

STRATEGICALLY LOCATED  
HIGHLY FUNCTIONAL FREESTANDING BUILDING

# 350 Parkhurst Square Brampton

\*Year 1 PROMOTIONAL RATE  
\$15.75 PSF Net

\*Promotional Year 1 net rental rate available for a limited time only on transactions firmed prior to September 1, 2026.

Available November 1, 2026

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WELCOME TO

# 350 Parkhurst Square

A highly functional freestanding distribution facility in central Brampton, positioned within one of the GTA's most established logistics nodes. The property offers efficient building design, strong trailer circulation, and immediate proximity to the CN Brampton Intermodal terminal and the Highway 407 corridor.



28'  
Clear Height



24 Truck Level Doors  
2 Drive-in Doors



130' Secured  
Truck Court



1,600  
AMP Power



ESFR  
Sprinklers



5 Minutes  
to CN Intermodal



Hwy 407 / 410  
Access



Potential  
to Demise



Available  
November 2026



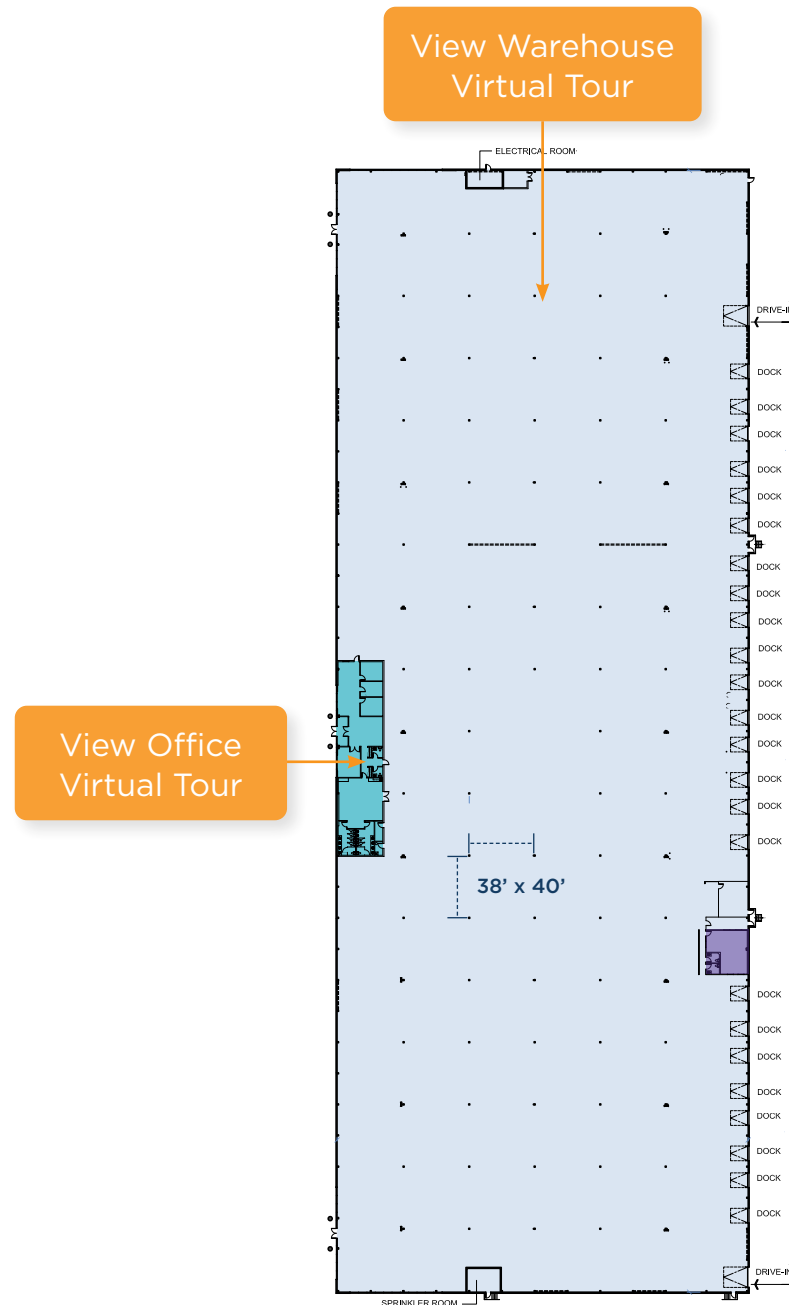
# Property Profile

## Class A Industrial Space

Available Area	173,334 SF
Office	4,142 SF
Clear Height	28'
Bay Size	38' x 40' / 50' Staging Bay
