



HWY
407

Walker Drive

FOR LEASE: 89 Walker Drive, Brampton, ON

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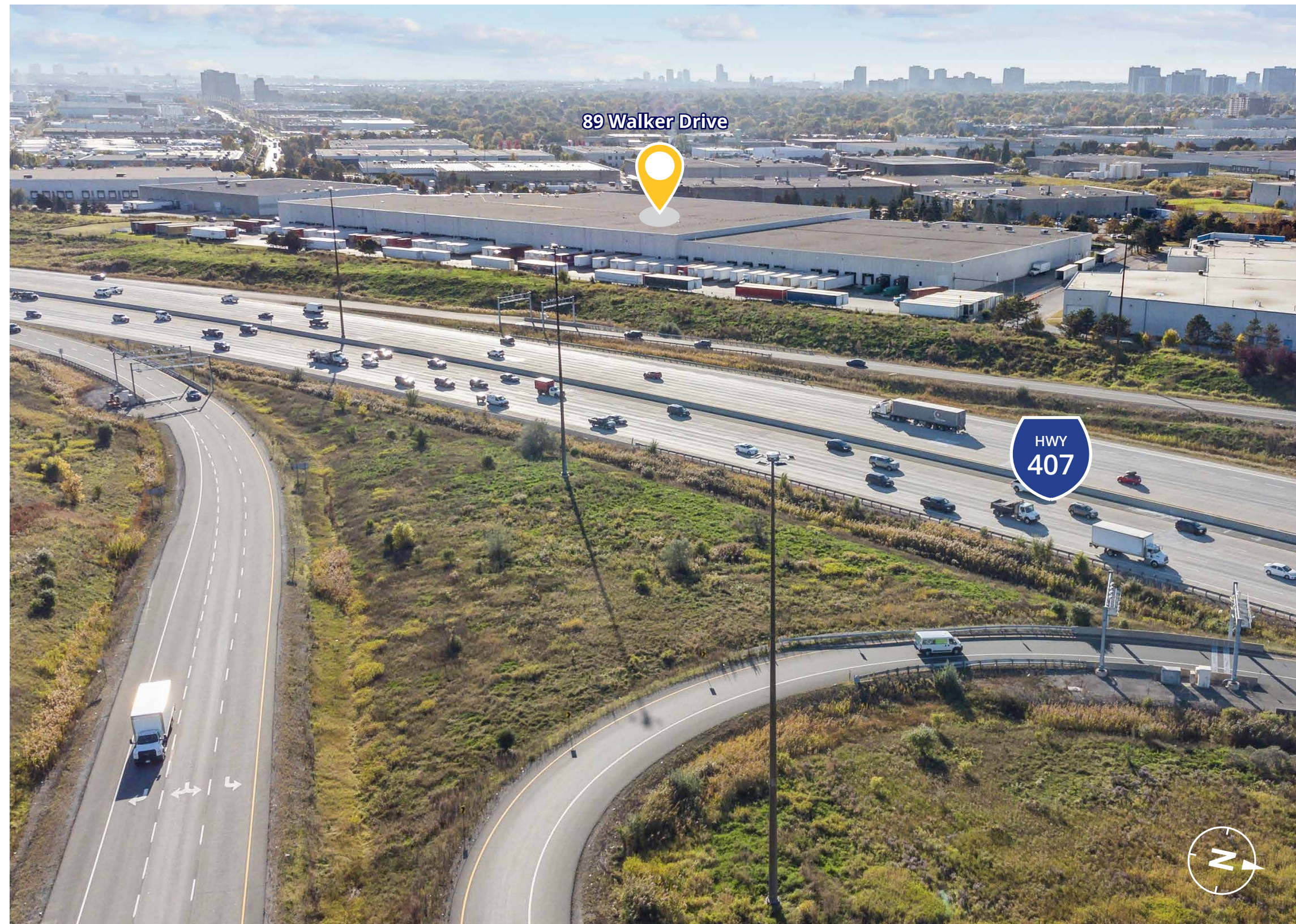
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Property Details 89 Walker Drive

Address	89 Walker Drive, Brampton
Total Area	345,002 SF
Office Area	23,084 SF over 2 floors
Warehouse Area	321,918 SF
Clear Height	24' - 30'
Bay Size	29'2" x 39'2"
Power	2,000 amps / 600 volts (Potential to increase to 5,000 amps)
Shipping	41 Truck-level doors 1 Drive-in door
Car Parking	246 Employee Parking 6 Mobility Spots
Trailer Parking	61*
Sprinklers	ESFR
Zoning	M3A-335
Building Age	1990 with 1997 Expansion
Roof (Hybrid BUR)	Original building roof is 8 yrs old Expansion area roof is 3 yrs old
Occupancy	Immediate
Asking Rent	\$16.95 psf net
TMI	\$3.72 psf net



