

CBRE

165

SUMMERLEA ROAD

BRAMPTON | ON

167,493 SQ. FT. PRIME INDUSTRIAL FOR LEASE



For more information,
please contact:

Chris Bournakas*
Executive Vice President
+1 416 798 6246
chris.bournakas@cbre.com

Ben Donnell*
Sales Representative
+1 905 234 0392
ben.donnell@cbre.com

Maggie MacInnis*
Real Estate Services Coordinator
+1 905 234 1044
maggie.macinnis@cbre.com

*Sales Representative

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PROPERTY INFORMATION

Total Size 167,493 Sq. Ft.
(Office: 4,947 Sq. Ft. + 1,156 Sq. Ft. Mezzanine)

Lot Size 7.98 Acres

Asking Rate \$16.95 Net Per Sq. Ft.

T&O (2024) \$2.65 Per Sq. Ft. (tenant to self manage)

Zoning M3A

Shipping 17 Truck Level Doors
1 Drive-In Doors

Clear Height 28'

Power 1200 A

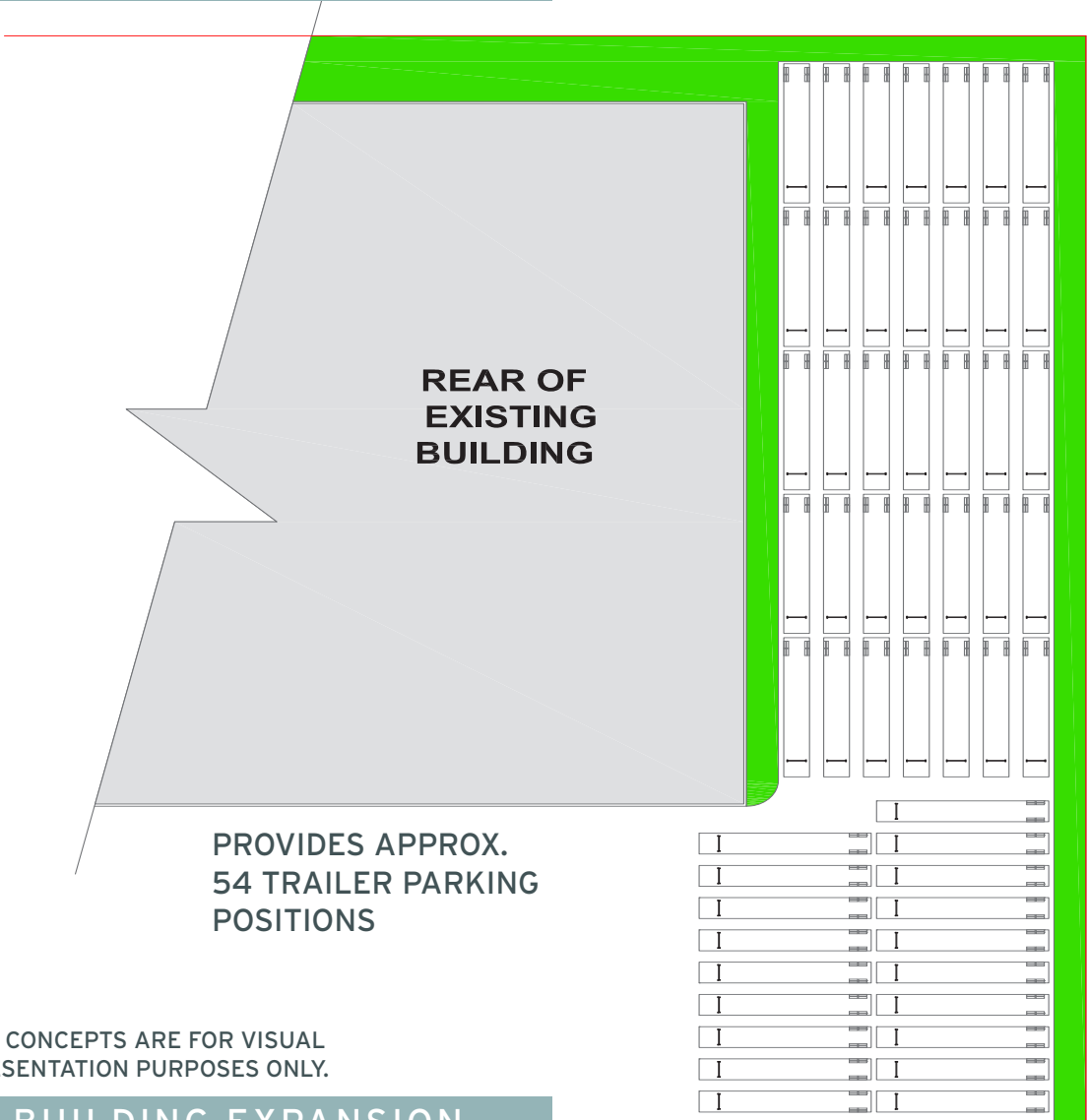
Building Features

- Excess land zoned for outside storage/ trailer parking
- Fenced/secured yard
- Core Brampton location, access to major highways, amenities & public transit
- ESFR Sprinklers



