



iPort Bramalea

Recently Renovated!

Industrial Freestanding Building For Lease
107 Alfred Kuehne Boulevard, Brampton
194,512 SQ. FT. WITH ±3.77 ACRES YARD SPACE

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CBRE

THE IPORT DIFFERENCE

**Exceptionally rare opportunity with a center
ice location, unique features and access to the
largest labour nodes in the GTA.**

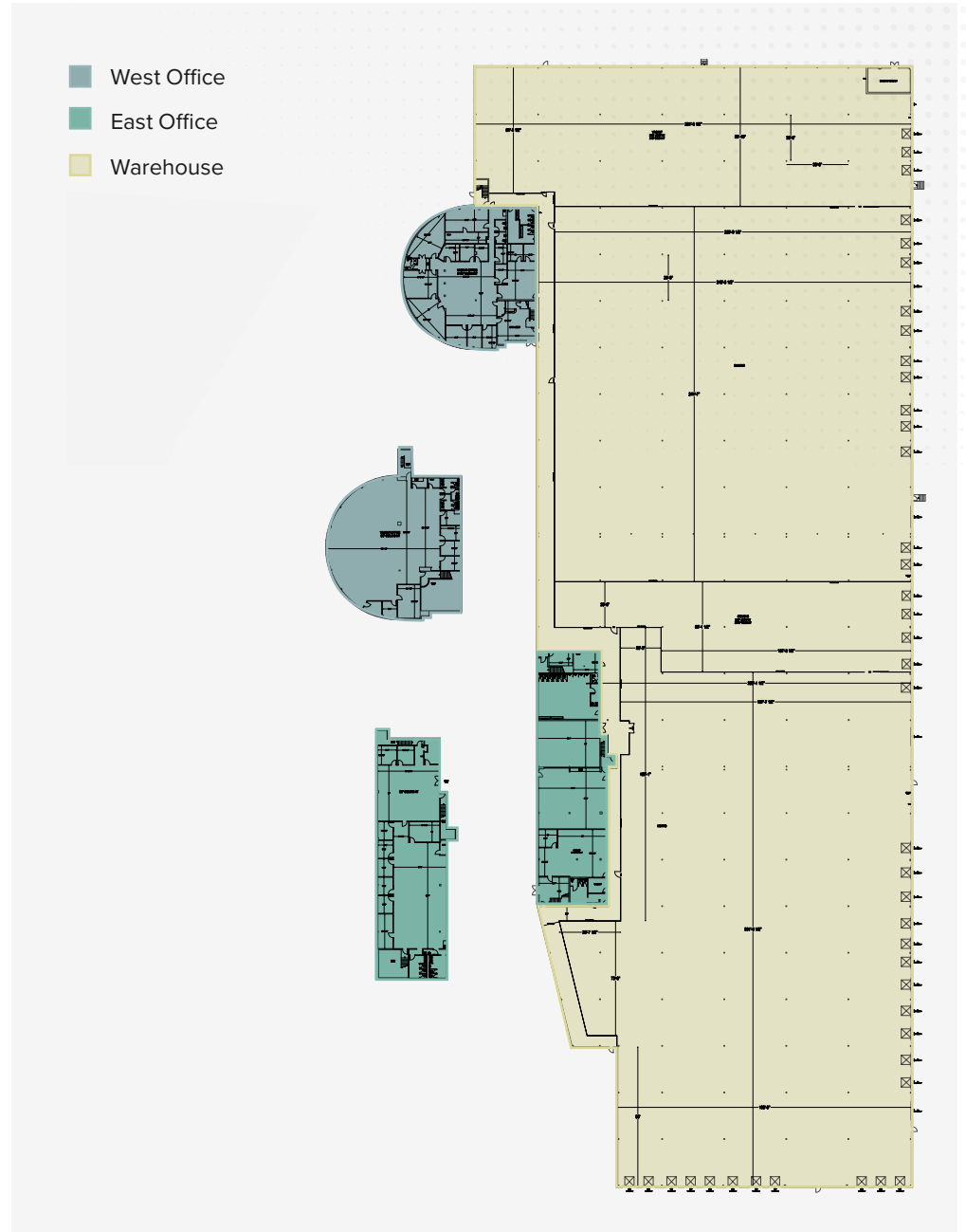
iPort Bramalea is pleased to introduce an exciting industrial opportunity to the market for lease.

