

ULTRA RARE LEASE OPPORTUNITY
BRAMALEA BUSINESS PARK



**LAND IMPROVEMENTS COMPLETE
AT 190 SUMMERLEA ROAD!
READY FOR IMMEDIATE OCCUPANCY**

190 SUMMERLEA RD

BRAMPTON | ON

324,190 SF with 10 Acres of Outside Storage Land

BONUS
CO-OP BROKER
COMMISSION

Speak to Leasing Agent
for details!

MICHAEL YULL*, SIOR

Executive Vice President

+1 905 501 6480

michael.yull@cushwake.com

FRASER PLANT*

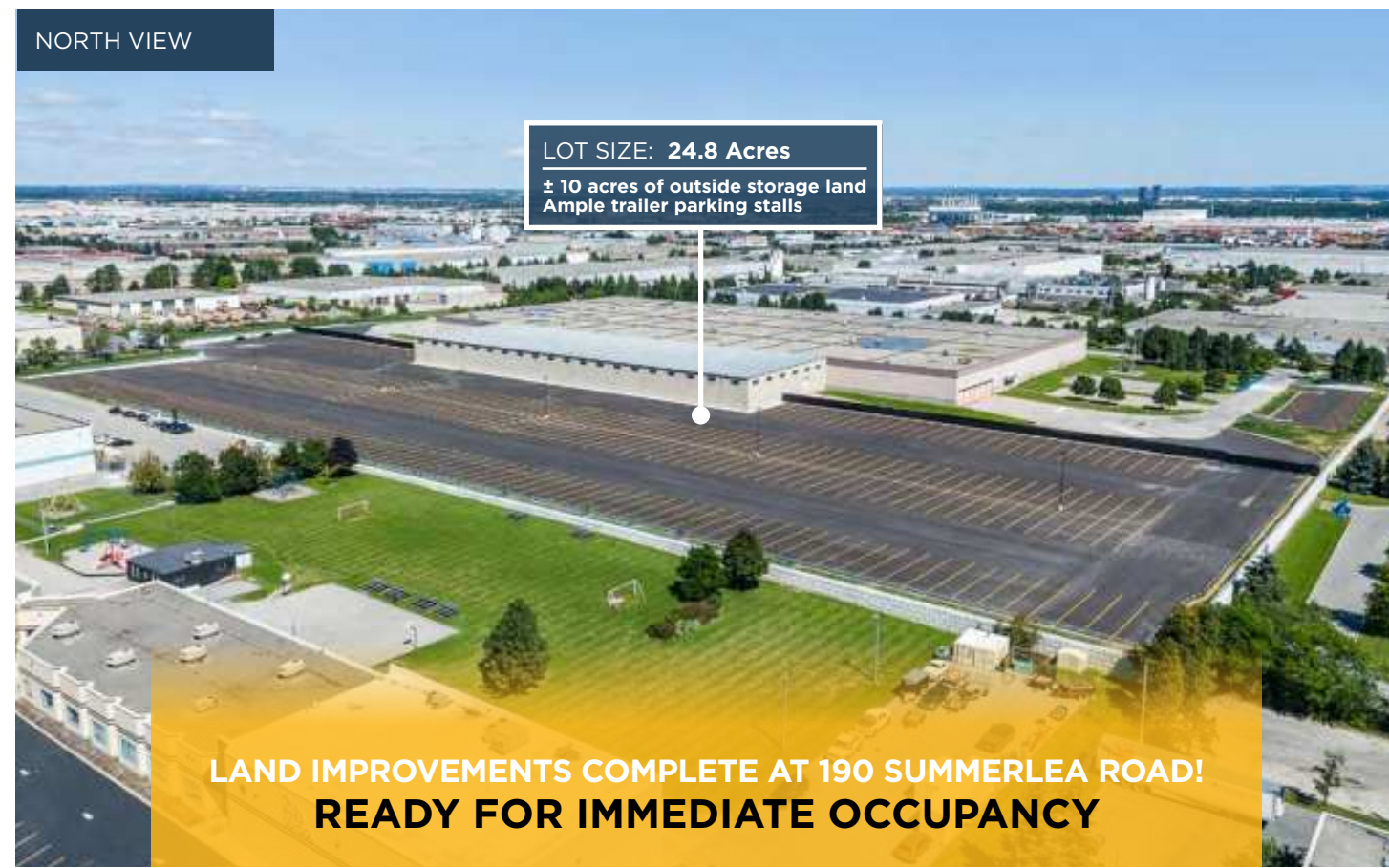
Executive Vice President

+1 905 501 6408

fraser.plant@cushwake.com

Property Specification

TOTAL SIZE:	324,190 SF	ZONING:	M3A
WAREHOUSE:	301,485 SF	LOT SIZE:	24.80 ACRES
OFFICE:	22,705 SF	ASKING RATE:	LAND - \$15,000/AC BUILDING - \$15.95 PSF
SHIPPING:	14 TRUCK LEVEL DOORS 2 DRIVE-IN DOORS	TMI:	\$4.75 (EST.)
CLEAR HEIGHT:	25'	POSSESSION:	IMMEDIATE
POWER:	1,600 AMPS @600 VOLTS	VEHICLE PARKING	151 STALLS



Sept, 2024

190 SUMMERLEA RD | BRAMPTON



Sept, 2024

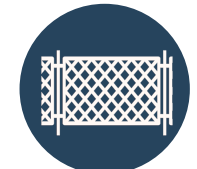
- 10 acres of improved outside storage land that can accommodate ample trailer parking positions
- Fully fenced with security gate access, well-lit and improved with asphalt. Tractor plug-in area and guard house available at additional costs
- Well-maintained, clean warehouse, upgraded with LED lighting and Cambridge HVAC system
- Additional truck level doors may be added, speak to Listing Agents

Site Plan

LAND IMPROVEMENTS INCLUDE:



