

FOR LEASE

109 SUMMERLEA ROAD BRAMPTON, ON

**PROMOTIONAL
YEAR 1 RATE
\$14.50 NET PSF**

TROJAN COURT

SUMMERLEA ROAD

**FULLY RACKED, TEMPERATURE CONTROLLED WAREHOUSE
123,958 SQ. FT. INDUSTRIAL FREESTAND WITH 1,200 AMPS OF POWER**

For more information, please contact:

DRAKE LAFONTAINE

Sales Representative

416 798 6224

drake.lafontaine@cbre.com

JOHN LAFONTAINE*

Vice Chairman

416 798 6229

john.lafontaine@cbre.com

*Sales Representative



For Lease

109 SUMMERLEA ROAD | Brampton, ON

109 Summerlea is a well-maintained, high-quality industrial freestand with hard to find heavy power of 1,200 amps. It is situated in an area offering access to an abundant labour force and proximity to 400-series highways, amenities, and public transit. Zoning permits a wide variety of uses.

The property offers excellent shipping capabilities, with 3 points of access and 12 truck level doors, all equipped with levelers, and 1 drive-in door. White boxed warehouse is very bright and clean with fans for circulation and floors are in excellent condition. Warehouse is also temperature controlled (to be kept between 15-25 degrees). Warehouse also houses 3 separate walk-in coolers. Current racking is available.

YR. 1 ASKING RATE

\$14.50 net*

Limited-time offering, Year 2 rate based on market conditions at the time of the deal.

Additional Rent (2026)

CAM - \$1.41 Per Sq. Ft.

(does not include utilities or management fee)

Taxes - \$1.82 Per Sq. Ft.

** Speak to listing agent concerning available free rent package.*



For Lease

109 SUMMERLEA ROAD

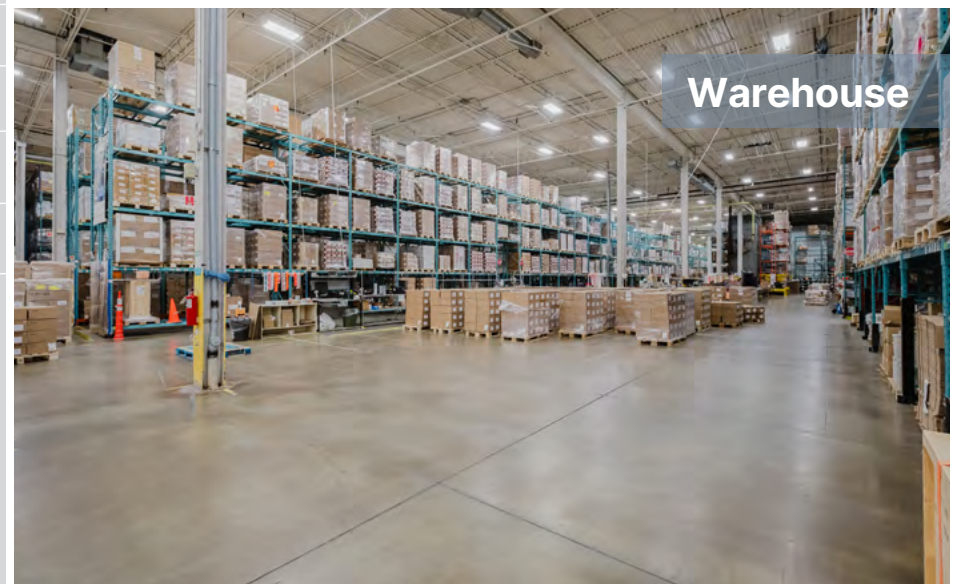
Brampton, ON

PROPERTY DETAILS

BUILDING SIZE	123,958 Sq. Ft.
LOT SIZE	5.96 Acres
WAREHOUSE	118,156 Sq. Ft.
OFFICE AREA	5,802 Sq. Ft.
CLEAR HEIGHT	30'
SHIPPING	12 Truck Level Doors All equipped with levelers 1 Drive-In Door
LIGHTING	LED (Recently upgraded in warehouse & office)
BAY SIZE	46' x 35'
POWER	1,200 Amps / 600 Volts
POSSESSION	Immediate
ZONING	M3A
COMMENTS	<ul style="list-style-type: none">• Warehouse is temperature controlled (15-25 degrees)• Shipping area is fenced and gated• 3 points of ingress/egress• Current racking in warehouse available• 3 separate walk-in coolers (2-8 degrees)