Featuring a premiere central Brampton location in the heart of GTA industrial, close to all major highways, intermodals and Toronto Pearson Airport. Strategically located adjacent to Bramalea GO Station, the property offers access to the GTA's largest talent pool like no other. Bramalea GO Station is connected to GO Bus, GO Train, Brampton Transit and Zum and sees a daily average of 3,300 riders per day.



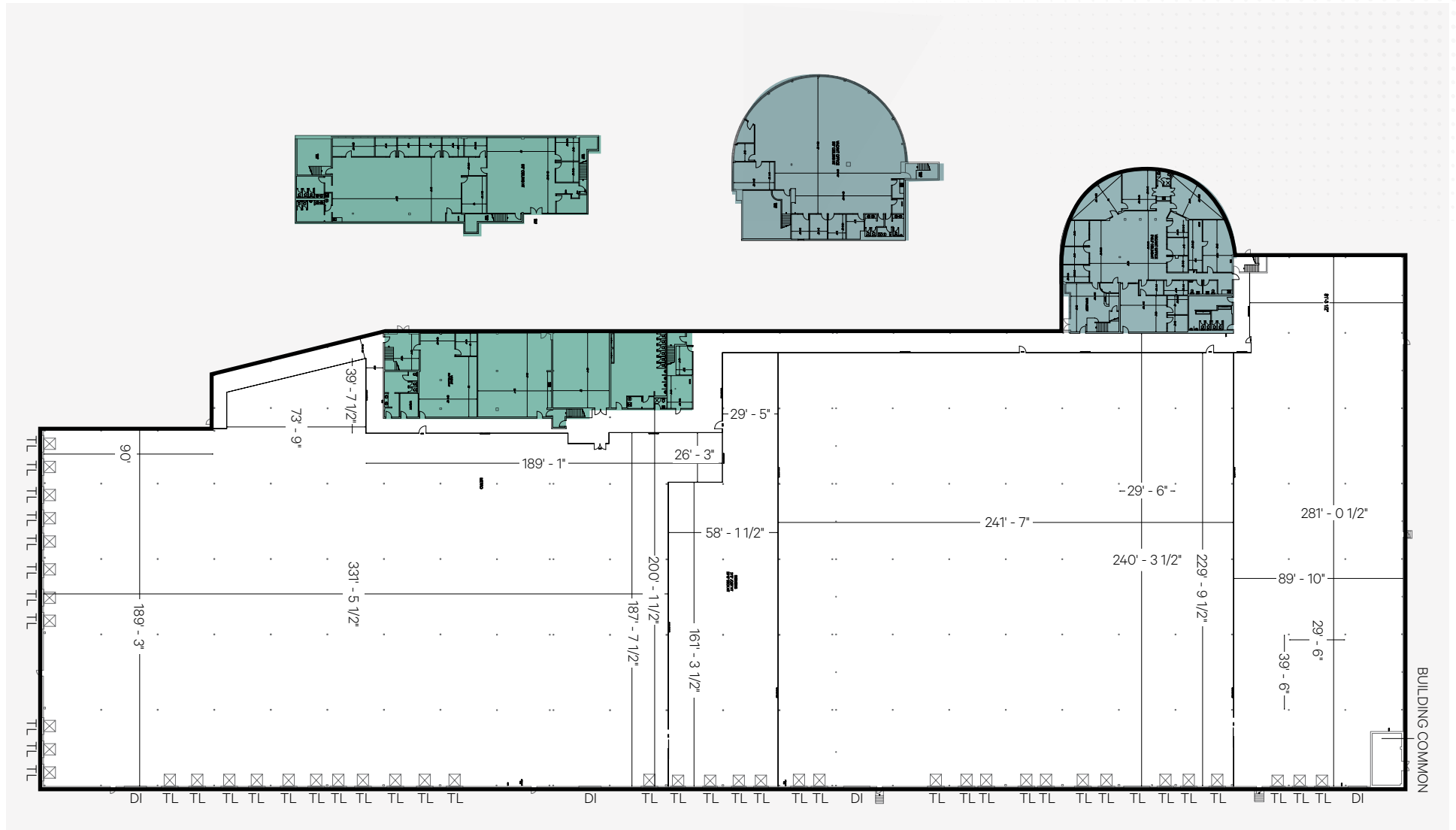
FEATURES

| | |
|---------------------------------------|---|
| West Office | Main Floor: 7,258 Sq. Ft. Second Floor: 7,260 Sq. Ft. |
| East Office | Main Floor: 7,374 Sq. Ft. Second Floor: 7,134 Sq. Ft. |
| Warehouse | 165,486 Sq. Ft. |
| Total | 194,512 Sq. Ft. |
| Asking Rate | Speak to Listing Agents <i>Including approx. 3.77 acres yard space</i> |
| T.M.I. (2025) | \$3.25 Per Sq. Ft. |
| Shipping | 42 Truck Level Doors, 5 Drive-in Doors |
| Clear Height | 22' |
| Bay Sizes | 29'6" (w) x 39'6" (d) |
| Power | 1,600 Amps |
| Trailer Parking | Approx. 100 trailer stalls |
| Occupancy | Immediate |
| Zoning | M2 |
| Recently Completed Renovations | <ul style="list-style-type: none"> - New warehouse LED lighting on motion sensors - Power washed warehouse - New property signage installed at the boulevard - Newly landscaped - Concrete repaired - Painted dock doors and levellers |
| Comments | <ul style="list-style-type: none"> - Well maintained freestanding industrial facility - Ample dock and drive-in shipping - L-Shape shipping allowing flow through - Hydraulic levelers - Shipping offices with showers - Yard can be fenced and secured |



FLOOR PLAN

■ West Office
 ■ East Office







UN-MATCHED CENTRE ICE CONNECTIVITY

Easy access to labour, highways, intermodals, public transit, and Pearson International Airport