*33 trailer parking stalls & 28 unlined trailer parking stalls

 **Direct access to 400-series highways**

 **5-Minute drive to CN Intermodal Rail Brampton**

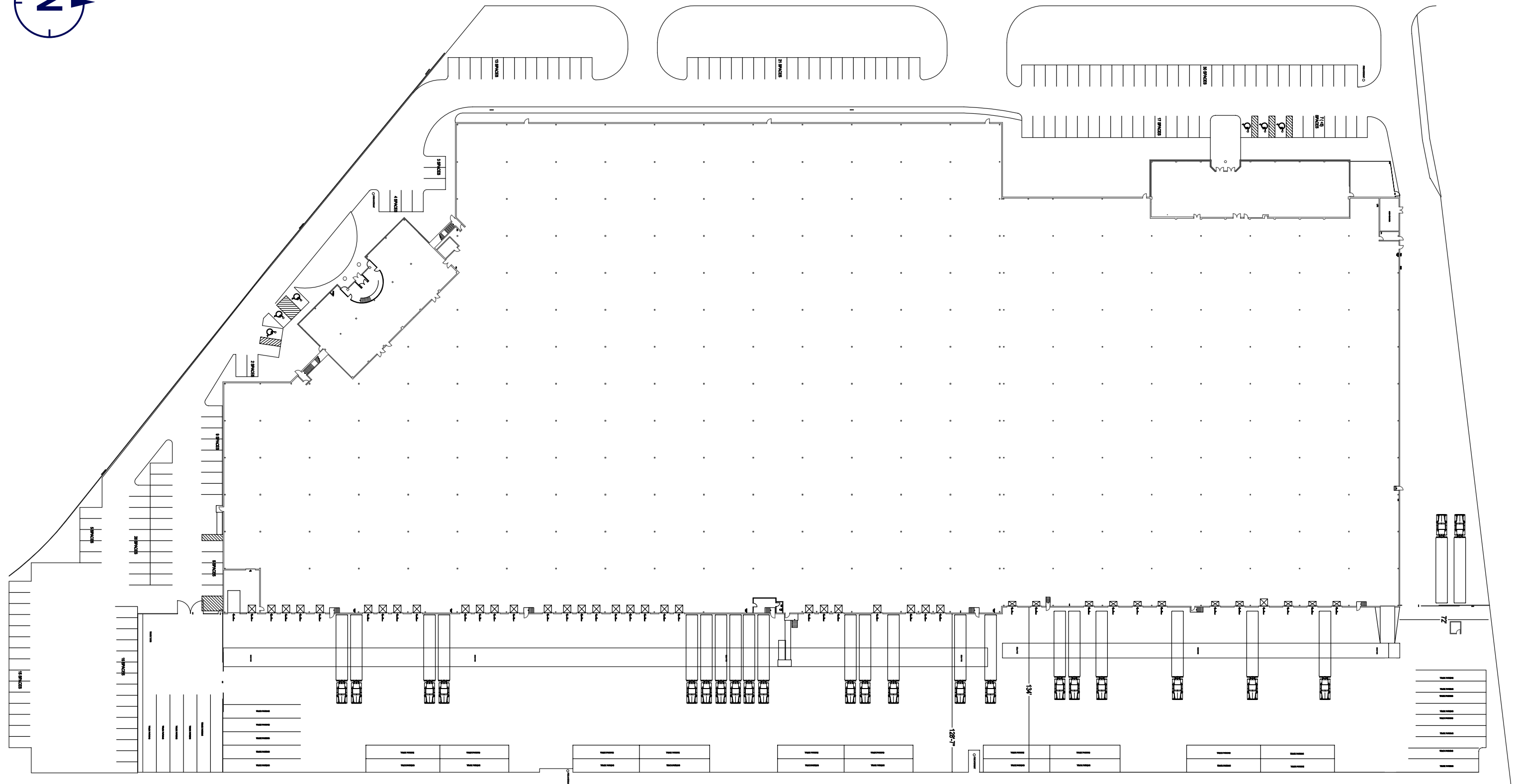
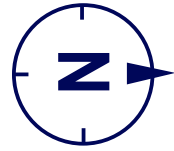
 **Strong labour pool access**

 **Secure shipping apron**

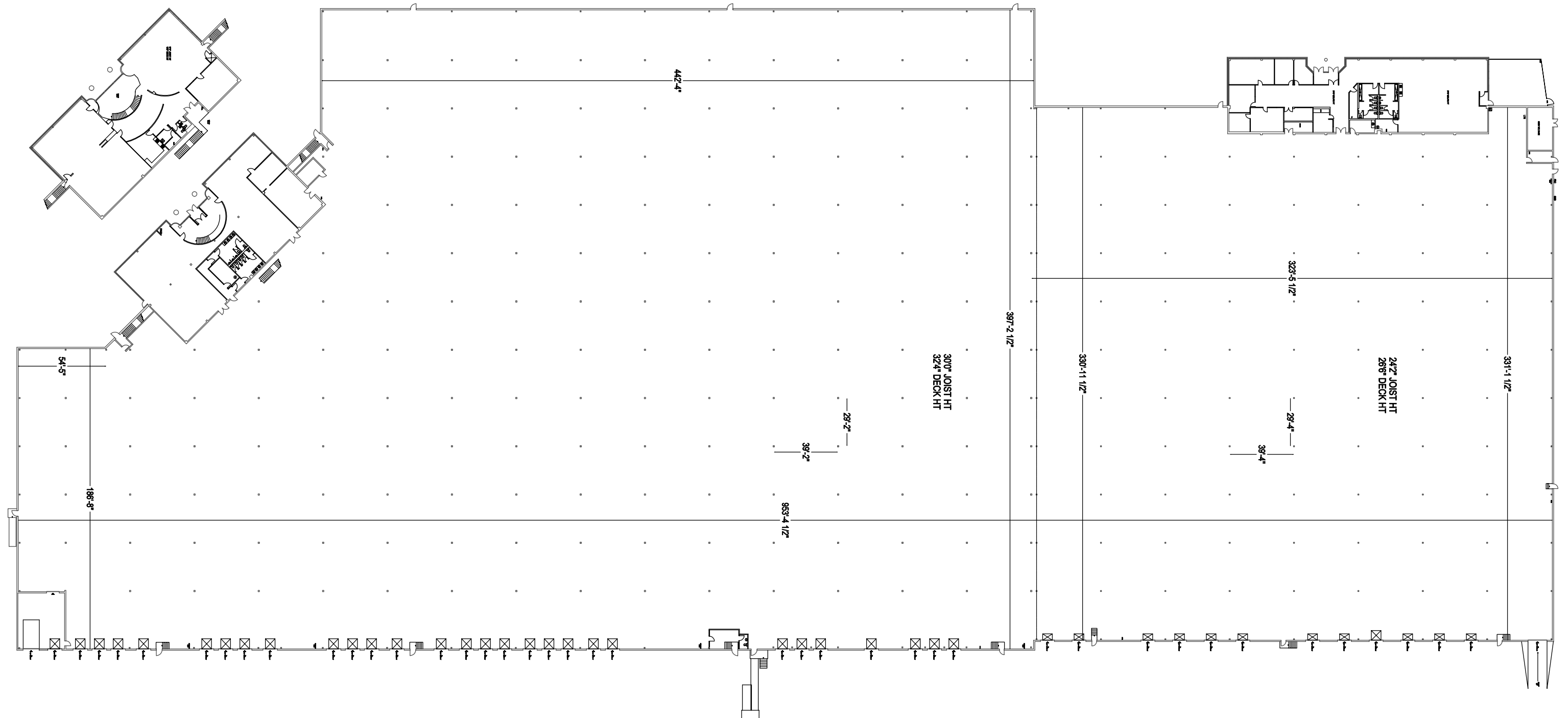
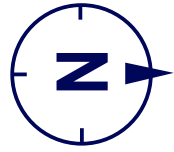
 **Various transit options nearby**

