

CBRE

501,512 SF FOR SUBLEASE | 100 ACE DR. BRAMPTON, ON

100 ACE

Your winning move.



Bring your business to the top of its game — 100 Ace is your winning move.

501,512 SF

of Best-in-class Industrial

In a prime Brampton location, just minutes to Highway 410, 100 Ace is a premium 501,512 square foot industrial opportunity delivering best-in-class design and quality.

It features 47 truck-level doors and 3 drive-in doors with an expansive 65 foot staging bay. With a ring road for truck traffic optimization and a secured yard, 100 Ace supports seamless shipping operations.

Key features include 40 feet clear height, offices with top quality finishes, an upgraded fire suppression system with increased water capacity and unrivalled 8,000 amps of power.



Built for Peak Performance.

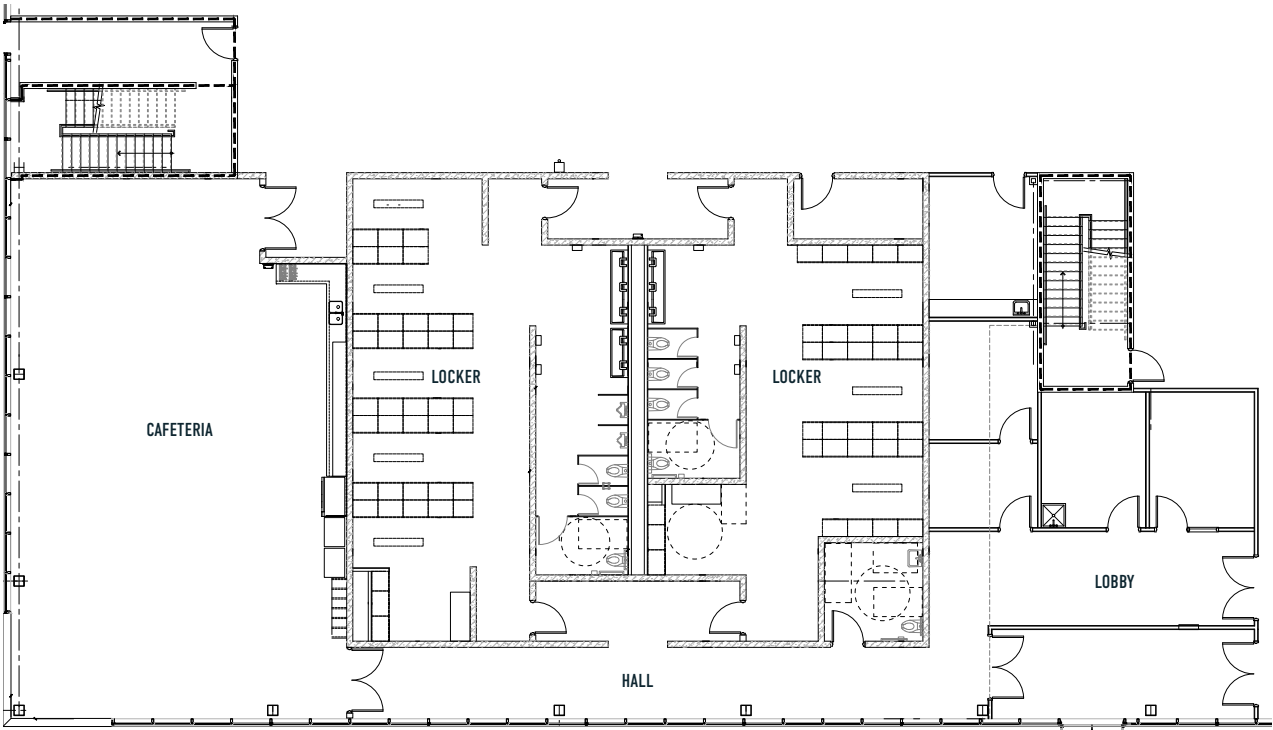
Specifications

BUILDING SIZE	
WAREHOUSE SIZE	484,929 SF
GROUND FLOOR OFFICE SIZE	7,259 SF
SECOND FLOOR OFFICE SIZE	6,171 SF
SHIPPING OFFICE SIZE	3,153 SF
TOTAL SIZE	501,512 SF
ASKING RATE	\$15.95 NET PSF
TMI (2025)	\$2.99 PSF
SUB-LEASE EXPIRY	May 31, 2033
CLEAR HEIGHT	40 FT
TRUCK-LEVEL DOORS	47
DRIVE-IN DOORS	3
STAGING BAY	65 FT
BAY SIZE	60'x40'
POWER	8,000 Amps
LIGHTING	LED
SPRINKLERS	ESFR
TRAILER PARKING SPOTS	87
PARKING STALLS	333

