

7420 BRAMALEA ROAD MISSISSAUGA **UNIT 1**

46,241 SQ. FT. AVAILABLE JULY 1, 2026

\$250,000
TENANT INCENTIVE

FOR A LIMITED TIME GET **\$250,000 IN TENANT INCENTIVES** TO BE APPLIED TO FREE RENT OR TENANT IMPROVEMENTS



For more information,
please contact:

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7420 BRAMALEA ROAD
MISSISSAUGA

PROPERTY INFORMATION



DERRY RD E

DIXIE RD

BRAMALEA RD

Availability	July 1, 2026
Total Size	46,241 Sq. Ft.
Office	4,262 Sq. Ft.
Shipping	8 Truck Level, 1 Drive In
Asking Rate	\$17.50 Net Per Sq. Ft.
TMI (2026)	\$3.85 Per Sq. Ft.
Zoning	E2-42
Clear Height	23'11"
Power	TBC

- Building Features
- Great location
 - Radiant heat along shipping doors
 - LED Lighting
 - Public transit nearby

TRANSIT & AMENITIES

7420 BRAMALEA ROAD

1. BMO Bank

2. Dollarama

3. Tim Hortons

4. Wendy's

5. Subway

6. Tim Hortons

7. Costco

8. Walmart Supercentre

9. Boston Pizza

10. Lowe's Home Improvement

11. Michaels

12. Starbucks

13. Sleep Country
9. The Home Depot

10. LCBO

11. Scotiabank

12. PetSmart

13. Leon's Furniture

14. Husky

15. Tim Hortons

16. Esso

17. Tim Hortons

18. TD Bank

19. LCBO

20. Dollarama

21. Scotiabank

