



FREESTANDING INDUSTRIAL BUILDING FOR LEASE

35 REGAN ROAD

Brampton, ON

Heavy power and excess land for outside storage



AVISON
YOUNG










PROPERTY PROFILE

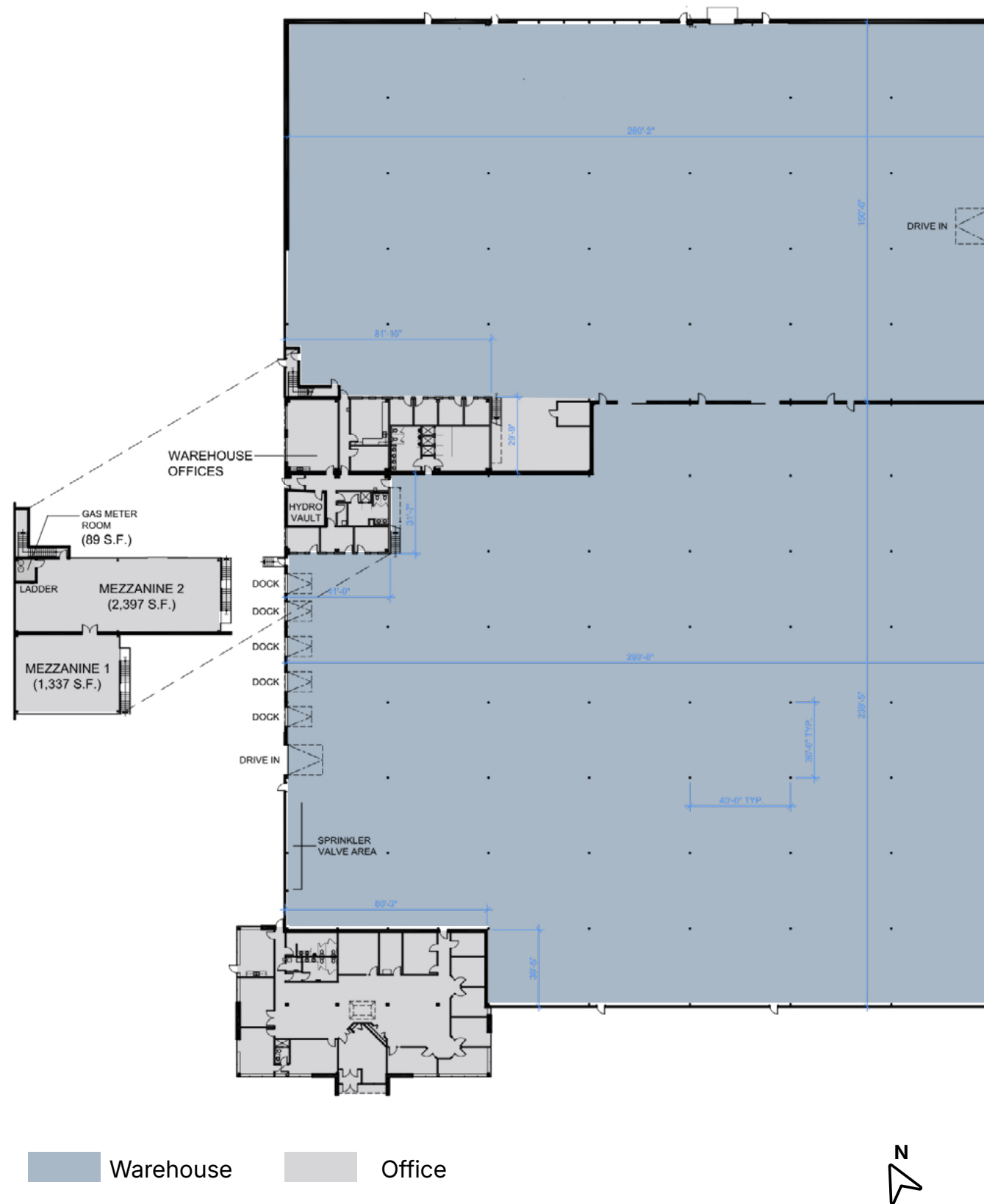
Building Specifications

| | |
|----------------|---|
| Available area | 114,086 sf |
| Office area | 9,430 sf |
| Warehouse area | 104,418 sf |
| Excess land | ±3.70 acres (±1.70 acres and ±2.00 acres) |
| Lot size | 10.06 acres |
| Clear height | 22' 3" |
| Shipping | 5 T/L, 2 D/I (potential to add more doors) |
| Power | 4,000 amps |
| Car parking | 78 stalls |
| Zoning | M4A-157 |
| Occupancy | Immediate |
| TMI | \$3.70 (est. 2025) |
| Asking Rate | \$12.50 net psf |