Asphalt finish



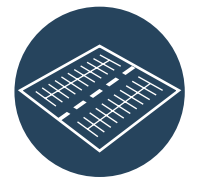
Fully secured;
Gated & fenced



Light standards
throughout yard



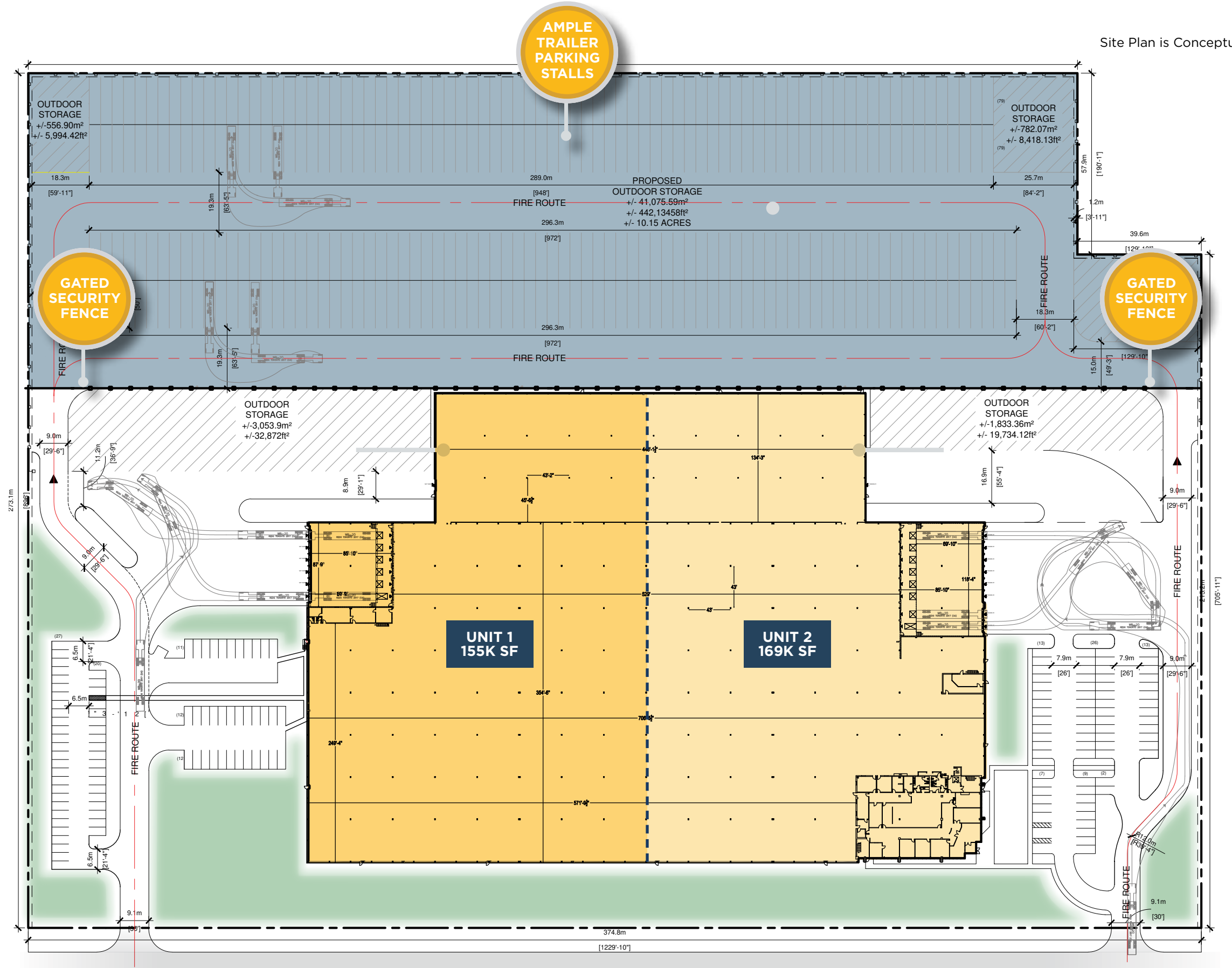
Ample trailer
parking stalls



