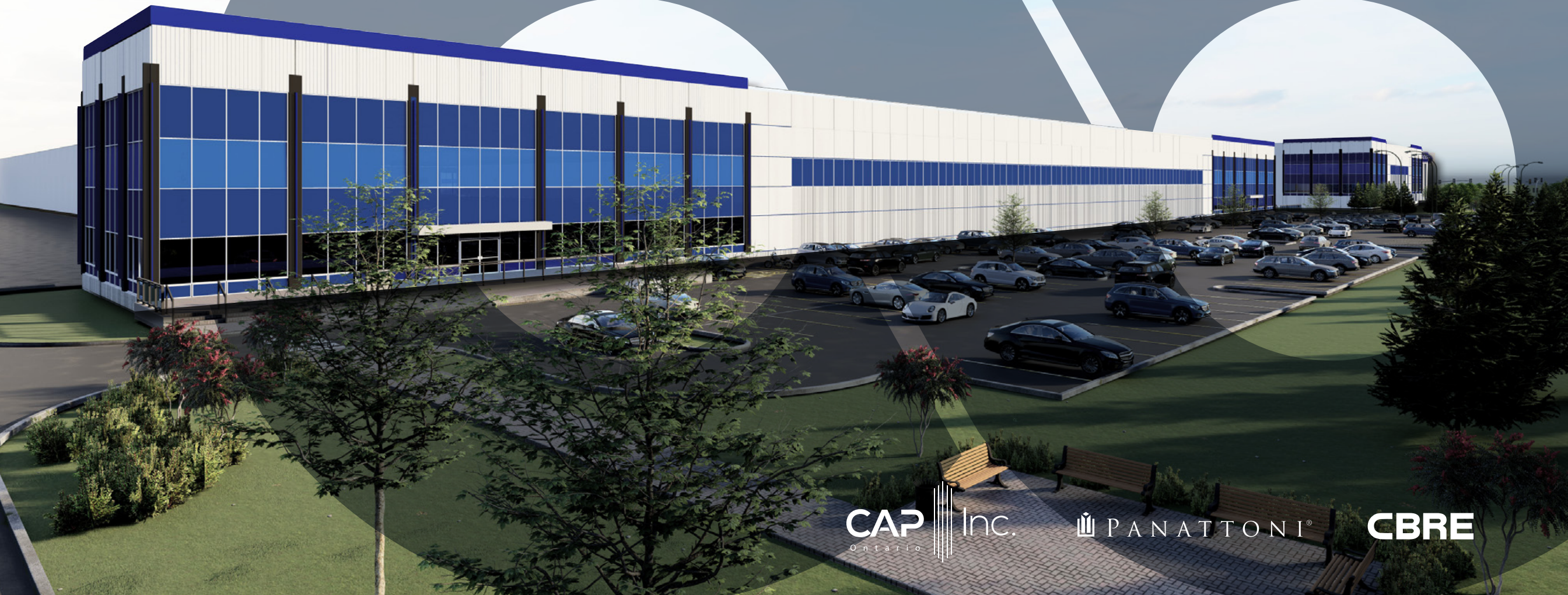


8000 DIXIE

1.3M square feet
of state-of-the-art
industrial redevelopment.

Discover the infinite advantages.



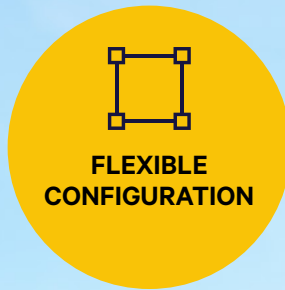
WELCOME TO 8000 DIXIE

8000 Dixie is a 1.3M square foot Class A industrial redevelopment project consisting of four state-of-the-art buildings that can accommodate flexible sizes from 75,000 to 570,000 square feet for a wide variety of users. Its strategic infill location in the heart of the industrial node of Brampton, just minutes from interchanges for highways 410 and 407 offers optimal connectivity throughout the GTA and across the border.