 **Proximity to amenities**

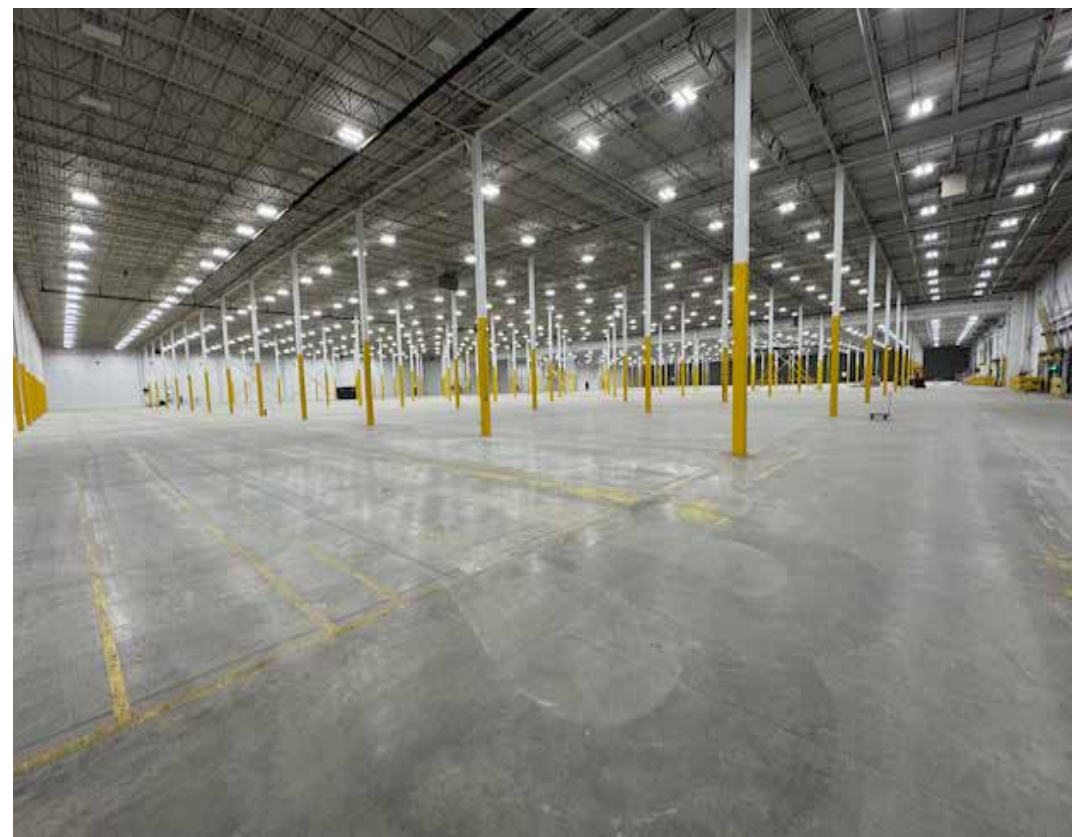
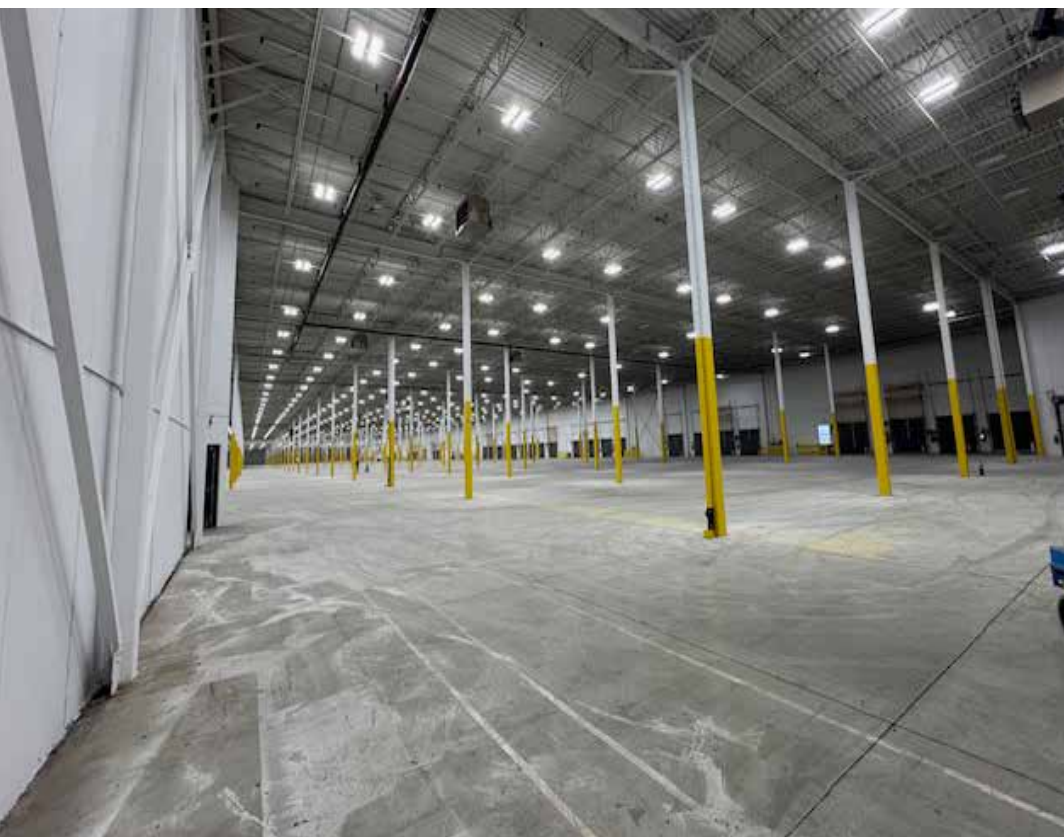
Site Plan 89 Walker Drive



