

156
PARKSHORE DRIVE
BRAMPTON, ON



IMMEDIATE OCCUPANCY

Prestigious Freestanding Industrial Facility

151,216 SQ. FT.

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**CBRE Limited,
in partnership with
PURE Industrial,
is proud to introduce
a pristine freestanding
industrial facility
for lease in
Brampton, Ontario.**

Strategically located in one of the most robust and active industrial markets in the GTA, with quick access to arterial highways, minutes to the largest inter-modal railway in Canada and Toronto Pearson International Airport, 156 Parkshore Drive offers tenants unmatched access and connectivity.

The Property is ready for immediate occupancy.



PURE SPECIFICATIONS

TOTAL AVAILABLE AREA

◦ 151,216 Sq. Ft.

OFFICE

◦ 19,130 Sq. Ft. (ON TWO FLOORS)

WAREHOUSE

◦ 132,086 Sq. Ft.

SHIPPING

◦ 19 Truck Level Doors, 3 Drive-In Doors

CLEAR HEIGHT

◦ 28' & 33'

BAY SIZES

◦ 29'3" x 34'

PARKING

◦ 96 Stalls

SPRINKLERS

◦ ESFR

LIGHTING

◦ Motion Sensored LED

POWER

◦ TBC

ZONING

◦ M4 - 2687 Industrial

◦ Wide variety of industrial uses, including but not limited to: manufacturing, warehousing, packaging and assembly of goods/food

OCCUPANCY

◦ Immediate

T.M.I. (2022 ESTIMATE)

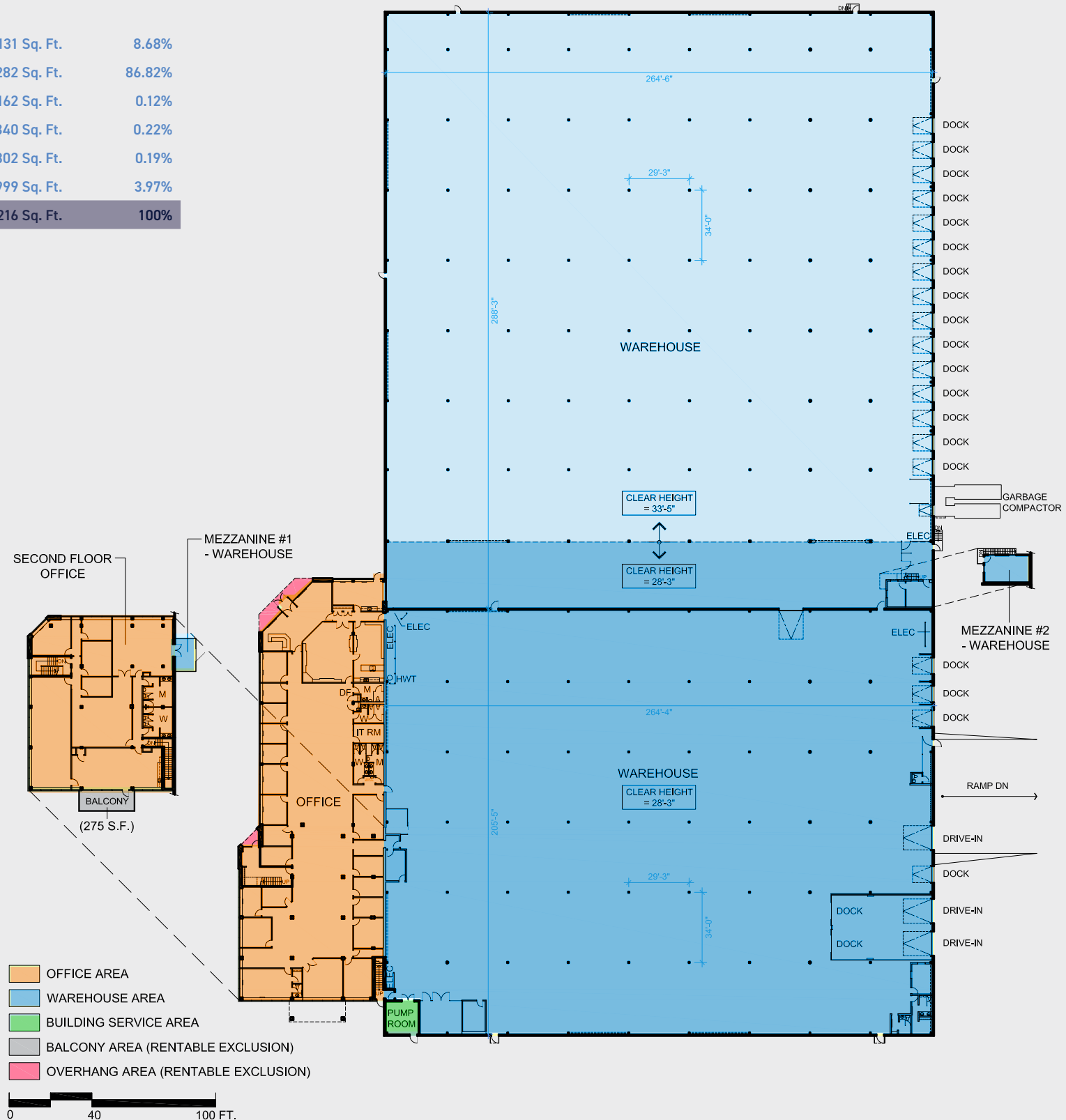
◦ \$4.31 per sq. ft.