Walk-in coolers



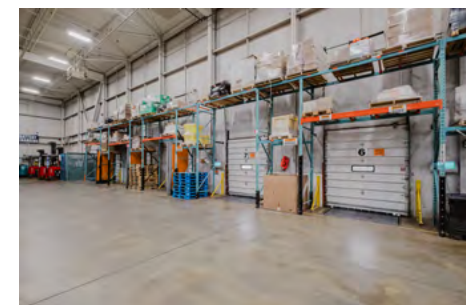
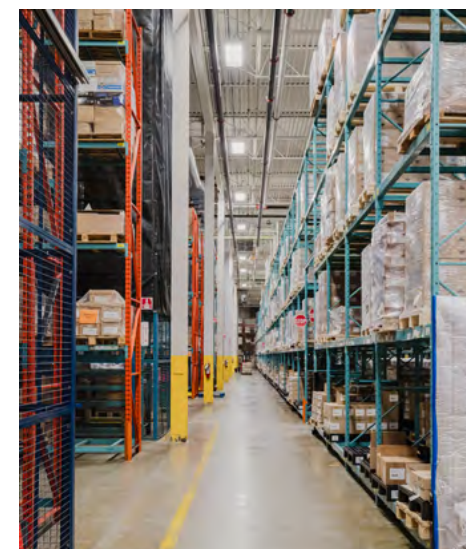
Warehouse

