

2 BRAMKAY STREET

Brampton, Ontario

DESIGN BUILD OPPORTUNITY

240,756 SQ. FT.

DELIVERY AS EARLY AS Q3 2026

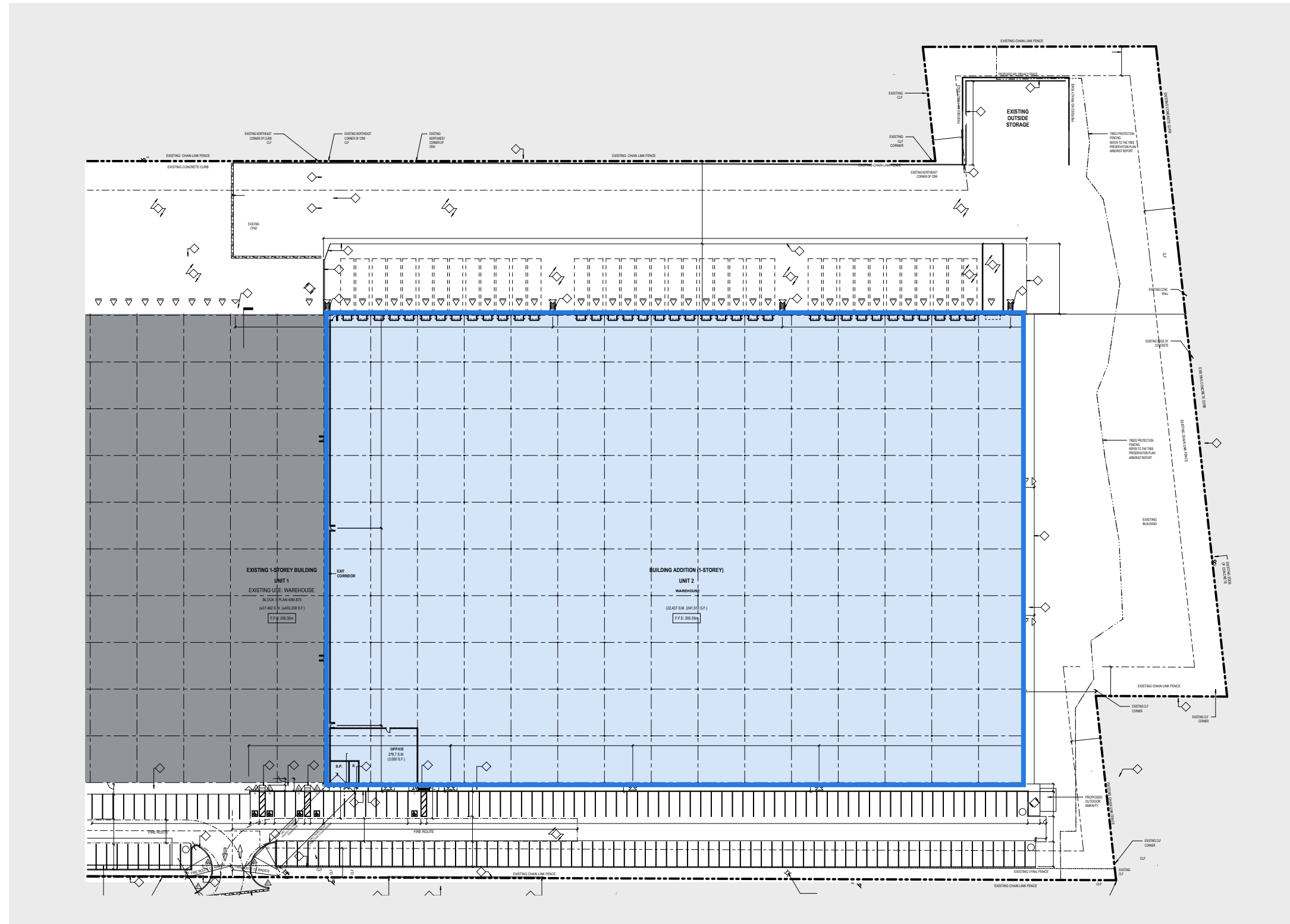


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PURE SPECIFICATIONS



Location Torbram Road & Queen Street East

Size 240,756 Sq. Ft.