ASKING LEASE RATE

◦ Contact Listing Agents

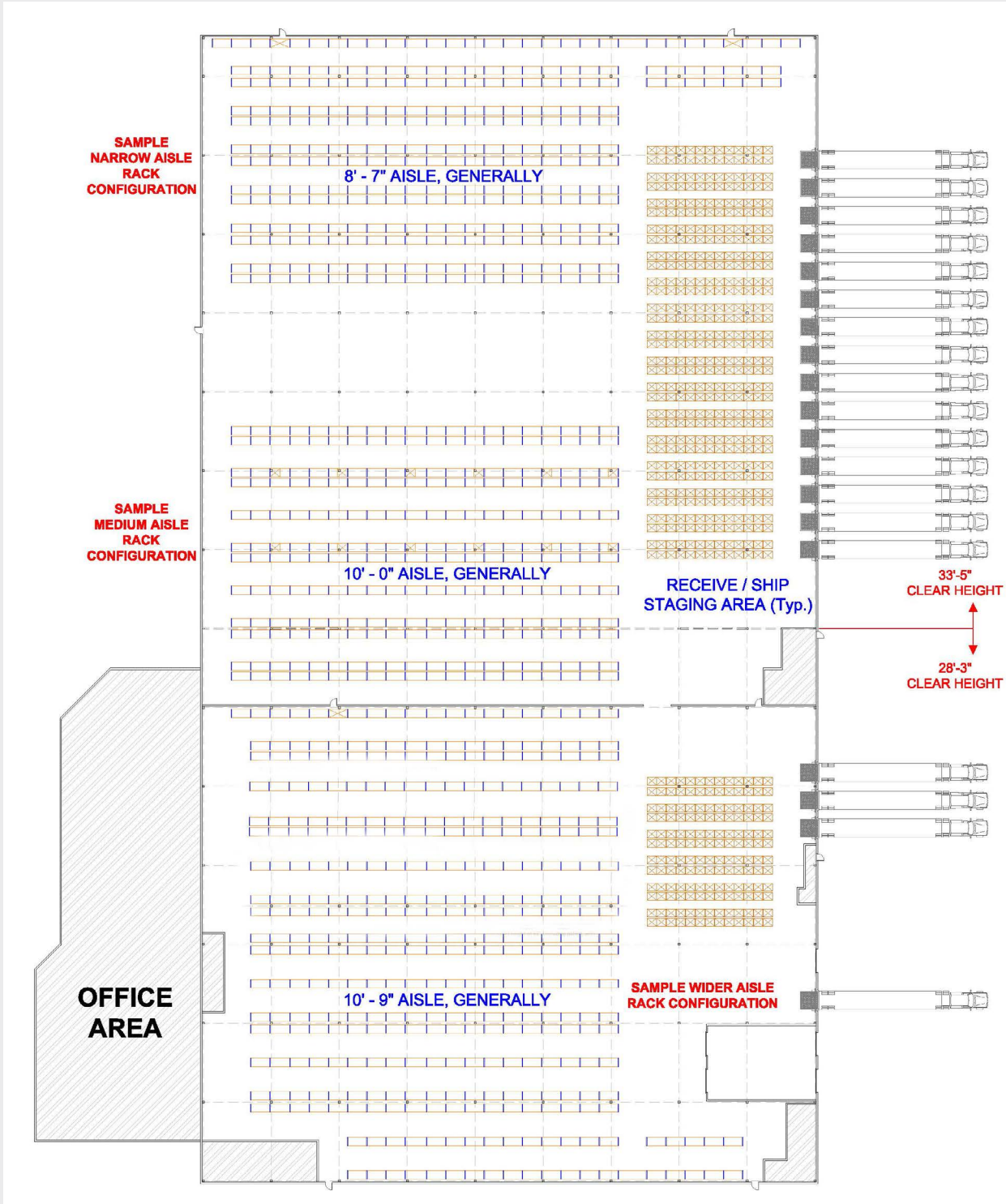
AREA SUMMARY

OFFICE	13,131 Sq. Ft.	8.68%
WAREHOUSE	131,282 Sq. Ft.	86.82%
MEZZANINE #1 - WAREHOUSE	162 Sq. Ft.	0.12%
MEZZANINE #2 - WAREHOUSE	340 Sq. Ft.	0.22%
PUMP ROOM	302 Sq. Ft.	0.19%
SECOND FLOOR OFFICE	5,999 Sq. Ft.	3.97%
TOTAL	151,216 Sq. Ft.	100%