Site Plan 89 Walker Drive



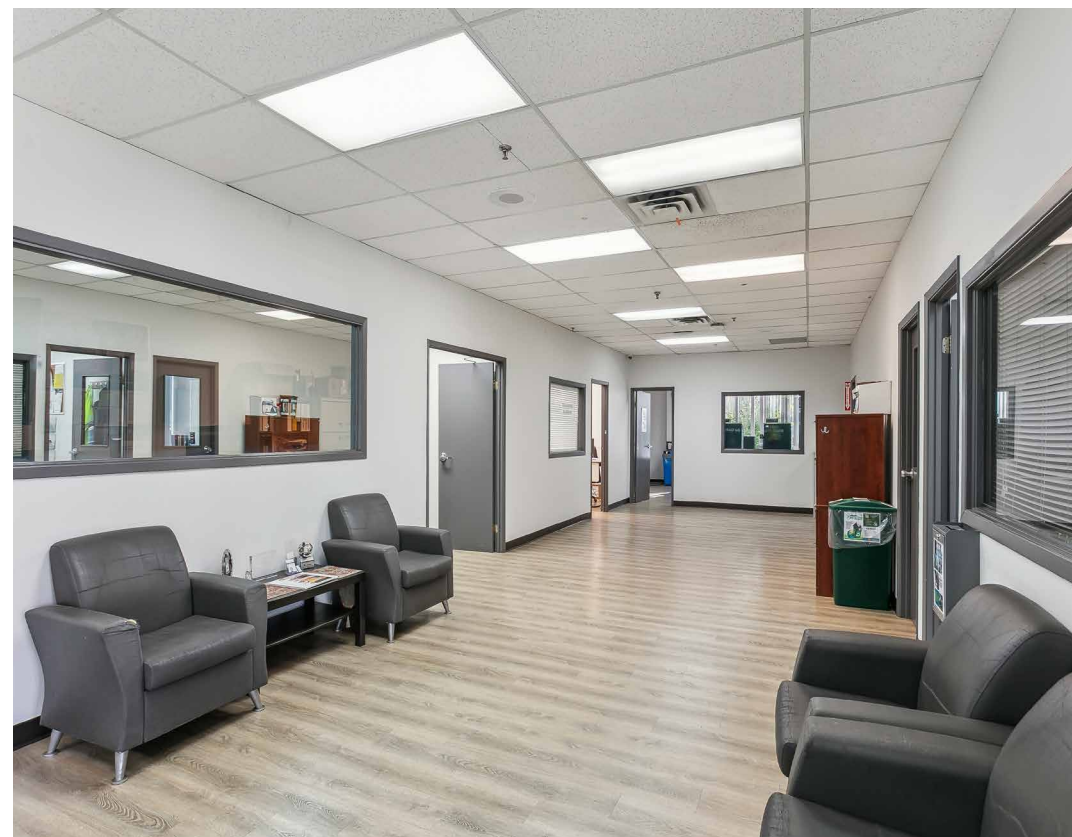
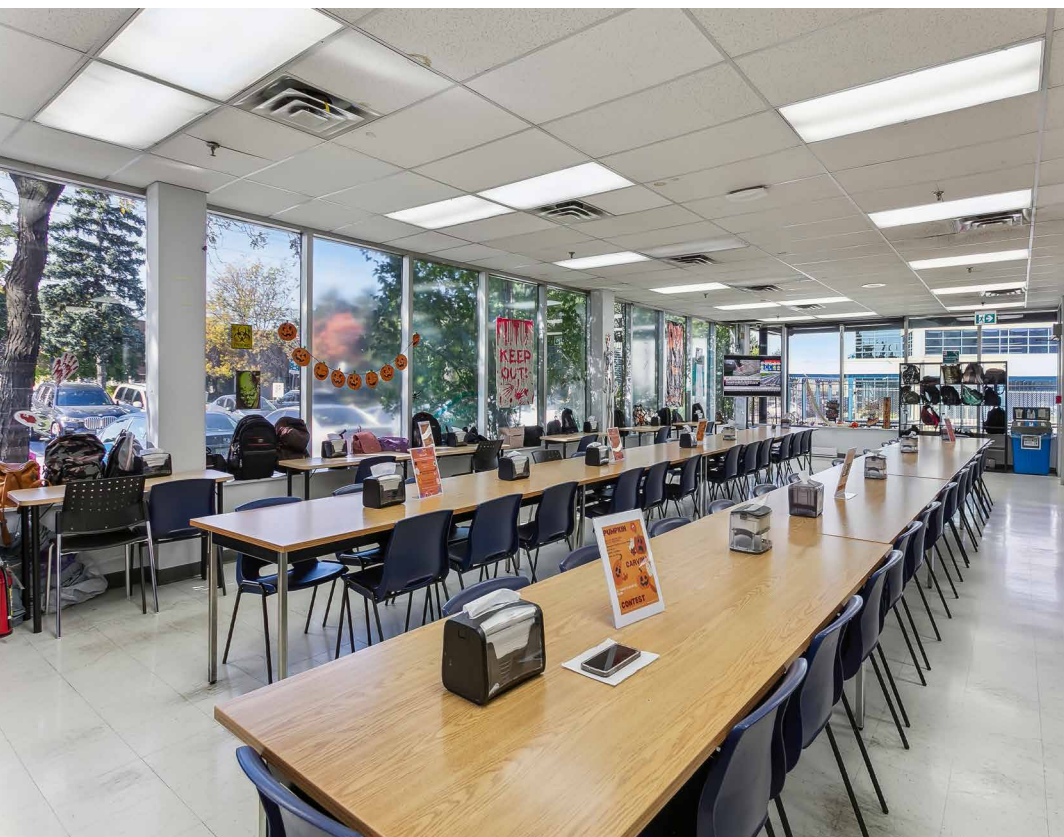