T.M.I. Approx. \$3.53 per Sq. Ft.
(2025 Estimate)

Shipping 37 Truck Level Doors, 1 Drive-in Door

Bay Size 40' x 40', 40' Marshalling Bay

Clear Height 40'

Car Parking 110 Stalls (2 Accessible)

Power TBC

Sprinkler TBC

Zoning M3A-366: warehousing, distribution and manufacturing uses are permitted

Occupancy Q3 2026



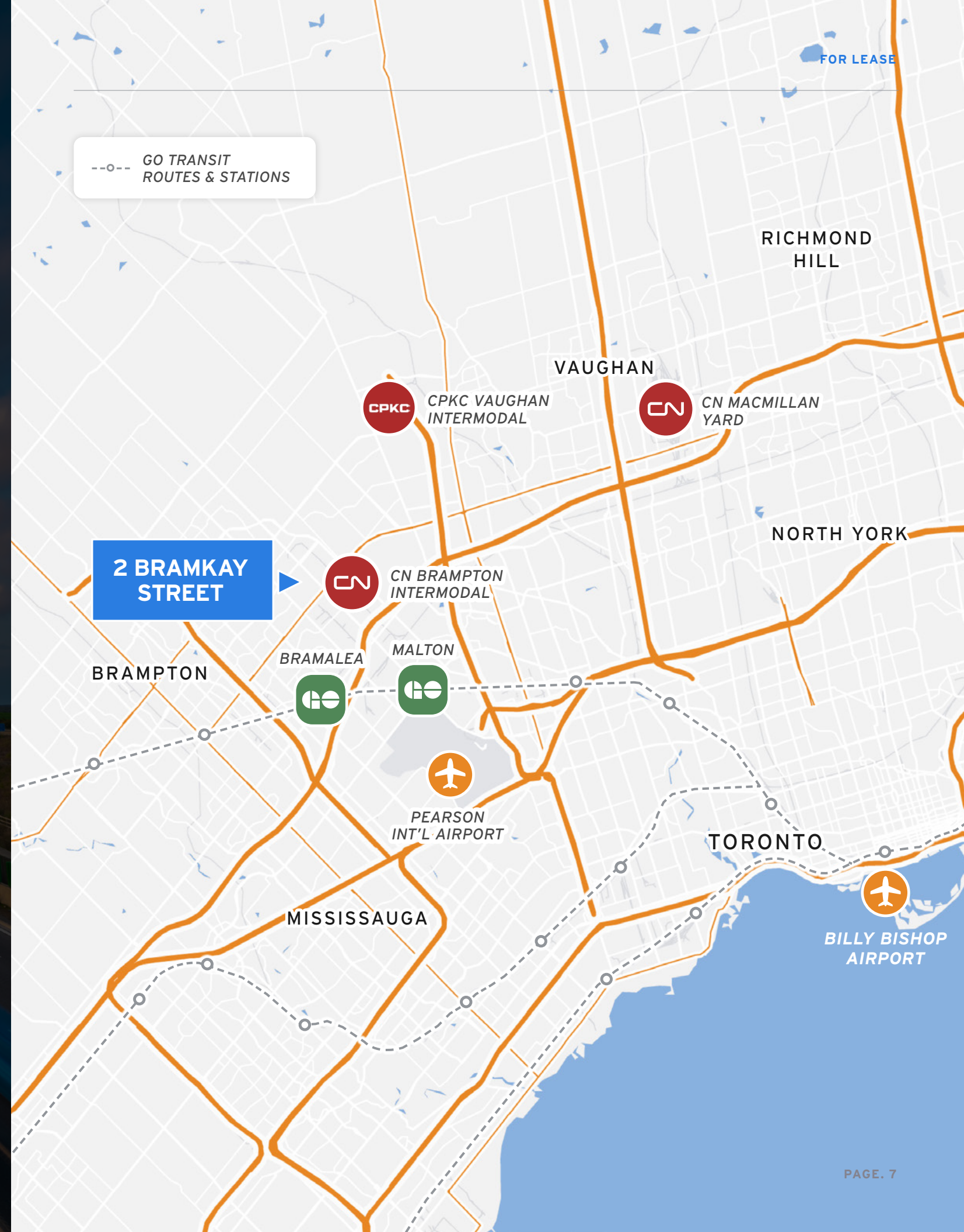
PURE LOCATION

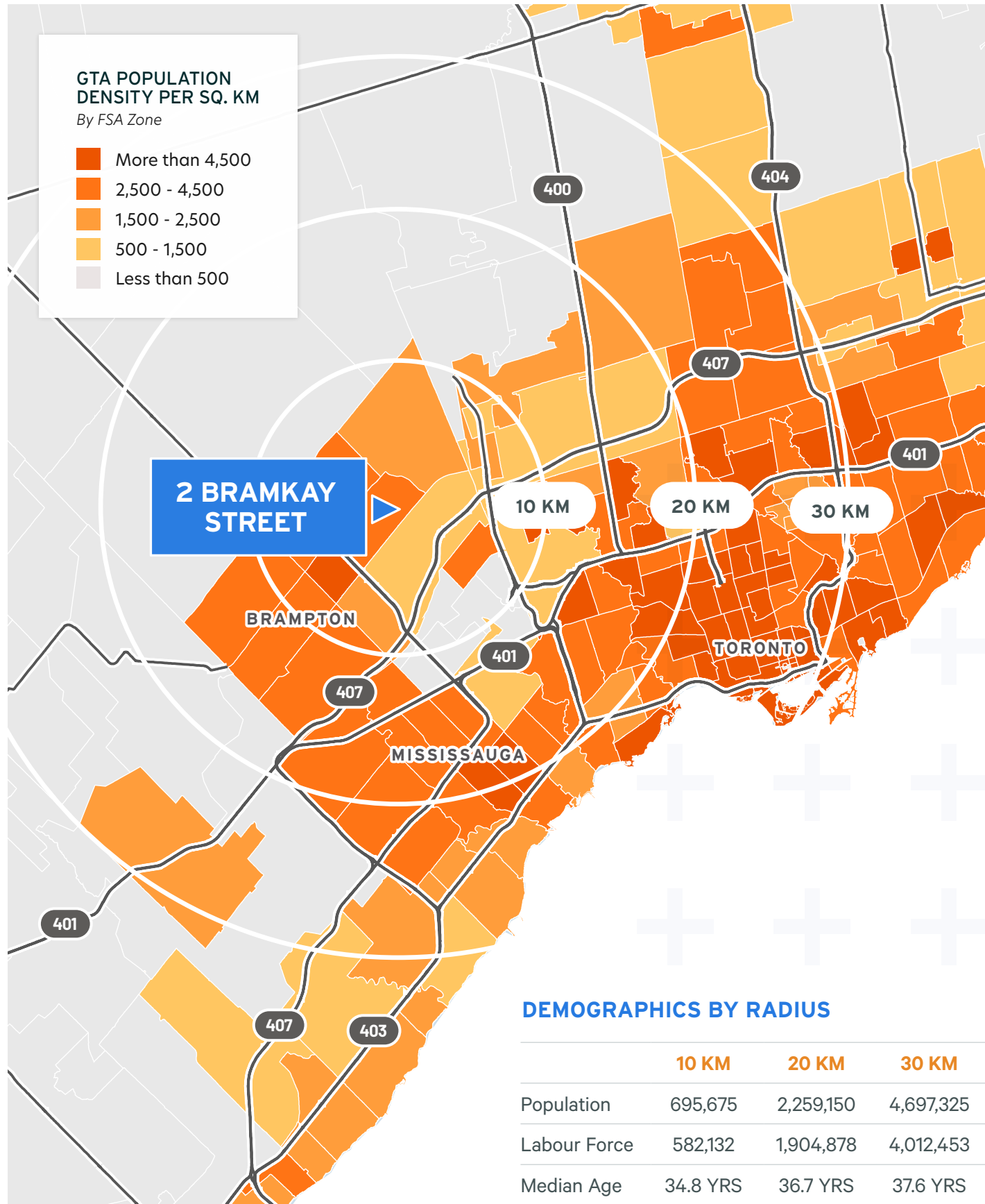
2 Bramkay Street is strategically situated in a core location that offers exceptional connectivity within one of the most dynamic and active industrial markets in the Greater Toronto Area (GTA).

This prime location is just minutes away from Canada's largest intermodal railway, Pearson International Airport, and major 400-series highways, making it an ideal hub for businesses seeking efficient transportation and logistics solutions.

DRIVE TIME

HIGHWAY 401	9 MIN • 5.5 KM	BRAMALEA GO	10 MIN • 9 KM
HIGHWAY 407	8 MIN • 4.3 KM	MALTON GO	12 MIN • 10 KM
HIGHWAY 427	10 MIN • 9 KM	PEARSON AIRPORT	17 MIN • 12 KM
HIGHWAY 409	17 MIN • 13 KM	DOWNTOWN TORONTO	40 MIN • 45 KM
HIGHWAY 400	25 MIN • 16 KM	CN BRAMPTON INTERMODAL	5 MIN • 4 KM
		CPKC VAUGHAN INTERMODAL	16 MIN • 12 KM





PURE TALENT

Population of over 4.7 million within a 30 km radius, approximately double that of Milton or Bolton within the same radius.