PURE ADVANTAGE

SAMPLE RACKING CONFIGURATION

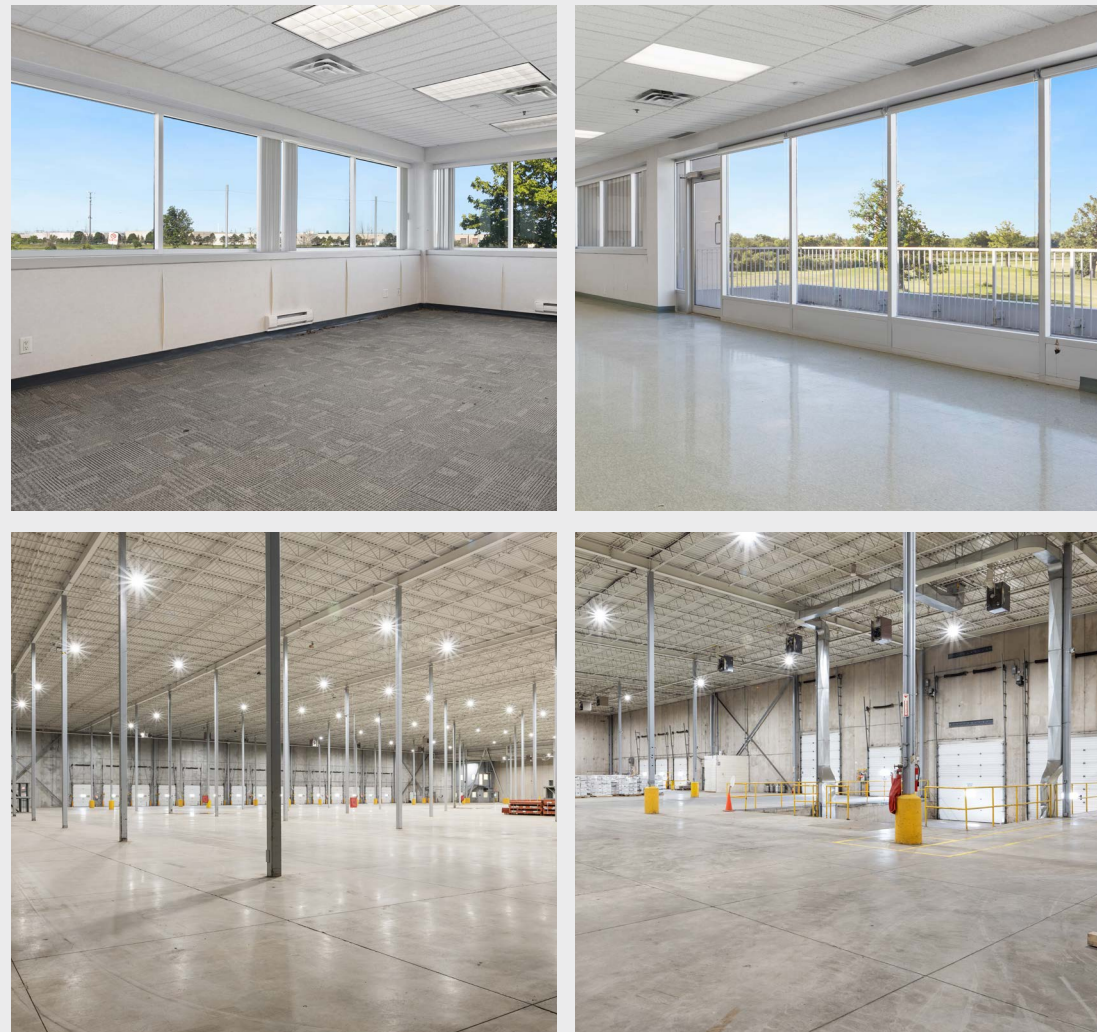


PALLET CAPACITY COMPARISON

The following are estimated pallet capacities for the sample single deep selective rack configurations shown:

NARROW WORKING AISLE OPTION (8'-7" Aisle, Generally)	28'-3" Clear Height Area	4 Levels of Racked Storage	Approx. 4,300 Pallet Positions
	33'-5" Clear Height Area	5 Levels of Racked Storage	Approx. 6,240 Pallet Positions
	TOTAL CAPACITY =		Approx. 10,540 Pallet Positions
MEDIUM WORKING AISLE OPTION (10'-0" Aisle, Generally)	28'-3" Clear Height Area	4 Levels of Racked Storage	Approx. 3,590 Pallet Positions
	33'-5" Clear Height Area	5 Levels of Racked Storage	Approx. 5,230 Pallet Positions
	TOTAL CAPACITY =		Approx. 8,820 Pallet Positions
WIDER WORKING AISLE OPTION (10'-9" Aisle, Generally)	28'-3" Clear Height Area	4 Levels of Racked Storage	Approx. 3,240 Pallet Positions
	33'-5" Clear Height Area	5 Levels of Racked Storage	Approx. 4,540 Pallet Positions
	TOTAL CAPACITY =		Approx. 7,780 Pallet Positions

Capacities were estimated based on an average pallet height of 63" (including pallet), with adequate beam height, lift-off, and top clearance allowances. Column interference losses are included where applicable.