**Shipping	24 Truck Level (8'x10') 2 Drive In Doors (12'x14')
Shipping Court	130' (Gated)
Car Parking Stalls	59
Sprinkler	ESFR
Electrical	1,600 Amps / 600/347 Volts Property has the capacity to increase power to 5,000 Amps 600 Volts.
Zoning	M1 - Industrial
Year Built	2004
Occupancy	November 1, 2026
Rental Rate	*\$15.75 PSF Year 1 Promotional Rate
Estimate TMI (2026)	\$3.06 PSF + mgmt. fees

\* Promotional Year 1 net rental rate available for a limited time only on transactions firmed prior to September 1, 2026.

\*\* Shipping corridor is secured with gates at all points of ingress and egress



- Warehouse Area: 169,276 SF
- Office Area: 3,442 SF
- Shipping Office Area: 700 SF

# Divisible Options

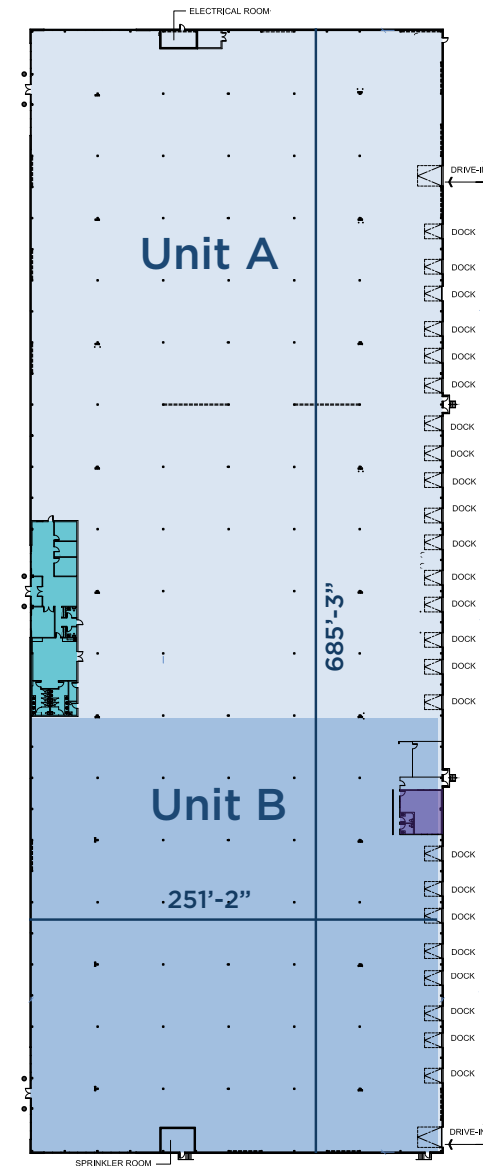
## Unit A

<b>Total Area</b>	<b>106,568 SF</b>
Office	3,442 SF
Truck-Level Doors	16
Drive-In Doors	1
Rental Rate	Contact Listing Team

## Unit B

<b>Total Area</b>	<b>66,766 SF</b>
Office	700 SF
Truck-Level Doors	8
Drive-In Doors	1
Rental Rate	Contact Listing Team

\*Conceptual demising plan.  
Final configuration subject  
to landlord approval and  
engineering.



