

BRAM
10 PURE
CONNECTIONS

20 WHYBANK DRIVE, BRAMPTON, ON

20 WHYBANK DRIVE

SHORT TERM DEALS WELCOME!
TURNKEY MOVE-IN READY

71,000 - 222,156 SQ. FT.



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PURE SPECIFICATIONS



MULTIPLE
INGRESS/EGRESS
POINTS



EXCELLENT
TRANSIT
ACCESS



TOP LABOUR
MARKETS IN
CANADA

LEASE OPTIONS

- 50% Leased, 222,156 Sq. Ft. Remaining
- Various sizes from 71,000 Sq. Ft. available

SHIPPING

- 28 Truck Level Doors, 2 Drive-in Doors

CLEAR HEIGHT

- 40'

BAY SIZES

- 59' (w) x 41'3.5" (d)
- 60' Marshalling bay

OFFICE

- 2,000 Sq. Ft. Finished Office

PARKING

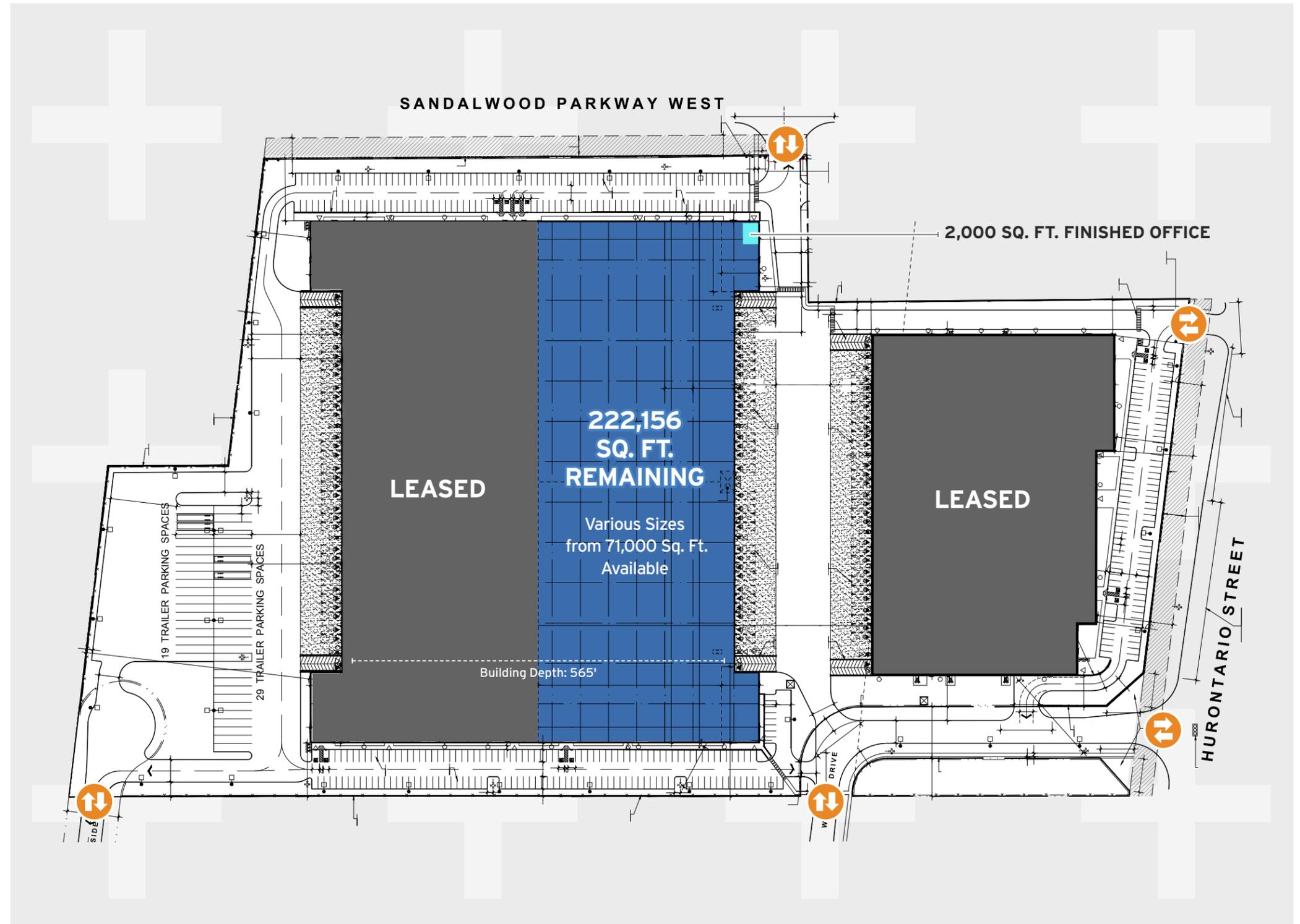
- 303 Car Stalls (Entire Building)

