



**DESIGN BUILD OPPORTUNITY
FOR SALE OR LEASE**

H I G H W A Y
7&50
S O U T H

Q1/2025
8386 HIGHWAY 50, Brampton



INSIDE THIS BROCHURE

- ✓ INTRODUCTION
- ✓ OVERVIEW
- ✓ SITE PLAN
- ✓ HIGHWAYS
- ✓ LOCAL TRANSIT
- ✓ DEMOGRAPHICS
- ✓ CONTACT



**OPPORTUNITY
FOR CUSTOM
BUILT SPACE IN
BRAMPTON**

STATE-OF-THE-ART
CONSTRUCTION

UP TO 389,000
SQUARE FEET

EASY ACCESS TO
HWY 427, 401, 407, 410



FOR MORE INFORMATION, PLEASE CONTACT:

Adam Lambros
Director, Development
416-268-9046
alambros@panattoni.com

Chris Serio
Development Manager
416-579-9428
cserio@panattoni.com





STATE-OF-THE-ART DESIGN BUILD OPPORTUNITY



The site offers users the opportunity to lease or purchase custom built space in Brampton. The building will be designed to meet tenants' unique requirements and adhere to the highest standards.

Spanning 23 acres, the property offers approximately 389,000 sq. ft. of cutting-edge industrial space. With 40' clear ceiling heights and abundant trailer parking, it provides an optimal environment for diverse business needs.

Situated just 6 km from the CN Intermodal Yard and 5 km from the CP Intermodal Yard, Canada's major freight rail providers, the site ensures efficient connectivity across Canada and to the U.S.

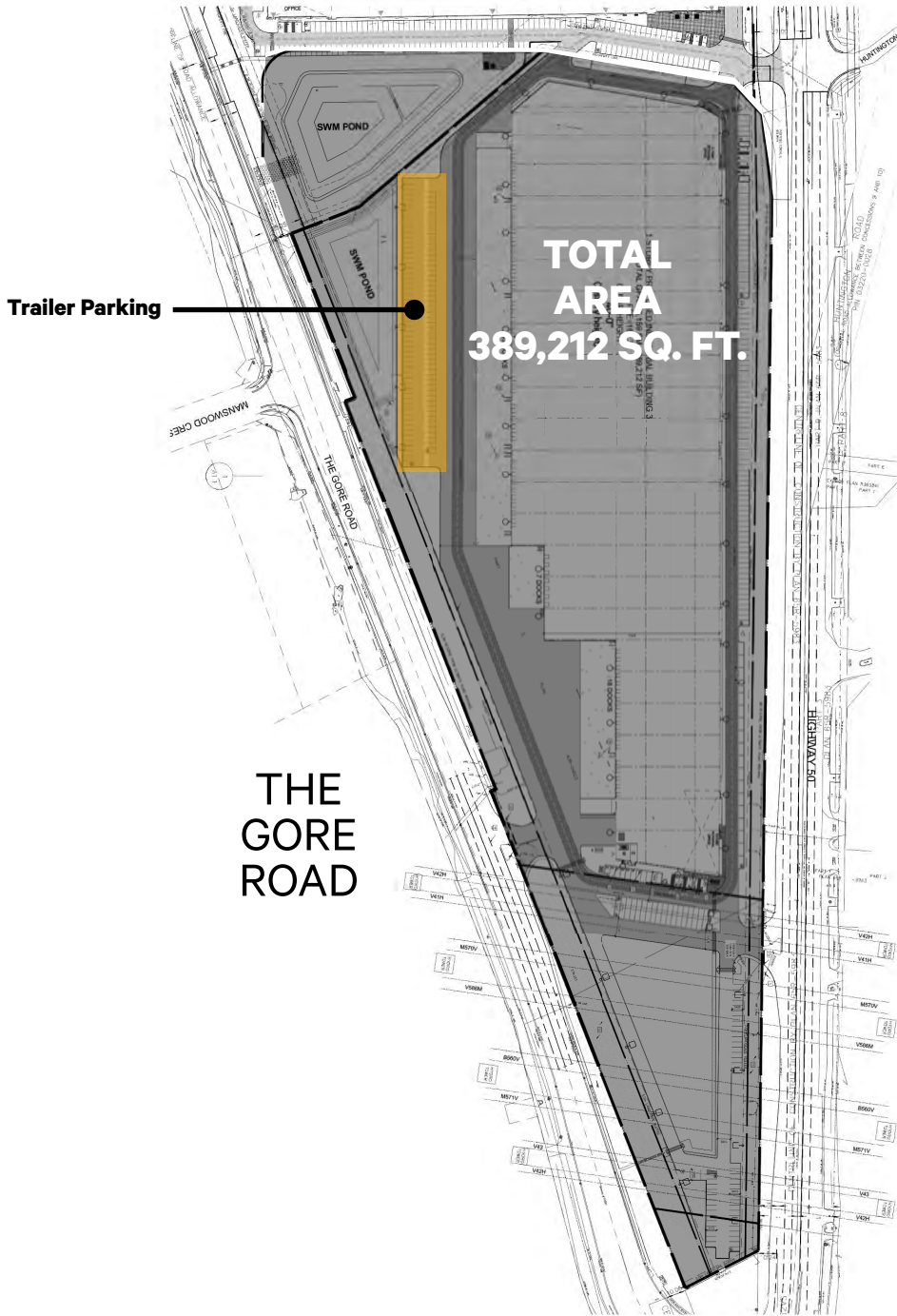
Excellent access to Highway 427 and proximity to the 400 series highways further enhance its strategic location by offering accessibility to Canada's largest markets.