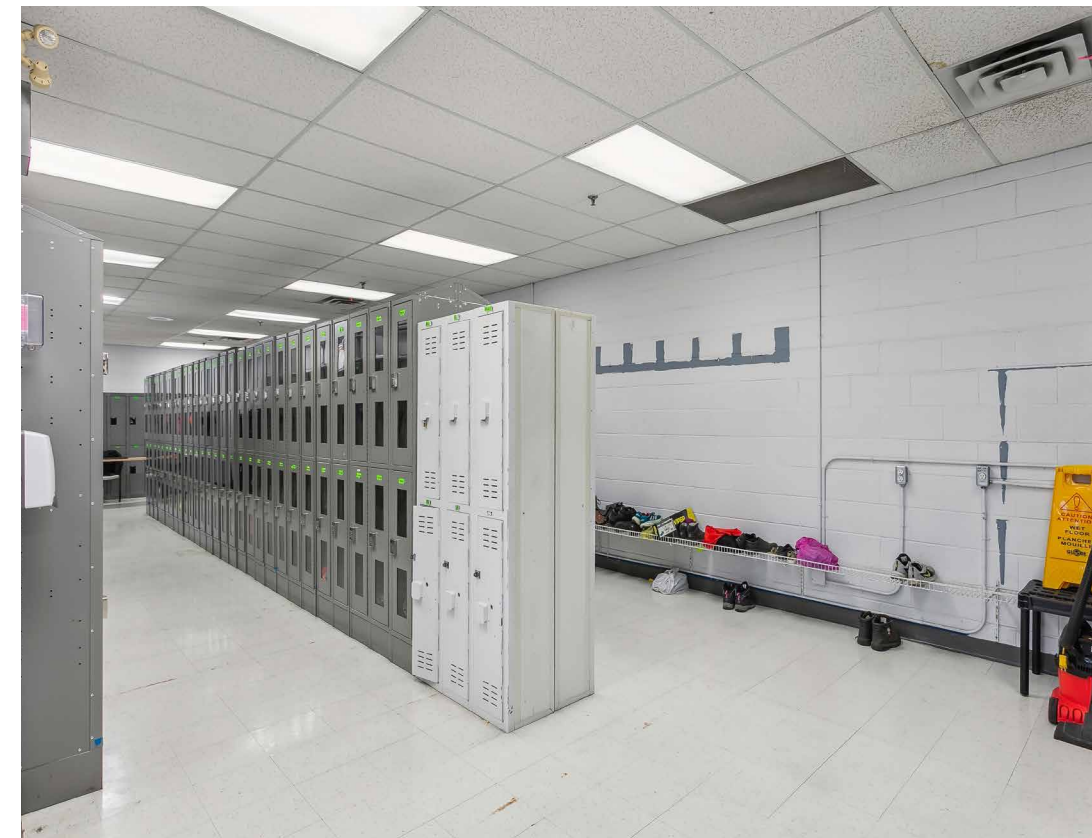
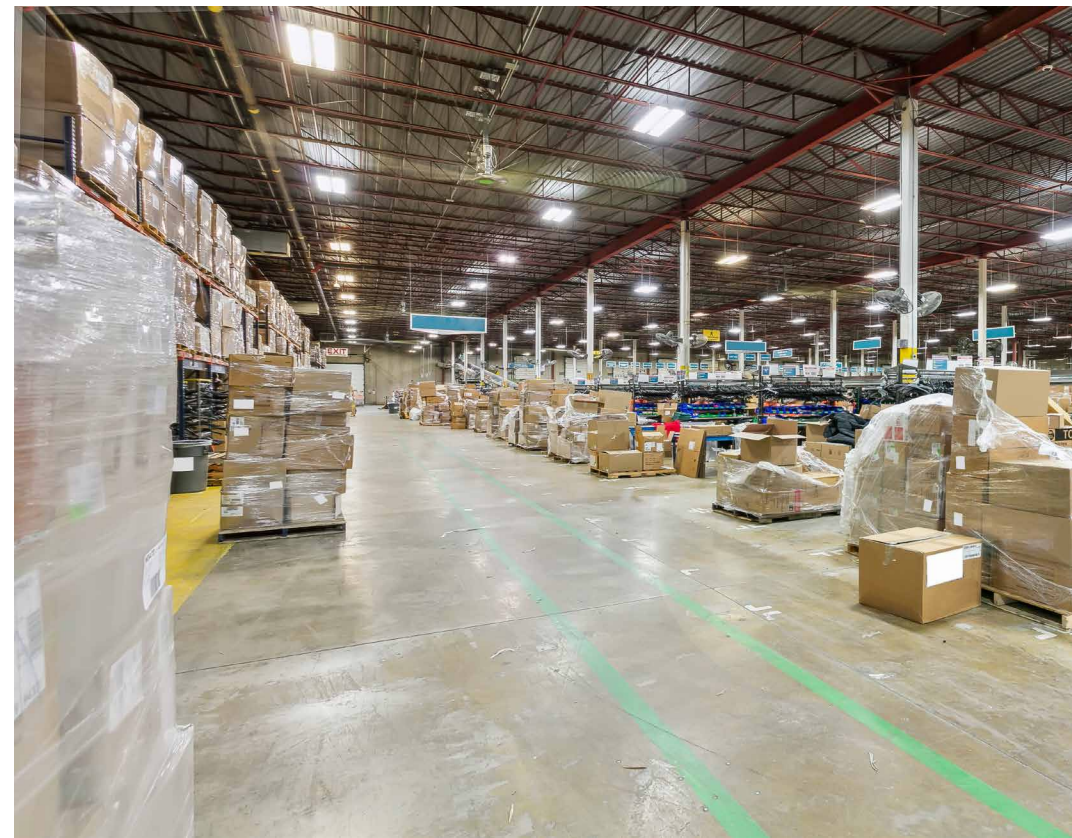
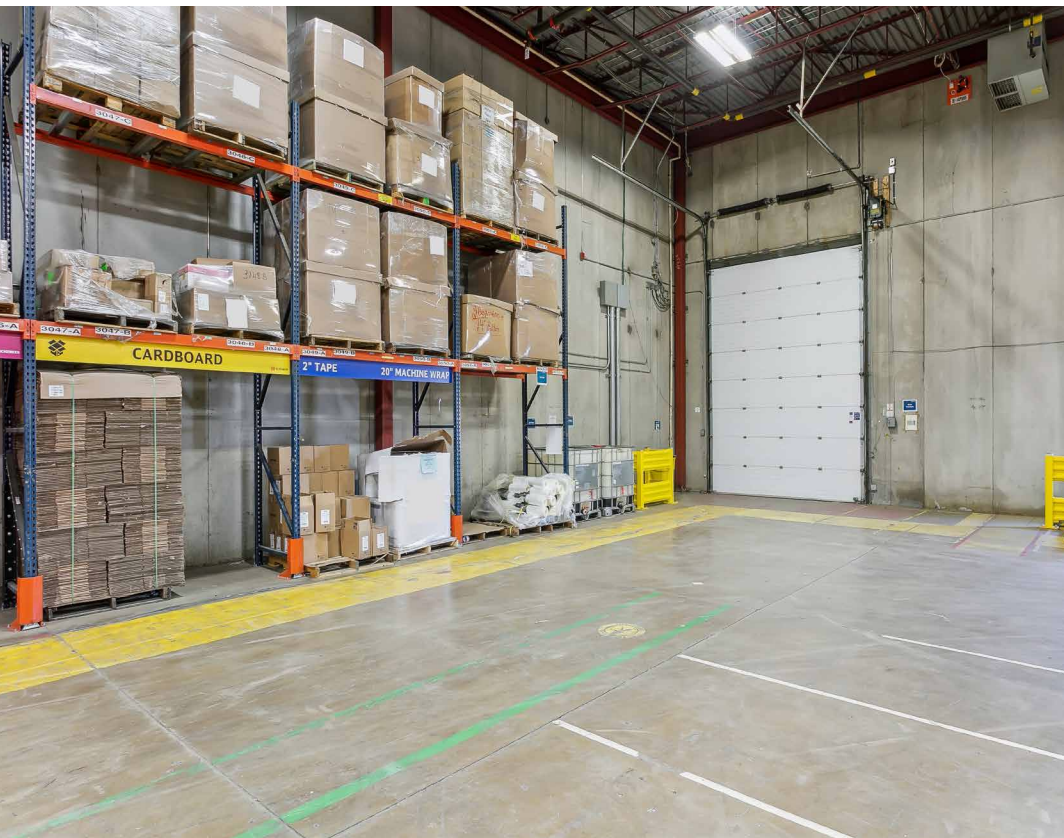
Property Photos



