

FOR LEASE

The right move,
right now.



NEW TENANT
& BROKER INCENTIVES
See inside for details >

20 Whybank Drive, Brampton, ON

111,463 SF Available for Immediate Occupancy.
Last unit remaining, inquire now!



PURE VALUE

More Value for Tenants. More Reward for Brokers.

Move into brand-new, best-in-class industrial space with immediate availability and a new incentive program designed to help businesses make their move in 2026.

FOR TENANTS

LIMITED TIME OFFER

NO GROSS RENT UNTIL 2027

- +\$2 PSF Moving Allowance
- +\$5 PSF Flexible Tenant Allowance

Apply the \$5 PSF allowance toward:

Base Rent
Tenant Improvements
Racking

FOR BROKERS

LIMITED TIME OFFER

MORE VALUE FOR THE DEAL

- +1% Additional Year 1 Bonus Commission
- 100% Commission Payable Upon Lease Execution

Commission is payable for up to 10 years.



PURE OPPORTUNITY

BUILDING A
LEASED

BUILDING B

LEASED

SANDALWOOD PARKWAY WEST

Function
Without Compromise.

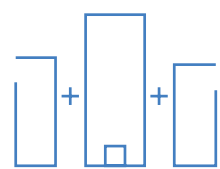
Unit B2 - FINAL UNIT REMAINING

Available Area	111,463 SF	Zoning	M2 Outside Storage
Office Area	2,000 SF (Finished)	Sprinklers	ESFR
Warehouse Area	109,463 SF	Possession	Immediate Occupancy
Clear Height	40'	Asking Rate	\$17.50 PSF Net
Shipping	14 TL / 1 DI	TMI (2026)	\$3.67 PSF
Bay Sizes	59' (w) x 41'3.5" (d) 60' Marshalling bay		

PURE PERFORMANCE

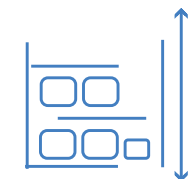
20 Whybank Drive brings together the scale, functionality and readiness today's industrial occupiers need. Brand-new construction, modern infrastructure and a highly efficient site plan support smoother day-to-day operations, while separate employee and truck circulation keeps people and goods moving with less friction.

With immediate availability, strong frontage and the backing of the PURE Industrial portfolio, **20 Whybank** offers a best-in-class industrial environment that is ready now and built to support what comes next.