**STRATEGICALLY LOCATED NEAR
INTERMODAL RAIL YARDS AND THE 400
SERIES HIGHWAYS, ENSURING EXCELLENT
CONNECTIVITY ACROSS THE GTA,
CANADA, AND THE U.S.**

AMPLE TRAILER PARKING WITH 38 STALLS

**40' CLEAR CEILING HEIGHT MAXIMIZES
CUBIC STORAGE SPACE**





CAP Inc. | **PANATTONI**
ONTARIO

**MODERN
EXPANSIVE
INDUSTRIAL
SITE PLAN**

HIGHWAY
50

THE
GORE
ROAD



389,212 Sq. Ft.
Total available space



38 Trailer Parking & 330 Car Parking Stalls
Abundant parking for trucks, employees & customers



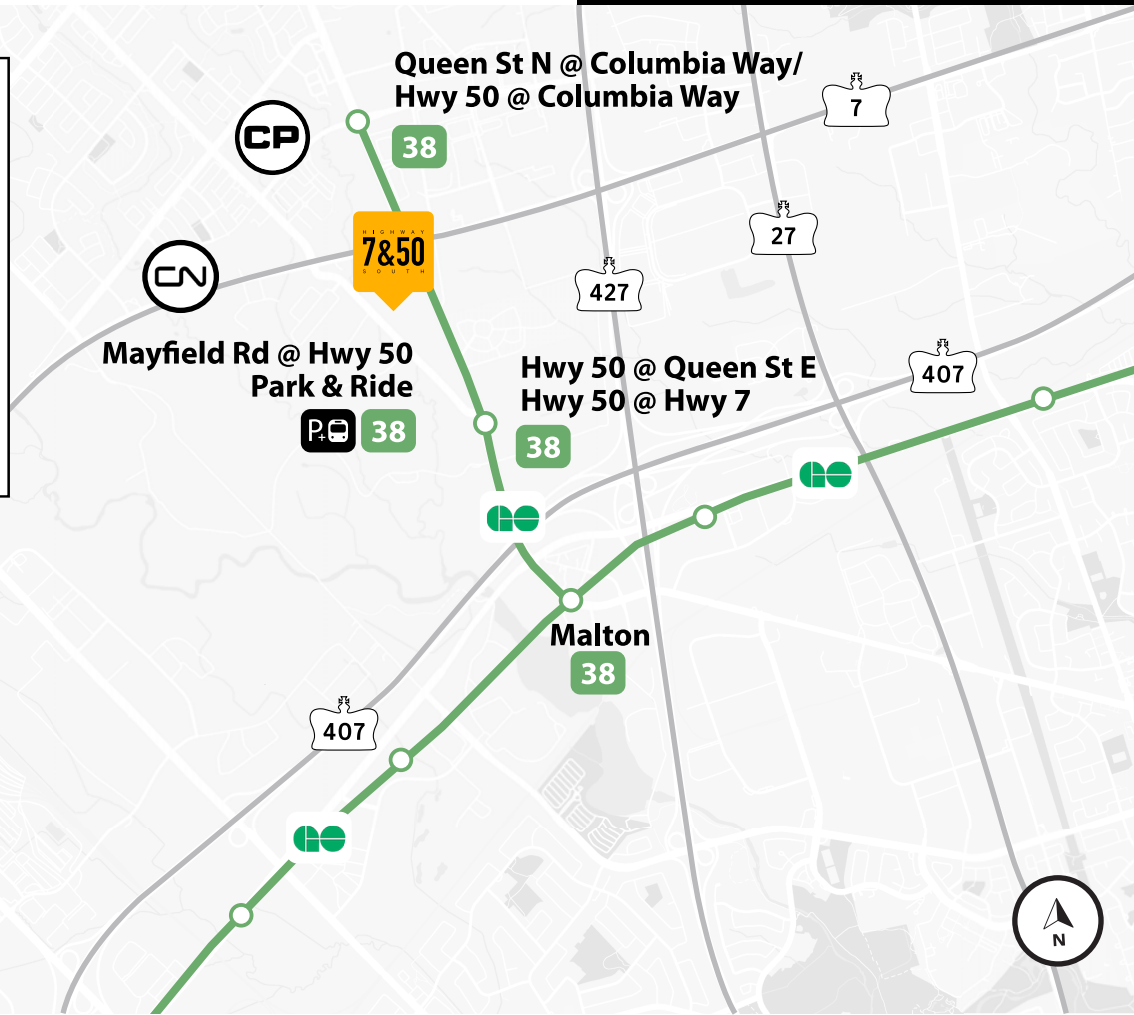
Up to 40' Clear Height
Efficient layout for maximum cubic capacity