Renovations Underway:

- LED Lighting
- White boxing underway
- Heavy washroom renovations, including new counter tops
- Floor epoxied
- Outside asphalt and concrete repair

Property Photos



Location Overview 89 Walker Drive

Truck Routes

Highway 407	3 min
Highway 427	12 min
Highway 410	14 min
Highway 401	21 min
Pearson International Airport	24 min
CN Intermodal Brampton	5 min
CP Intermodal Vaughan	23 min

Major Cities

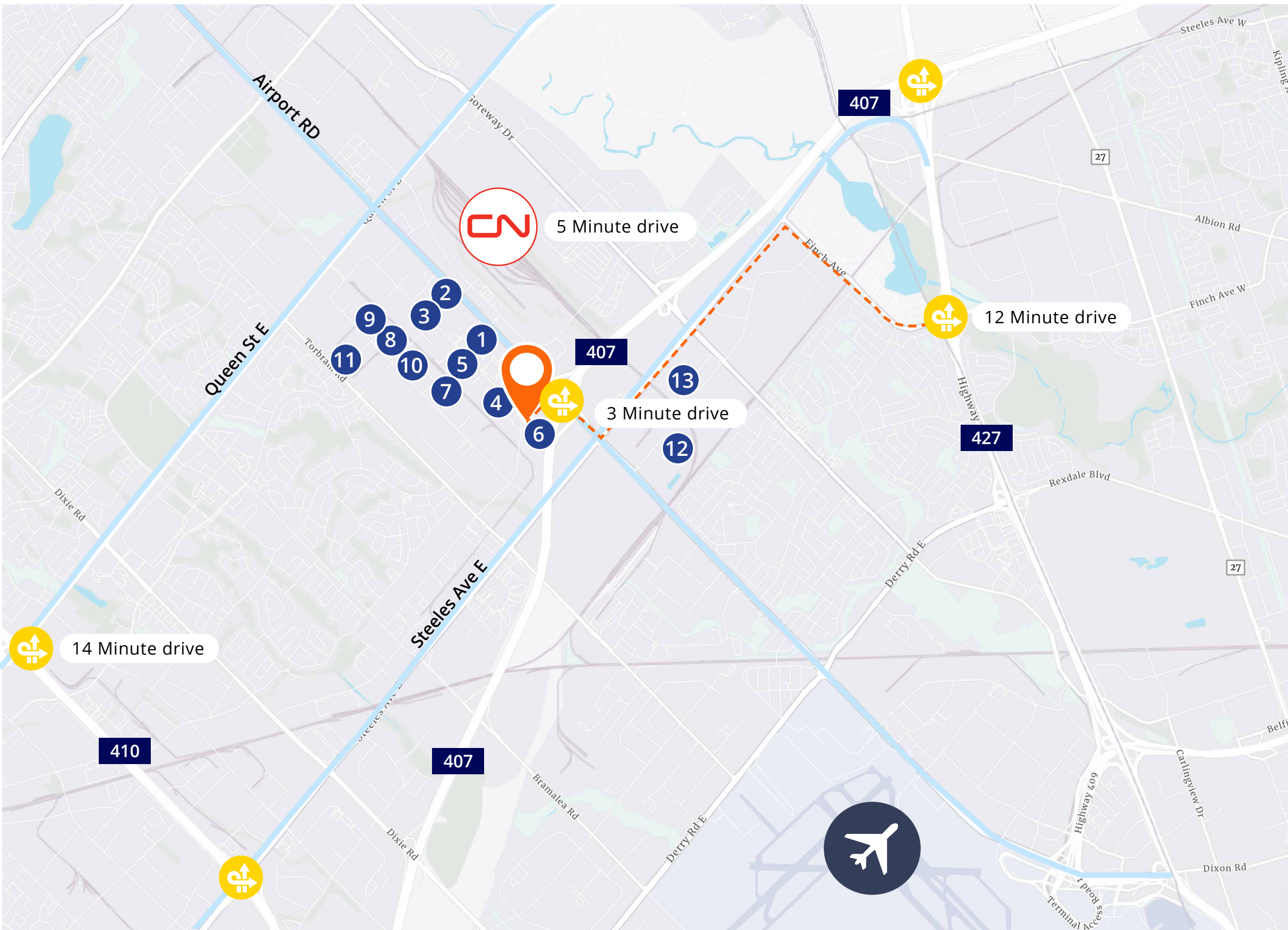
Caledon	27 min
Vaughan	34 min
Mississauga	36 min
Oakville	57 min
Toronto	1 hr 7 min

Corporate Neighbours

- | | |
|---------------------|---------------------------|
| 1. TFT Global Inc. | 8. Manasha |