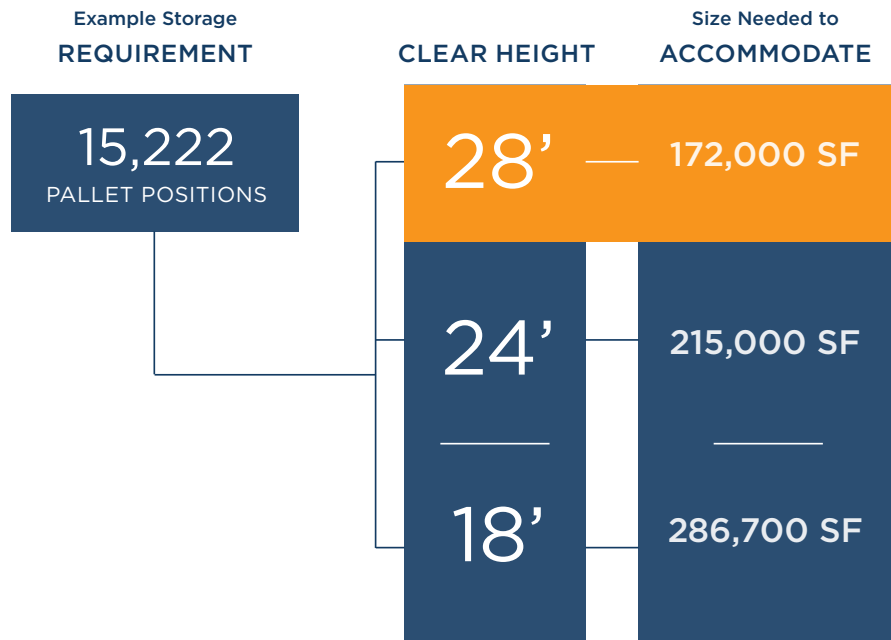
- Warehouse Area: 169,276 SF
- Office Area: 3,442 SF
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# Cubic Efficiency

## Analysis

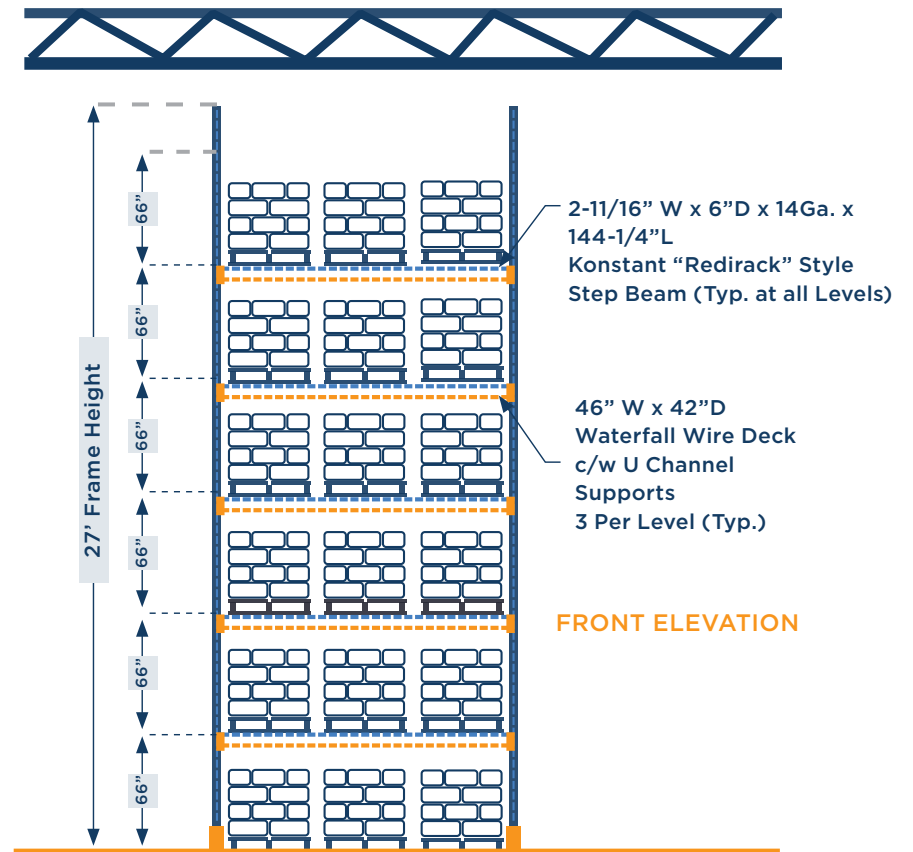
The 28' clear height at 350 Parkhurst Square supports an optimized narrow aisle selective racking layout accommodating 15,222 pallet positions (including over-dock storage) within 172,000 SF.

Alternative configurations, including VNA and double-deep, were tested; however, column interference reduced usable pallet positions, resulting in the narrow aisle selective layout delivering the highest net storage capacity.