Flexible yard and building lease
configurations available

WATCH ANIMATED 3D VIDEO

Site Plan is Conceptual





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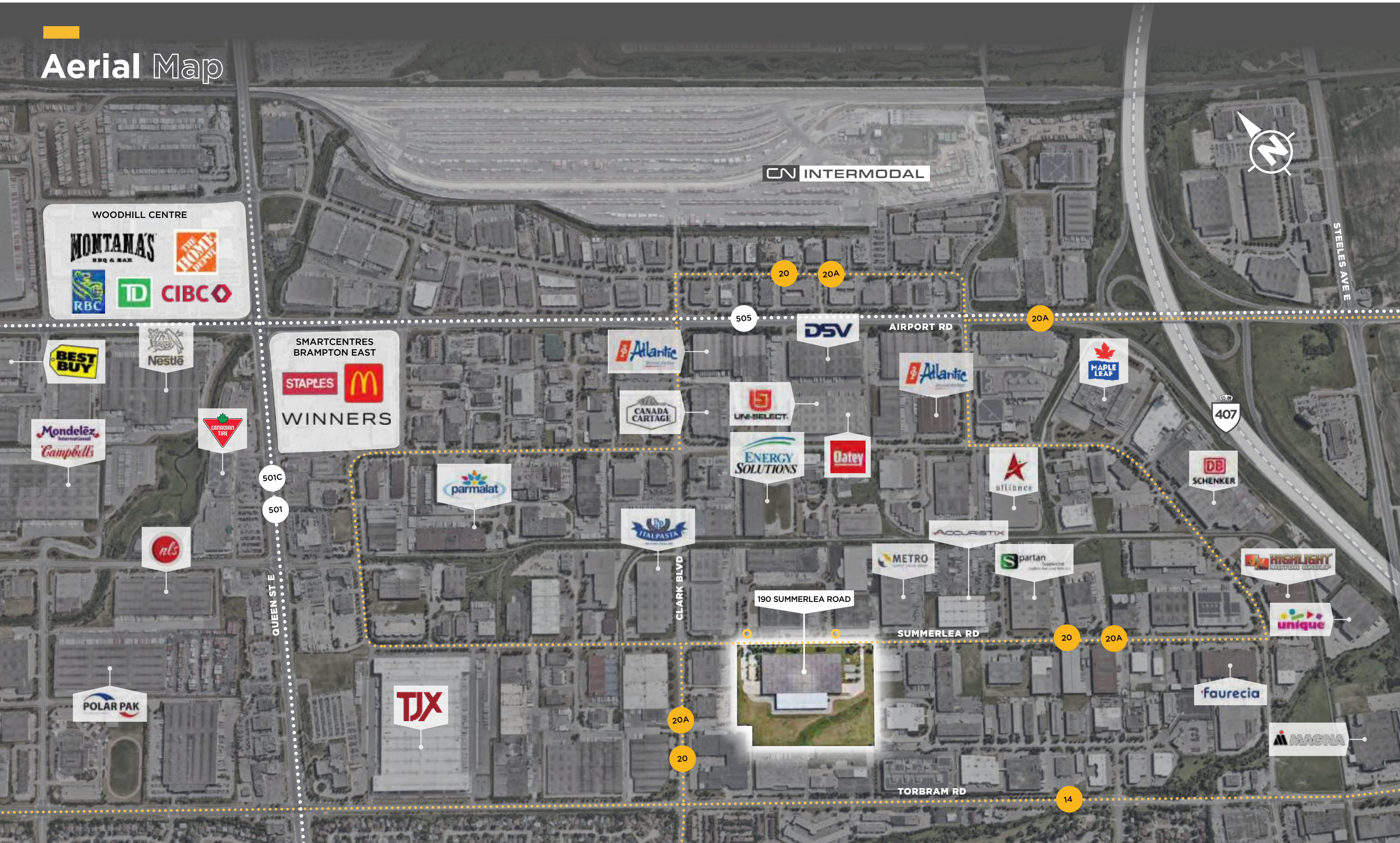


Sept, 2024





Aerial Map



CN INTERMODAL

WOODHILL CENTRE

MONTANAS BBQ & BAZ

THE HOME DEPOT

RBC

TD

CIBC

SMARTCENTRES BRAMPTON EAST

STAPLES

McDonald's

WINNERS

505

20

20A

AIRPORT RD

20A

407

BEST BUY

Nestlé

Mondelez International

Campbell's

CANADIAN TIRE

501C

501

QUEEN ST E

Atlantic

DSV

Atlantic

MAPLE LEAF

CANADA CARTAGE

UNI-SELECT

ENERGY SOLUTIONS

Oatey

alliance

DB SCHENKER

parmalat

ITAL PASTA

ACCURSTIX

METRO

spartan

HIGHLIGHT

190 SUMMERLEA ROAD

SUMMERLEA RD

20

20A

unique

POLAR PAK

TJX

20A

20



METRO

spartan

faurecia

MAGNA

TORBRAM RD

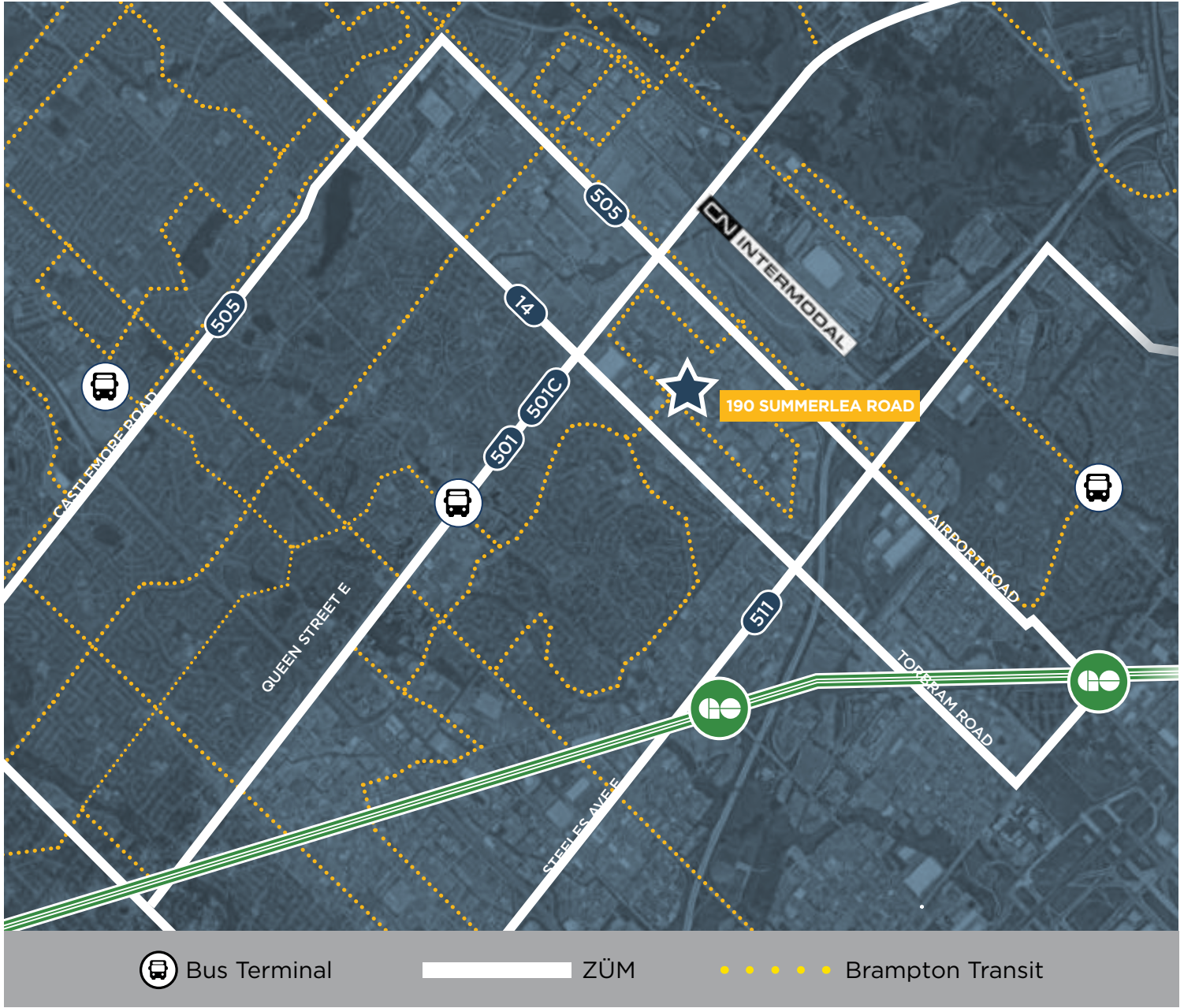
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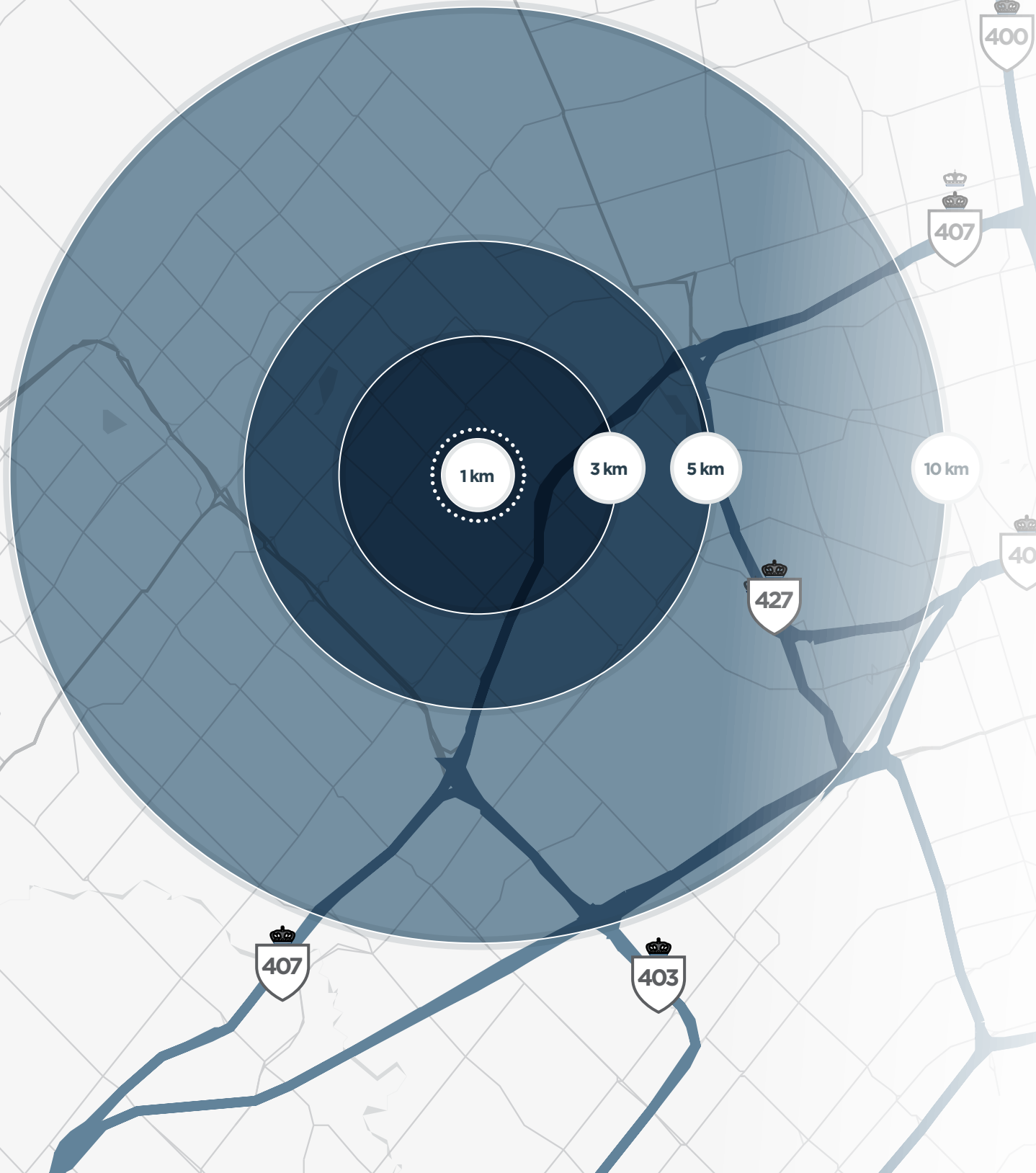
STEELES AVE E

Connectivity

Advantageously located within minutes of the CN Brampton Intermodal, one of Canada's largest intermodals, providing large occupiers with a strategic location for access. Close proximity to Highways 407, 410 and 427 offers occupiers access to major thoroughfares allowing them to connect with customers, Pearson Intl. Airport and Peel Region's vibrant labour market. Additionally, 190 Summerlea is also well connected to public transit with a Zum transit stop at its doorstep.



Talent & Demographics



Median Age
within 10 km radius
39



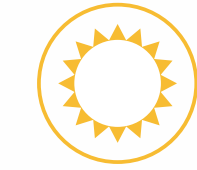
Median Household Income
within 10 km radius
\$102,390



Employment Rate
within 10 km radius
55%



Total Population
within 10 km radius
612,753



Daytime Population
within 10 km radius
915,627



Total Households
within 10 km radius
179,485

	1 km	3 km	5 km	10 km
Total Population	3,479	43,478	141,320	612,753
Average Age	39	39	39	39
Daytime Population	2,523	68,103	230,831	915,627
Average Household Income	86,874	97,857	104,364	113,047
University certificate, diploma or degree	478 (13.74%)	6,891 (15.85%)	23,624 (16.72%)	111,427 (18.18%)



FOR LEASE

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For more information, please contact:

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Cushman & Wakefield ULC, Brokerage

1 Prologis Boulevard, Suite 300

Mississauga, ON L5W 0G2

cushmanwakefield.com