CONCEPTS

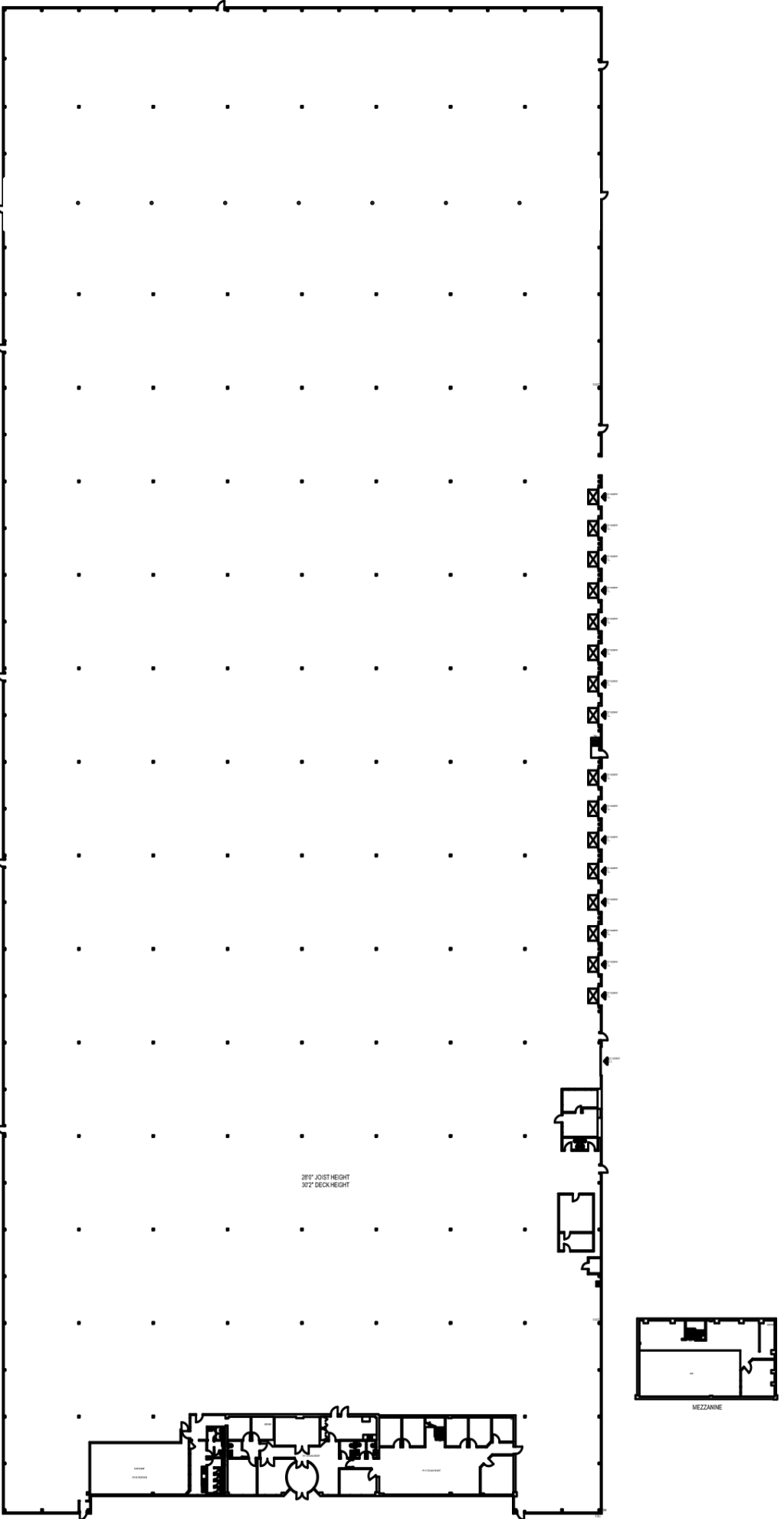
TRAILER PARKING



BUILDING EXPANSION



FLOOR PLAN



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ROUTE 16 - SOUTHGATE

ROUTE 511 - ZUM STEELE

ROUTE 5 - BOVAIRD

ROUTE 20 - EAST INDUSTRIAL

ROUTE 11 - STEELES

ROUTE 14 - TORBRAM



BEST BUY **LCBO** **BURGER KING**
Scotiabank **BMO** **metro** **FRESHCO**
Tim Hortons **OLD NAVY** **BEER STORE**
MOXIES **CIBC** **THE KEG**
POPEYES **SPORTCHEK**
SHOPPERS DRUG MART **HUDSON'S BAY**

ACW **BP**
HARVEY'S
KFC **McDonald's**
Tim Hortons

BURGER KING **McDonald's**
KELSEYS original ROADHOUSE **Starbucks**
Tim Hortons **BEER STORE**
SleepCountry **Walmart** **Staples** **WINNERS**

CIBC **GIANT TIGER**
THE HOME DEPOT **MONTANAS**
PETSMART **TD**
SUBWAY

DOLLARAMA **LCBO** **POPEYES**
RBC **Scotiabank**
SHOPPERS DRUG MART **TD**
Tim Hortons **Esso**
Walmart **PETROCANADA**