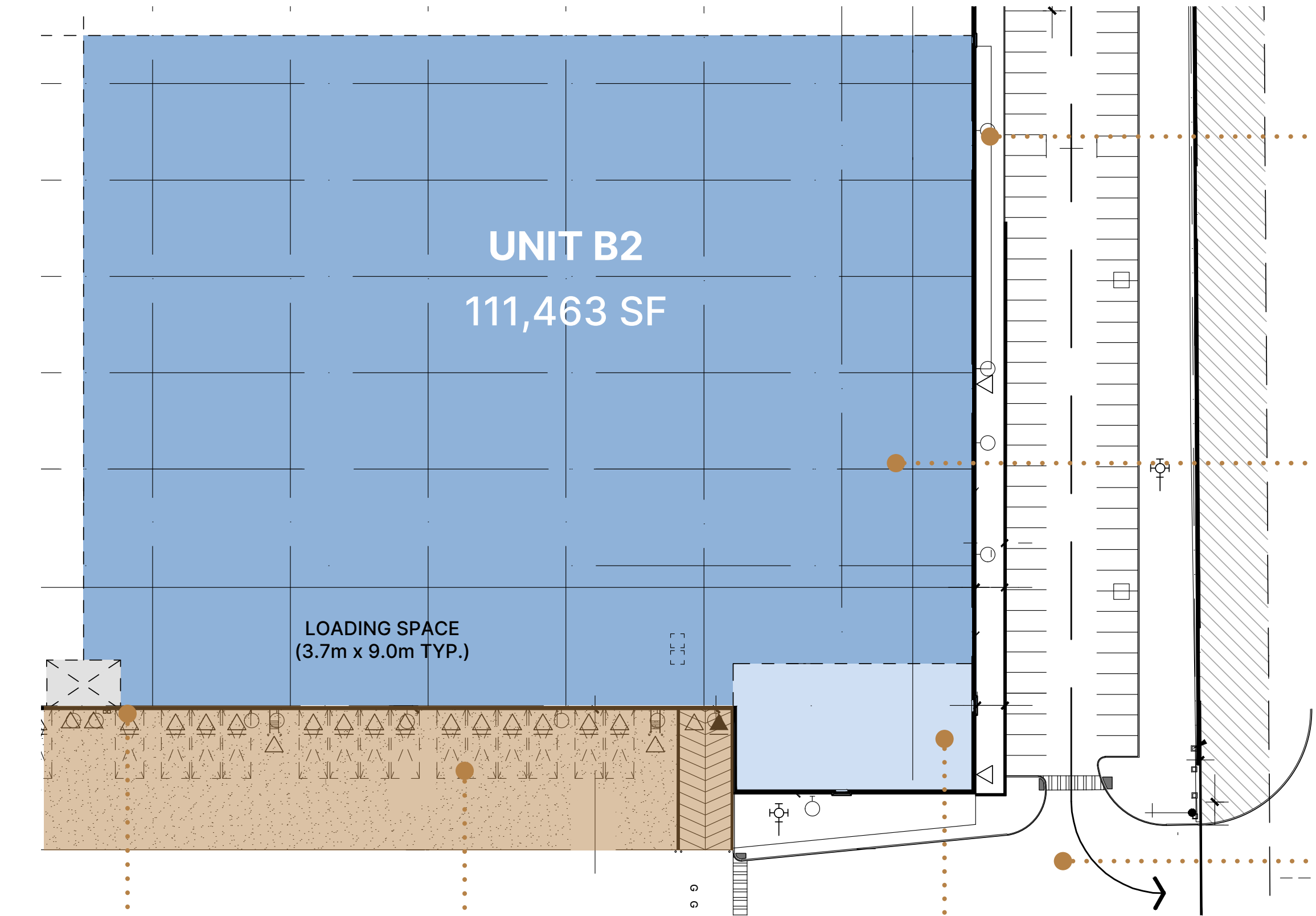
PURE INDUSTRIAL PORTFOLIO

Professionally owned and managed by one of Canada's leading industrial landlords.



40' CLEAR HEIGHT

More cubic storage, greater pallet density and more efficient use of space.



EXCELLENT FRONTAGE

Strong visibility and a professional presence.



POWER UPGRADE

500 amps of power, expanding to 2,500 AMPS of power by 2027.



SEPARATE TRUCK & EMPLOYEE ACCESS

Improved circulation, safety and day-to-day efficiency.



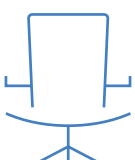
HIGH DOCK-DOOR RATIO

Faster loading, fewer bottlenecks and greater shipping capacity.



GENEROUS BAY SIZING

Faster loading, fewer bottlenecks and greater shipping capacity.



BUILT-OUT OFFICE SPACE

Finished and ready for immediate use.



MOVE-IN READY

Brand-new space available for immediate occupancy.