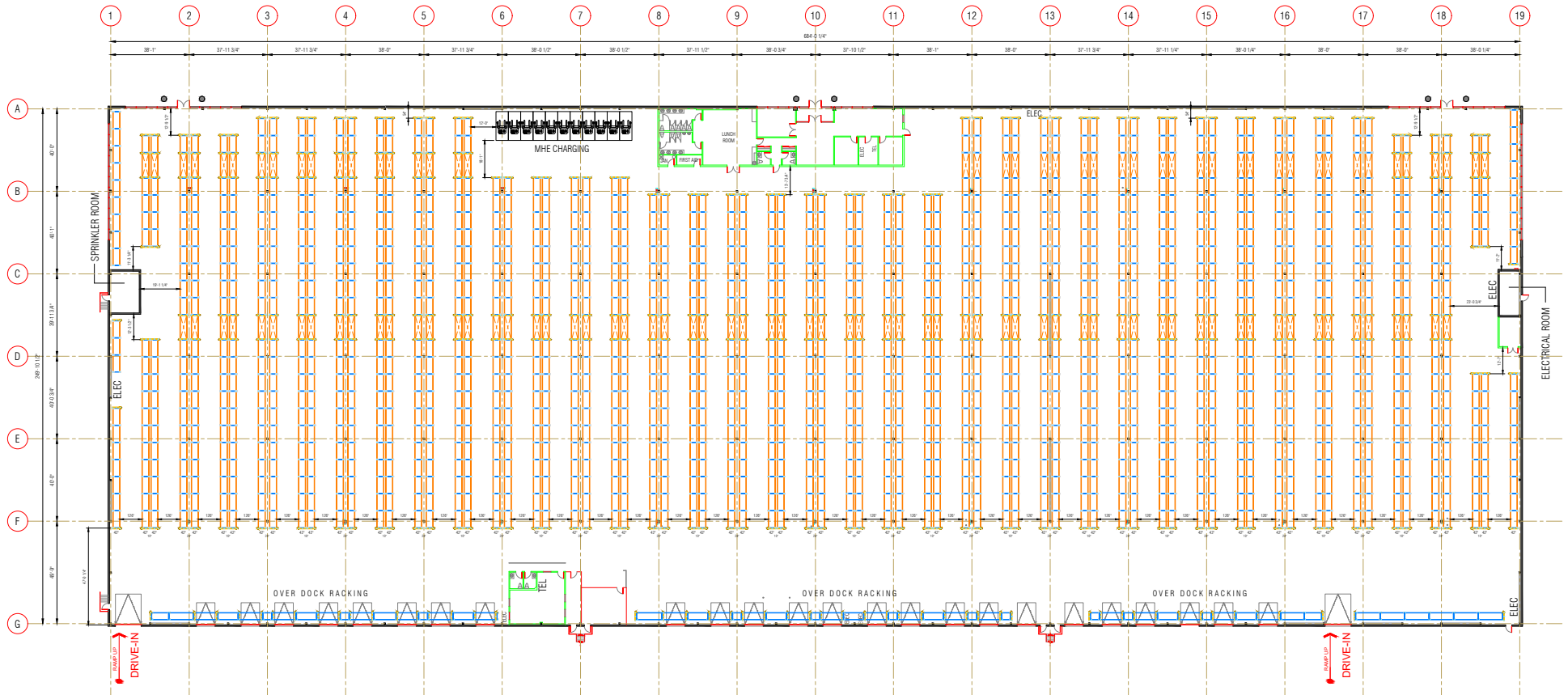
### Comparing 28' vs 18':

- Equivalent storage in an 18' clear facility would require approximately 115,000 SF of additional space (~40% larger footprint)



\*Based on the engineered selective racking plan for 350 Parkhurst Square. Lower-clear comparisons are illustrative and assume similar rack configuration, pallet profile, and operating conditions; actual results will vary based on column spacing, staging, fire protection, and rack design.