SHOPPERS DRUG MART **DOLLARAMA**

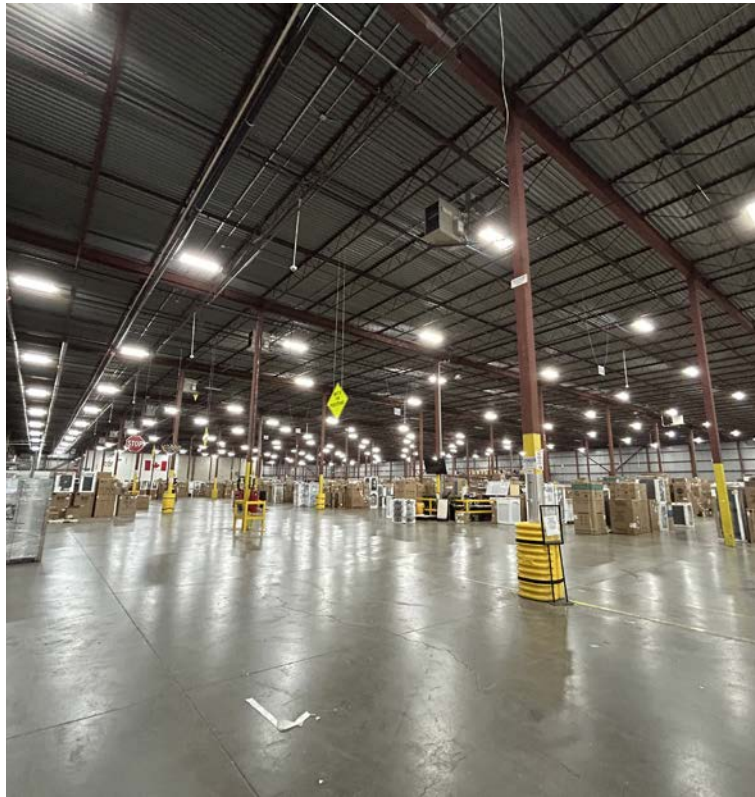
CIBC **BMO**

Tim Hortons **McDonald's**

Tim Hortons

Toronto Pearson
 For You. The World.

PROPERTY IMAGES



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DEMOGRAPHICS

10 KM	20 KM	30 KM
702,406	2,595,832	4,906,500
POPULATION (EST. 2024)	POPULATION (EST. 2024)	POPULATION (EST. 2024)
\$121,438	\$134,689	\$148,928
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
63.5%	63.8%	64.9%
LABOUR FORCE	LABOUR FORCE	LABOUR FORCE

DRIVE TIMES

Highway 407	2.7 KM 4 Mins
Highway 427	8.2 KM 14 Mins
Highway 409	12.8 KM 16 Mins
Highway 401	12.2 KM 18 Mins
Highway 410	5.9 KM 10 Mins
Toronto Pearson Airport	9.7 KM 18 Mins
Downtown Toronto	39.1 KM 45 Mins





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5935 Airport Rd Suite 700, Mississauga ON L4V 1W5 | *Sales Representative

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