| 2. DSV | 9. Confederation Freezers |
| 3. Canada Cartage | 10. Italpasta |
| 4. Versacold Group | 11. TJX Canada |
| 5. AMPAK | 12. Kruger Packaging |
| 6. Maple Leaf Foods | 13. Amazon |
| 7. AMPAK | |

 89 Walker Drive

 Route to Interchange



Drive time are estimates provided for information purposes only.

Transit & Amenities 89 Walker Drive

Serviced by major bus routes:



1 11 30 14

511 501



Transit Stop 1841

1 Minute walk from property



Transit Stop 1842

2 Minute walk from property

Amenities within a 5KM Radius:



271

Retail Amenities



15

Gas Stations



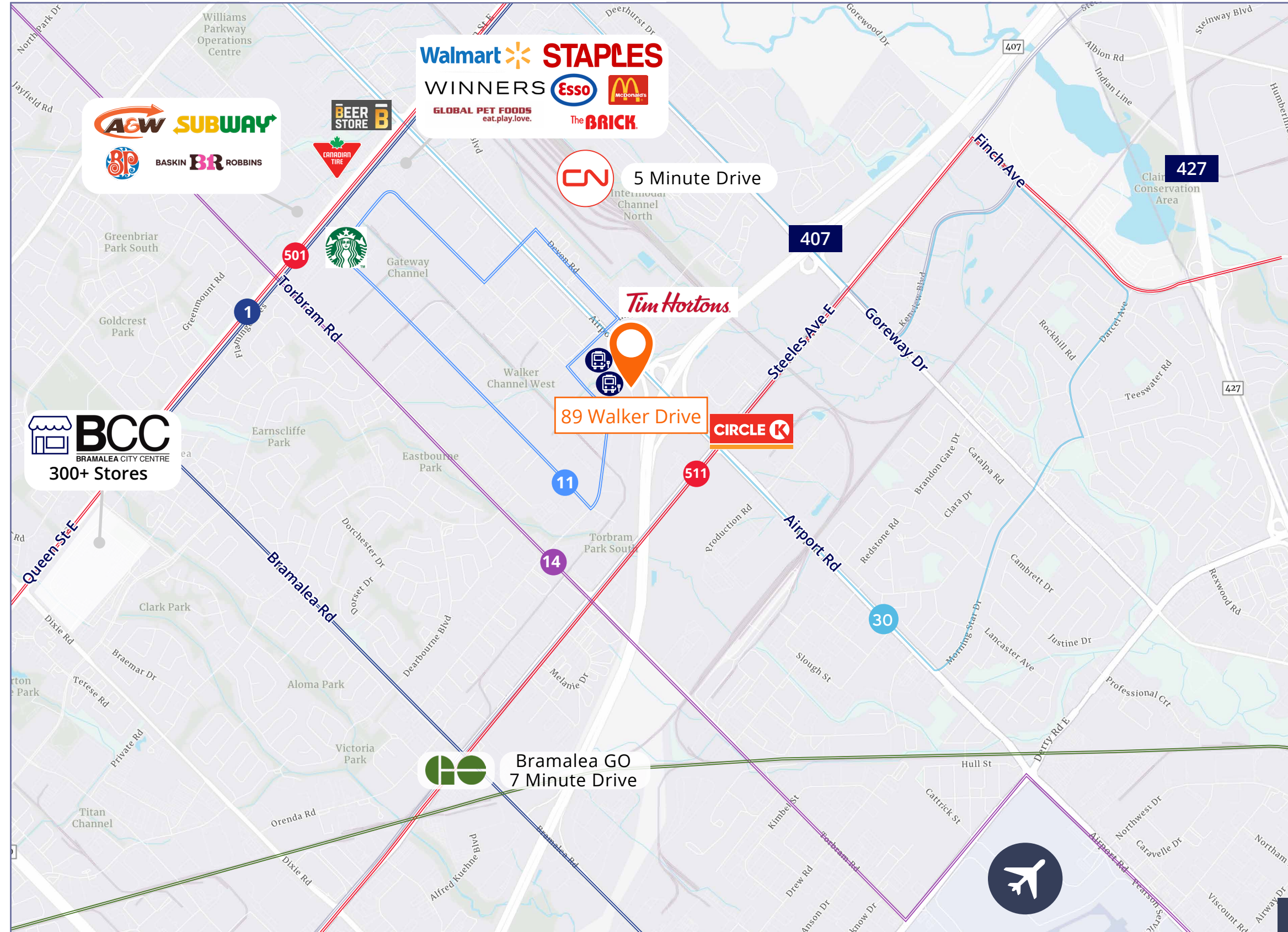
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Banks