TRAVEL DISTANCES

HIGHWAY 407

3 MIN • 1.4 KM

HIGHWAY 410

6 MIN • 1.5 KM

HIGHWAY 401

7 MIN • 8.0 KM

HIGHWAY 427

9 MIN • 11 KM

MISSISSAUGA

17 MIN • 16 KM

TORONTO DOWNTOWN

34 MIN • 39 KM

BRAMALEA GO STATION

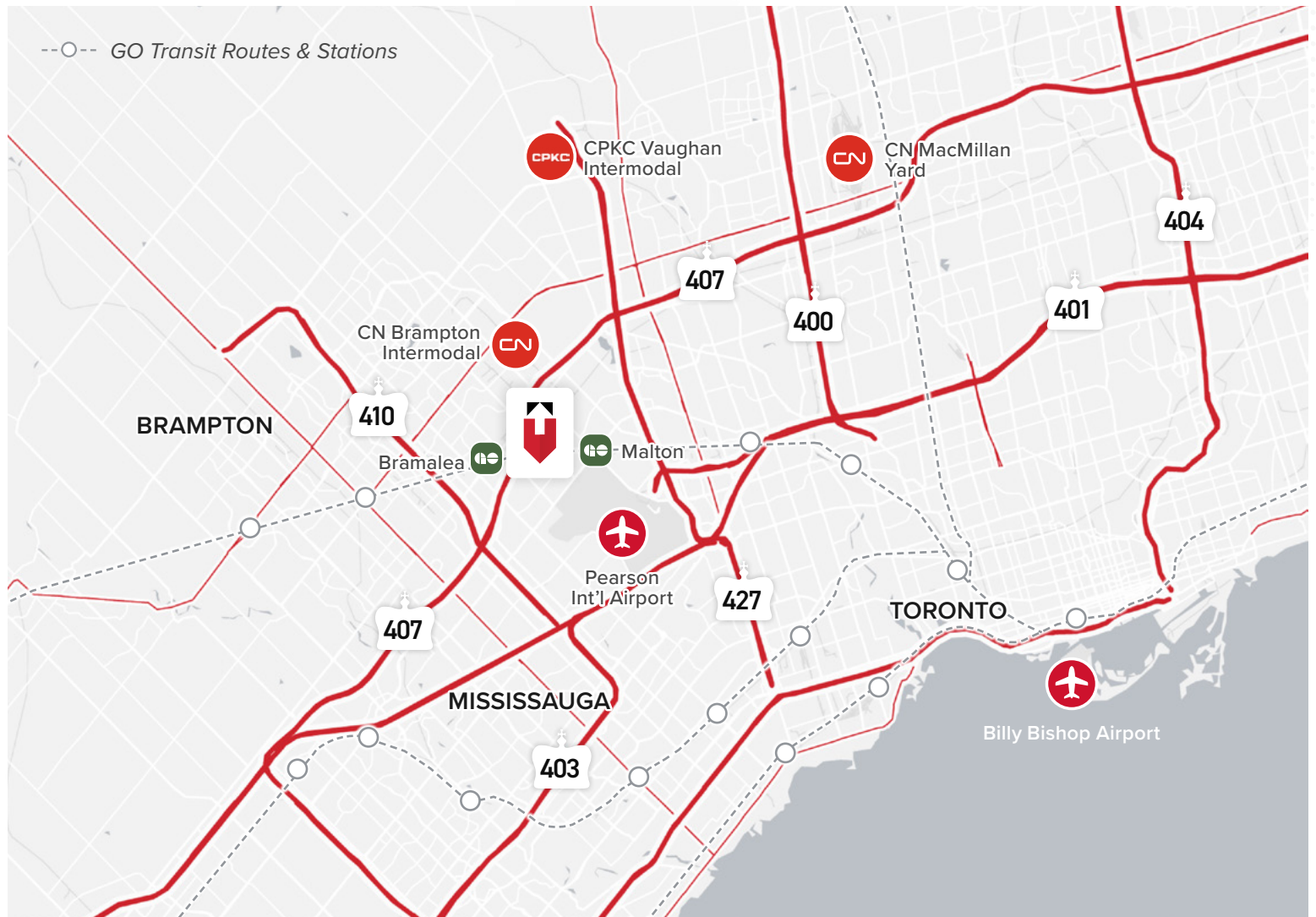
5 MIN • 1.6 KM

CN BRAMPTON YARD

8 MIN • 7.0 KM

TORONTO PEARSON INT'L AIRPORT

15 MIN • 10.7 KM



BRAMPTON, GTA'S LARGEST LABOUR POOL

Access to over 700,000 labour pool within 10 km and 4.3 million across the greater Toronto area