PRESTIGIOUS INDUSTRIAL
FREESTAND LOCATED IN WELL-
ESTABLISHED BUSINESS PARK



WELL-APPOINTED BRIGHT
OFFICE AREA READY FOR
BESPOKE CUSTOMIZATION



SPOTLESS WAREHOUSE WITH
2 INTERIOR TRUCK LEVEL
DOORS



EXCELLENT SHIPPING AREA
WITH 50' WIDE CONCRETE
APRON AT DOCKS



AMPLE SURFACE PARKING

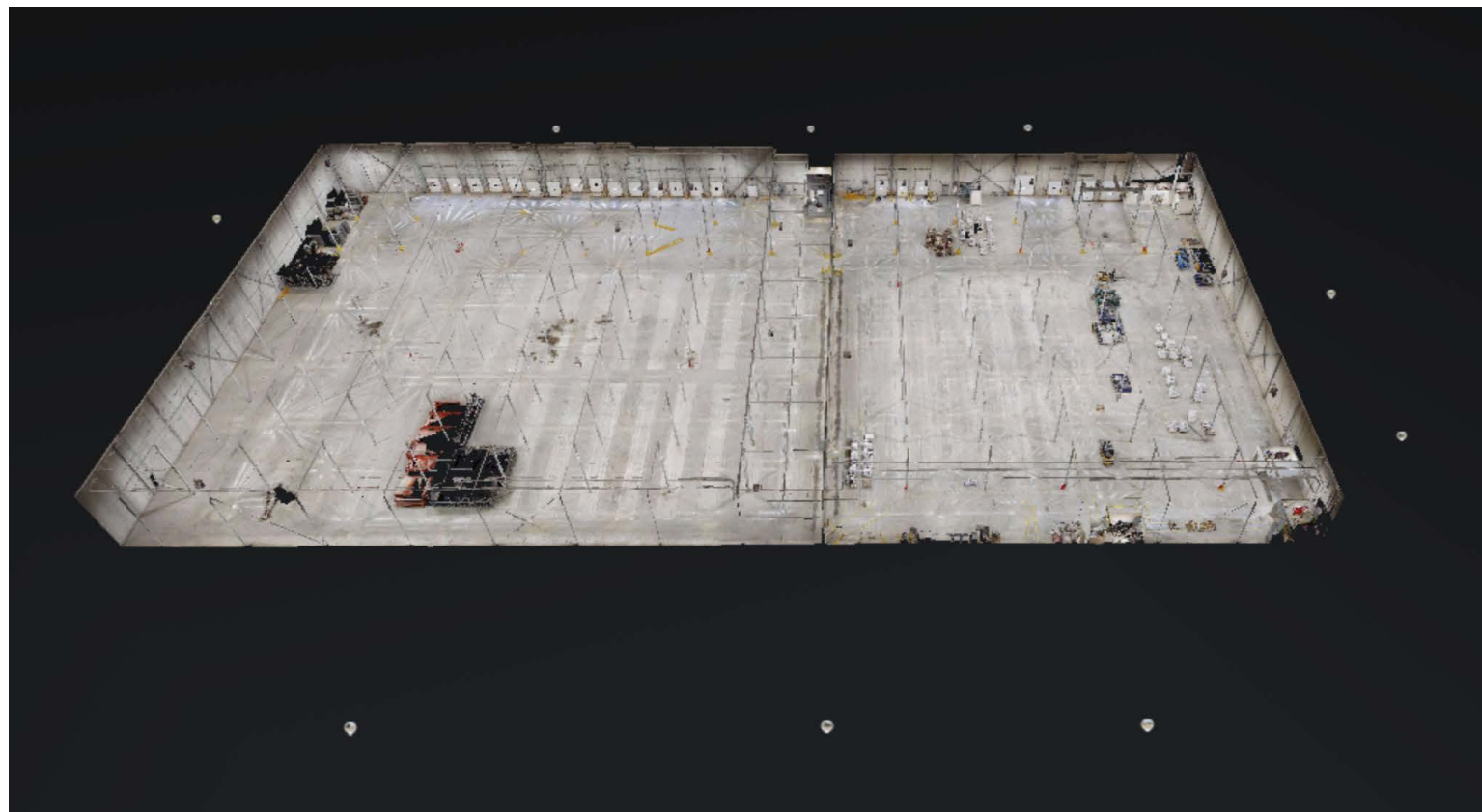
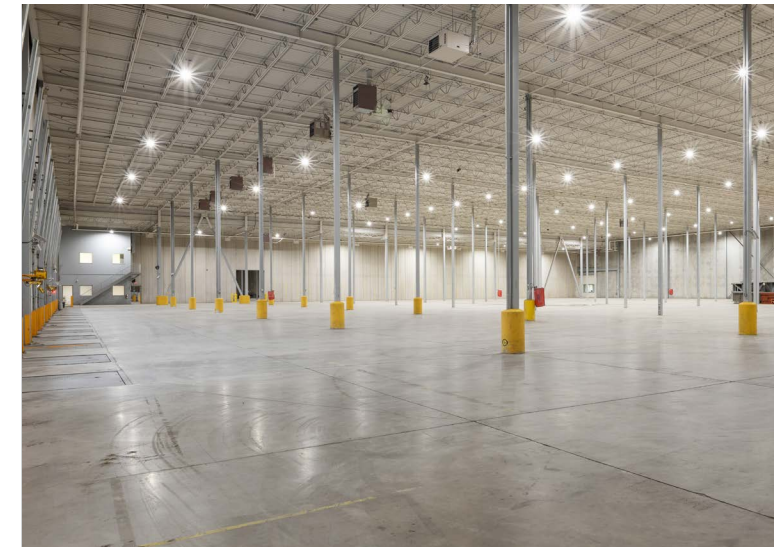
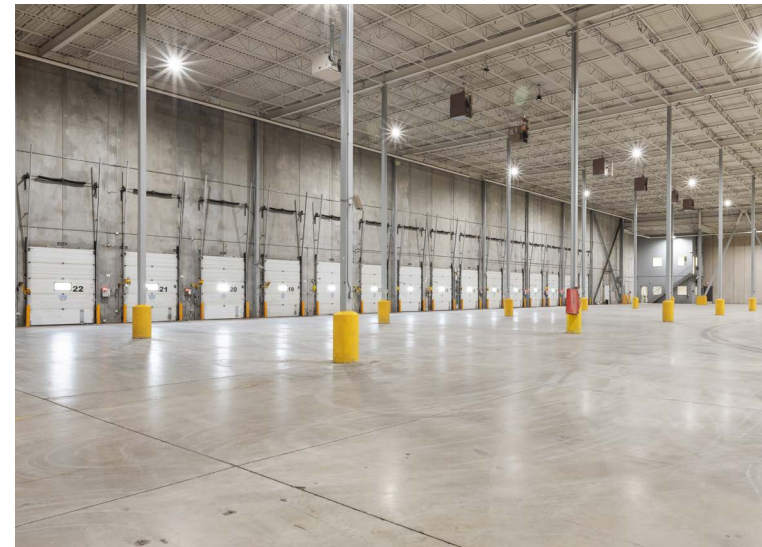
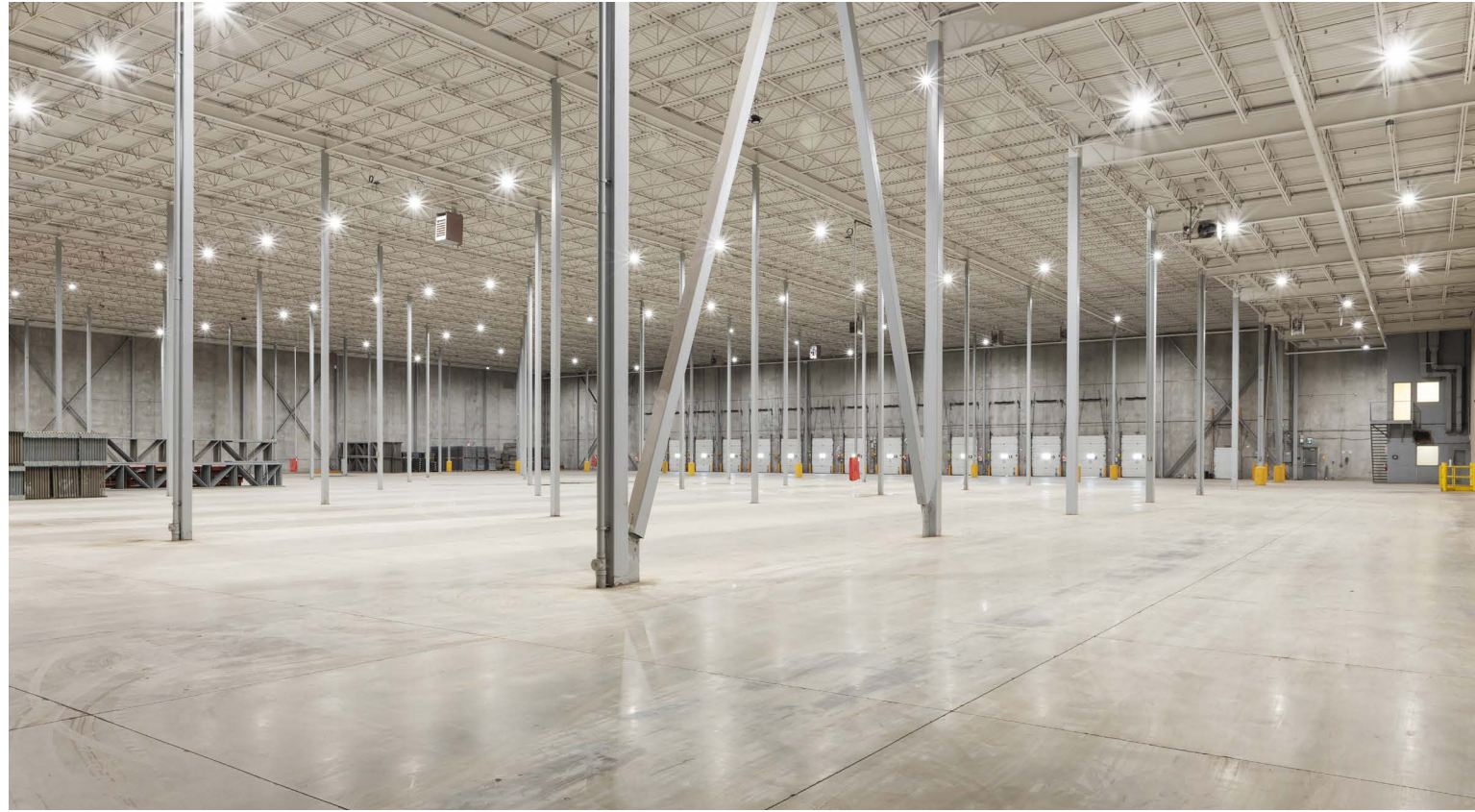