22. Popeyes

23. Shoppers Drug Mart

24. CIBC Bank

25. Tim Hortons

26. A&W

27. CIBC Bank

28. Subway

-  Bramalea GO

 Transit Stops
-  Brampton Transit Route 14 - Torbram

 Brampton Transit Route 15 - Bramalea

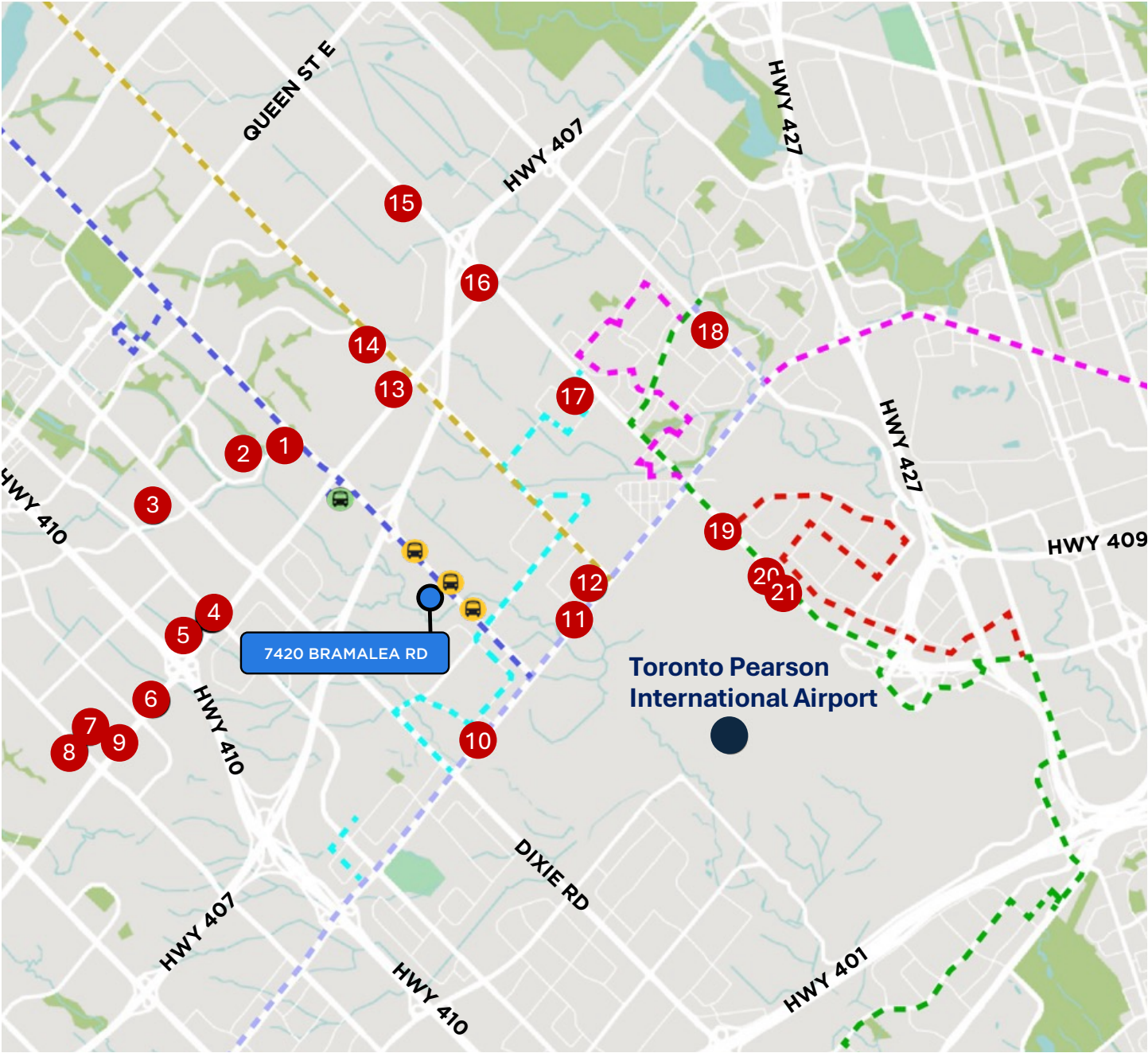
 MiWay Transit Route 15 - Drew

 MiWay Transit Route 24 - Northwest

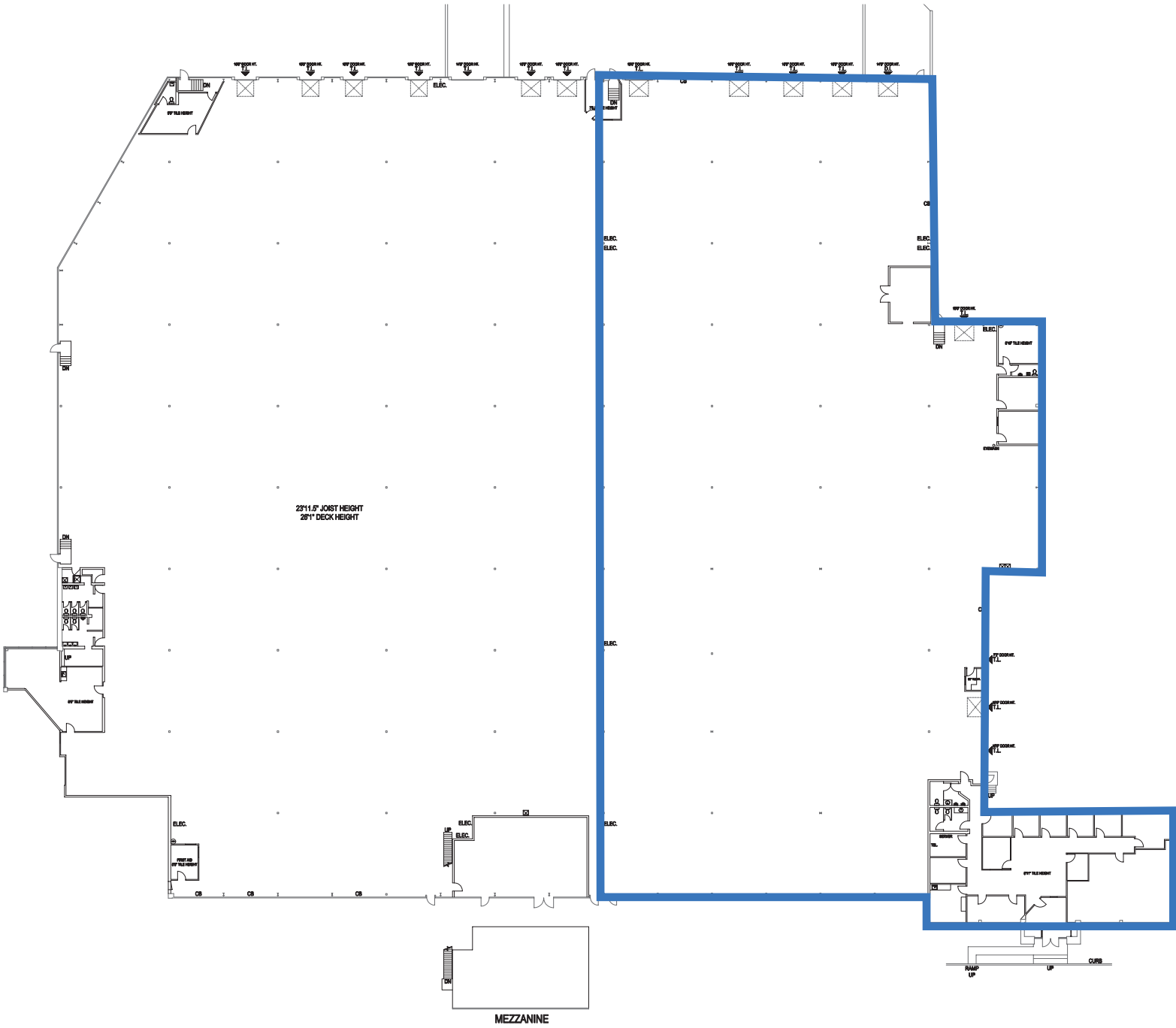
 MiWay Transit Route 30 - Rexdale

 MiWay Transit Route 42 - Derry

 MiWay Transit Route 7 - Airport



FLOOR PLAN



Unit 1

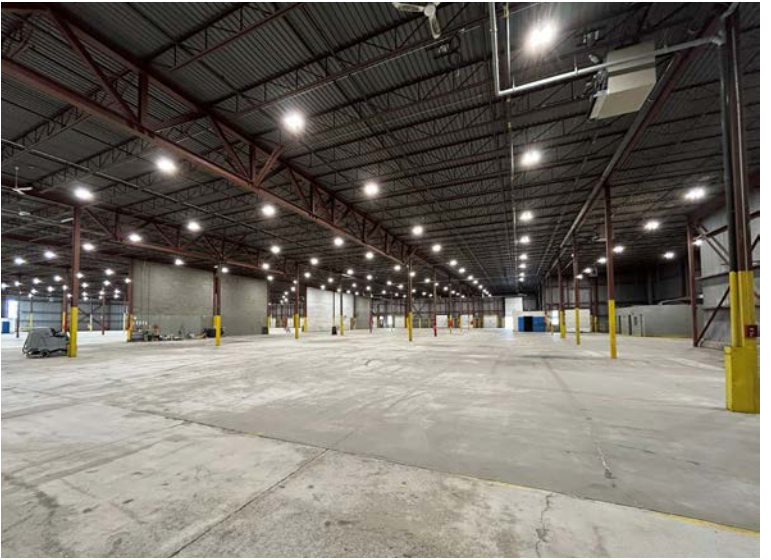
Total Size

46,241 Sq. Ft. (4,262 Sq. Ft. Office)