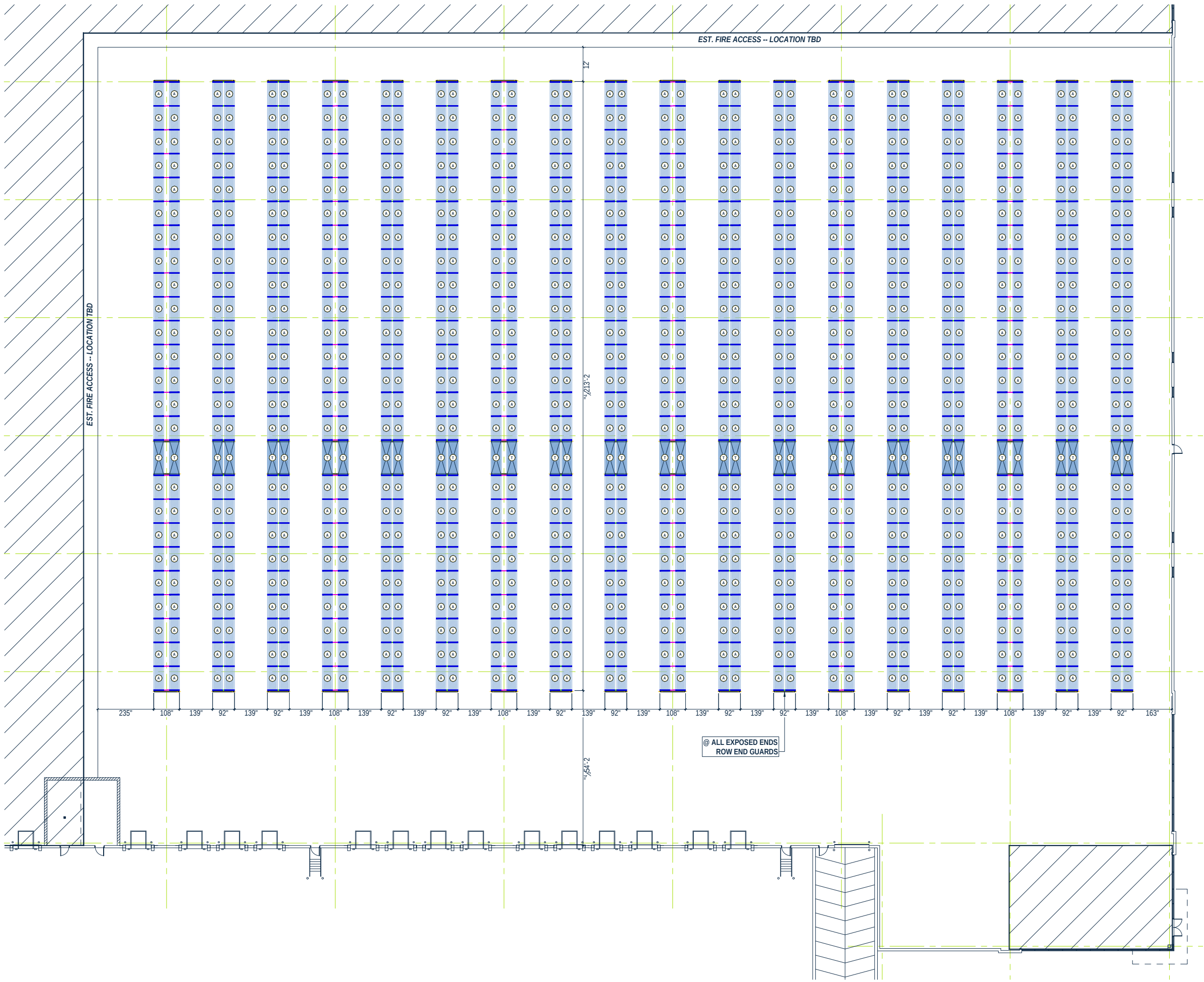
PURE OPTIMIZATION

Maximize operational efficiency with a racking layout designed to optimize storage capacity, streamline inventory management, and support high-volume warehouse operations.