68 Truck Level Doors
Ample shipping doors for warehouse users



ACCESS TO HIGHWAY 427, 407 & RAIL YARDS



Highway 427 /2 Km | 3 min

Hwy 407 /3 Km | 5 min

Hwy 410 /11 Km | 15 min

Hwy 401 /13 km | 15 min

CN Intermodal Yard /6.0 Km | 10 min

CP Intermodal Yard /5.0 Km | 12 min

Pearson International Airport /11 Km | 10 min

QEW /20 Km | 18 min

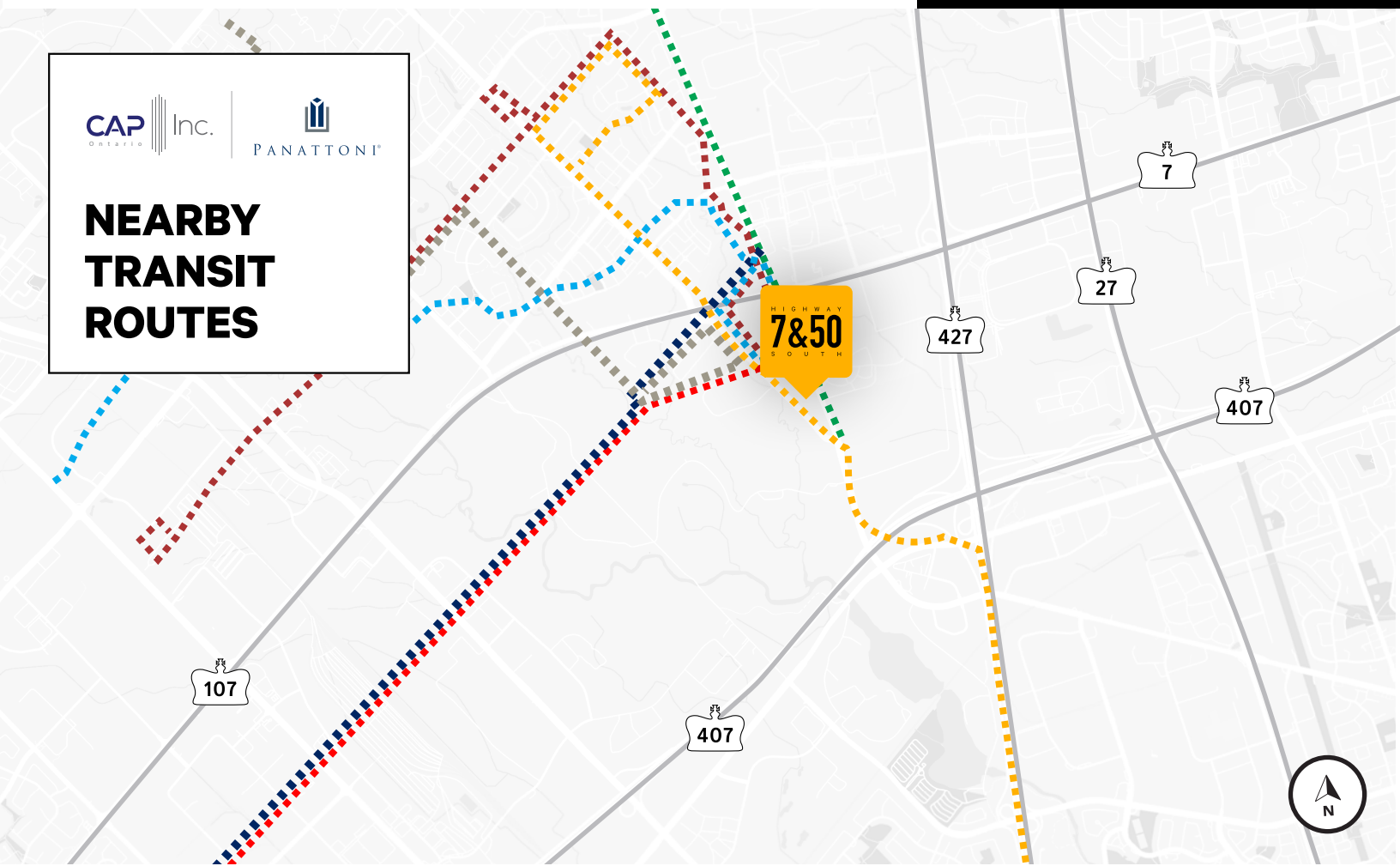
PROXIMITY TO CN & CP INTERMODAL YARDS ENABLES RAIL ACCESS FOR SHIPPING ACROSS CANADA AND THE U.S.

EASY ACCESS TO THE 400 SERIES HIGHWAYS ENSURES EXCELLENT INTERCONNECTIVITY ACROSS THE GTA FOR BOTH EMPLOYEES AND CUSTOMERS.