Shipping

8 Truck Level Doors
1 Drive-In Door

PROPERTY IMAGES



7420 BRAMALEA ROAD

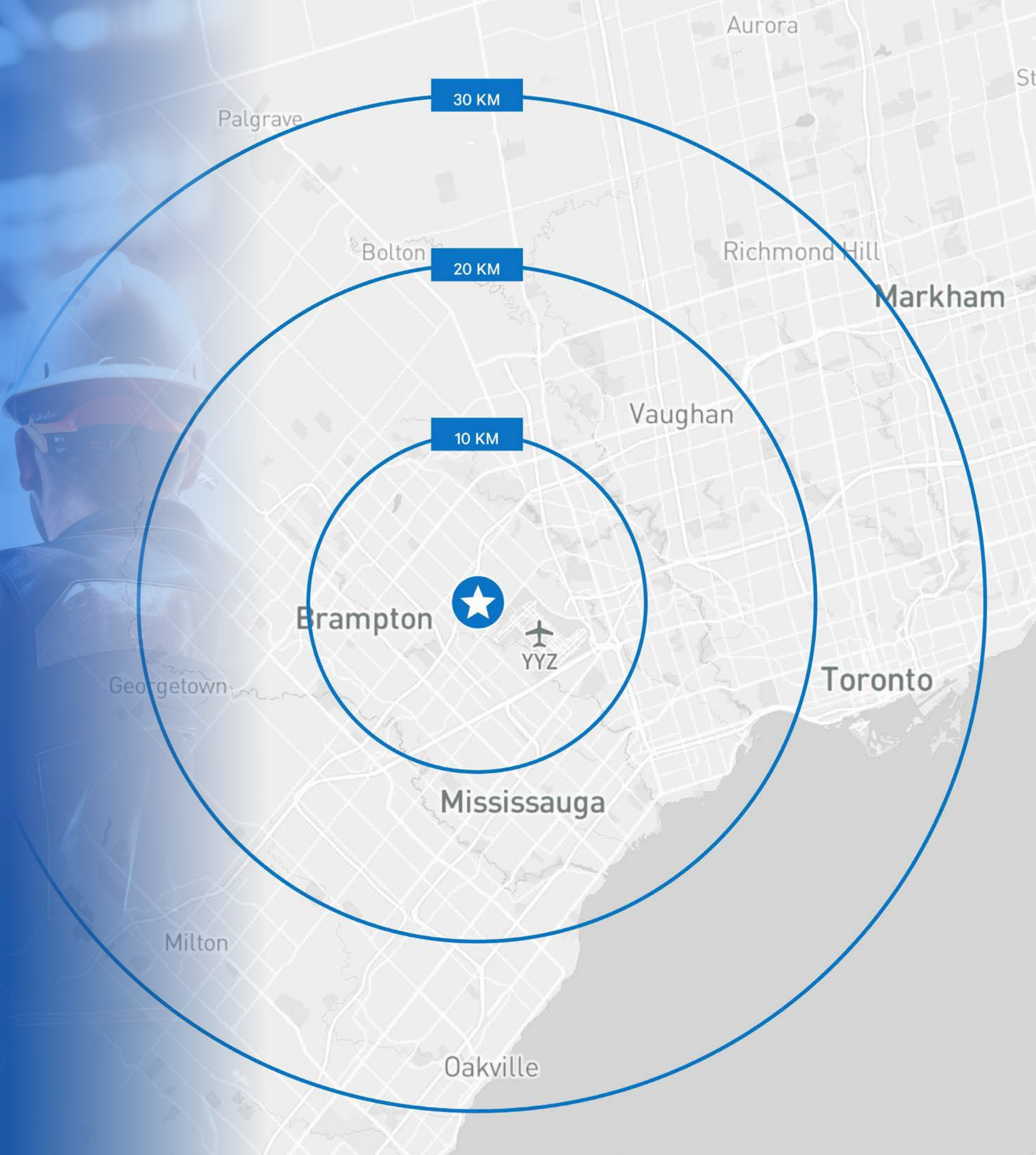
MISSISSAUGA

DEMOGRAPHICS

10 KM	20 KM	30 KM
748,690	2,818,587	5,054,791
POPULATION (EST. 2025)	POPULATION (EST. 2025)	POPULATION (EST. 2025)
\$120,378	\$139,886	\$156,826
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
67.7%	68.0%	68.9%
LABOUR FORCE	LABOUR FORCE	LABOUR FORCE

DRIVE TIMES

Highway 407	1.9 KM 3 Mins
Highway 427	6.8 KM 12 Mins
Highway 409	7.9 KM 14 Mins
Highway 401	7.1 KM 14 Mins
Highway 410	4.9 KM 10 Mins
Highway 403	9.4 KM 12 Mins
Toronto Pearson Airport	9.9 KM 15 Mins
Downtown Toronto	33.5 KM 55 Mins



PURE MISSISSAUGA

Home to
75+
Fortune 500 Companies

Home to Canada's
#1
largest & busiest Airport

Serviced by
7
major highways

The City of Mississauga is part of the largest labour force market in Canada, the Toronto Region. Within the region, employees can be recruited from a large population base of over 5.4 million people aged 15 years and above. Based on the magnitude and diversity of the industrial and commercial base located in Mississauga, this city has become one of the most significant employment growth centres in the region.

Centrally located within the Toronto Region, Mississauga's location provides a gateway to major Canadian and United States markets. Home to Canada's largest airport, Mississauga businesses benefit from close proximity that makes import, export and travel seamless.

Mississauga is home to Canada's largest airport. Serving over 49 million passengers annually, Toronto Pearson International Airport (Pearson Airport) is a major global hub, providing Canadians with a gateway to the world. With over 330,000 surrounding jobs, the airport is home to the second largest employment zone in the country.

Planned over
21.4 M
square feet of development

Expected to grow
2x
the population by 2041

Home to over
1,100
businesses and growing

Expected to grow
2x
the number of buildings by 2041

WITH EXPONENTIAL GROWTH.