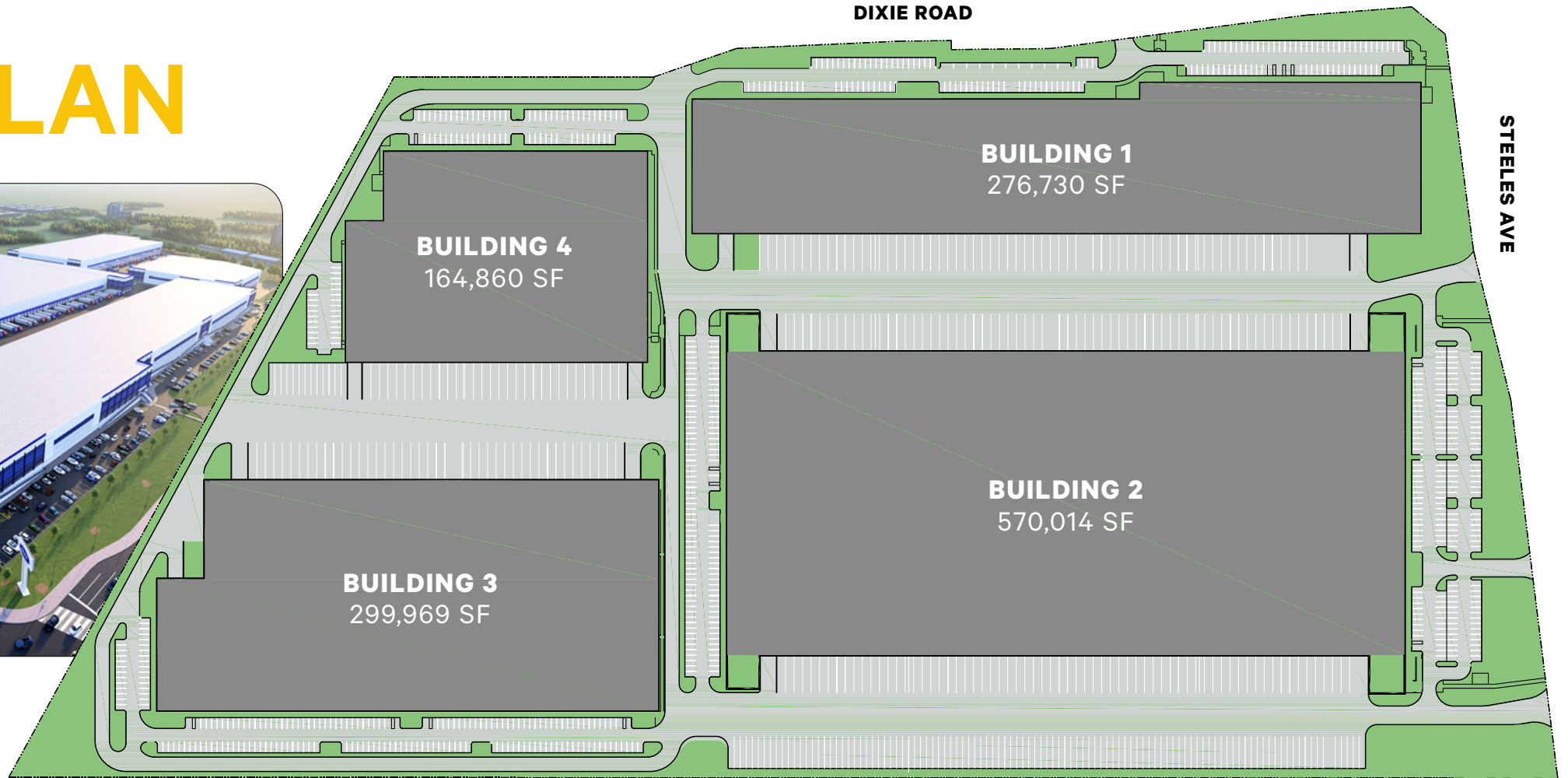
8000 Dixie is unsurpassed in terms of location, configuration, flexibility, and labour — a truly premium offering.