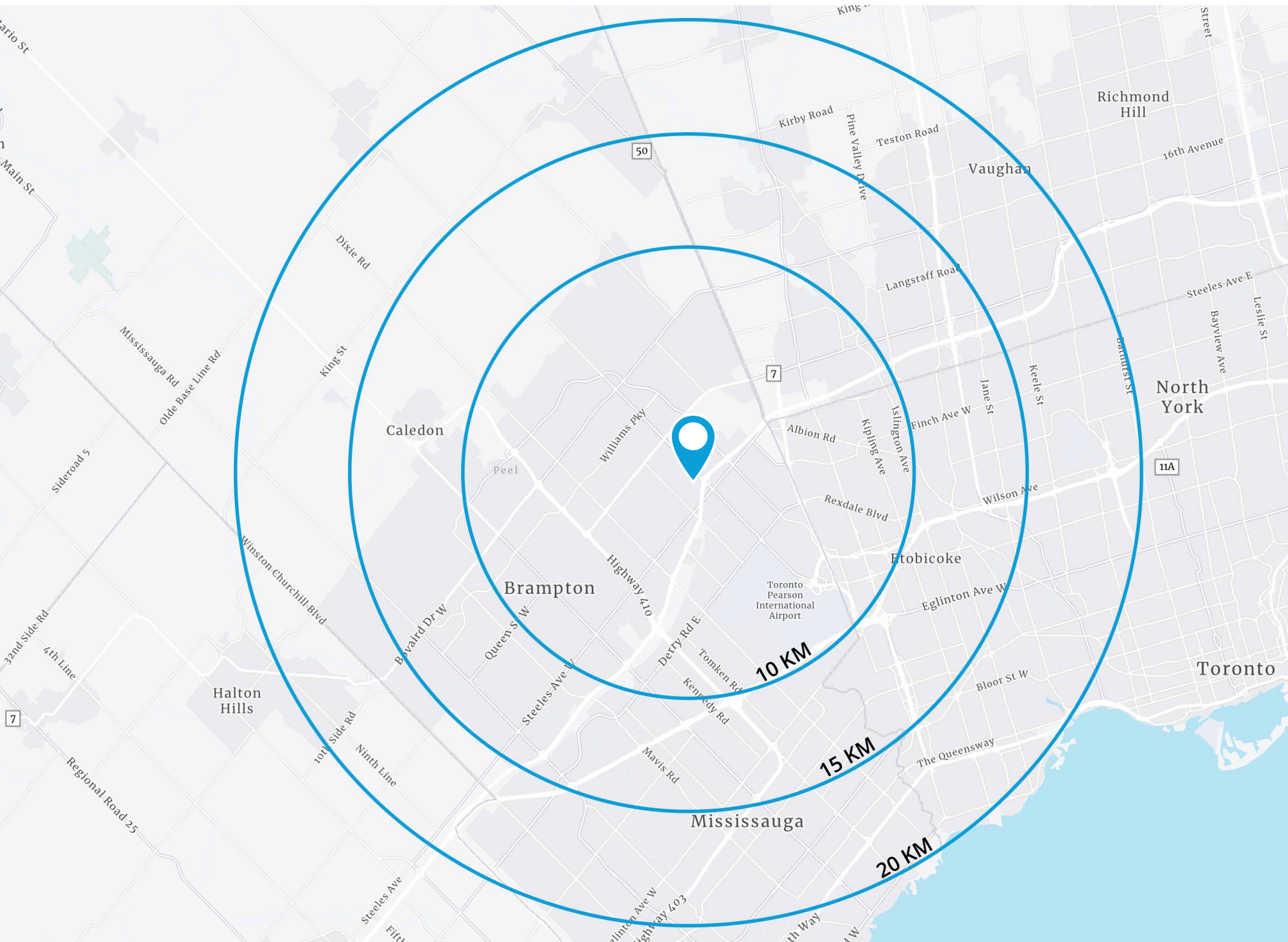


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Restaurants & Cafes



Demographics 89 Walker Drive



Population Overview

Within 10 KM | 689,410
 Within 15 KM | 1,624,334
 Within 20 KM | 2,711,155



Population in the Workforce

Within 10 KM | 379,776
 Within 15 KM | 900,282
 Within 20 KM | 1,522,217

27.2% of the population within 10 KM of 89 Walker Drive work in trades, transportation, equipment operations, manufacturing and utilities.



Median Age

Within 10 KM | 36.5
 Within 15 KM | 37.5
 Within 20 KM | 38.5

Brampton is centrally located in the middle of Canada's innovation corridor



Brampton is one of the fastest growing city in Canada

4th largest in Ontario

3rd largest in the GTA

9th largest in Canada



7 Transcontinental Highways

Accessing 158+ million North American consumers



Home to CN

The largest Intermodal Railway terminal in Canada

Contact Us Today

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