The plan for the largest mixed-use downtown development in Canadian history has begun. Downtown Mississauga is undergoing a major transformation that will become the number one location for people and businesses to connect, work and grow.

THE TEAM



LANDLORD

PURE INDUSTRIAL

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.

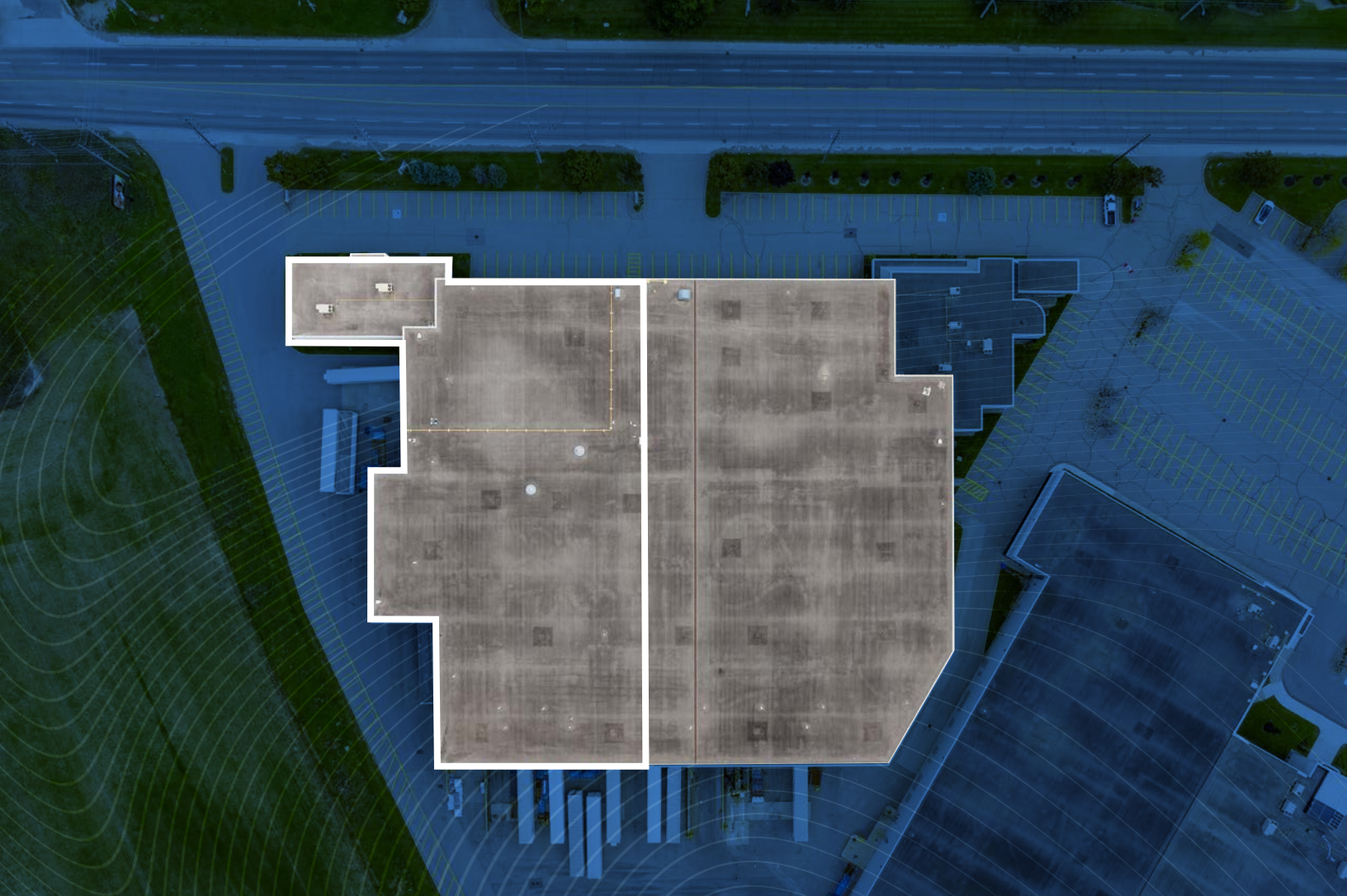
Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

CBRE

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.



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46,241 SQ. FT. PRIME INDUSTRIAL FOR LEASE

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