POWER

- 1,000 Amps, 600 Volts, 3ph
(Potential to upgrade power to 2,000 - 3,000 Amps)

ZONING

- M2 Outside Storage



LEASE OPTIONS

222,156 SQ. FT. REMAINING, VARIOUS SIZES FROM 71,000 SQ. FT. AVAILABLE

AVAILABLE SIZES

- 71,000 Sq. Ft.
 - \$17.50 per Sq. Ft. Net
 - 7 Truck Level Doors, 1 Drive-in

- 90,000 Sq. Ft.
 - \$17.50 per Sq. Ft. Net
 - 10 Truck Level Doors, 1 Drive-in

- 105,000 Sq. Ft.
 - \$17.50 per Sq. Ft. Net
 - 14 Truck Level Doors, 1 Drive-in

- 120,000 Sq. Ft.
 - \$17.50 per Sq. Ft. Net
 - 14 Truck Level Doors, 1 Drive-in

- 222,156 Sq. Ft.
 - \$16.95 per Sq. Ft. Net
 - 28 Truck Level Doors, 2 Drive-in

OFFICE

- 2,000 Sq. Ft. Finished Office

T.M.I. (2025)

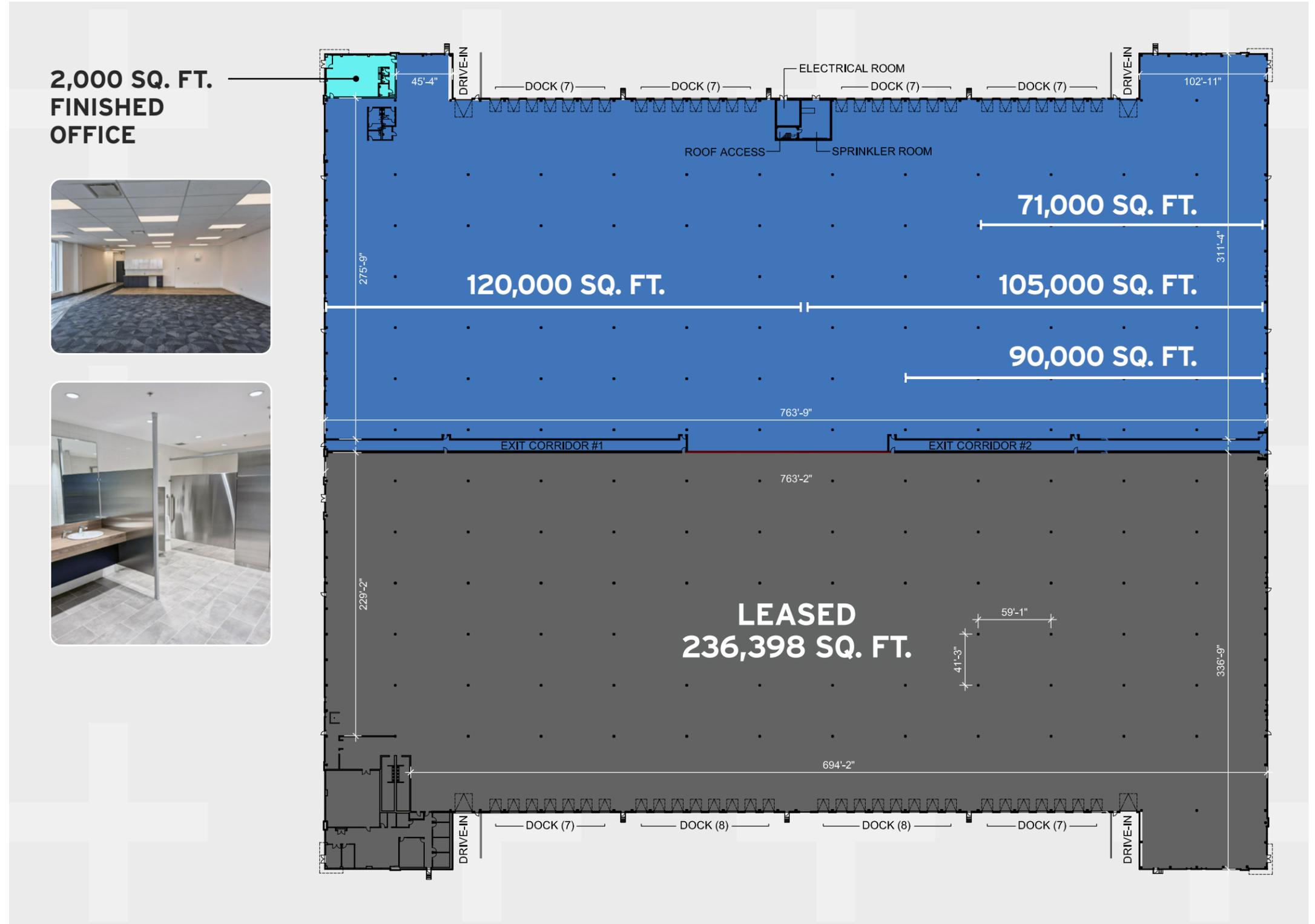
- \$3.04 Per Sq. Ft. + management fee

CLEAR HEIGHT

- 40'

