



FOR LEASE | 35 Automatic Road, Brampton

200,000 SQ. FT. • BULK DISTRIBUTION

KYLE HANNA*

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**Possibility to include, speak to Listing Agents.

PURE CONNECTIONS, PURE DISTRIBUTION, PURE TRANSPORTATION

Core location providing exceptional connectivity. Strategically located in one of the most robust and active industrial markets in the GTA. Minutes to the largest intermodal railway in Canada, Pearson International Airport and major 400-series highways.



**35 MINS TO
DOWNTOWN TORONTO**



**29 MINS TO
ETOBICOKE**



**15 MINS TO
PEARSON AIRPORT**

| DRIVE TIME | |
|------------------------|----------------|
| HIGHWAY 401 | 15 MIN • 17 KM |
| HIGHWAY 407 | 7 MIN • 5 KM |
| HIGHWAY 427 | 8 MIN • 7 KM |
| BRAMALEA GO | 10 MIN • 9 KM |
| MALTON GO | 12 MIN • 10 KM |
| PEARSON AIRPORT | 12 MIN • 15 KM |
| DOWNTOWN TORONTO | 35 MIN • 43 KM |
| CN BRAMPTON INTERMODAL | 6 MIN • 5 KM |
| CP VAUGHAN INTERMODAL | 14 MIN • 10 KM |



PURE TALENT, PURE LABOUR

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)



1ST

Fastest growing city in Canada



2ND

Largest tech sector in North America, part of the Toronto region



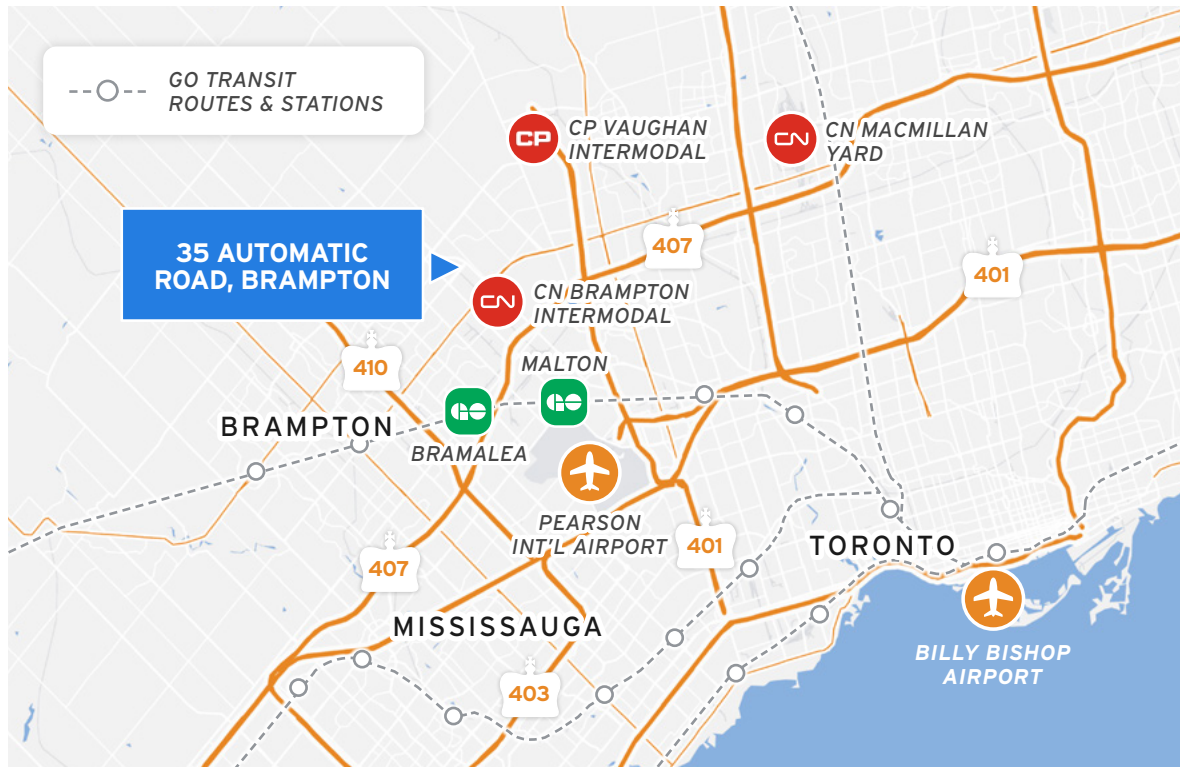
36 YRS

Lowest average age 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

Brampton Transit at your door step. Direct access to Züm public transit stops directly south along Steeles Avenue East and north on Queen Street East (providing connectivity to TTC and York Region Transit).



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.

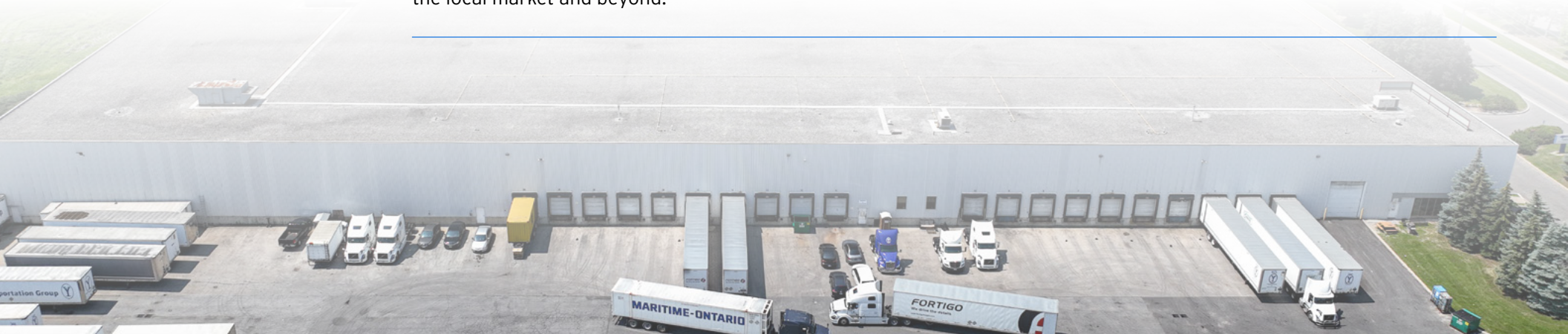
Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

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 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.





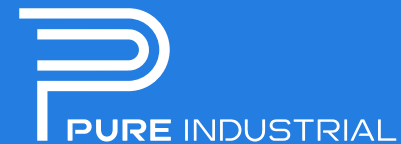
CONTACT US FOR MORE INFORMATION:

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