CAP Inc. | **PANATTONI**

NEARBY TRANSIT ROUTES



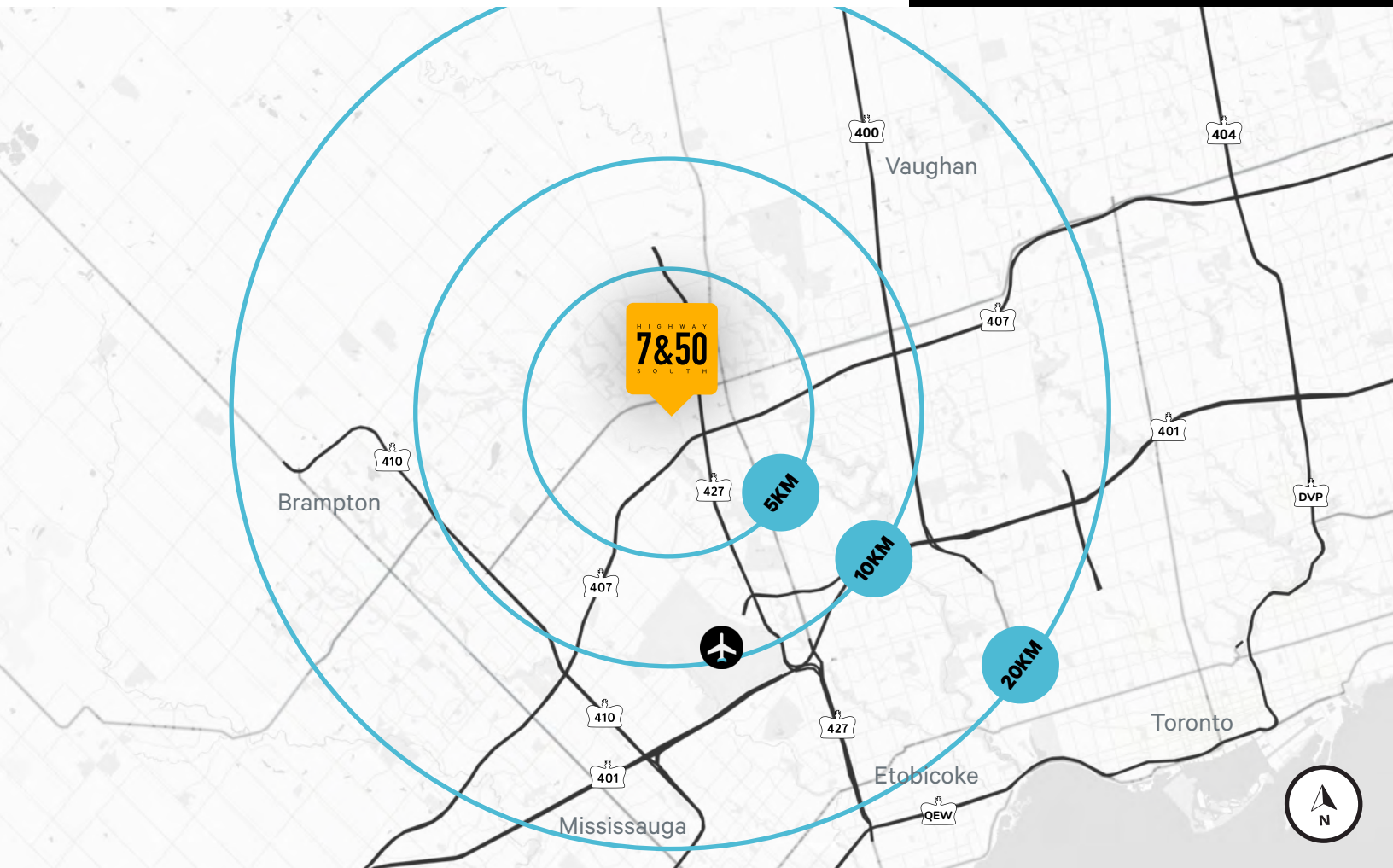
- **Kitchener Go**
- **50 Gore Road**
- **38 Bolton/Malton**
- **23 Sandalwood**
- **501 Zum Queen Eastbound**
- **1 Queen East**
- **35 Clarkway**
- **31 Mcvean North**

**EXCELLENT PUBLIC TRANSIT ACCESS VIA
BRAMPTON TRANSIT WITH A STOP RIGHT IN
FRONT OF THE SITE**

**NEARBY CONNECTIONS TO YORK REGION
& GO TRANSIT FURTHER INCREASES THE
AREA'S PUBLIC TRANSIT ACCESSIBILITY**

**FUTURE HIGHWAY 427 EXTENSION PROJECT
INCLUDES A SEPARATE BUS TRANSIT WAY**





TOTAL POPULATION

593,638+

MEDIAN HOUSEHOLD INCOME

\$87,290+

MEDIAN AGE

35.8



**WHO'S
IN THE
AREA?
PEOPLE**



KEY HIGHLIGHTS

Brampton is the 2nd fastest growing city in Canada and home to the largest intermodal terminal in Canada.

Close proximity to all 400 series highways allows access to 12.8 million consumers.

Transportation and Warehousing Industry accounts for 11.5% of the total active labour force.

Logistics Sector includes 11,000 employers with 24,000 employees contributing approximately \$2 billion to the national GDP.

Top location for pharma production, biotechnology and R&D with 100 biotechnology companies within a 30 min drive.

- 5KM** Population: 129,207+
- 10KM** Population: 577,911+
- 20KM** Population: 2,559,953+

*Based on Federal + Municipal data 2017



PANATTONI®



For more information, please contact:

ADAM LAMBROS

Director, Development
(416) 915-1972
alambros@panattoni.com

CHRIS SERIO

Development Manager
(416) 915-1997
cserio@panattoni.com

Panattoni Development Company Canada
185 The West Mall, Suite 860
Toronto, Ontario, Canada M9C 5L5
T 416.915.1970
panattonicanada.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific marketing condition, imposed by our principals.