OCCUPANCY

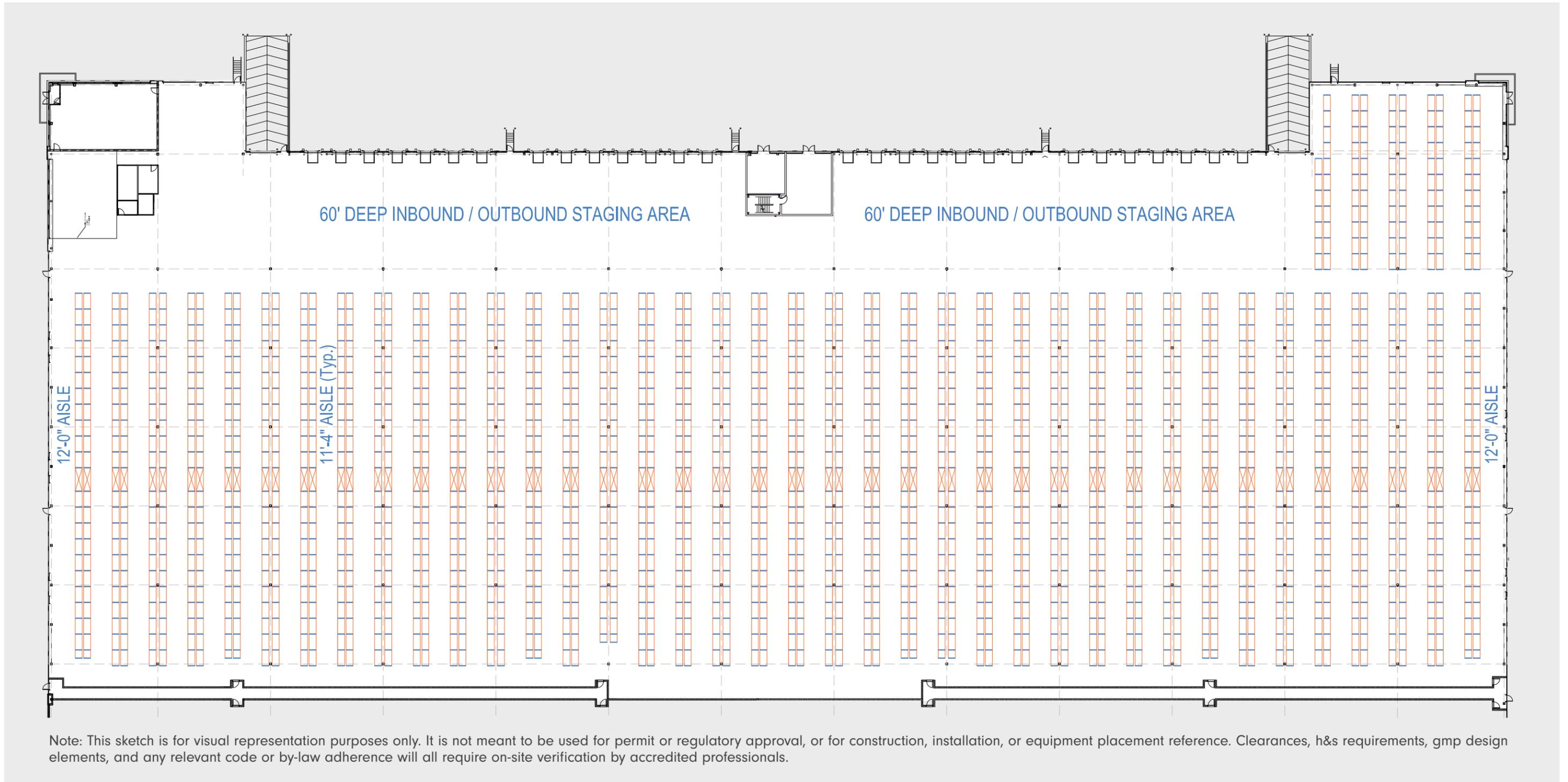
- Immediate



RACKING PLAN

SINGLE TENANT

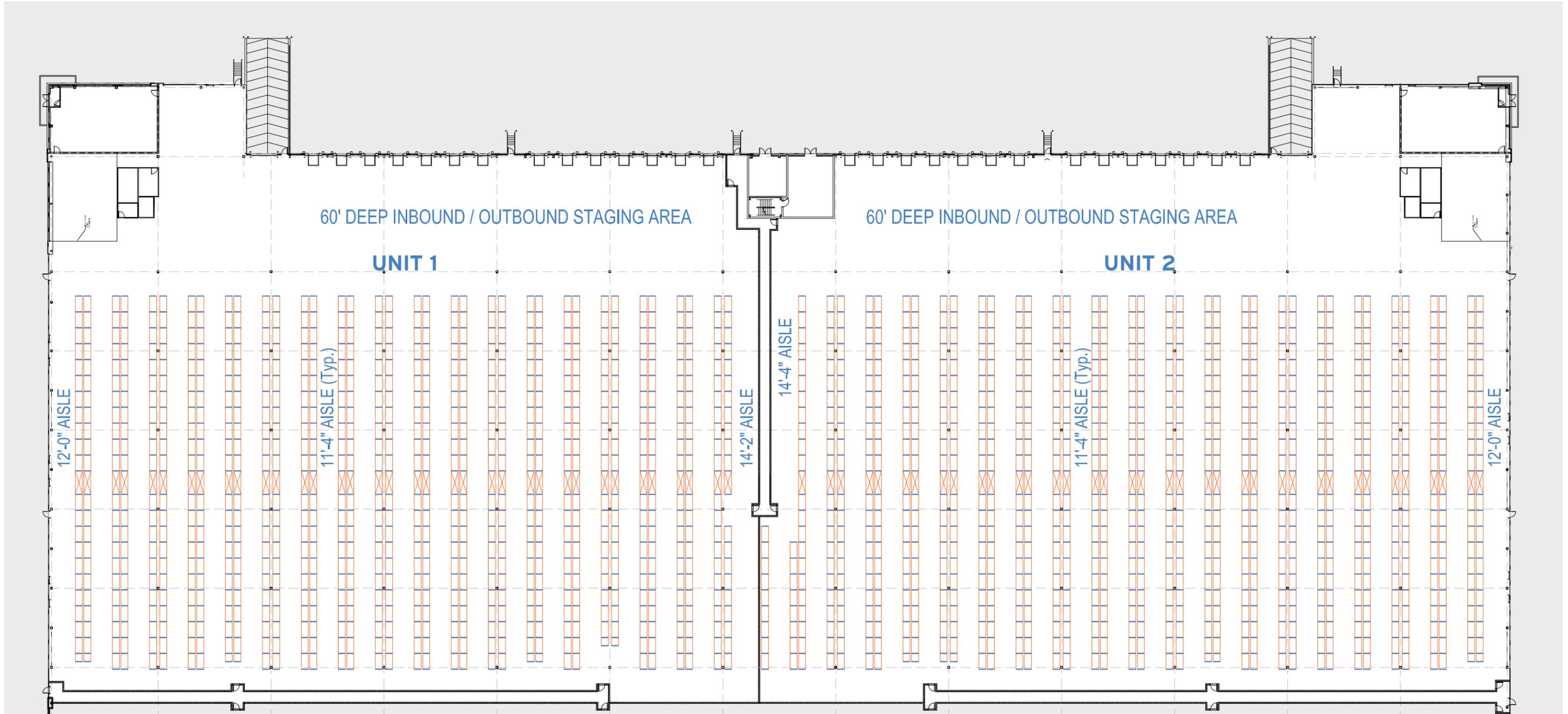
The single racking layout provides a total of 25,664 pallet positions at 7 levels of storage.



RACKING PLAN

TWO TENANTS

The racking layout provides a total of 11,408 pallet positions for unit 1, and 12,022 pallet positions for unit 2 at 7 levels of storage.



Note: This sketch is for visual representation purposes only. It is not meant to be used for permit or regulatory approval, or for construction, installation, or equipment placement reference. Clearances, h&s requirements, gmp design elements, and any relevant code or by-law adherence will all require on-site verification by accredited professionals.

BUILDING SPECIFICATIONS

UNIT SIZES

- 71,000, 90,000 105,000 & 120,000 Sq. Ft.

CLEAR HEIGHT

- 40' Clear height to underside of roof joists in warehouse.

BAY SIZE

- 59' (w) x 41'3.5" (d); 60' Staging Bay.

OVERHEAD DOORS

- Twenty-Eight (28) Truck level doors.
- 9'W x 10'H prefinished sectional metal insulated (R16) overhead doors with 3" heavy duty hardware and weather stripping c/w manual lift and view window.
- Two (2) Drive-in doors.
- 14'-4" x 16' prefinished metal insulated overhead doors located at ramps.

