

2 BRAMKAY STREET

Brampton, Ontario

DESIGN BUILD OPPORTUNITY

240,756 SQ. FT.

Q2 2028 DELIVERY

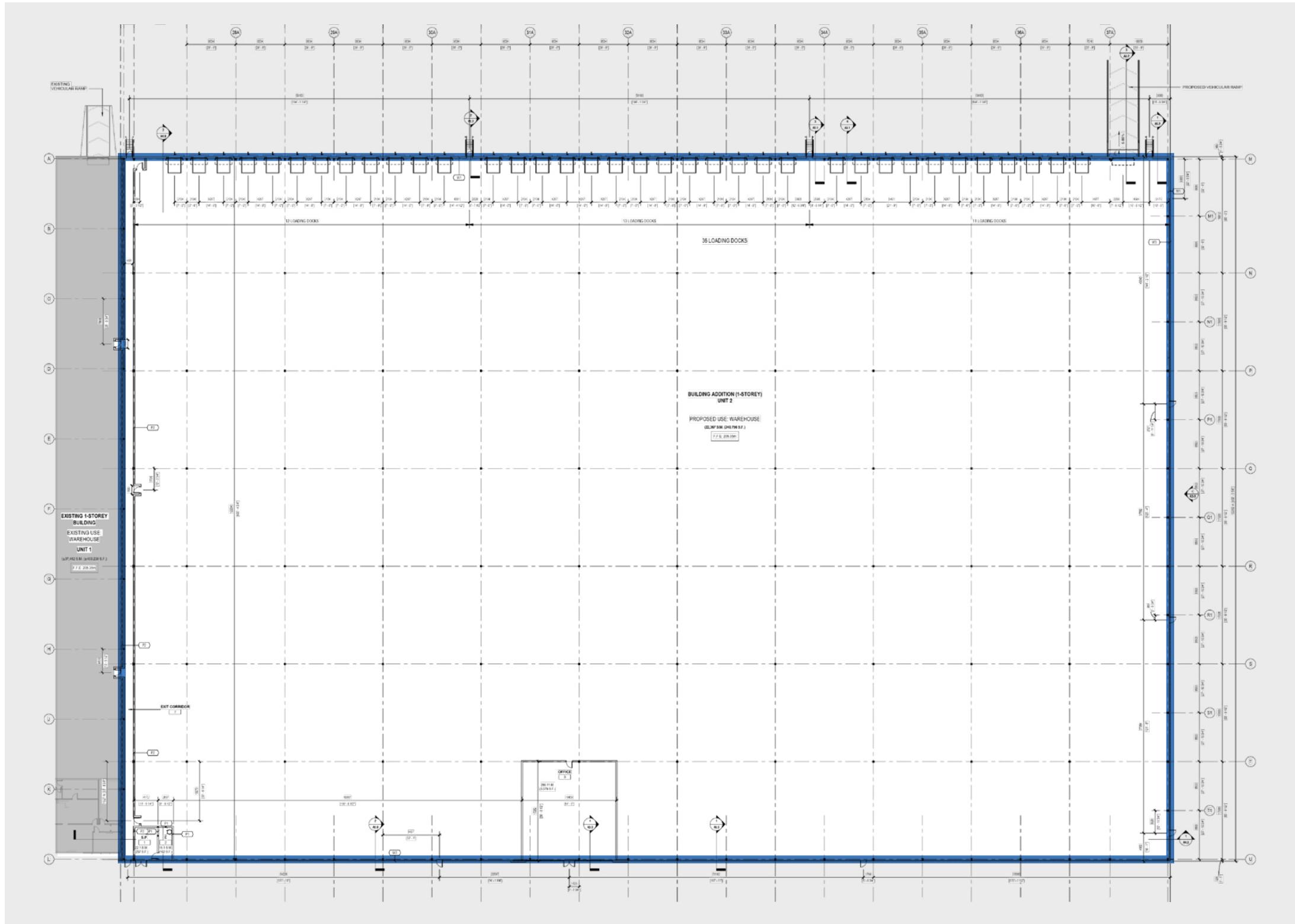


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PURE SPECIFICATIONS



LOCATION Torbram Road & Queen Street East

SIZE 240,756 Sq. Ft.