PREMIUM DESIGN



SITE PLAN



BUILDING SPECIFICATIONS:

	SIZE (SF)	CLEAR HEIGHT	BLDG DEPTH	SHIPPING	BAY SIZE	SHIPPING COURT	CAR PARKING	TRAILER STALLS	POWER
BUILDING 1	276,730	36'	221'-249'	64 TL, 2 DI	46' x 56'	138'	175	0	2,500A
BUILDING 2	570,014	40'	500'	120 TL, 4DI	42' x 56'	138'	337	89	3,000A
BUILDING 3	299,969	40'	380'	41 TL, 3 DI	45' x 56'	131'	187	13	2,500A
BUILDING 4	164,860	36'	347'	29 TL, 2 DI	42' x 56'	131'	98	13	1,600A

LOCATION + CONNECTIVITY

Situated at the intersection of Dixie Road and Steeles Avenue East, the site offers superior connectivity to the 410 and 407, with interchanges to both highways located just minutes down Dixie or Steeles. These highways offer connections to all 400 series highways, providing ease of access across the GTA.

Given its location, the property is ideally positioned to capitalize on continued e-commerce growth. The property can leverage Brampton's excellent labour pool in addition to being well connected to other major labour markets in the area, such as that of Mississauga and Vaughan.

The development site is also a convenient distance from the Brampton CN and Vaughan CP intermodal and has potential for future rail access.

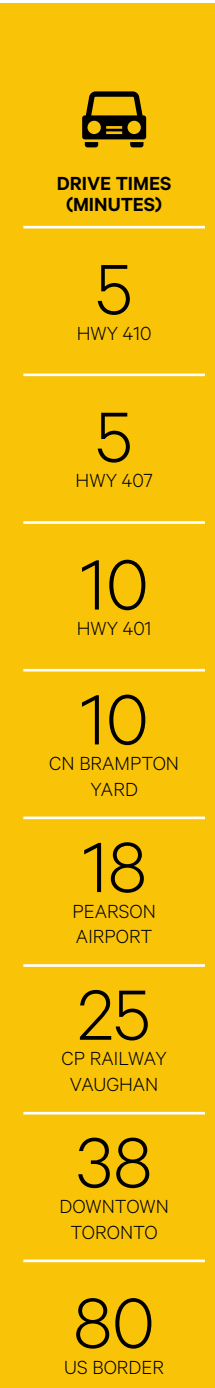
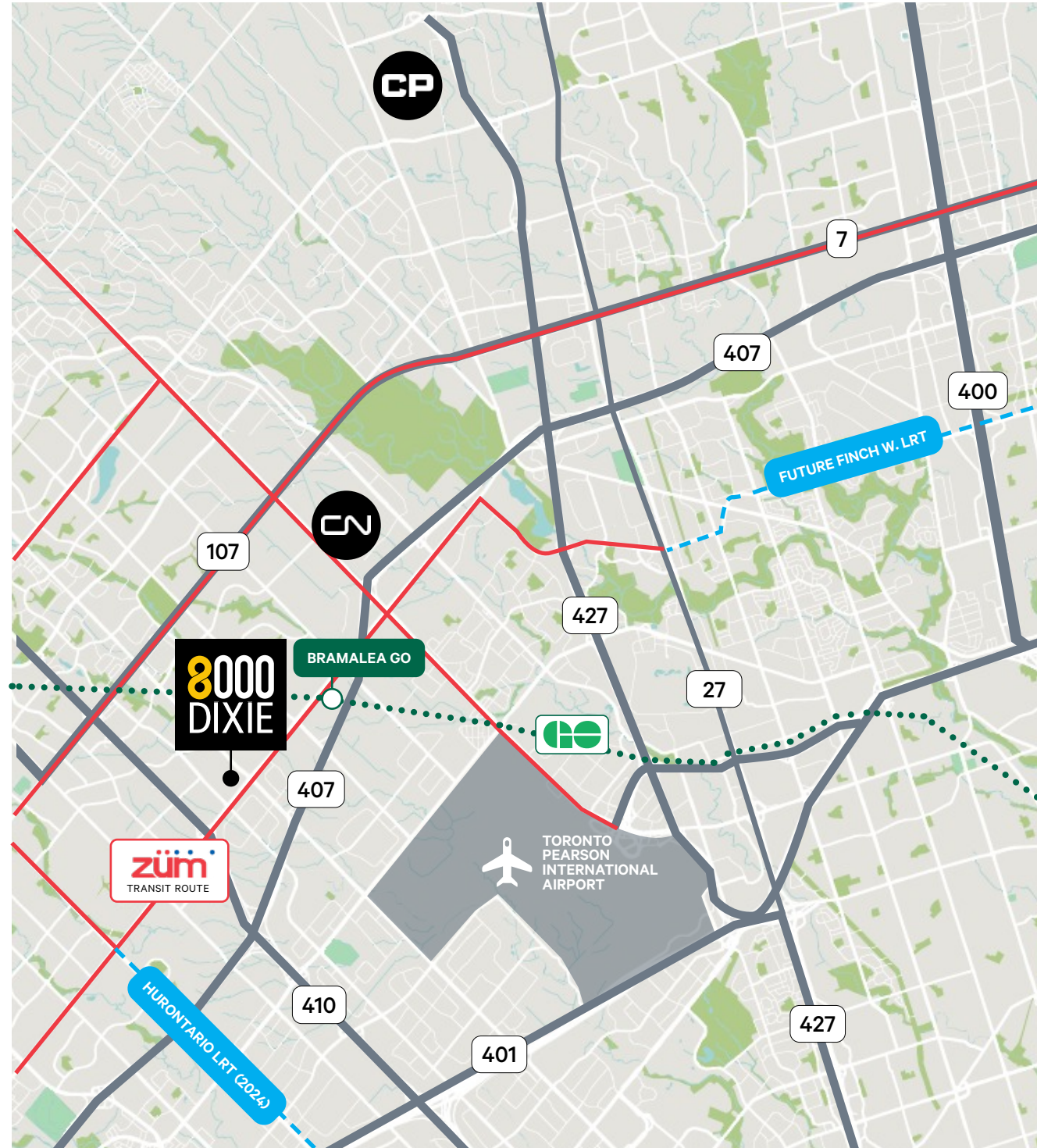
UNMATCHED TRANSIT CONNECTIVITY