MECHANICAL

- 40,000 lbs. 7'-0" wide x 8'-0" deep, hydraulic, hinged lip (18") dock levelers c/w dock bumpers and toe guards provided at each truck dock.

CONCRETE APRON AND DOLLY PADS

- All truck shipping/receiving areas to be 52' deep to have a minimum 8" thickness of concrete placed over 11" of compacted run limestone, varying with Geotechnical recommendations.

FLOOR STRUCTURE

- 8" thickness 25MPA with steel fiber reinforcing at 25 kg / m³. Slab on grade capable of 12,000lb single leg racking load, a uniform distributed load of 50 kpa (1,000 PSF). Load provisions based on a 3.5" x 4" minimum baseplate.
- Floor slabs to be saw-cut to 30 mm (1/4") deep in panel sizes no greater in spacing than 15'. Floor slabs will be sealed with one coat of Ashford Sealer.

ROOFING SYSTEM

- Single ply TPO membrane roof system, white consisting of metal decking, vapor barrier, R-30 rigid insulation, 60 mil TPO membrane, with a 10 year manufacture's system warranty.

WAREHOUSE HEATING/ VENTILATION

- Warehouse shall be heated to maintain 20° C (68°F) with an outdoor ambient to meet Ontario Building Code, January 1%.
- Heating to be supplied by gas fired suspended normal efficiency unit heaters in the warehouse, and electric baseboard or suspended unit heaters in the fire pump room and electrical room.

REMAINING BUILDING POWER

- 1,000 Amps, 600 Volts, 3ph
- Potential to upgrade power to 2,000 - 3,000 Amps

LIGHTING

- Warehouse with LED Highbay industrial fixtures, to meet 30 foot candles open concept at eye level.

SPRINKLERS

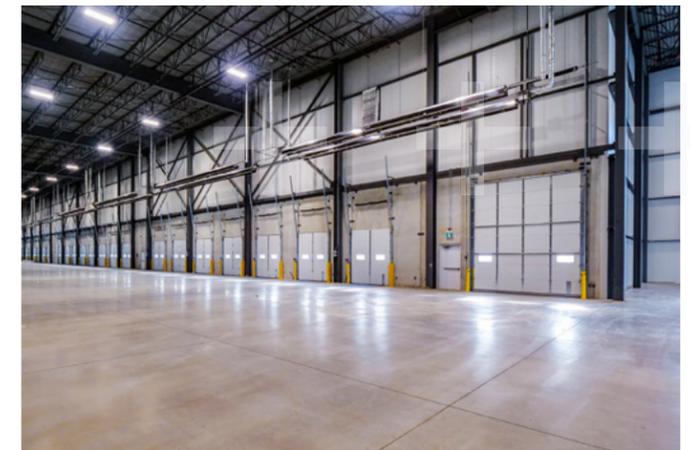
- Class I to IV Commodity Classification to NFPA 231C Early Suppression Fast Response (ESFR) standards. (K25.2 pendant heads).

ZONING

- M2 Outside Storage.

CAR PARKING

- 303 Stalls.



PURE CONNECTIONS PURE DISTRIBUTION PURE TRANSPORTATION

PURE Access to all 400 series transcontinental highways accessing 158M consumers within a day's drive

- ▶ Brampton is within 2-hours of the U.S. border and adjacent to Canada's largest International Airport
- ▶ Ranked #1 for mid-sized North American Cities of the Future for connectivity
- ▶ 140,000 new jobs by 2040, 60% of the population works within the city of Brampton
- ▶ Brampton has the fastest growing transit system in Canada

Travel Distances

HIGHWAY 410 6 MIN · 4.5 KM	HIGHWAY 407 11 MIN · 11.5 KM	HIGHWAY 403 17 MIN · 18.0 KM	HIGHWAY 401 17 MIN · 17.0 KM	HIGHWAY 427 22 MIN · 19.9 KM
BRAMPTON TRANSIT SANDALWOOD FACILITY 3 MIN · 1.2 KM	BRAMPTON GO TERMINAL 10 MIN · 5.1 KM	CN INTERMODAL BRAMPTON 25 MIN · 15.8 KM	CP INTERMODAL VAUGHAN 30 MIN · 18.0 KM	
TORONTO PEARSON AIRPORT 27 MIN · 31.8 KM	DOWNTOWN TORONTO 48 MIN · 48.2 KM			