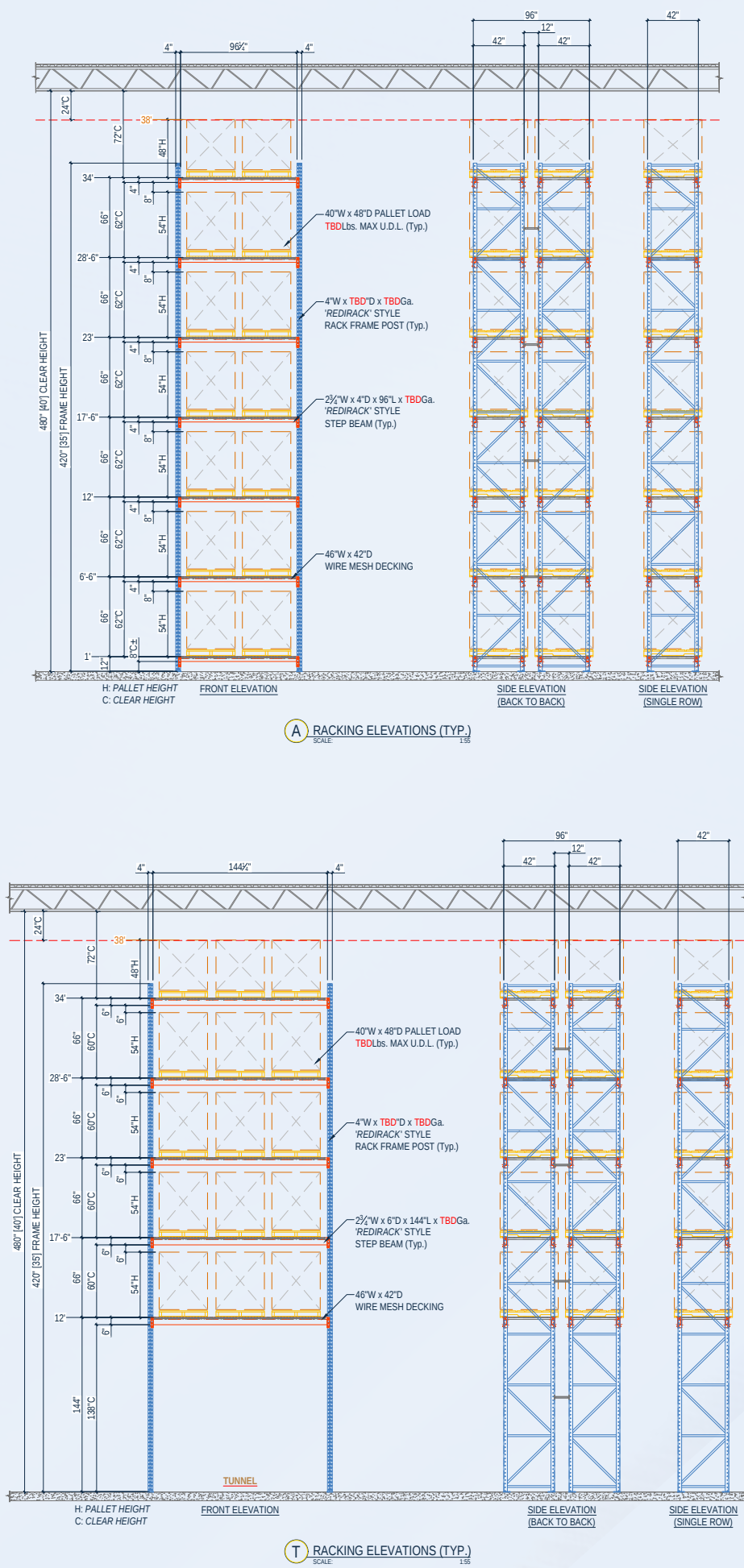
Clear Height	Pallet Levels	Total Positions	Storage Reduction
40	7	12636	-
36	6	10908	0.86
32	5	9180	0.73
28	4	7452	0.59



SINGLE SELECT STORAGE PLAN



RACKING ELEVATIONS



PURE EFFICIENCY

20 Whybank Drive comes with 2,000 SF of finished, fully built-out, move-in-ready office space. With plenty of natural light, kitchens and washrooms. Your operation will hit the ground running with 2,000 SF of finished office, as you move into this brand new unit.





