

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.

For more information, please contact:

DRAKE LAFONTAINE
Sales Representative
416 798 6224
drake.lafontaine@cbre.com

JOHN LAFONTAINE*
Vice Chairman
416 798 6229
john.lafontaine@cbre.com

*Sales Representative



CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | www.cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("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