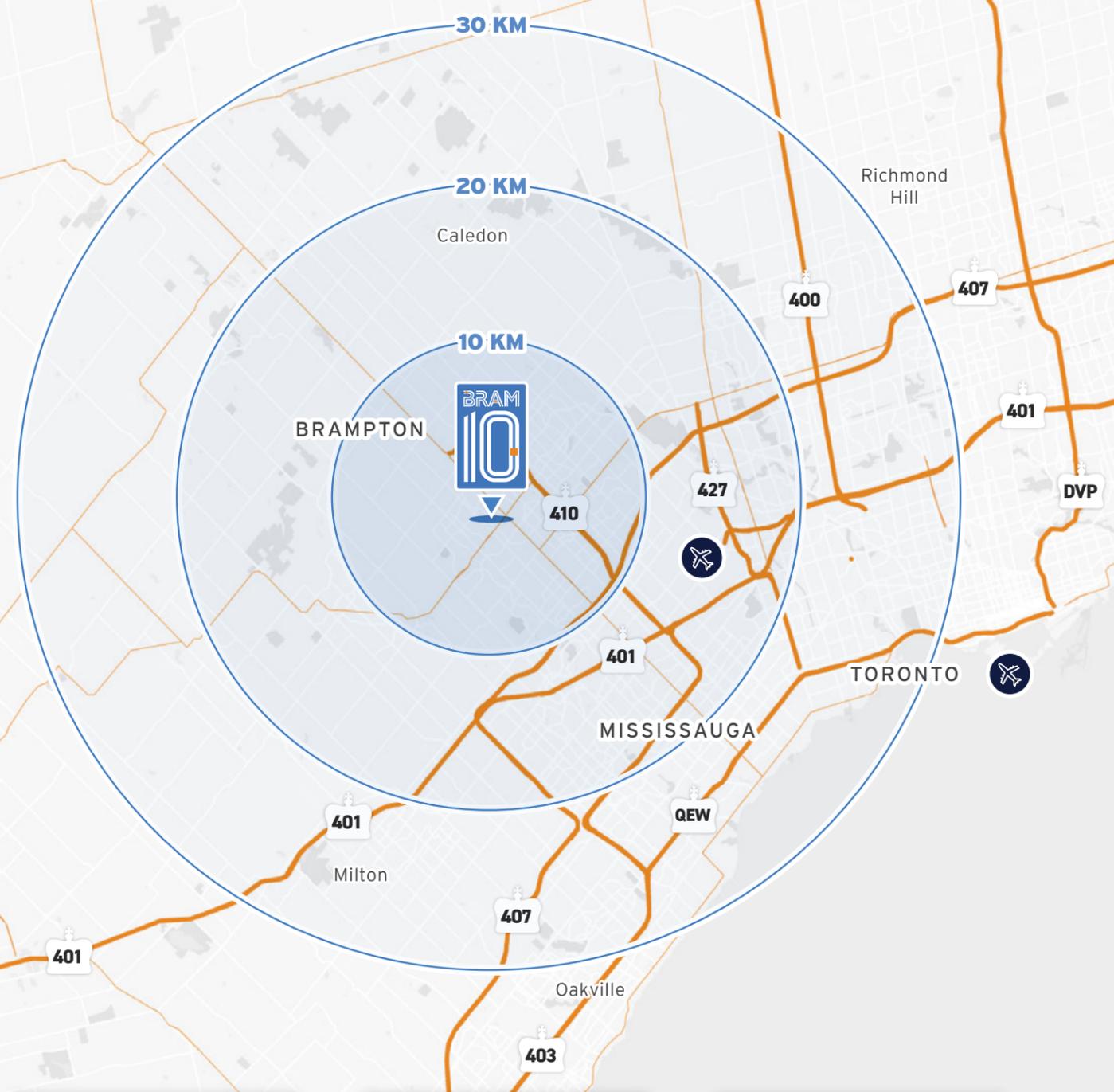


Truck Routes

- 6 MIN TO HIGHWAY 410
Via Bovaird Drive
- 13 MIN TO HIGHWAY 407
Via Bovaird Drive & Highway 410
- 14 MIN TO HIGHWAY 401
Via Bovaird Drive & Highway 410
- 15 MIN TO HIGHWAY 410
Via Queen Street
- 15 MIN TO HIGHWAY 407
Via Hurontario Street
- 19 MIN TO HIGHWAY 401
Via Hurontario Street