QUICK ACCESS TO HIGHWAYS
407 AND 427 AND MINUTES
TO 400 SERIES HIGHWAYS



THE BUILDING CAN BE FULLY
FENCED

PURE BEST-IN CLASS




PURE ACCESS



DRIVE TIMES

407 427
 Highway 407 & 427
 4 Minutes



 CN Rail Intermodal
 5 Minutes


 Pearson Airport
 8 Minutes

401
 Highway 401
 10 Minutes

403 410
 Highway 403 & 410
 14 Minutes

QEW
 QEW
 14 Minutes


 Downtown Toronto
 33 Minutes



PURE TALENT PURE LABOUR

Ideally located in the middle of Canada's 'Super Innovation Corridor', attracting talent from both Waterloo and Toronto



619,691
TOTAL POPULATION



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



511,577
POPULATION IN LABOUR FORCE



4TH
LARGEST LABOUR FORCE IN ONTARIO

2ND Fastest Growing City in Canada

14,000 New Residents Per Year

9TH Largest City in Canada

\$111,126 Average Household Income

Lowest Average Age in Canada: 36 Years

BRAMPTON IS HOME TO...

- CN, the largest inter-modal railway terminal in Canada
- Highly skilled talent: access to labour pool of 4.2 million 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), 24,000 employees

THE TEAM



LANDLORD

PURE INDUSTRIAL

Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 41 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly responsive, personalized service.



LEASING

CBRE LIMITED

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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