Highlights

-  Exceptional freestanding building with excess land
-  Heavy power 4,000 amps
-  Excellent shipping with truck level and drive-in doors
-  Easily accessible by highway 401 and public transit available nearby
-  AAA Landlord
-  Many uses permitted including outside storage under the M4A - 157 zone
-  Demising wall has a 4-hour fire rating, which allows for storage of many different products

FLOOR PLAN





LEASE OPPORTUNITIES

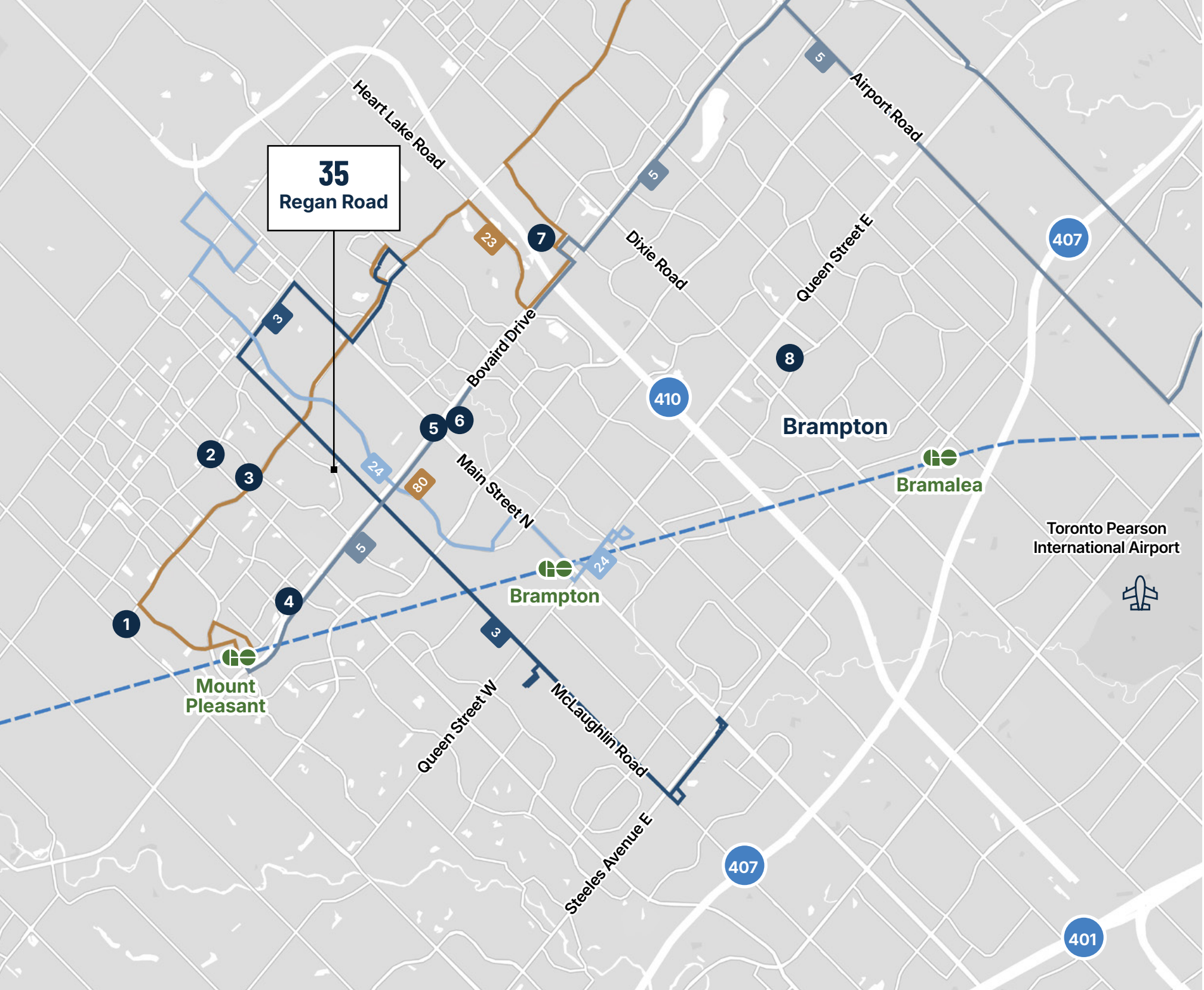
 OPTION 1

 OPTION 2

 OPTION 3

| | | OPTION 1 | OPTION 2 | OPTION 3 |
|----------------|---|-----------------|-----------------|-----------------|
| Available area | 114,086 sf | 49,086 sf | 49,086 sf | 65,000 sf |
| Office area | 9,430 sf | +/- 2,000 sf | +/- 2,000 sf | +/- 7,000 sf |
| Warehouse area | 104,418 sf | +/- 47,086 sf | +/- 47,086 sf | +/- 58,000 sf |
| Excess land | ±3.70 acres (±1.70 acres and ±2.00 acres) | 3.7 acres | 1.7 acres | 2 acres |
| Clear height | 22' 3" | | | |
| Shipping | 5 T/L, 2 D/I (potential to add more doors) | 1 D/I | 1 D/I | 5 T/L, 1 D/I |
| Asking Rate | \$12.50 net psf | \$19.50 net psf | \$15.25 net psf | \$15.50 net psf |





AMENITIES WITHIN 5 KM

| | | | | | |
|-------------|--------|-------|-----------------|-------|--------------|
| 180 | 352 | 1 | 11 | 29 | 25 |
| Restaurants | Retail | Hotel | Fitness Centres | Banks | Gas Stations |