SHIPPING

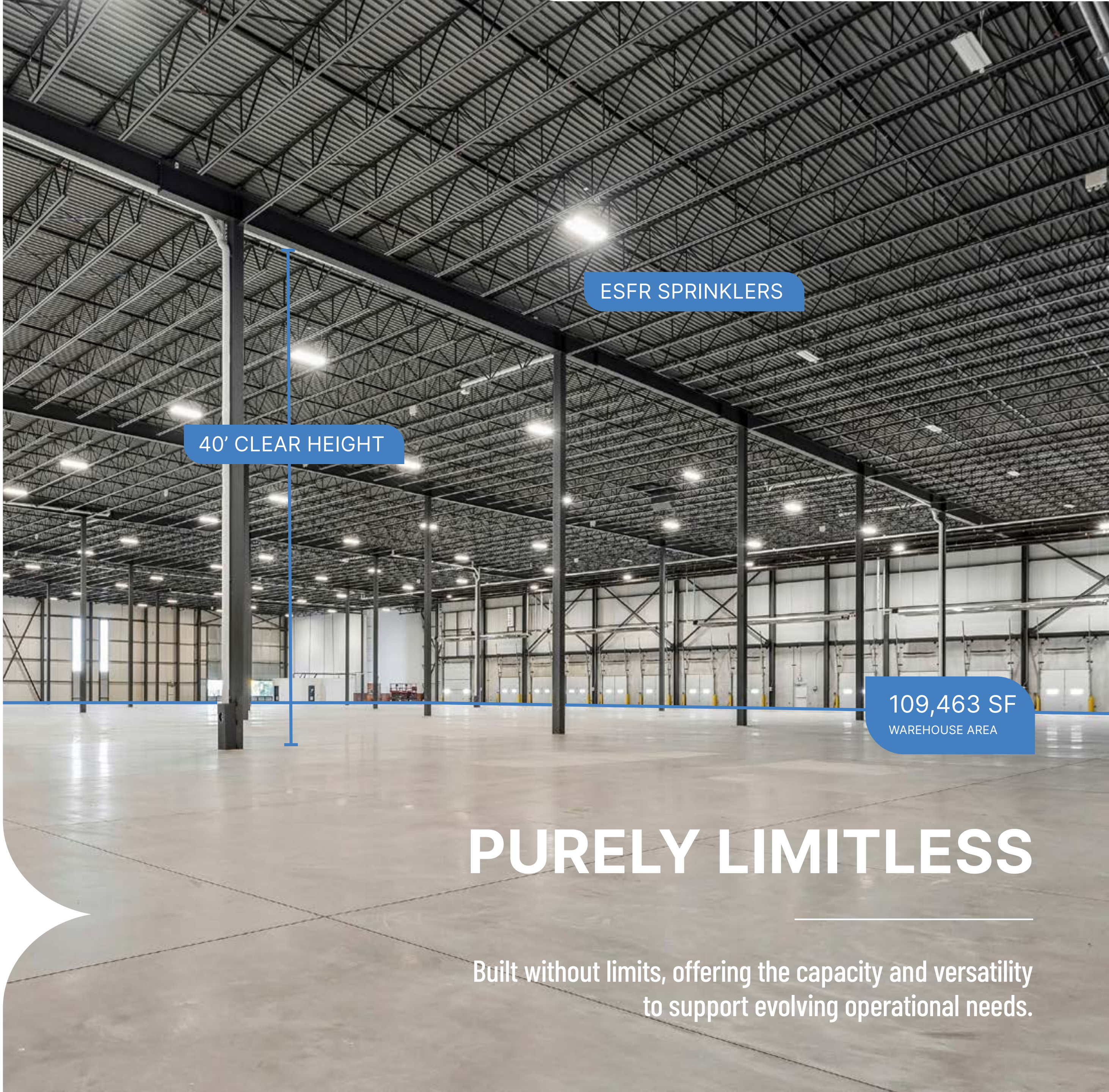
14 TRUCK-LEVEL | 1 DRIVE-IN



59'

41'3.5"

BAY SIZE



ESFR SPRINKLERS

40' CLEAR HEIGHT

109,463 SF
WAREHOUSE AREA

PURELY LIMITLESS

Built without limits, offering the capacity and versatility to support evolving operational needs.

PURE ACCESS

Access Beyond the Address.

- 9+

Restaurants & Cafes
- 7+

Sports & Fitness
- 5+

Grocery & Essentials
- 3+

Shopping
- 2+

Hospitals



PURE CONNECTIVITY

Built for Movement

DRIVE TIMES

HWY 410	6 Min	4.5 KM
HWY 407	11 Min	11.5 KM
HWY 403	17 Min	18.0 KM
HWY 401	17 Min	17.0 KM
HWY 427	22 Min	19.9 KM
Toronto Pearson International Airport	27 Min	31.8 KM
Downtown Toronto	48 Min	48.2 KM
Brampton GO Terminal	10 Min	5.1 KM
CN Intermodal Brampton	25 Min	15.8 KM
CN Intermodal Vaughan	30 Min	18.0 KM



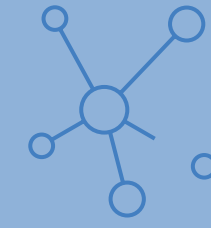
PURE POTENTIAL

Connected for Employees. Positioned for Business.

20 Whybank Drive offers occupiers a highly functional Brampton location supported by strong access to labour, transit, amenities and the broader GTA West transportation network. With transit at the doorstep, convenient access to everyday services and a location within one of the region's most established industrial markets, the property supports both operational efficiency and employee accessibility.