# Racking Plan



<b>Total Area (Warehouse):</b>	<b>172,000 SF</b>
<b>Clear Height:</b>	<b>336" (28'-0")</b>
<b>Racking Medium:</b>	<b>Single Selective</b>
<b>Forklift Type:</b>	<b>Reach Truck (Narrow Aisle)</b>
<b>Forklift Aisle:</b>	<b>126" (10'-6") minimum</b>
<b>Total Pallets Stored (Single Selective Racking):</b>	<b>14,782 pallets (net count)</b>
<b>Total Pallets Stored (Over Dock Storage Racking):</b>	<b>440 pallets (net count)</b>
<b>Total Pallets Stored:</b>	<b>15,222 pallets (net count)</b>

# Exterior Gallery

Shipping Court



Site Layout



Building Aerial



Front Elevation

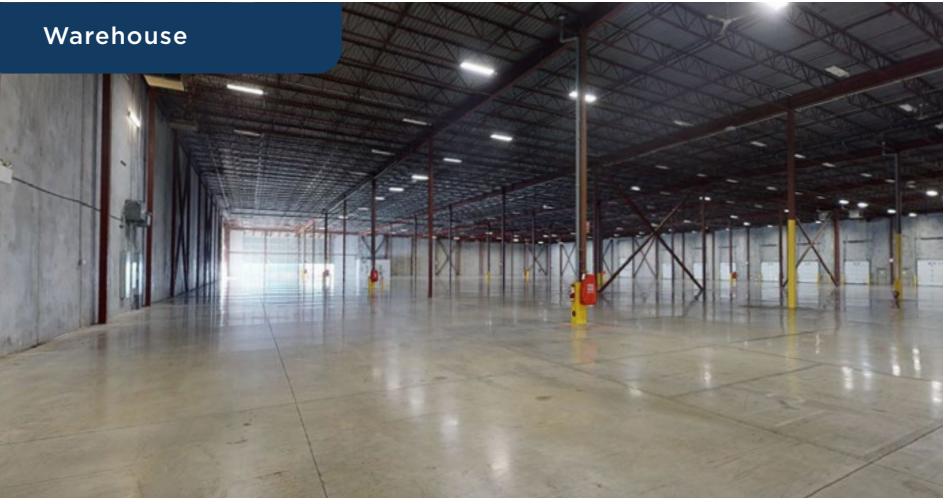


View Warehouse  
Virtual Tour

View Office  
Virtual Tour

# Interior Gallery

Warehouse



Shipping



Office



Office Lunchroom



# Amenities

## Major Occupiers

1. Dynacare Home Office
2. Amazon Delivery Warehouse
3. DSV Solutions Inc.
4. Canadian Tire - Brampton Dist. Ctre.
5. Nova Cold Logistics
6. Canadian Appliance Source Dist. Ctre.
7. DHL Express
8. Four Seasons Garden Centre
9. The Home Depot
10. Best Buy Distribution Centre
11. Starbucks
12. CN Brampton Yard
13. Rail Connect Trans. & Dist.
14. Charger Logistics Inc.

