

100 Alfred Kuehne Boulevard, Section 1

BRAMPTON, ON

CLEAN, FUNCTIONAL WAREHOUSE/DISTRIBUTION UNIT IN PREMIER LOCATION



Contact Us

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Vice Chairman

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*Sales Representative

100 Alfred Kuehne Boulevard, Section 1
Brampton | ON

For Sublease

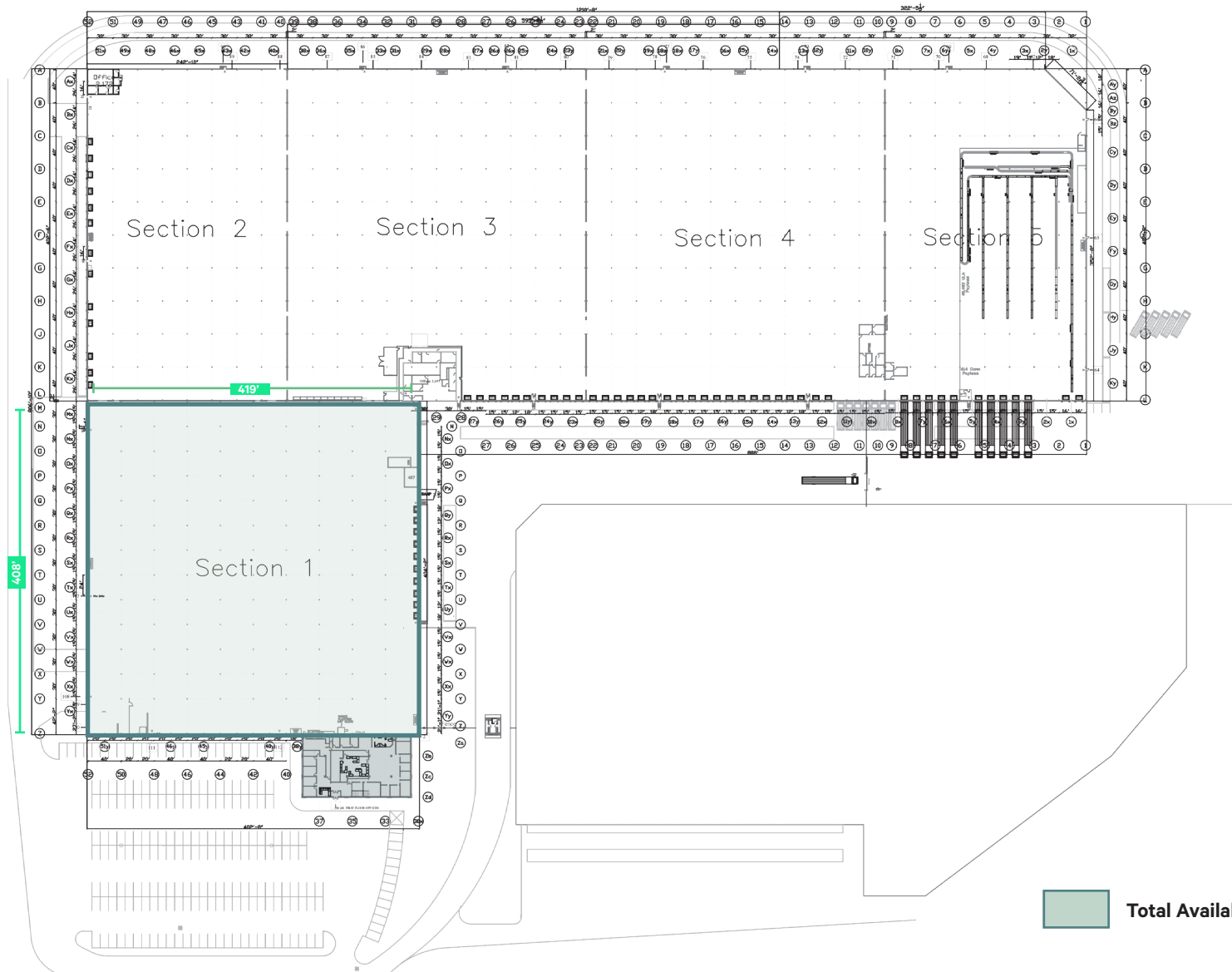
Well-Maintained Unit for Sublease

Flexible Term Available

UNIT DETAILS	
AVAILABLE SIZE	162,880 SQ. FT.
OFFICE AREA	6,196 SQ. FT.
TERM	2 to 5 years, sublease expires July 30, 2030
SHIPPING DOORS	9 truck level (with levelers) and 1 drive-in
CLEAR HEIGHT	25.0'
ZONING	M2
HEAT TYPE	Gas, forced air
SPRINKLERS	Yes, throughout
POWER	200 AMP
POSSESSION	July 1, 2025
ASKING RATE	\$12.50 Net Per Sq. Ft.
TMI (2024)	\$2.27 Per Sq. Ft.
COMMENTS	<ul style="list-style-type: none">• Potential for racking to remain in place.• Office includes large locker & cafeteria areas.• LED lighting on motion sensors.• Emergency generator on site.• Potential for some furniture & appliances to remain.• Outlets in place for charging area.• Adjacent to the Bramalea GO Station.• Core GTA location with great proximity to 400 Series Highways & Toronto Pearson Airport.



