

2 BRAMKAY STREET

Brampton, Ontario

DESIGN BUILD OPPORTUNITY

240,756 SQ. FT.

Q4 2028 DELIVERY

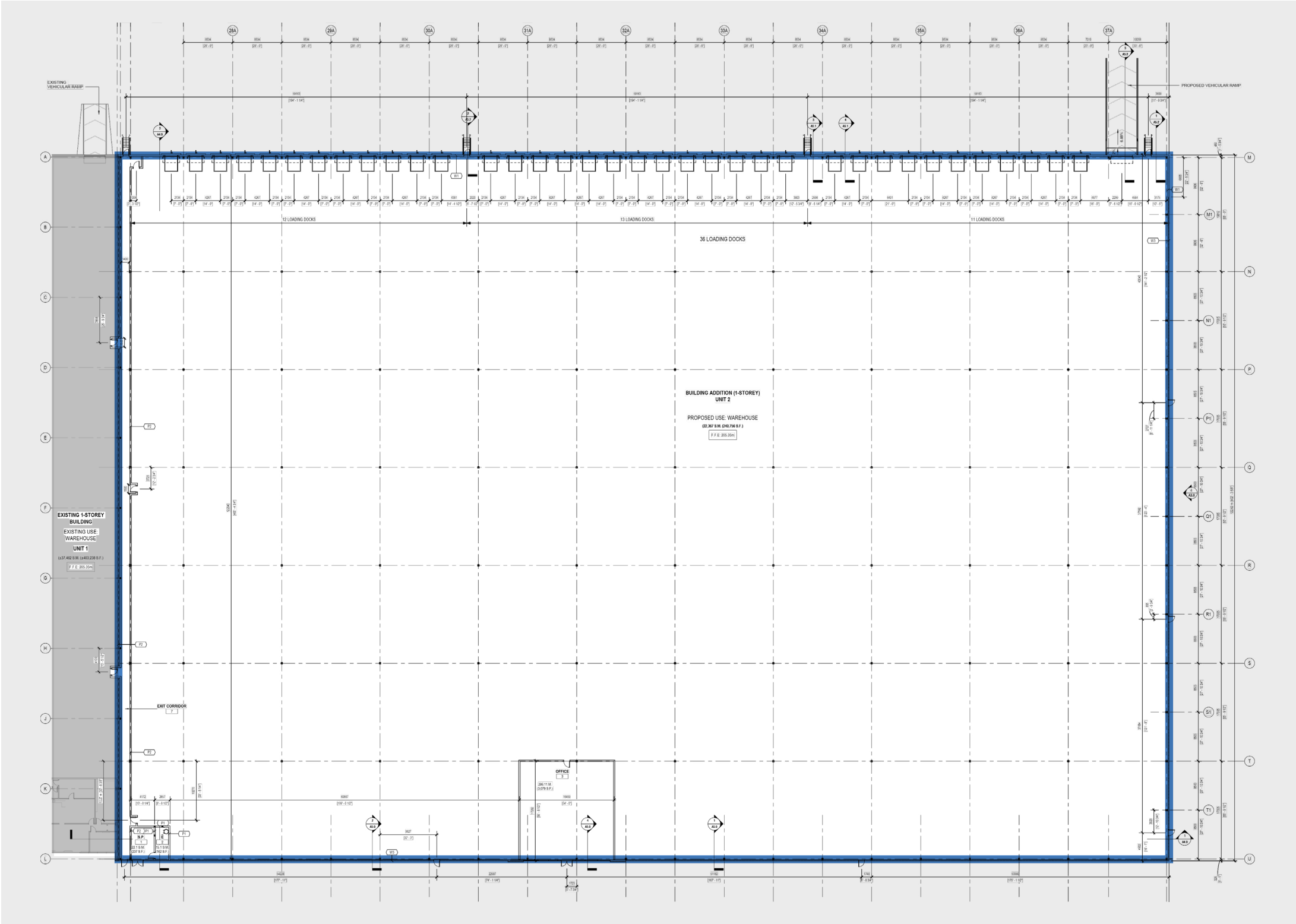


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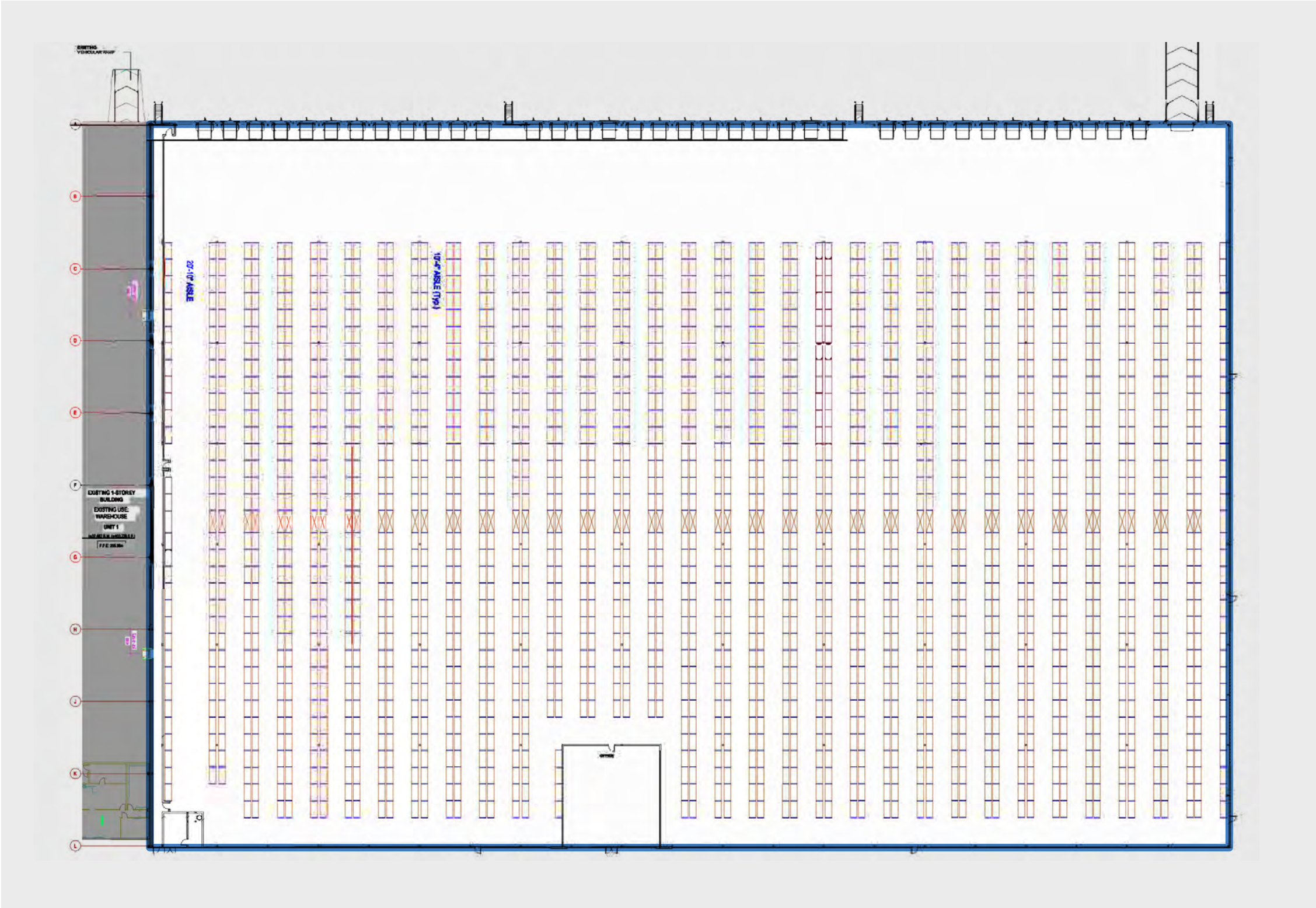
*Sales Representative

PURE SPECIFICATIONS



LOCATION	Torbram Road & Queen Street East
SIZE	240,756 Sq. Ft.
T.M.I.	Approx. \$3.82 per Sq. Ft. (2026 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	Q4 2028

RACKING PLAN



THEORETICAL CAPACITY SAMPLE:

1,995 @ 108" wide rack sections × 2 pallets wide × 5 high = 19,950 Pallet Positions