7th Largest city in
Canada with **45K** new
residents every year



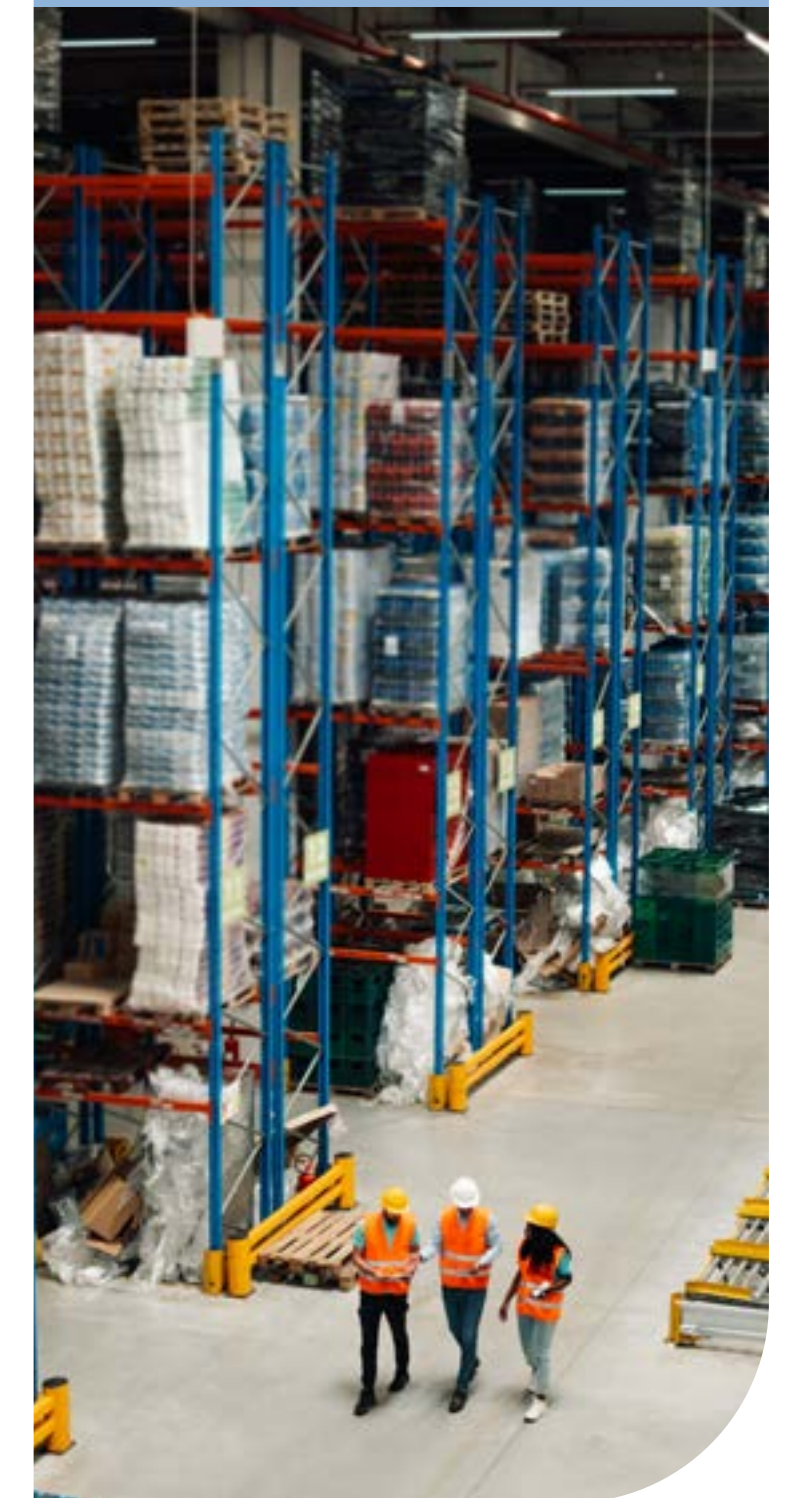
Centrally located
in the **2nd most
concentrated
technology cluster**
in North America next
to Silicon Valley.



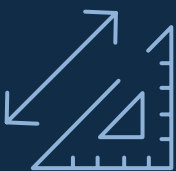
Ranks as the National
Leader in the Food
Processing industry
with **300+
Companies**



Total population of
41,439,638 with
a **65.1%** Labour
participation rate
and **93.5%** Labour
employment rate

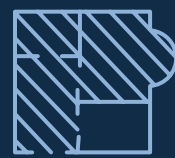


PURE POSSIBILITY



EXPANDING?

Gain the scale, loading capacity and infrastructure to support your **next stage of growth**.



CONSOLIDATING?

Bring operations together within **111,463 SF** of modern, highly functional industrial space.