Floor Plan



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Property Photos



Centre Ice Location

Excellent proximity to 400 series highways, amenities and public transit.



TRAVEL DISTANCES

HIGHWAY 407

3 MIN • 1.4 KM

HIGHWAY 410

6 MIN • 1.5 KM

HIGHWAY 401

7 MIN • 8.0 KM

HIGHWAY 427

9 MIN • 11.0 KM

BRAMALEA GO STATION

3 MIN • 1.6 KM

CN BRAMPTON YARD

8 MIN • 7.0 KM

TORONTO PEARSON INTERNATIONAL AIRPORT

15 MIN • 10.7 KM

MISSISSAUGA

17 MIN • 16.0 KM

TORONTO DOWNTOWN

34 MIN • 39.0 KM

Brampton

GTA's Largest Labour Pool

Access to a robust labour pool of over 700,000 within 10 km and 4.3 million across the greater Toronto area. Brampton is one of the fastest growing cities in Canada with the population expected to increase 11.9% by 2028.



726,861
Population (2023)



809,599
Projected Population (2028)



606,850
Labour Force



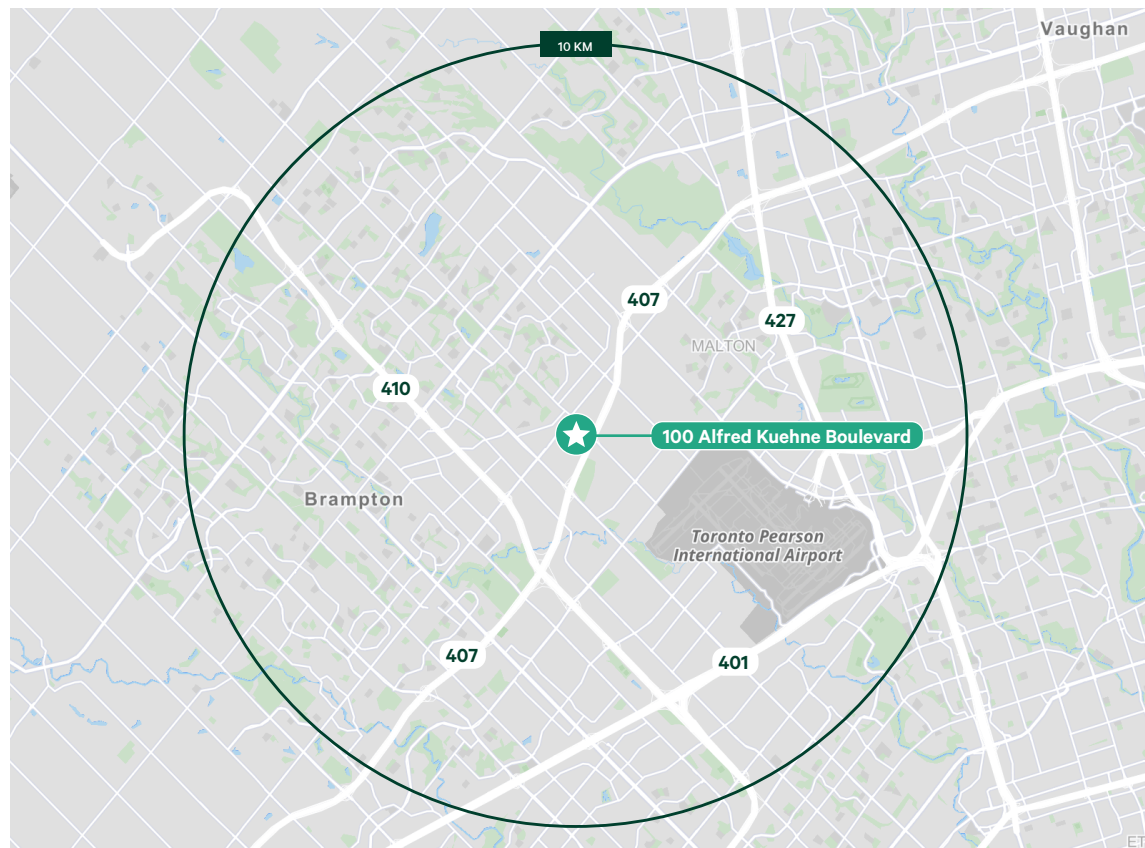
63%
Post Secondary Education



\$135,052
Avg. Household Income



36.2
Median Age



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CBRE

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