BRAMPTON STATS



744,251

Total population



606,285

Labour Force (4th Largest in Ontario)



2ND

Largest tech sector in North America, part of the Toronto region



36 YRS

Lowest average age in Canada



1ST

Fastest growing city in Canada

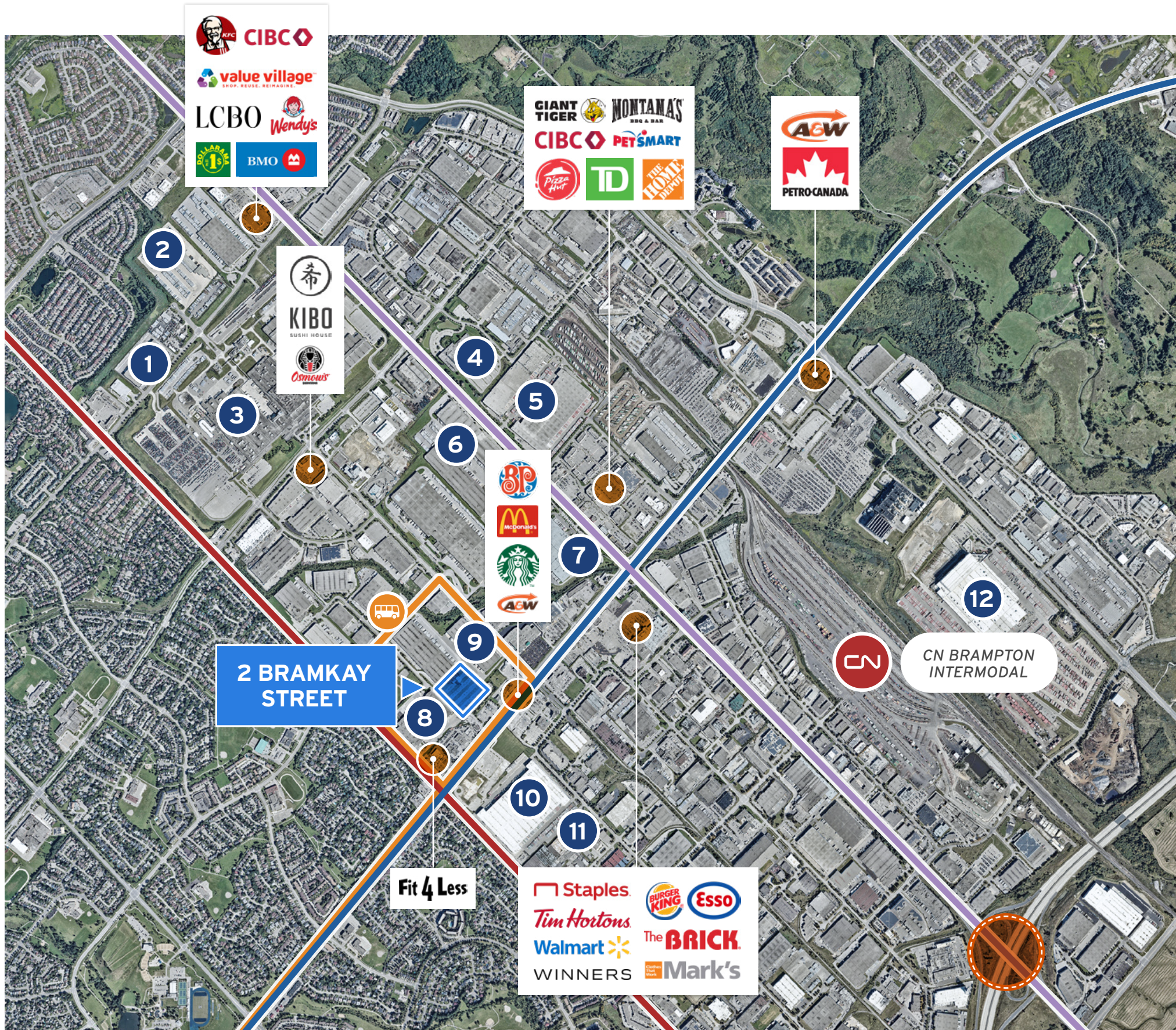


9TH

Largest city in Canada

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





2 Bramkay Street provides unmatched access to employee centric amenities and major transportation routes.

The location is central to public transportation routes, with transit directly at your doorstep and GO Stations within 10 minutes (Bramalea GO and Malton GO). Highways 401 and 407 are accessible within minutes, providing direct connectivity to the rest of the GTA including the cities of Mississauga, Milton, Vaughan, and Toronto.












HIGHWAY ACCESS

 Highway 407 Airport Road Interchange
Via Airport Road | 4.3 KM • 8 Mins

TRANSIT

-  Brampton Transit Route 205 | St. Thomas Aquinas 205
-  Brampton Transit Route 14 | Torbram
-  Brampton Transit Route 1 | Queen
-  Brampton Transit Route 30 | Airport Road

MAJOR TENANTS IN THE AREA

- | | |
|---|---|
|  Amazon |  Nestle Canada |
|  Syncreon |  DCM |
|  Fiat Chrysler Automobiles |  NLS |
|  MDA |  TJX Canada |
|  Canadian Tire |  Hello Fresh |
|  Best Buy |  Loblaws |

THE TEAM



DEVELOPER

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 over 42 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.

CBRE

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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