All information to be verified

CBRE

For Lease

109 SUMMERLEA ROAD | Brampton, ON

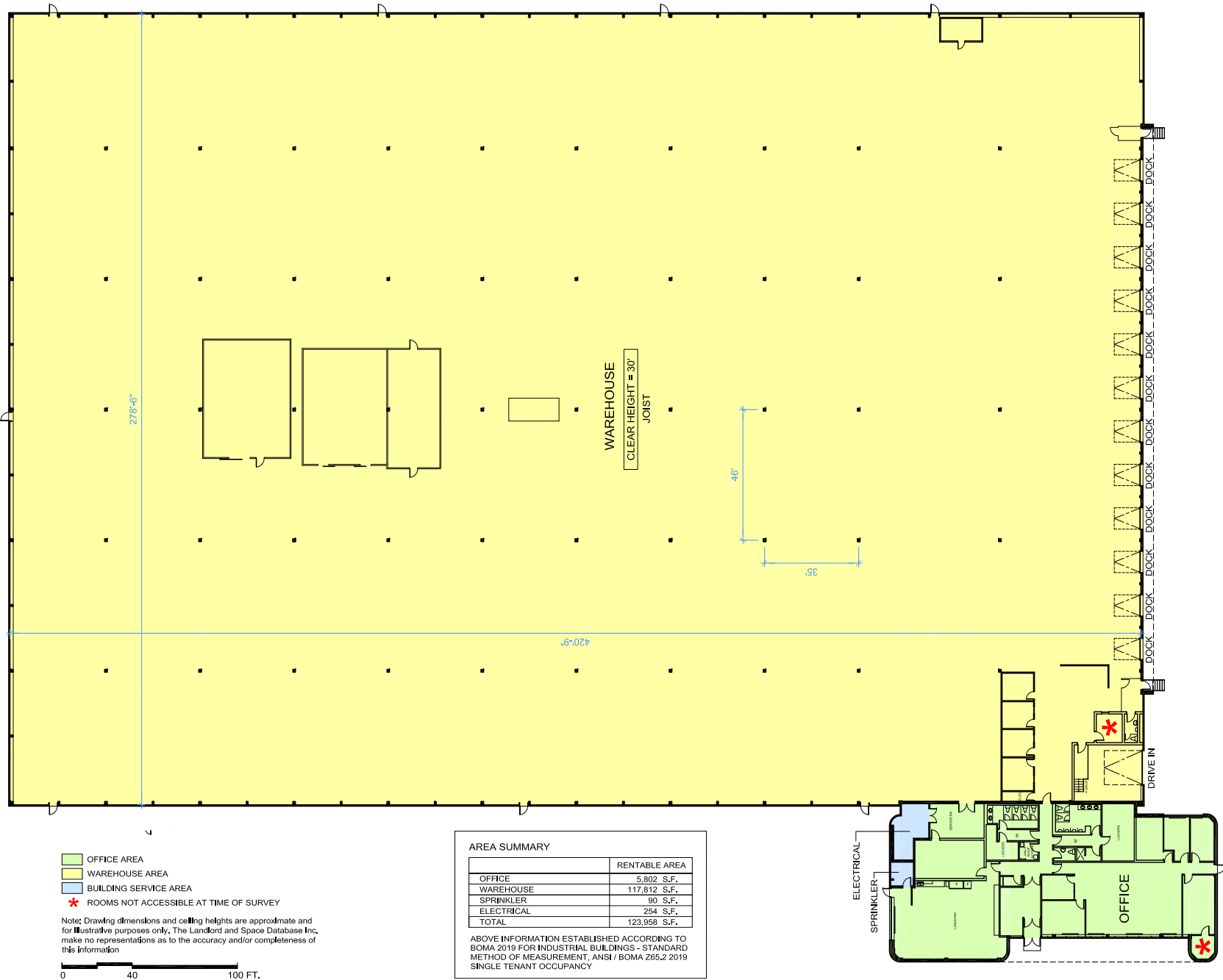


For Lease

109 SUMMERLEA ROAD

Brampton, ON

FLOOR PLAN

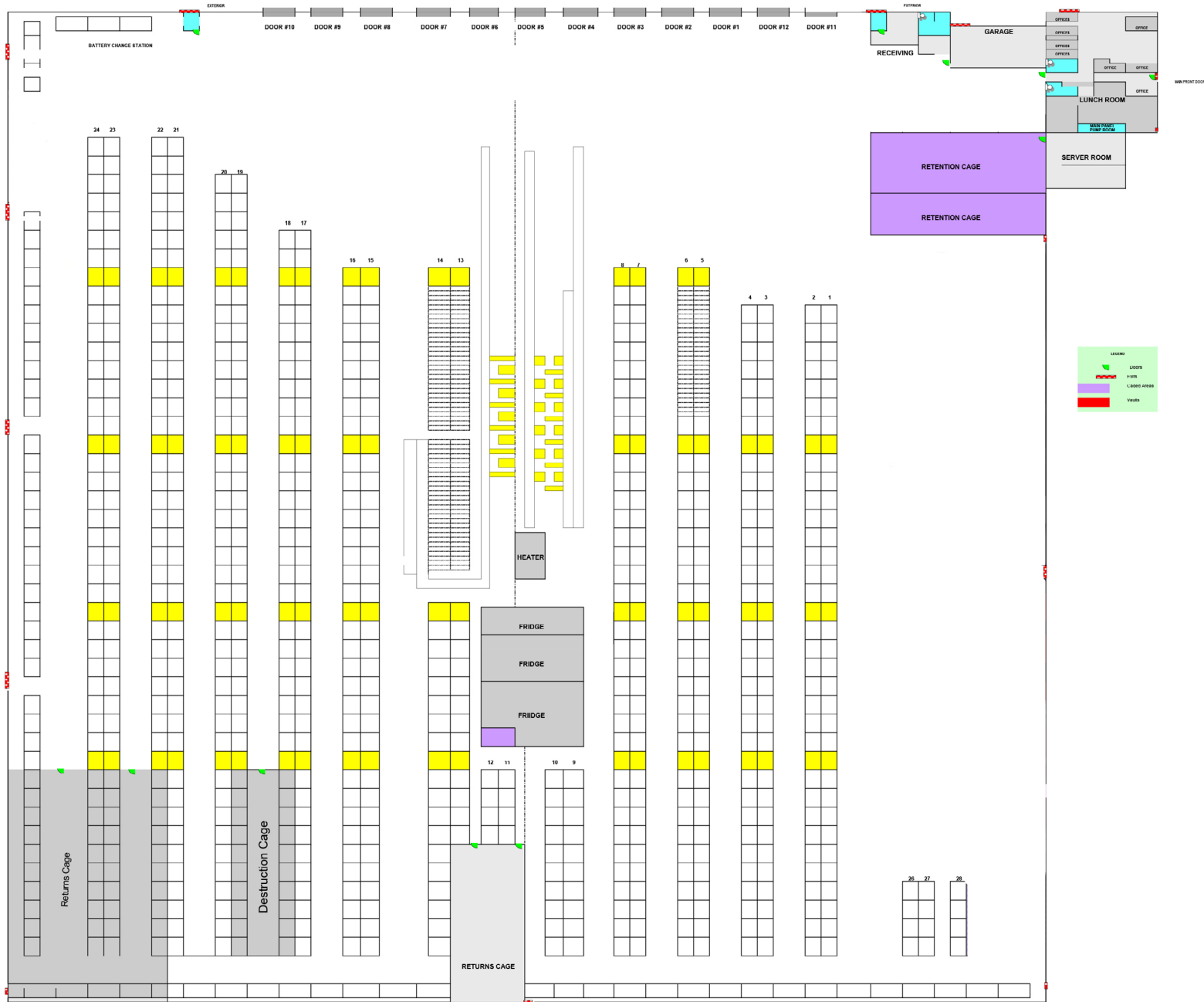


For Lease

109 SUMMERLEA ROAD

Brampton, ON

RACKING PLAN



For Lease

109 SUMMERLEA ROAD

Brampton, ON

Easy access to 400-series highways, a variety of amenities, and public transit.

NEARBY AMENITIES & TRANSIT



Map locations are approximate. All drive times are approximate (source: Google Maps).