Approx. \$3.53 per Sq. Ft.
(2025 Estimate)
15% Mgmt Fee To Be Added

SHIPPING 36 Truck Level Doors, 1 Drive-in Door

BAY SIZE
56' (w) x 55'9.5"
65' Marshalling Bay

CLEAR HEIGHT 40'

CAR PARKING 110 Stalls (2 Accessible)

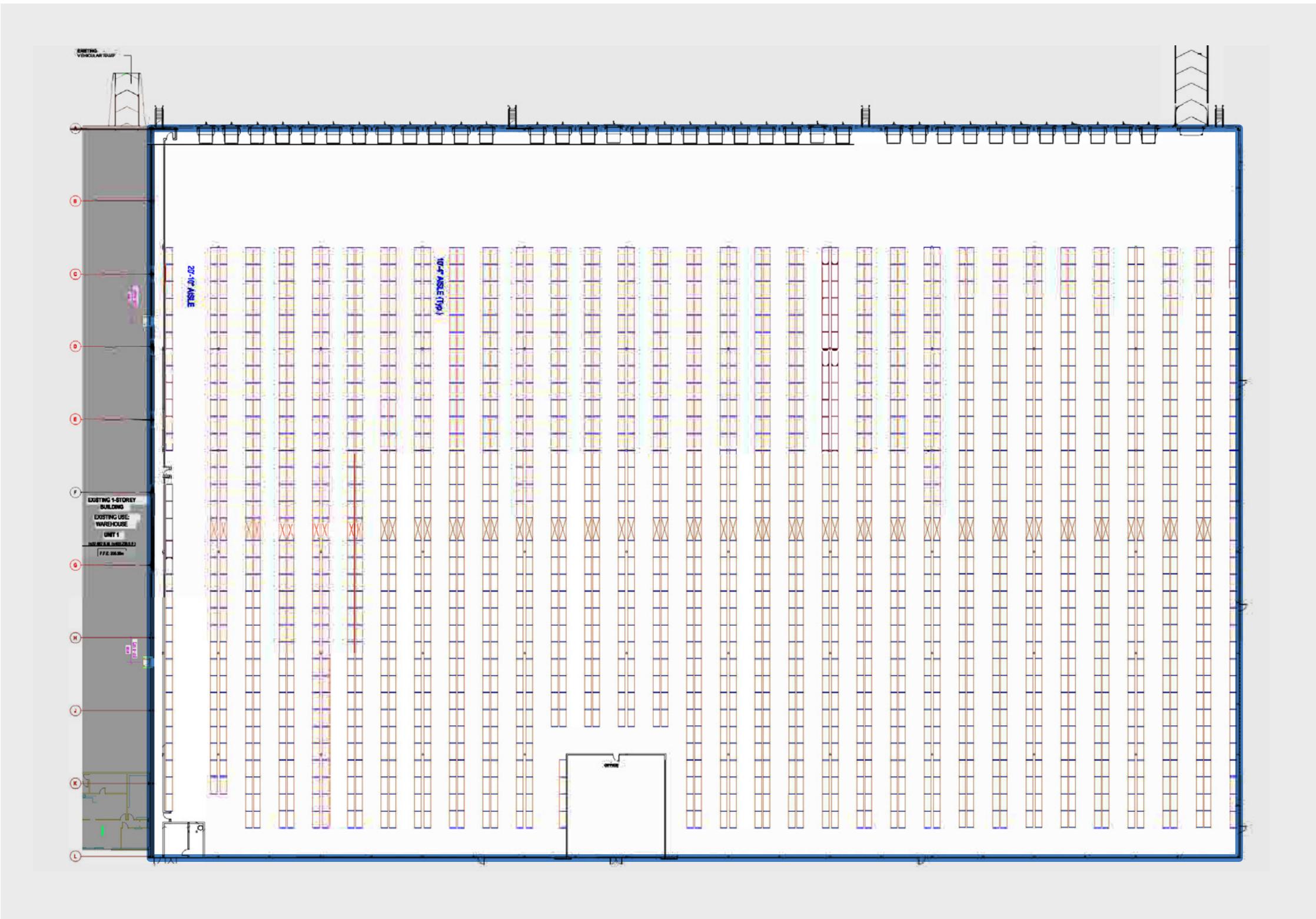
POWER 3,000 Amps
(Potential to upgrade power to 4,000 Amps)