BRAMPTON STATS



#1

for mid-sized North American Cities of the Future for connectivity



2ND

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



4TH

Largest labour force in Ontario



9TH

Largest city in Canada



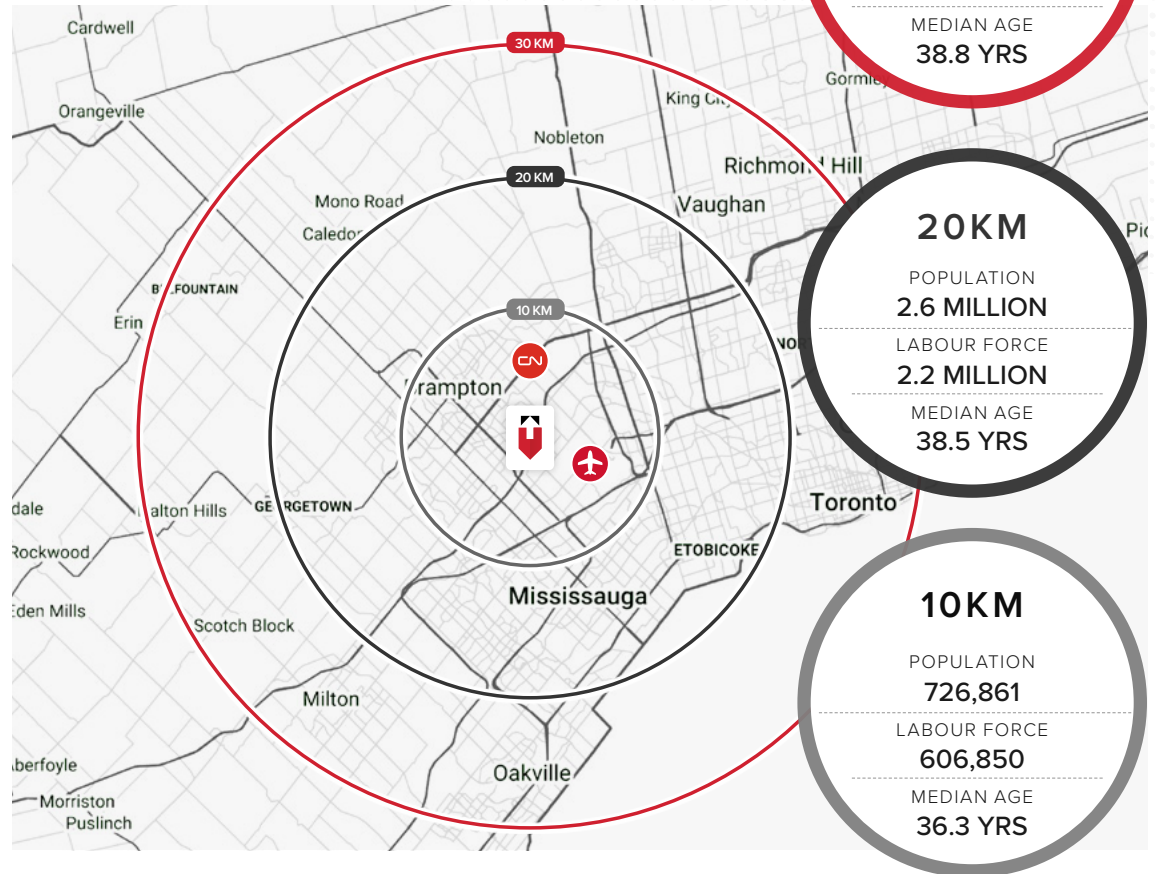
41%

of all Brampton businesses are in the transportation and warehousing sector



14,000

New Residents per Year



BRAMPTON IS HOME TO...

- CN, the largest intermodal railway terminal in Canada
- 1,500 Advanced Manufacturing companies employing over 30,000 employees
- 11,000+ Employers within Brampton logistics sector (transportation and warehousing), and 24,000 employees

PROXIMITY TO AMENITIES & CORPORATE TENANTS

- Amenities
- Tenants
- Brampton Bus Route 40
Central Industrial Loop
- Brampton Bus Route 11
Steeles
- Brampton Bus Route 18
Dixie
- BUS Nearest Bus Stop
10 Minute Walk



planet fitness
Walmart
RONA
Starbucks
Michaels
DOLLARAMA
SWISS CHALET
A&W
BP

Scotiabank
Tim Hortons
PET SMART
PLAYDIUM
LCBO
Hankook
Esso
COSTCO WHOLESALE

METRO
SUPPLY CHAIN GROUP

Ford

XTL
KUEHNE-NAGEL
Indigo

CANADIAN TIRE

BRAMALEA GO

5 Min / 2.6 km to Highway 407
Via Bramalea Road Interchange

3 Min / 1.4 km to Highway 407
Via Advance Boulevard Interchange

CN INTERMODAL MALPORT

SHERWAY LOGISTICS

Congebec

wayfair

FedEx

Graphic Packaging
INTERNATIONAL

MANDARIN

CANADA CARTAGE

Canpar
ABB

PETRO-CANADA

PEARSON INTERNATIONAL AIRPORT



ABOUT THE PROJECT TEAM

Owned and managed by a team of industry experts



OWNER

HOOPP is one of Canada's largest property owners and developers with over \$14B dollars in global real estate assets. In total, HOOPP owns more than 35 million square feet of office, industrial, retail and apartment buildings. This includes assets located throughout Canada, as well as Western Europe, the United Kingdom, and the United States



iPort is HOOPP's national portfolio of sixty-three industrial assets located across key Canadian markets including the Greater Toronto Area, Calgary, Edmonton, and Vancouver. Totalling over 11 million square feet of gross leasable space on 680 acres of land, with close to 3.2 million square feet under construction, iPort properties have been owned, managed and developed for over 20 years through industry-leading third-party managers.

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.



iPort Bramalea

FOR LEASE

107 ALFRED KUEHNE BOULEVARD • BRAMPTON

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