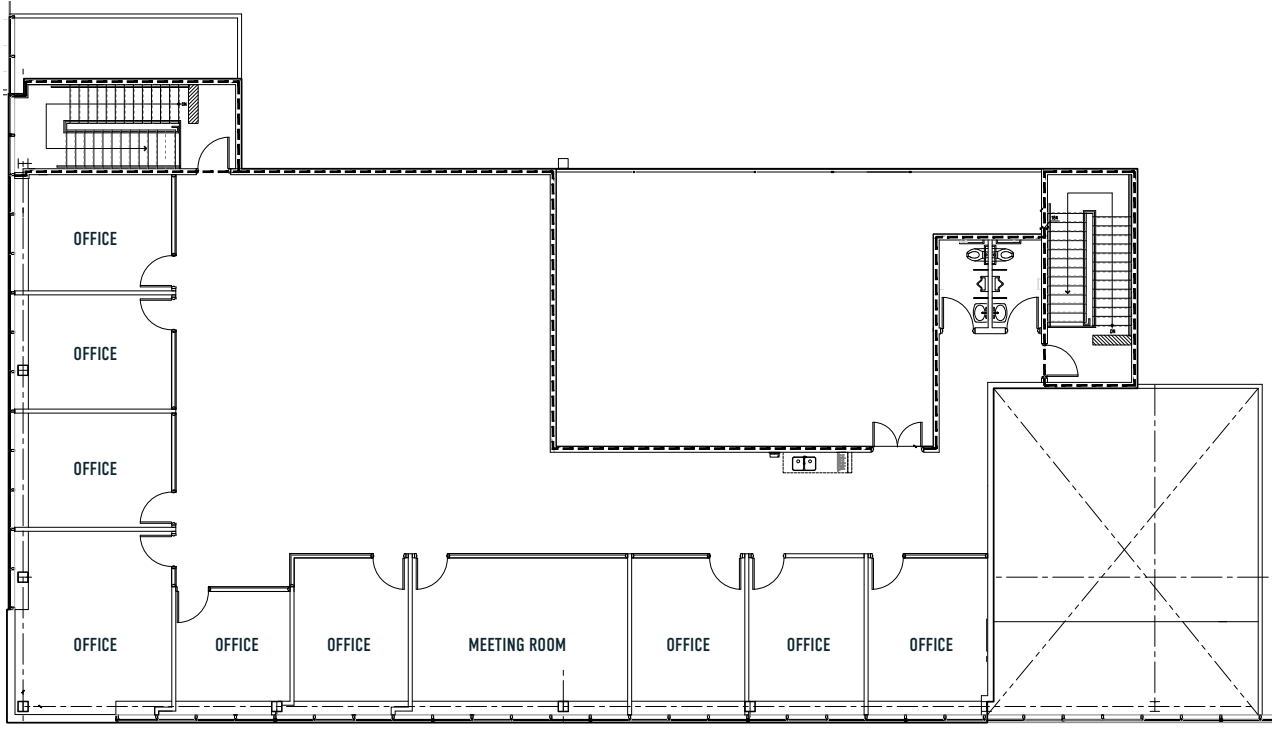


Designed for Excellence.