AMENITIES + TRANSIT

For Lease

35 REGAN ROAD
Brampton, ON

- 1

Longos
Dollarama
Kumon
Scotiabank
RBC
- 2

Earlsbridge Plaza
Starbucks
Pizza Nova
AVO
Convenience
- 3

Fletchers Plaza
Freshco
Tim Hortons
Dairy Queen
Mary Browns
Scotiabank
- 4

Fletchers Meadow
McDonald's
Fortinos
Beer Store
LCBO
- 5

Esso/Circle K
Tim Hortons
Pioneer
The Keg
Service Canada
- 6

Brampton Corners
Fortinos
Kelseys
Indigo
McDonald's
Walmart
- 7

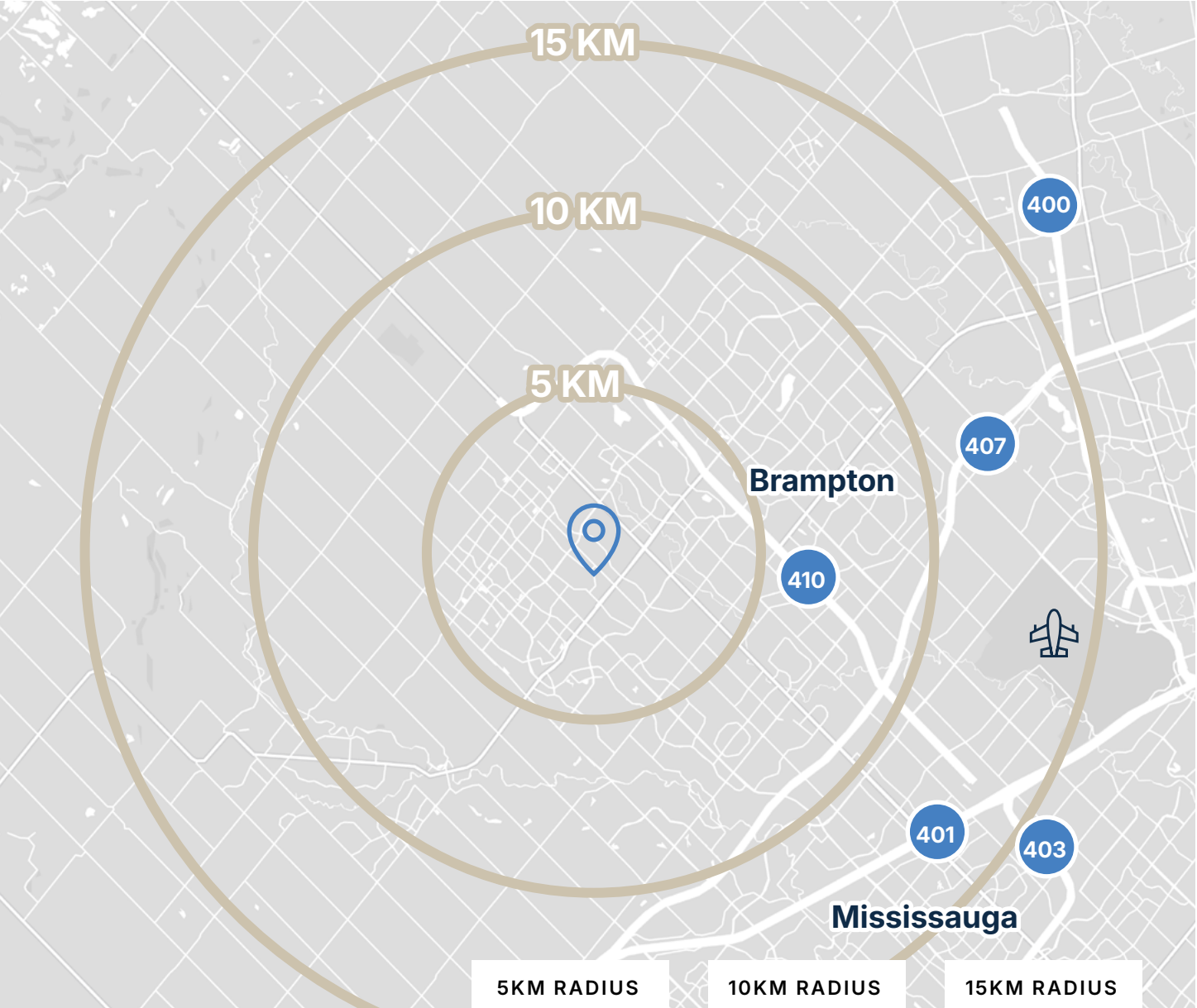
Trinity Commons Mall
Home Depot
Metro
Canadian Tire
Marshalls
- 8

Bramalea City Centre
FreshCo
Decathlon
Dollarama
Best Buy
A&W
- Pizza Pizza
Second Cup
Church's Chicken
Booster Juice
Baskin Robbins
- Winners
LCBO
Harvey's
TD
- Burger King
KFC
Jollibee
McDonald's
Moxies



- 3 McLaughlin
- 5 Bovaird
- 23 Sandalwood
- 24 Van Kirk

LABOUR FORCE & DEMOGRAPHICS



| | 5KM RADIUS | 10KM RADIUS | 15KM RADIUS |
|--------------|------------|-------------|-------------|
| POPULATION | 318,779 | 716,288 | 1,021,637 |
| LABOUR FORCE | 176,816 | 393,437 | 564,432 |
| MEDIAN AGE | 33.9 | 34.2 | 34.6 |

"Brampton's diverse workforce represents over 230 different cultures speaking 115 languages. Our central location within Canada's Innovation Corridor and our connectivity provide companies with quick and easy access to international markets... We are ready to welcome investors, entrepreneurs, students and businesses." - Mayor Patrick Brown

770,180
Total Population

66.2%
Participation Rate

Robust Workforce -
As part of Peel region, businesses have access to a labour pool of **4.3 million** people across the GTA area.

421,242
Labour Force

Advanced manufacturing - Brampton is home to Sheridan College's Centre for Intelligent Manufacturing and Magna's Skilled Trades Training Facility – linking companies of all sizes to Sheridan's expertise in applied research and training and the future of the advanced manufacturing workforce technology companies.

Innovation & Technology - In the centre of Canada's Innovation Corridor, Brampton's award-winning Innovation District is a thriving entrepreneurial ecosystem. Home to a network of companies, educational institutions, incubators and accelerators in the heart of downtown, the Innovation District supports tech-enabled businesses at all stages of development.

\$132,729
Average Household Income

91%
Employment Rate

34.1
Average Age

Source: INVEST BRAMPTON

OUR TEAM



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca

AVISON YOUNG

Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

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Ryan G. Cunningham*

Principal, Executive Vice President
416.729.4946
ryan.cunningham@avisonyoung.com

Mike Tatarsky*

Principal, Senior Vice President
416.873.3191
mike.tatarsky@avisonyoung.com

*Sales Representative

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301
Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937
avisonyoung.ca