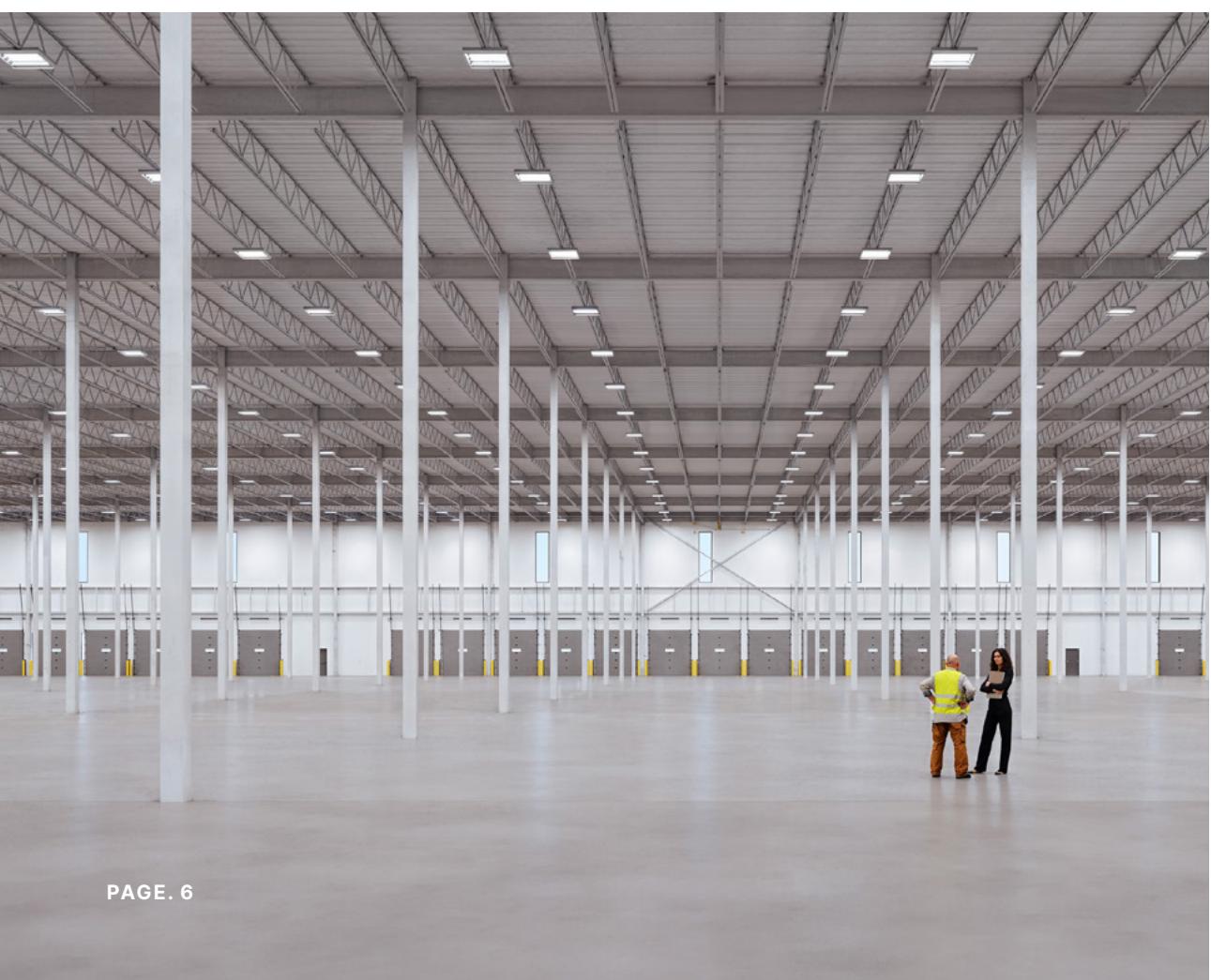
SPRINKLER TBC

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

OCCUPANCY Q2 2028

RACKING PLAN





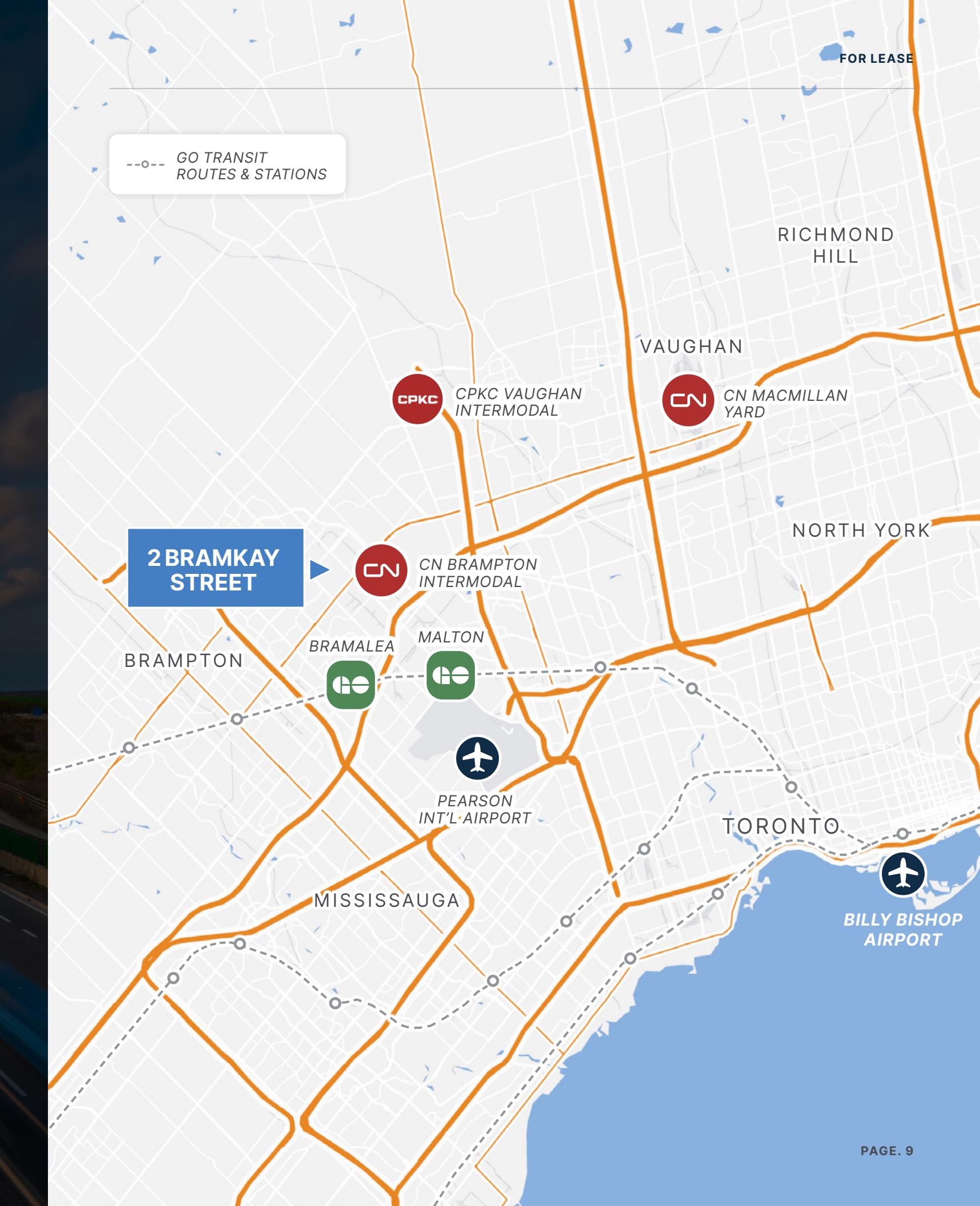
PURE LOCATION

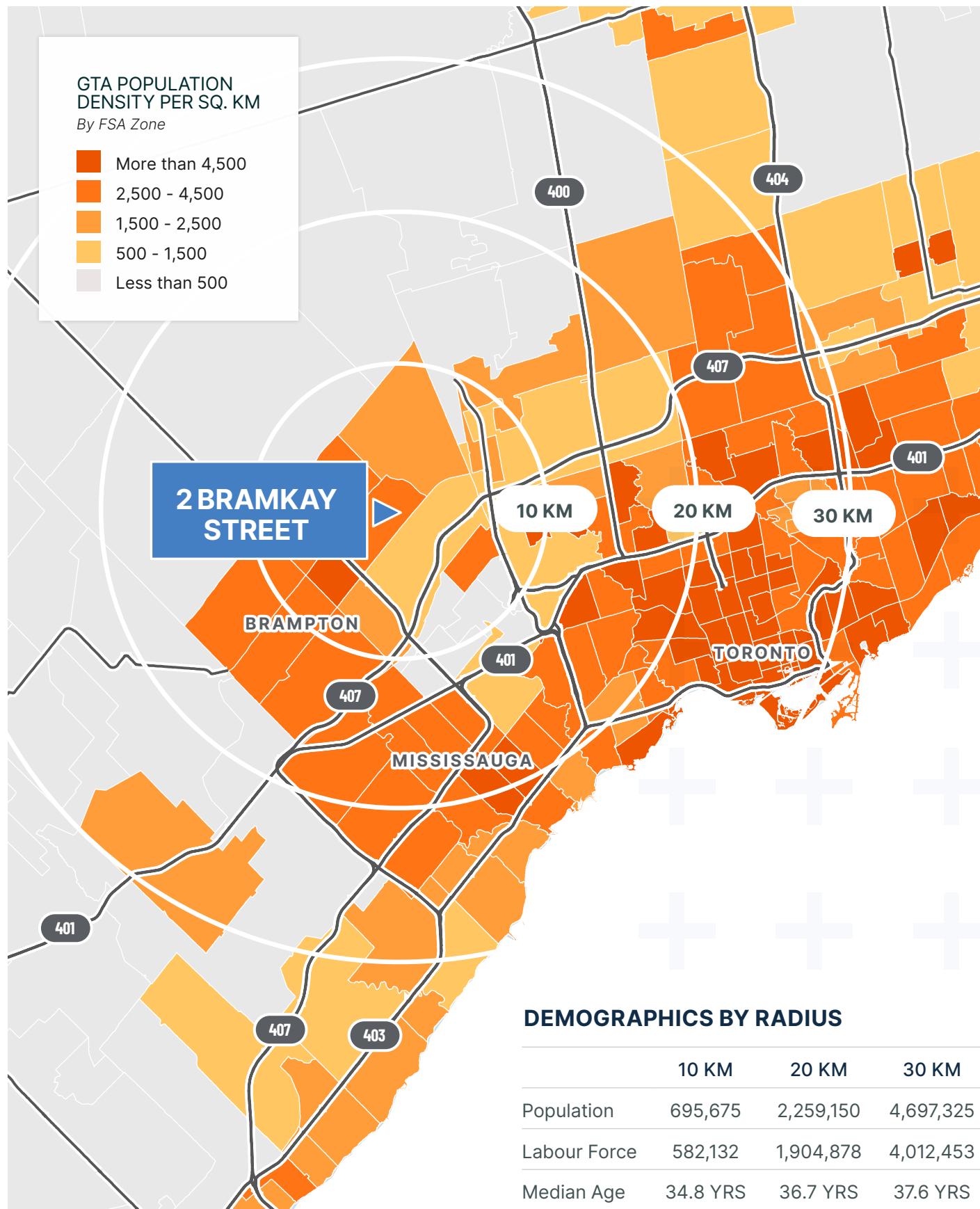
2 Bramkay Street is strategically situated in a core location that offers exceptional connectivity within one of the most dynamic and active industrial markets in the Greater Toronto Area (GTA).

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 |
| HIGHWAY 407 | 8 MIN • 4.3 KM |
| HIGHWAY 427 | 10 MIN • 9 KM |
| HIGHWAY 409 | 17 MIN • 13 KM |
| HIGHWAY 400 | 25 MIN • 16 KM |
| BRAMALEA GO | 10 MIN • 9 KM |
| MALTON GO | 12 MIN • 10 KM |
| PEARSON AIRPORT | 17 MIN • 12 KM |
| DOWNTOWN TORONTO | 40 MIN • 45 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

| | |
|-----------------------------|-----------------|
| 1 Amazon | 7 Nestle Canada |
| 2 Syncreon | 8 DCM |
| 3 Fiat Chrysler Automobiles | 9 NLS |
| 4 MDA | 10 TJX Canada |
| 5 Canadian Tire | 11 Hello Fresh |
| 6 Best Buy | 12 Loblaws |

THE TEAM



PURE INDUSTRIAL

DEVELOPER

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.

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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