Office Floor Plan

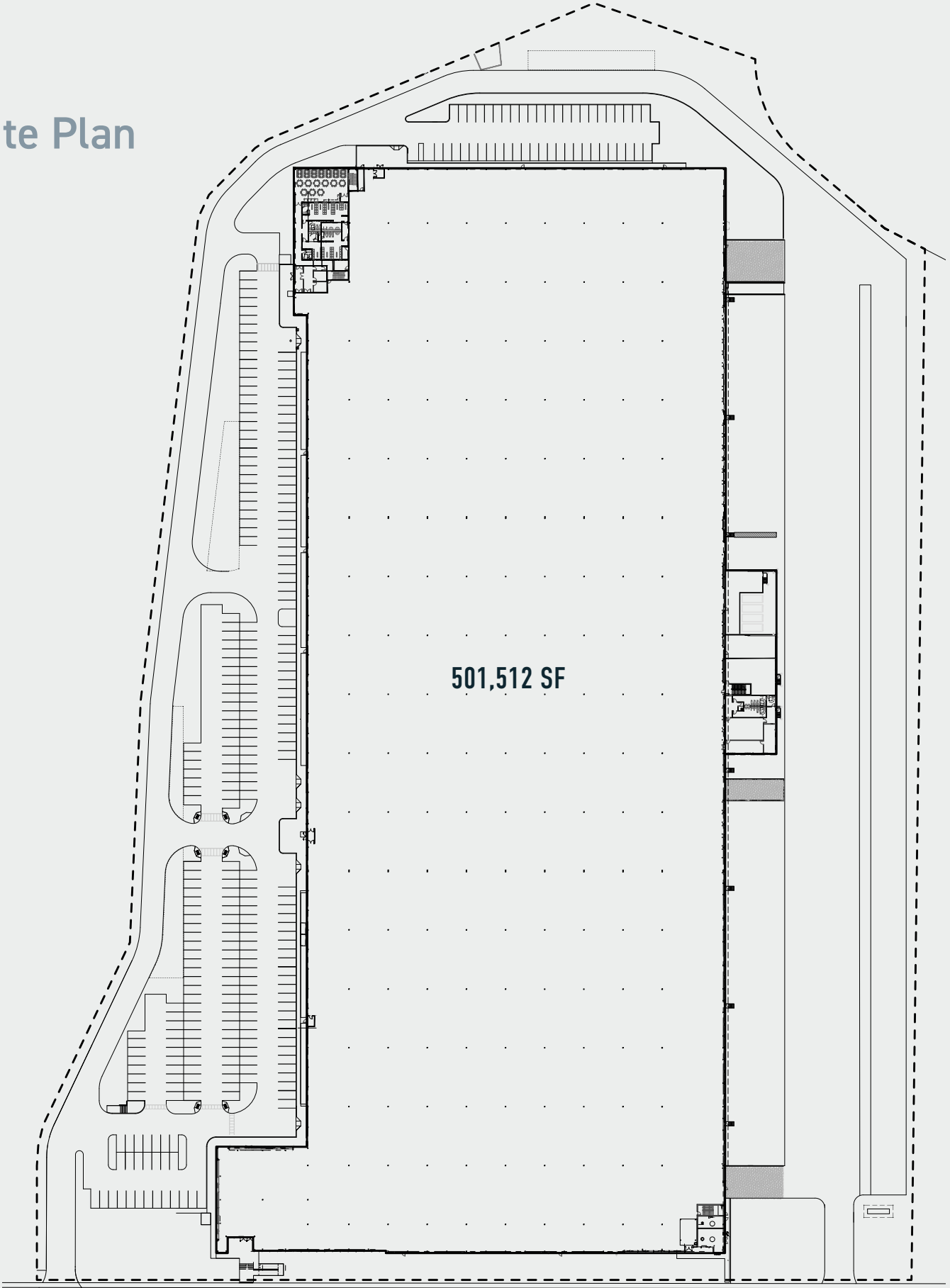


GROUND FLOOR



SECOND FLOOR

Site Plan



501,512 SF

ACE DRIVE

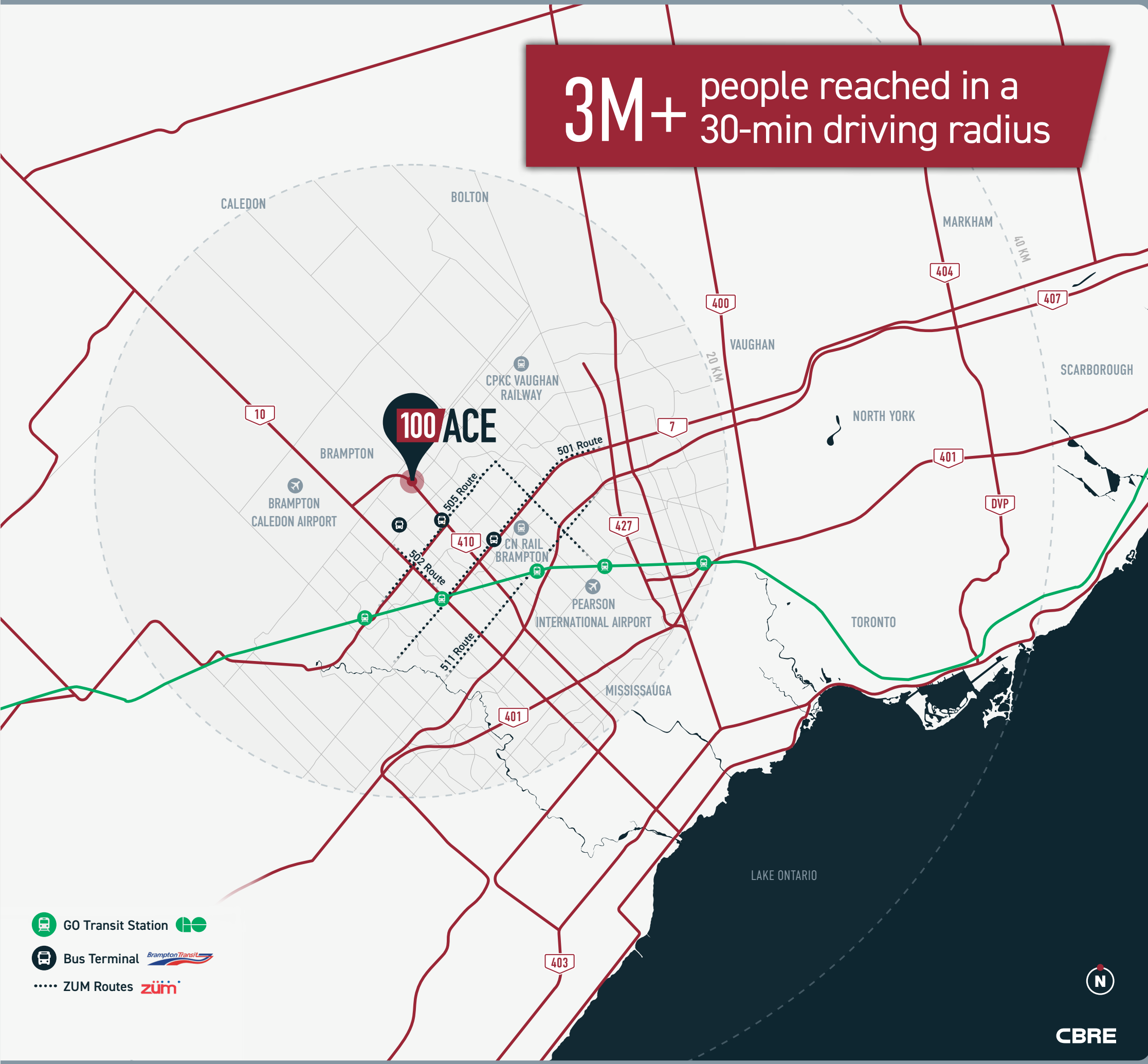
Connecting opportunities, delivering possibilities.

Take advantage of 100 Ace's strategic location with a 4-minute drive to Highway 410 and less than 15 minutes to the rest of the Highway 400 series. In less than 30 minutes, you can reach CN Rail, CPKC Railway, and Pearson International Airport. 100 Ace takes you further, reaching over 3 million people within a 30-minute driving radius.

DRIVE DISTANCES

1.5km 4 MIN	16.6km 15 MIN
Highway 410	Highway 401
11.8km 12 MIN	18.6km 15 MIN
Highway 407	Highway 403
14.2km 18 MIN	16.6km 23 MIN
CN Rail	CPKC Railway
23.7km 25 MIN	255km 79 MIN
Pearson International Airport	US Border

APPROXIMATION BASED ON COMMUTING AVERAGES.