8000 Dixie is located adjacent to Zum Brampton Transit extending all the way east offering connections to Viva (York Region). Bramalea GO Station is a 10-minute bus ride or 5-minute drive from the site offering connections all throughout the GTA. 8000 Dixie's connectivity will be further bolstered with the near completion of the Hurontario LRT and future Finch West LRT.

DEMOGRAPHICS

RADIUS	10 KM	20 KM	30 KM
IN THE LABOUR FORCE	68.1%	66.6%	67.9%
ESTIMATED POPULATION	759,757	2,498,711	4,593,741
AVG. HOUSEHOLD INCOME	\$140,064	\$137,200	\$145,100

Source: CBRE Research 2023



ABUNDANT + EXCEPTIONAL BRAMPTON LABOUR

8000 Dixie benefits from a diverse and robust labour market, with Brampton ranking first place in the GTA with 96/100 in Overall Industrial Labour Score.

#1

**OVERALL LABOUR RANKING
IN GTA (96/100)**

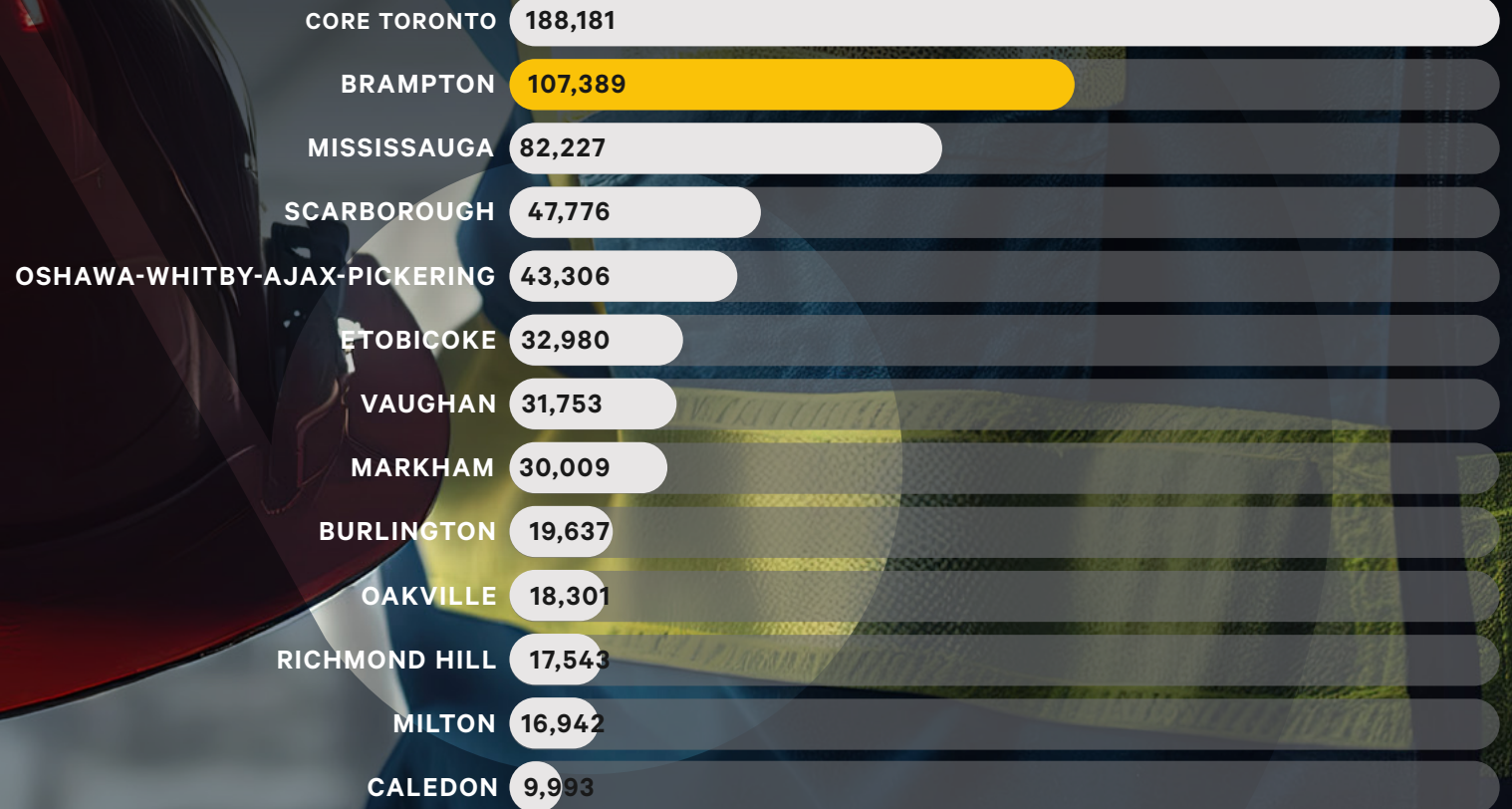
#1

**SHARE OF INDUSTRIAL WORKERS
IN OVERALL WORKFORCE (24.8%)**

#1

**IN NUMBER OF INDUSTRIAL
WORKERS (SUBURBAN GTA)**

NUMBER OF INDUSTRIAL WORKERS (CORE TORONTO + SUBURBS)



NEARBY AMENITIES + CORPORATE NEIGHBOURS



GRAY TOOLS ALSTOM
Sealed Air
BRANNON STEEL

NCH

AMEX FREIGHT

ROYAL CANADIAN STEEL
RCSI
1990

NORD
DRIVESYSTEMS

TJX

ROGERS

BCC
BRAMALEA CITY CENTRE

ALMAG
ALUMINUM

MIDLAND

SunChemical

ups

ABCgroup

CHRYSLER

Esso

weston woods plus

Tim Hortons

ZARA

8000
DIXIE

SUMITOMO
ELECTRIC

SUBWAY

züm
TRANSIT ROUTE

BUS 18

STEELES AVE E

DIXIE RD

BUS 11, 511

PIONEER

TANDOORI HAVELI

Tim Hortons

PETRO-CANADA

Public Storage Indigo
syncreon
CANADIAN TIRE
KUEHNE+NAGEL
MatcorMatsu

ABB
Coca-Cola
Dawn
VISION
TRUCK GROUP

TRUSTED PARTNERS

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Panattoni has a proven international track record in the development and management of industrial, office, and build-to-suit projects. While enjoying the benefits of an international development firm, operational and financial responsibilities reside at the local market level. The local presence is a key success factor for the company, providing in-depth local market knowledge and relationships and generating a wide base of business opportunities.





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