63 @ 144" wide tunnel sections × 3 pallets wide × 3 pallets high = 567 Pallet Positions

Total = 20,517 Pallet Positions

(A 4.8% capacity reduction from the sample 54' wide column bay rack layout)



2 BRAMKAY STREET, BRAMPTON, ON



PAGE. 6



FOR LEASE

PAGE. 7

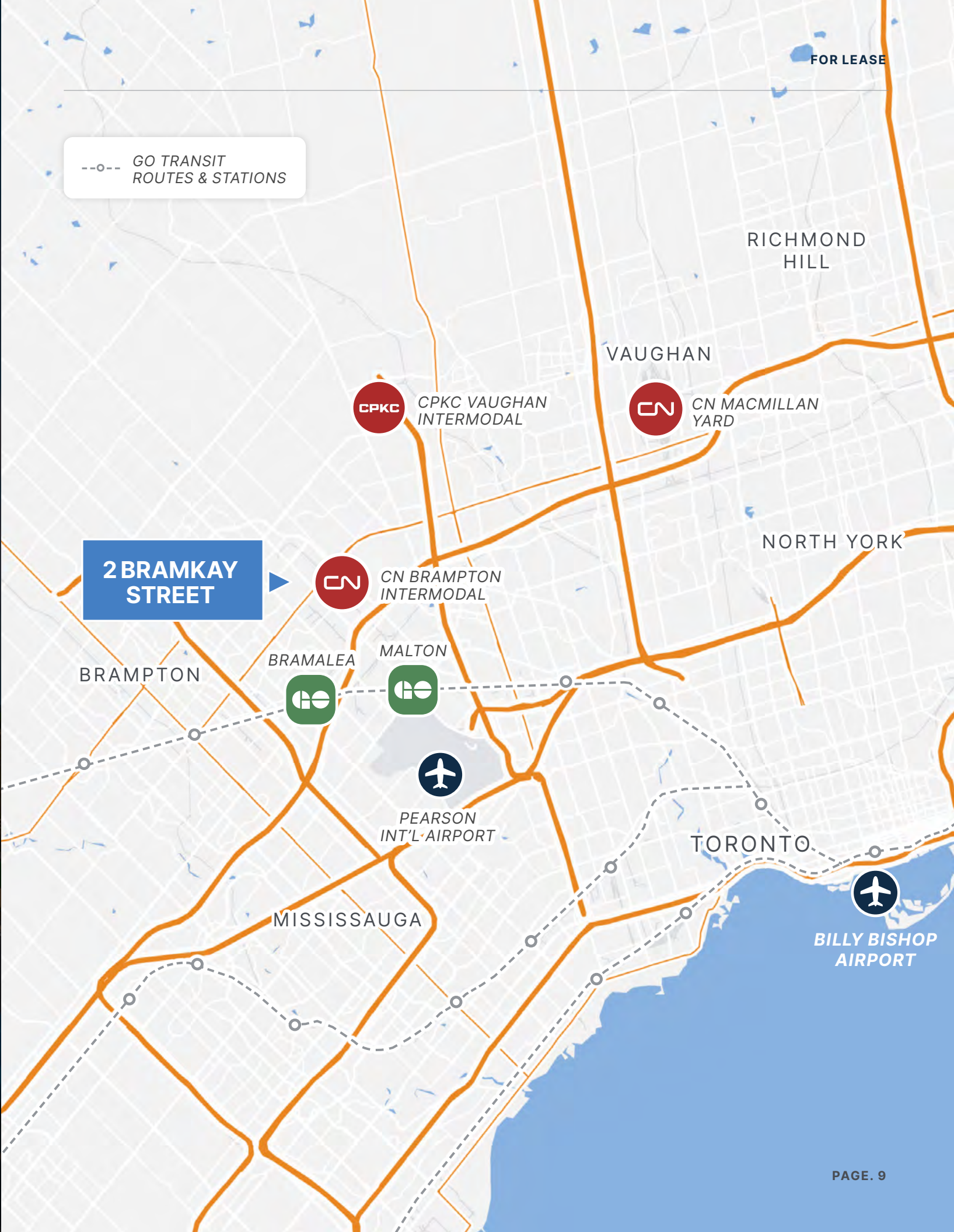
PURE LOCATION

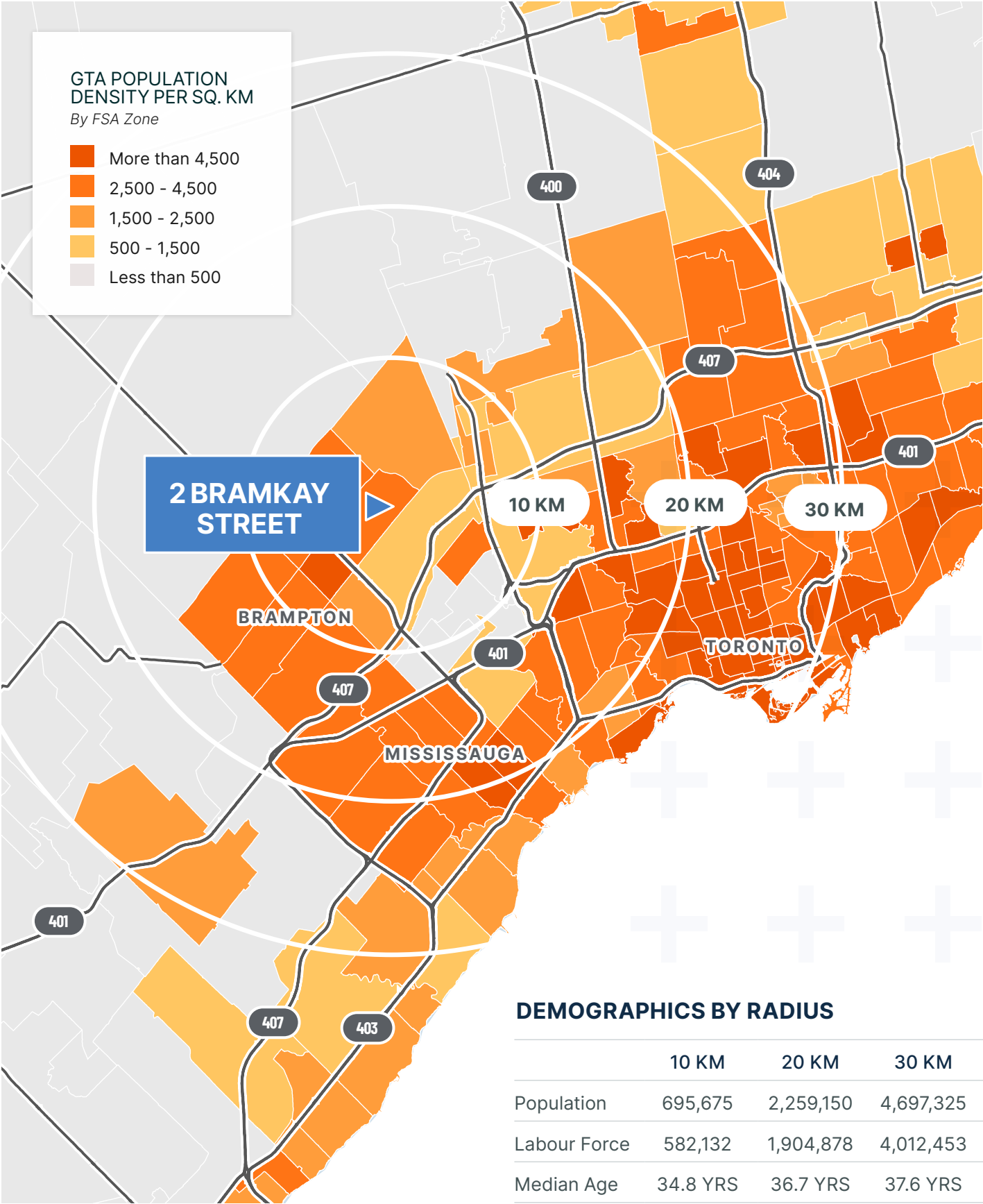
2 Bramkay Street is strategically situated in a core location that offers exceptional connectivity within one of the most dynamic and active industrial markets in the Greater Toronto Area (GTA).

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

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



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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