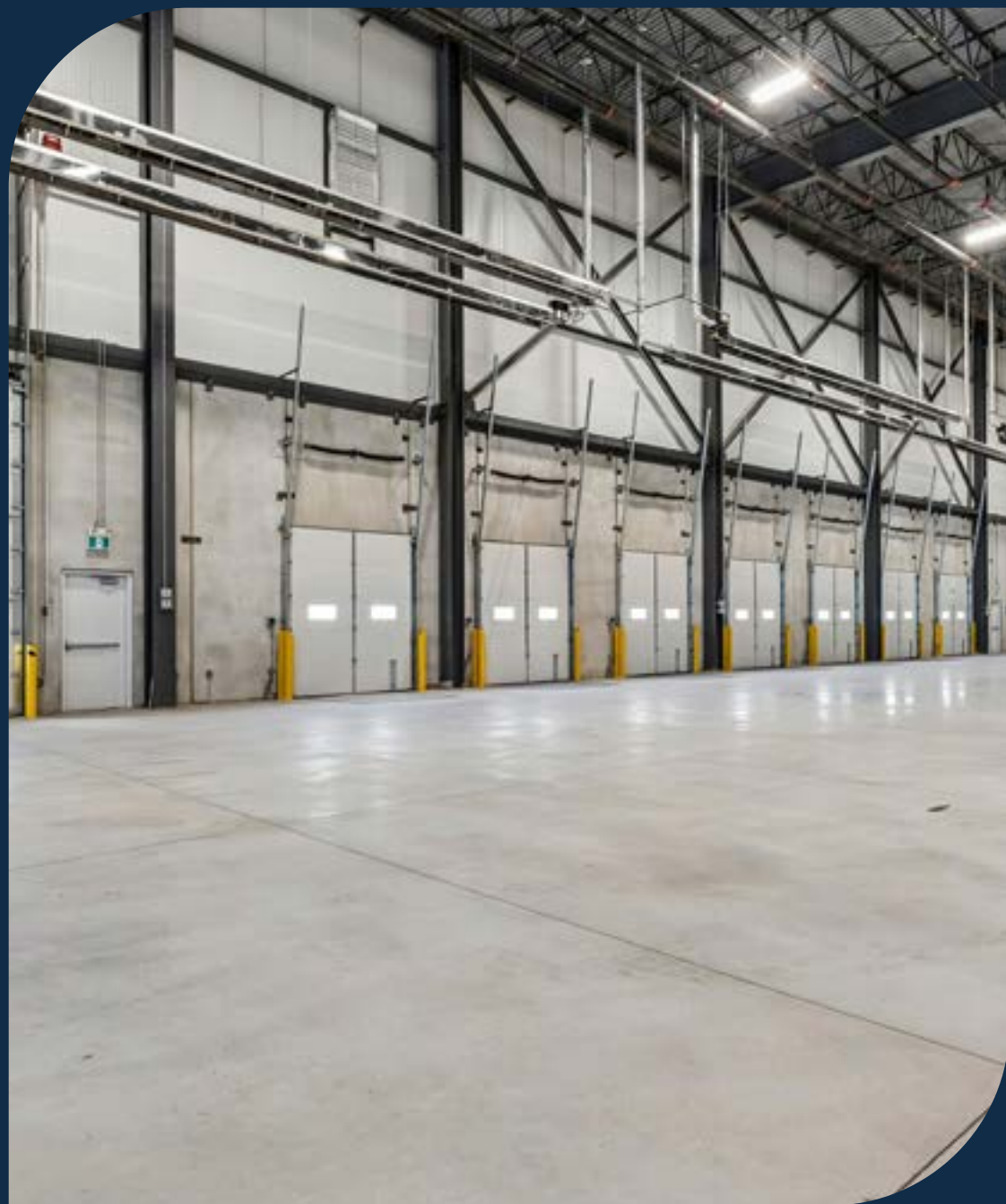
RELOCATING?

Step into brand-new, **move-in-ready** space with built-out offices and no construction wait.



MAKING THE NUMBERS WORK?

New leasing incentives create a compelling opportunity to **reduce upfront costs** and **improve the economics** of your move.



PURE PARTNERSHIP



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 43M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,200 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.

[PUREINDUSTRIAL.CA](https://pureindustrial.ca)



Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle.

Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership – driving strong alignment and sustained value creation for our shareholders. With \$6 billion in annual revenues, 28,000 professionals, and \$110 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

[COLLIERSCANADA.COM](https://collierscanada.com)





20 Whybank Drive, Brampton, ON

READY WHEN YOU ARE.

BEN WILLIAMS*, SIOR

Executive Vice President

Direct: +1 905 330 4693

ben.williams@colliers.com

STUART FORBES*

Executive Vice President

Direct: +1 416 910 6760

stuart.forbes@colliers.com

*Sales Representative | This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