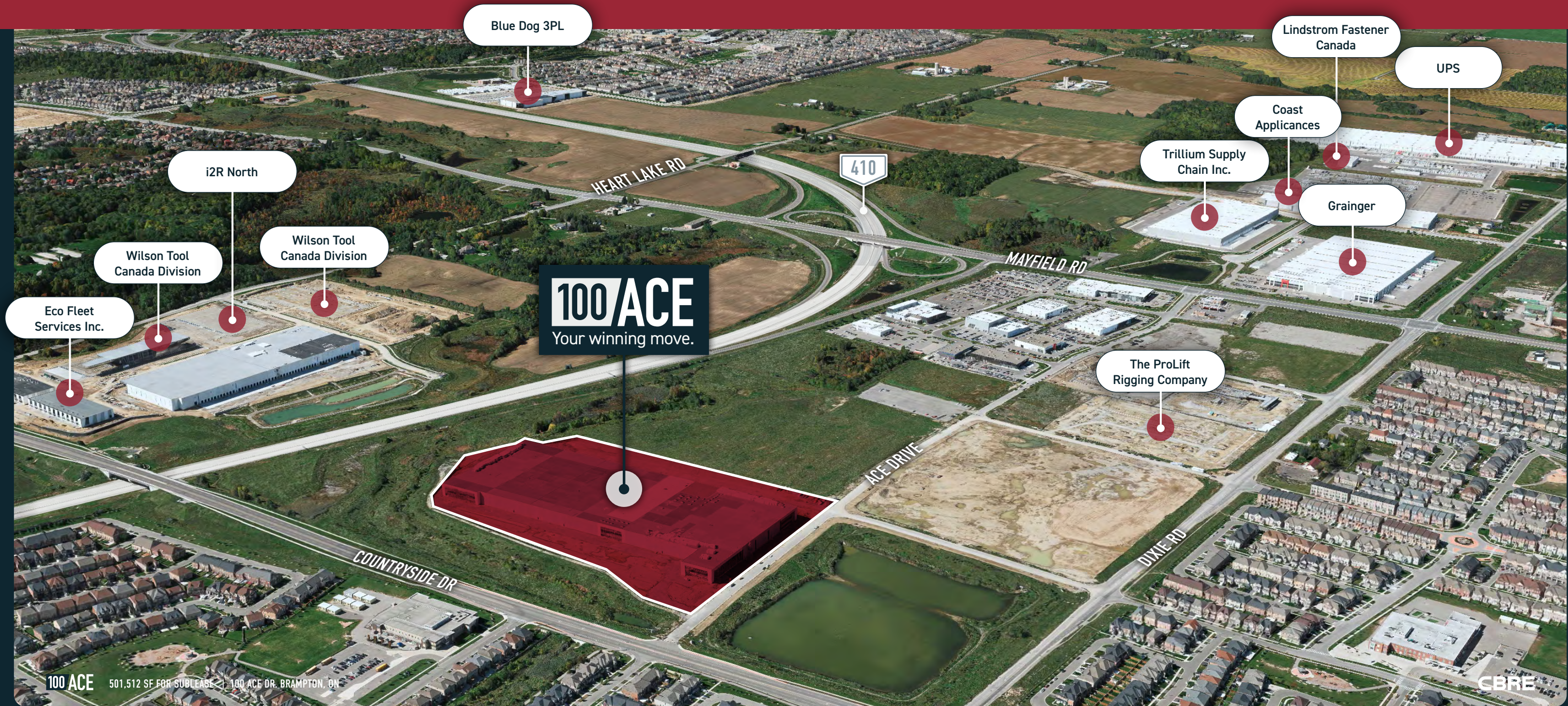
Upscale your business in one of the fastest growing cities in the GTA with access to a abundant labour pool.

Brampton Demographics

	10KM	20KM	30KM
 Population (Estimate 2024)	573,024	1,256,531	3,178,279
 Average Household Income	\$132,814	\$141,494	\$140,408
 Bachelor Degree & Higher	32.0%	32.7%	36.0%
 Median Age	34.4	35.4	37.5
 Labour Force Participation	66.2%	65.6%	64.2%
 Manufacturing	11.8%	11.3%	9.6%
 Transportation And Warehousing	15.7%	12.8%	8.6%



Join the club of
notable corporate
neighbours.





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**DISCOVER WHY 100 ACE
IS A STRATEGIC MOVE FOR YOUR BUSINESS**

Samantha Sukumar*

Executive Vice President

+1 416 495 6252

samantha.sukumar@cbre.com

Chris Bournakas*

Executive Vice President

+1 416 798 6246

chris.bournakas@cbre.com

*Sales Representative **Broker | All Outlines Are Approximate | CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., Suite 800, Toronto, ON M2J 5B4

www.cbre.ca

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