Legend

- HIGHWAY INTERCHANGE
- GO TRANSIT ROUTES



10 KM

POPULATION
710,751

LABOUR FORCE
581,643

MEDIAN AGE
35

20 KM

POPULATION
1,598,187

LABOUR FORCE
1,333,004

MEDIAN AGE
37

30 KM

POPULATION
2,265,531

LABOUR FORCE
2,734,179

MEDIAN AGE
39

PURE TALENT PURE LABOUR

Best Industrial labour force in the GTA



744,251
TOTAL POPULATION



2ND
LARGEST TECH SECTOR IN NORTH AMERICA, PART OF THE TORONTO REGION



606,285
LABOUR FORCE



4TH
LARGEST LABOUR FORCE IN ONTARIO

Fastest growing big city in Canada

14,000 new residents per year

9TH Largest city in Canada

\$118,469 Average household income

Lowest average age in Canada: 36 years

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

MAJOR AMENITIES

Within 10 Minutes Drive

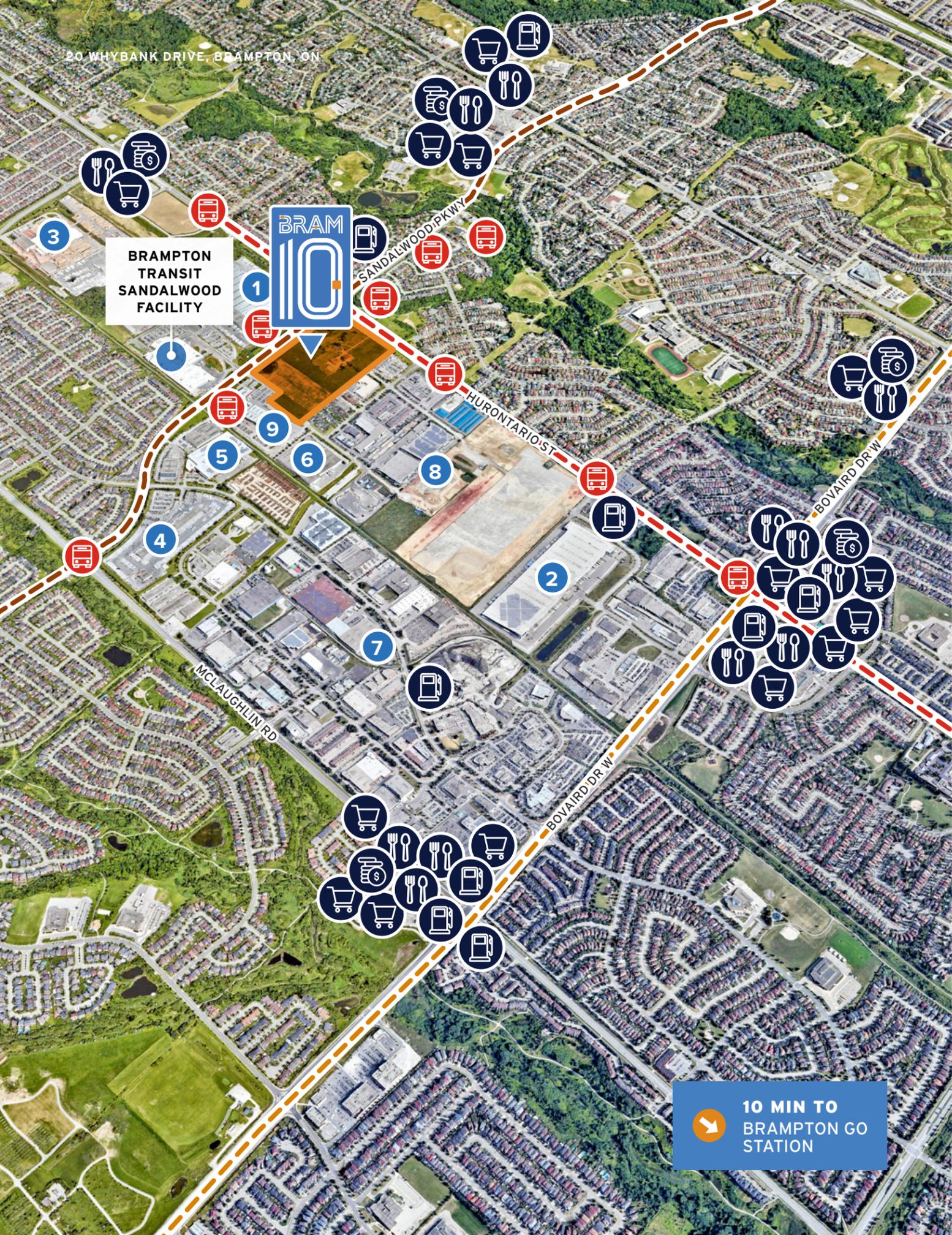
 50 Shopping Places	 13 Gas Stations
 75 Restaurants & Cafés	 9 Banks

MAJOR TENANTS IN THE AREA

- 1** Kellogg's
- 2** DHL
- 3** Brampton Brick
- 4** Day & Ross
- 5** Canada Post
- 6** ITWAL
- 7** Sotawall
- 8** Give & Go
- 9** Alectra Utilities

BUS ROUTES

-  Route #2 - Hurontario Street
-  Route #5 - Bovaird Drive
-  Route #23 - Sandalwood Pkwy



Sandalwood Facility, photo captured by Andre von Nickisch



Gas Station



GO Train

THE TEAM

DEVELOPER

PURE INDUSTRIAL

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.