TRAVEL DISTANCES

BRAMPTON CN INTERMODAL

4 MIN | 2.2 KM

HIGHWAY 407

4 MIN | 2.3 KM

HIGHWAY 410

7 MIN | 9.3 KM

HIGHWAY 27

11 MIN | 9.0 KM

HIGHWAY 401

11 MIN | 13.6 KM

HIGHWAY 403

11 MIN | 14.4 KM

HIGHWAY 427

13 MIN | 7.3 KM

TORONTO PEARSON INTERNATIONAL AIRPORT

17 MIN | 15.6 KM

VAUGHAN CP INTERMODAL

21 MIN | 16.8 KM

TORONTO DOWNTOWN

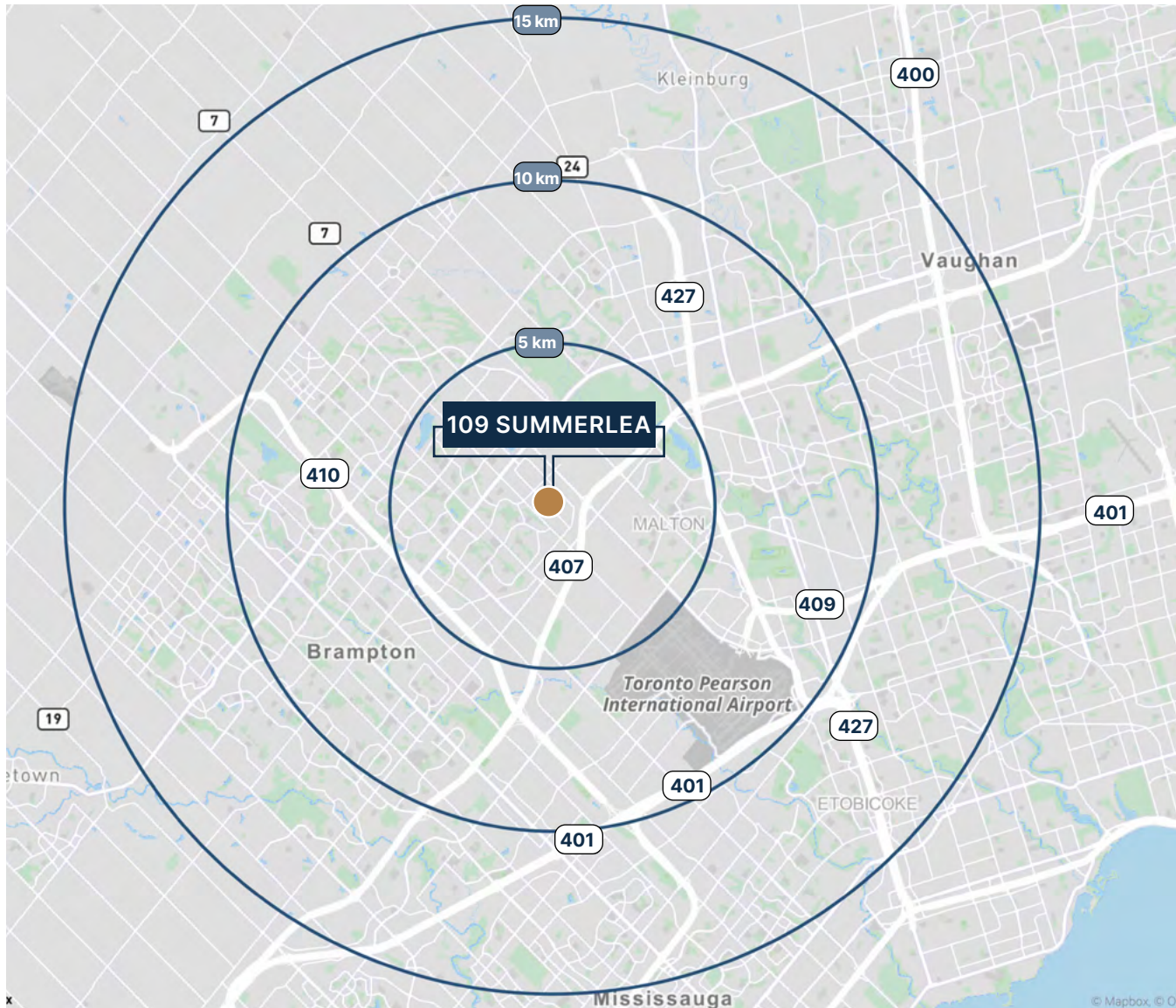
34 MIN | 40.0 KM

For Lease

109 SUMMERLEA ROAD

Brampton, ON

LOCATION



Access to the GTA's Largest Labour Pool

5 KM
POPULATION 173,553
LABOUR FORCE 95,983
10 KM
POPULATION 695,769
LABOUR FORCE 385,301
15 KM
POPULATION 1,447,802
LABOUR FORCE 803,398

BRAMPTON DEMOGRAPHICS



466,208

Population (2023)



809,599

Projected Population (2028)



432,509

Labour Force



\$145,011

Avg. Household Income

For Lease

109 SUMMERLEA ROAD | Brampton, ON

THE TEAM



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 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.

For more information, please contact:

DRAKE LAFONTAINE

Sales Representative

416 798 6224

drake.lafontaine@cbre.com

JOHN LAFONTAINE*

Vice Chairman

416 798 6229

john.lafontaine@cbre.com

*Sales Representative



CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | www.cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth