



FOR SUBLEASE

8495 GOREWAY DRIVE,
BRAMPTON

UP TO ±150,000 SF AMBIENT | UP TO ±155,000 REFRIGERATED | FLEXIBILITY ON CONFIGURATION



leetoronto.com

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DETAILS

8495 GOREWAY DRIVE, BRAMPTON

AT A GLANCE

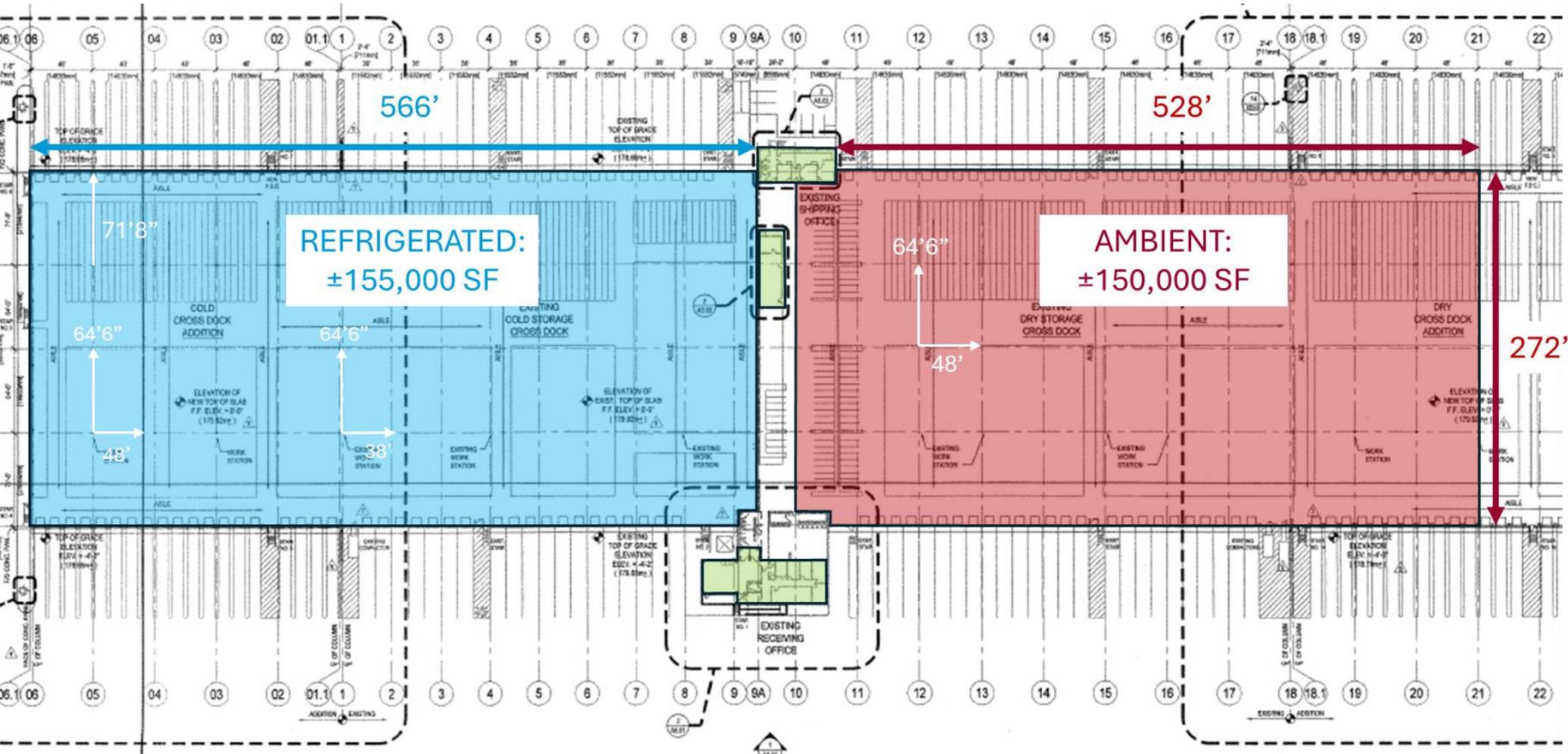
Location	Goreway Drive / Highway 407	
Unit Size	Ambient:	±150,000 SF
	Refrigerated:	±155,000 SF
Refrigeration Range	35°F - 41°F 2°C - 9°C	
Clear Height	26'	
Shipping Doors	±156 Truck Level Doors (9' x 8') 2 Drive-In Doors (14' x 12')	
Column Size	64'6" x 48"	
Office & Trailer Parking	<i>Subject to size, configuration, and operational compatibility. Not fixed allocations.</i>	
Amps	400 (TBC)	
Staging Bay	71'8"	
Asking Price	Contact Listing Agents <i>Sublease subject to sublandlord and head landlord approval.</i>	



[Click here to view the 3D Virtual Tour!](#)

FLOOR PLAN - FULL

8495 GOREWAY DRIVE, BRAMPTON



FLOOR PLAN - AMBIENT

8495 GOREWAY DRIVE, BRAMPTON

DEMISING OPTIONS*

TOTAL SIZE	±150,000 SF
#1	±100,000 SF
#2	±75,000 SF
#3	±50,000 SF
#4	±25,000 SF

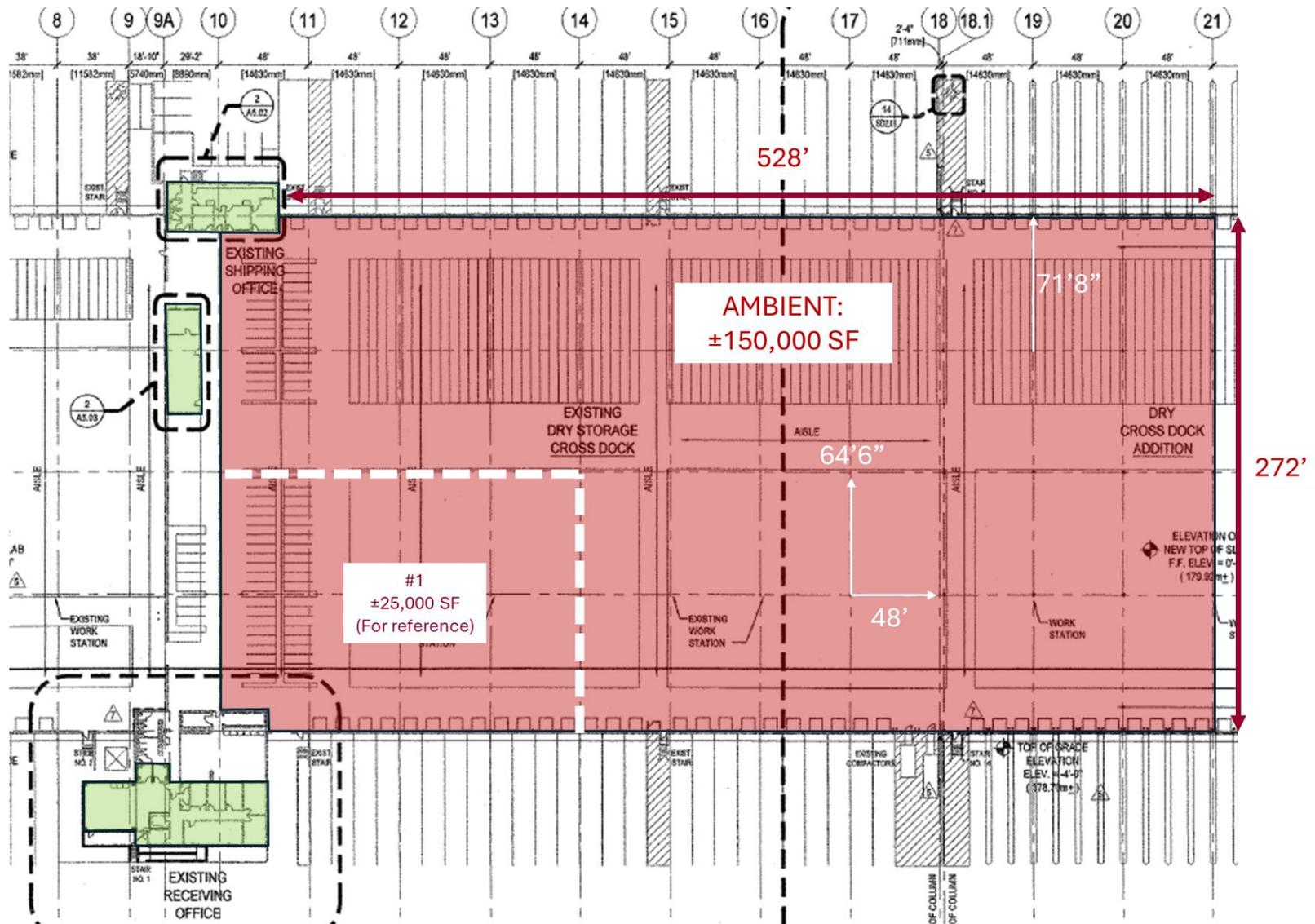
DRY WAREHOUSE

WIDTH	±528'
LENGTH	±272'
CLEAR HEIGHT	24'-28'
DOOR COUNT	±78 ±39 / Side

OFFICE SPACE

Subject to size, configuration, and operational compatibility. Not fixed allocations.

*Illustrative Only



FLOOR PLAN - REFRIGERATED

8495 GOREWAY DRIVE, BRAMPTON

DEMISING OPTIONS*

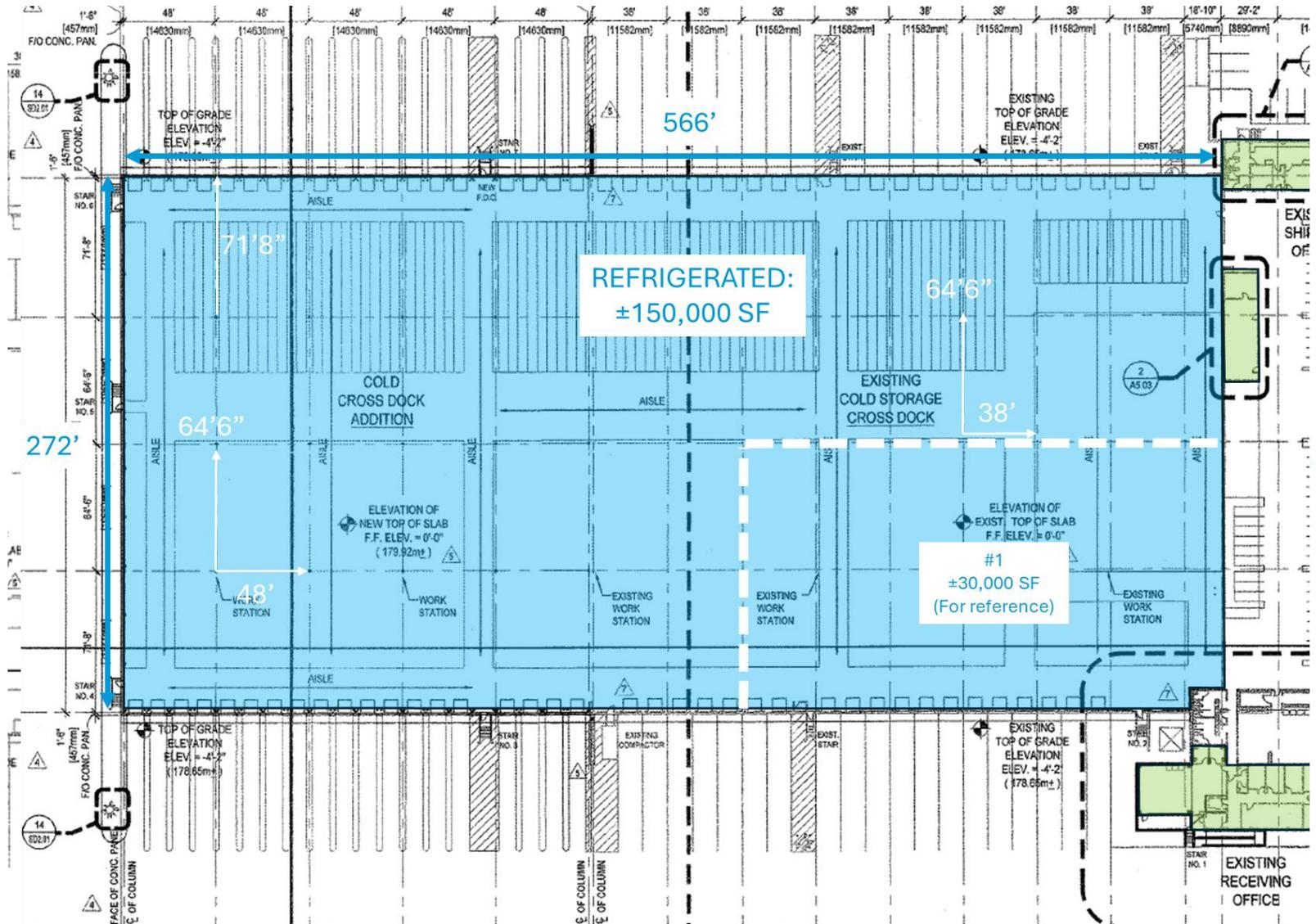
TOTAL SIZE	±155,000 SF
#1	±60,000 SF
#2	±30,000 SF

REFRIGERATED WAREHOUSE

WIDTH	±566'
LENGTH	±272'
CLEAR HEIGHT	24'-28'
DOOR COUNT	±78 ±39 / Side
TEMP RANGE	35°F - 41°F 2°C - 9°C

OFFICE SPACE

Subject to size, configuration, and operational compatibility. Not fixed allocations.



*Illustrative Only

EXTERIOR PHOTOS

8495 GOREWAY DRIVE, BRAMPTON

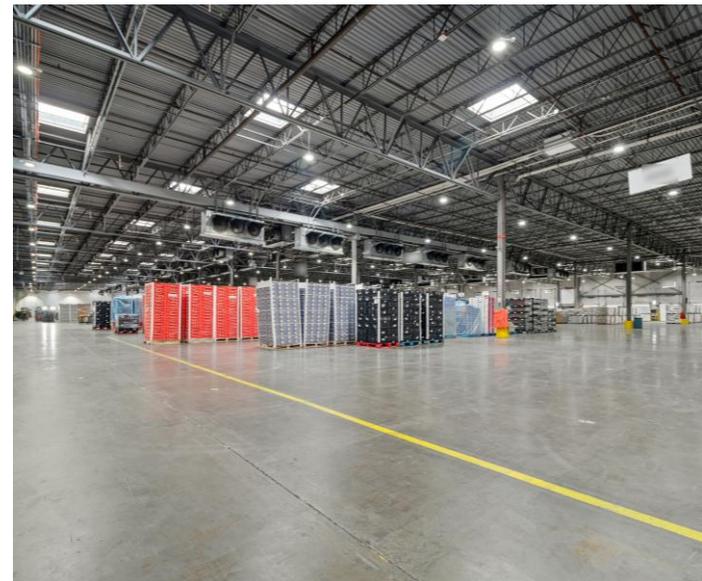
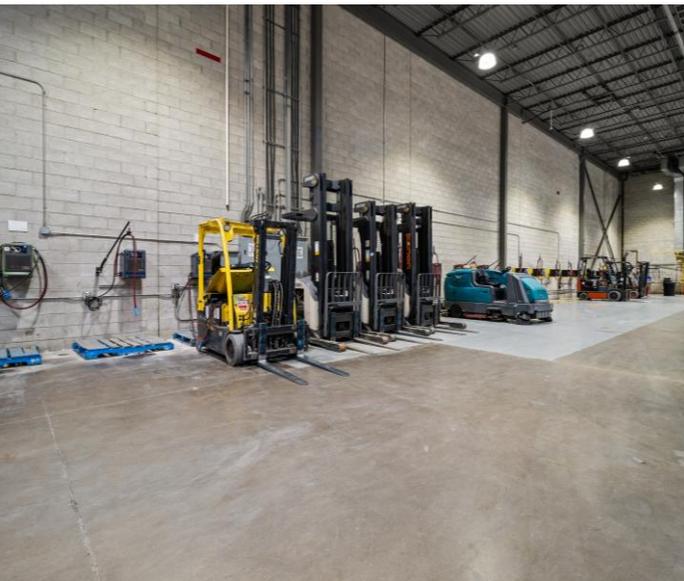
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INTERIOR PHOTOS

8495 GOREWAY DRIVE, BRAMPTON

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LABOUR & DEMOGRAPHICS

8495 GOREWAY DRIVE, BRAMPTON

58%
EMPLOYMENT
RATE

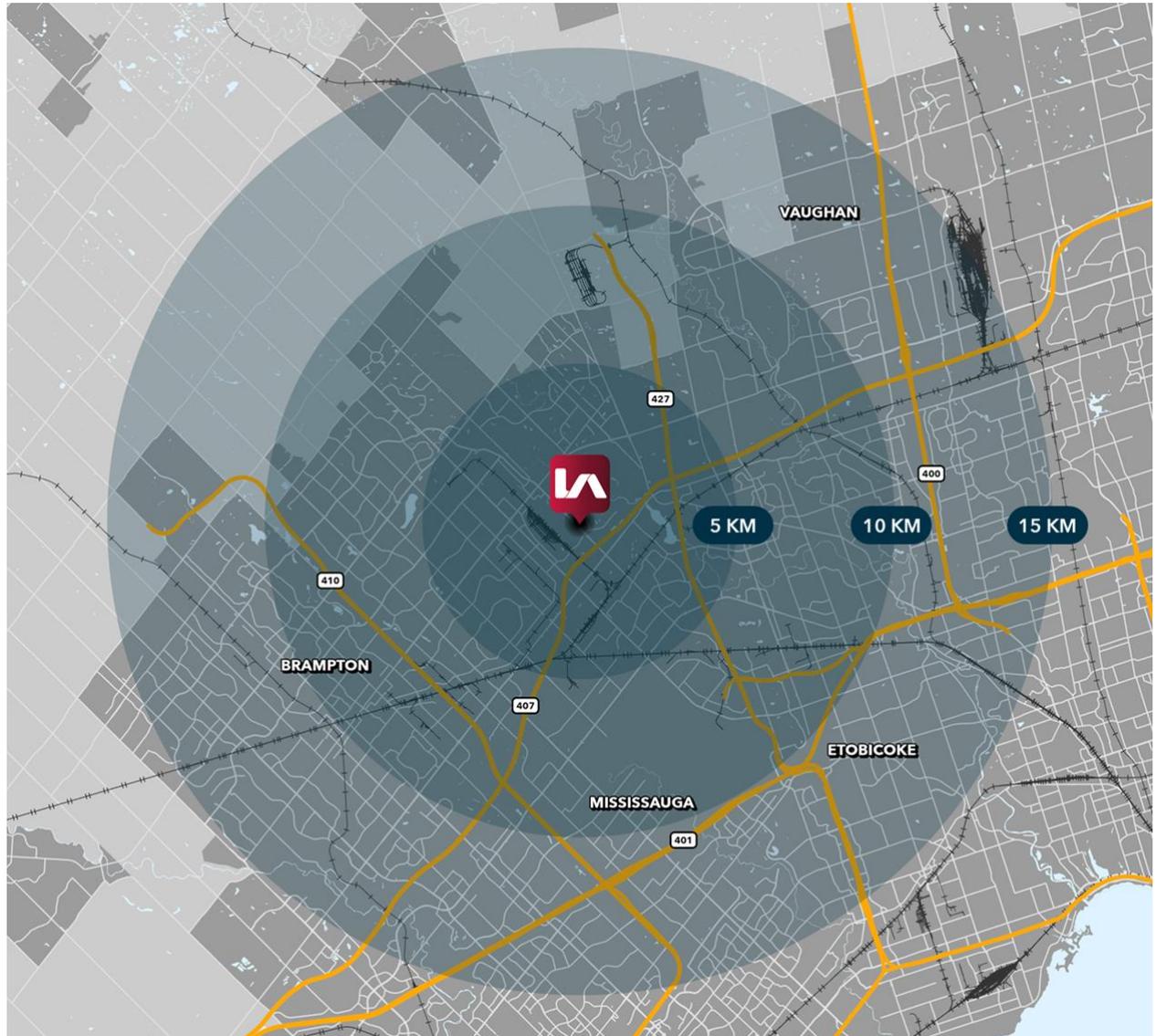
656,000
TOTAL
POPULATION

355,000
LABOUR
FORCE

Located in the heart of the Greater Toronto Area, **Brampton** provides direct access to a regional workforce of over 4.3 million skilled professionals and a diverse customer base.

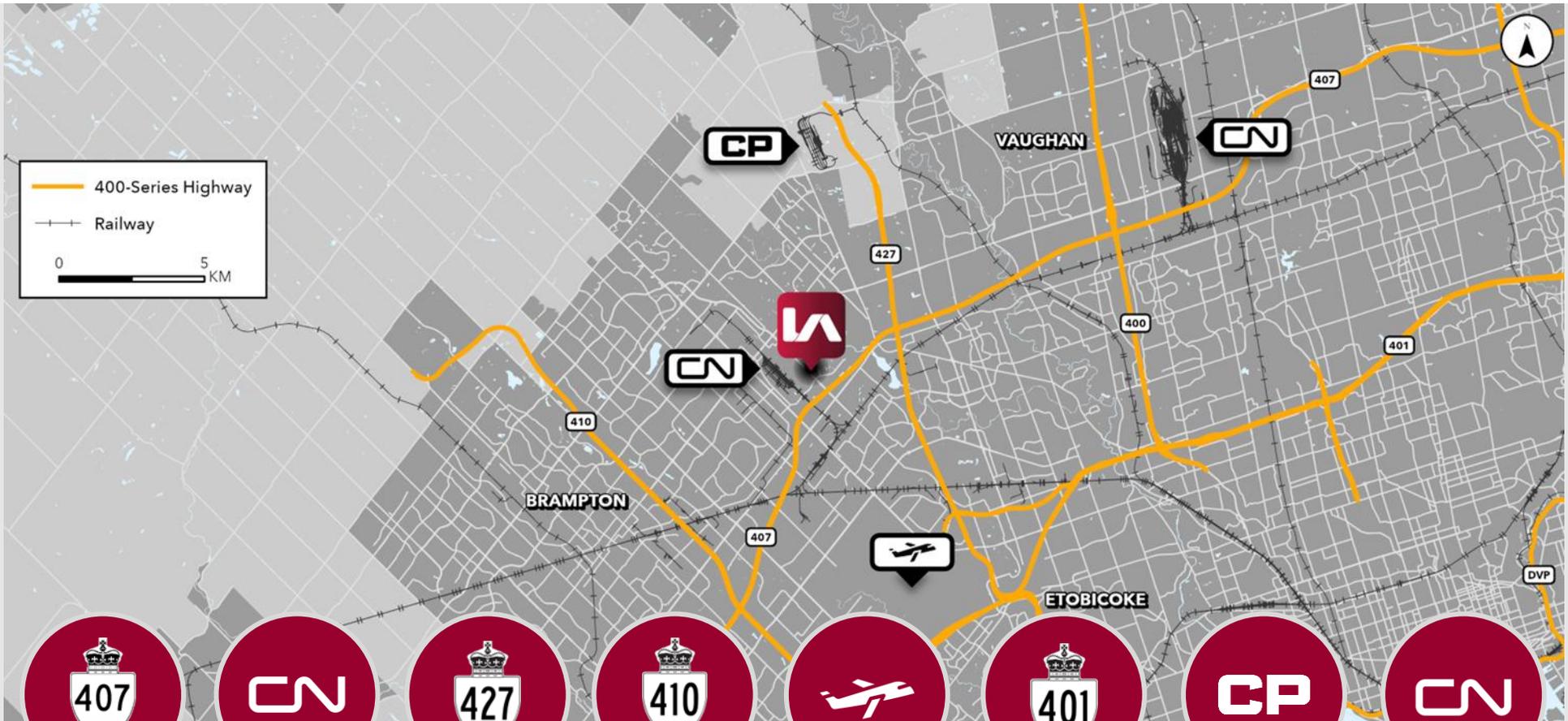
The city benefits from exceptional transportation connectivity via Highways 401, 407, and 410, and is situated just minutes from Toronto Pearson International Airport, ensuring seamless access to both domestic and global markets. Brampton's economy is driven by strength in logistics, advanced manufacturing, and innovation-based sectors, supported by a growing ecosystem of more than 1,500 manufacturing firms and 11,000+ logistics and warehousing employers.

A key competitive advantage is the CN Intermodal Terminal, one of the largest intermodal rail hubs in North America. This cutting-edge facility enables high-volume freight movement and streamlines supply chains by integrating rail and trucking services. It plays a critical role in establishing Brampton as a premier logistics and distribution hub within Canada.



LOCATION

8495 GOREWAY DRIVE, BRAMPTON



HIGHWAY
407

1 KM
3 Mins



CN RAIL
BRAMPTON YARD

2 KM
4 Mins



HIGHWAY
427

5 KM
6 Mins



HIGHWAY
410

8 KM
10 Mins



TORONTO
PEARSON AIRPORT

13 KM
12 Mins



HIGHWAY
401

15 KM
14 Mins



CP INTERMODAL
VAUGHAN YARD

16 KM
16 Mins



CN RAIL
VAUGHAN YARD

18 KM
20 Mins

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