HOPWELL

Hopewell Development LP ("Hopewell") has enjoyed more than 23 years in the real estate sector in North America. Commitment to teamwork and innovation has led Hopewell to become one of North America's leading industrial developers.

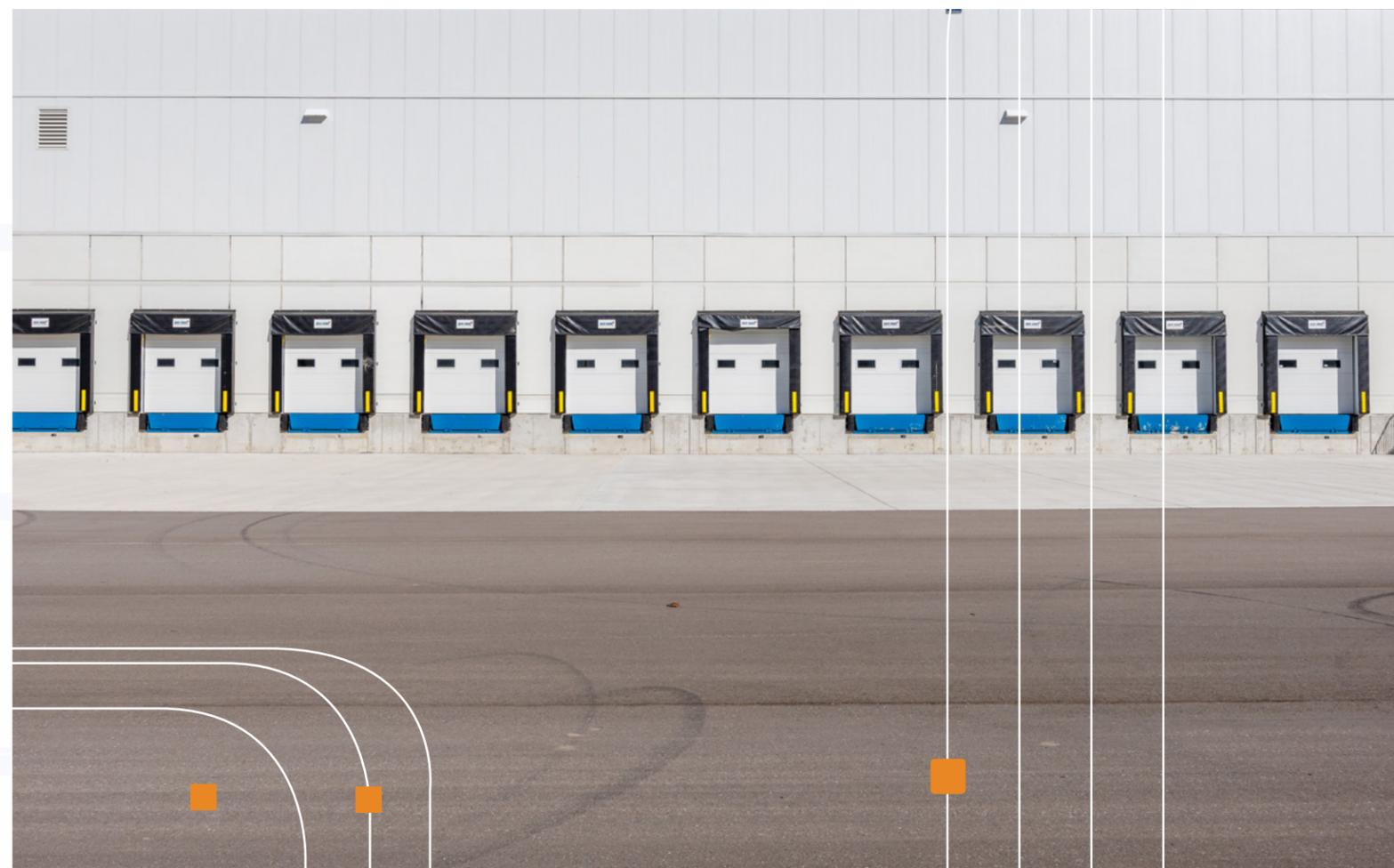
Hopewell manages every aspect of the development phase in a collaborative approach with its clients. Hopewell is a fully integrated company – engaging the right people at the right time to ensure all aspects of the development are aligned, including planning, engineering, entitlement approvals, construction management, along with the successful leasing of the project.



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.



20 WHYBANK DRIVE



BRAMPTON'S LARGEST INDUSTRIAL DEVELOPMENT

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