## Within a 5-10 min drive



5

Grocery  
Stores



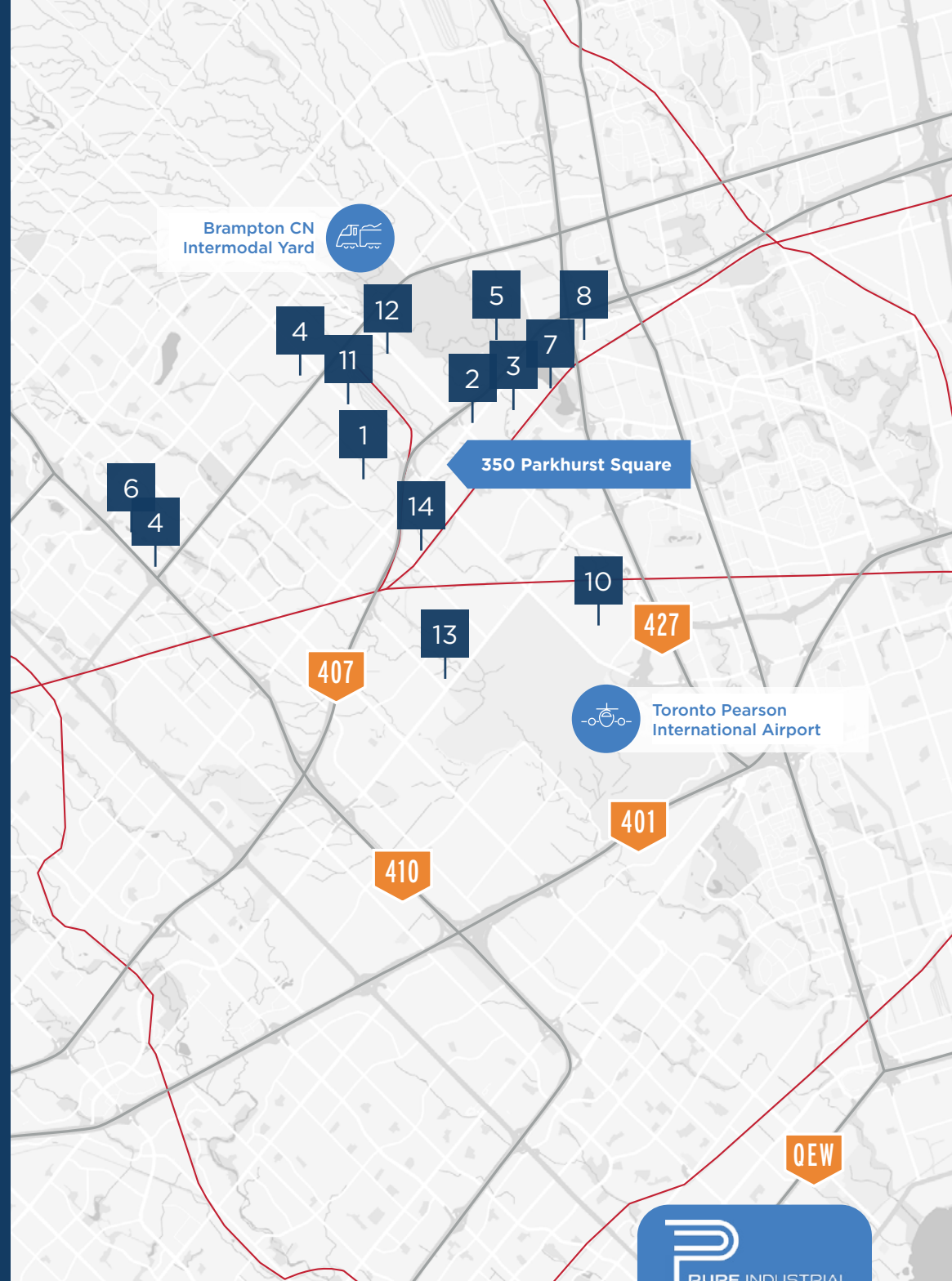
7

Gas  
Stations



24

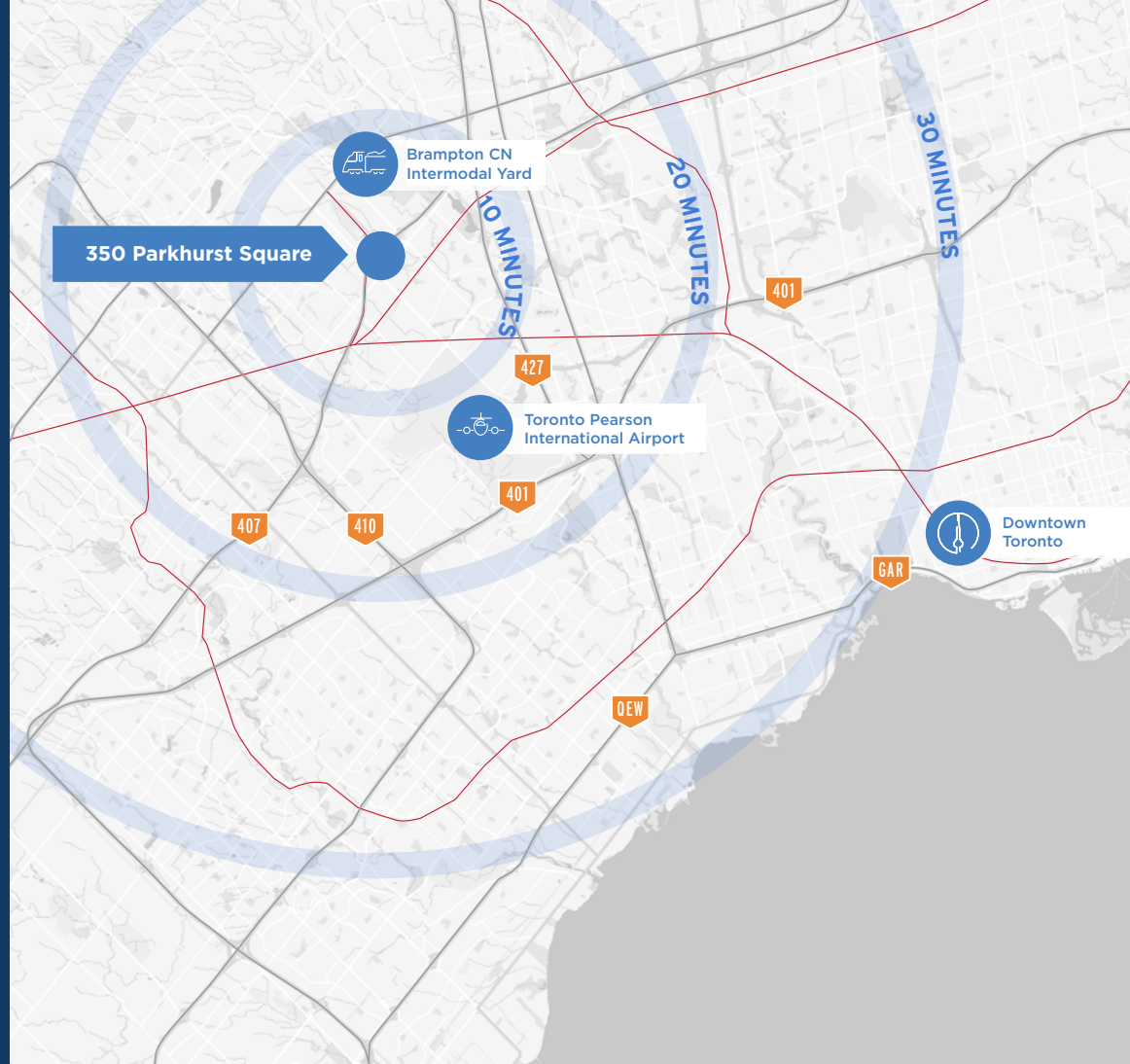
Restaurants,  
Cafes & Pubs



# Pure Movement

## Connecting to GTA's Central Transportation Corridor

350 Parkhurst Square is ideally situated in central Brampton, one of the fastest growing cities in Canada attracting investments and innovation with 75,000 businesses in the metropolis and a population of 700,000 making the Flower City the third-most populous city in the Southern Ontario Golden Horseshoe next to Mississauga and Toronto. Located minutes from the CN intermodal, highways 410, 407, the 401 and the 427, access to the region is seamless and tenants will be within driving distance to notable amenities such as Bramalea City Centre, cultural restaurants, parks and Toronto Pearson Airport.



## Drive Times


  
**5 Minutes**  
Brampton CN  
Intermodal Yard

  
**21 Minutes**  
Toronto Pearson  
International Airport

  
**34 Minutes**  
Union Station

  
**12 Minutes**  
Highway 410

  
**3 Minutes**  
Highway 407

  
**18 Minutes**  
Highway 401

# Brampton, Ontario

## Access to an ever-growing, diverse workforce

“Brampton’s diverse workforce represents over 230 different cultures speaking 115 languages. Our central location within Canada’s Innovation Corridor and our connectivity provide companies with quick and easy access to international markets... We are ready to welcome investors, entrepreneurs, students and businesses.”

Mayor Patrick Brown



Access to all 400-series transcontinental highways accessing 158 million consumers



Adjacent to the Toronto Pearson International Airport



At the center of Canada’s major transportation corridor with direct access to the U.S. border



Home to the largest CN intermodal railway terminal in Canada – +58% of North American businesses come through the Brampton facility



In 2024, Brampton was the 3rd largest city in Ontario and the 2nd largest within the Greater Toronto Area

## Key Sectors\*



Advanced Manufacturing



Food & Beverage



Health & Life Sciences



Innovation & Technology

## Demographics\*\*

Total Population **683,434**

2035 Projected Population **777,684**

Average Household Income **\$119,039**

Average Age **38**

Population in the Labour Force **90.6%**

\* Source: [geohub.brampton.ca/pages/data](https://geohub.brampton.ca/pages/data) | [investbrampton.ca/why-brampton/location-connectivity/](https://investbrampton.ca/why-brampton/location-connectivity/)

\*\* Source: Colliers Hydra. Figures are reflective of 2025 statistics unless stated otherwise. Figures are reflective of demographics within a 10-km radius of the property.

# Our Team

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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.

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