



FOR SUBLEASE

8495 GOREWAY DRIVE,
BRAMPTON

±150,000 SQ. FT. | DEMISABLE WAREHOUSE CROSS DOCK

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

leetoronto.com

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DETAILS

8495 GOREWAY DRIVE, BRAMPTON

AT A GLANCE

Location	Goreway Drive / Highway 407
Unit Size	Warehouse: 150,000 SF Office: 2,500 SF Cold Storage: 30,000 SF
Refrigeration Range	35°F - 41°F 2°C - 9°C
Clear Height	24' - 28'
Shipping Doors	±48 Truck Level Doors 2 Drive-In Doors (14' x 12')
Column Size	64'6" x 48"
Trailer Parking	Up to 100 Available
Amps	400 (TBC)
Staging Bay	71'8"
Asking Price	Contact Listing Agents



FLOOR PLAN

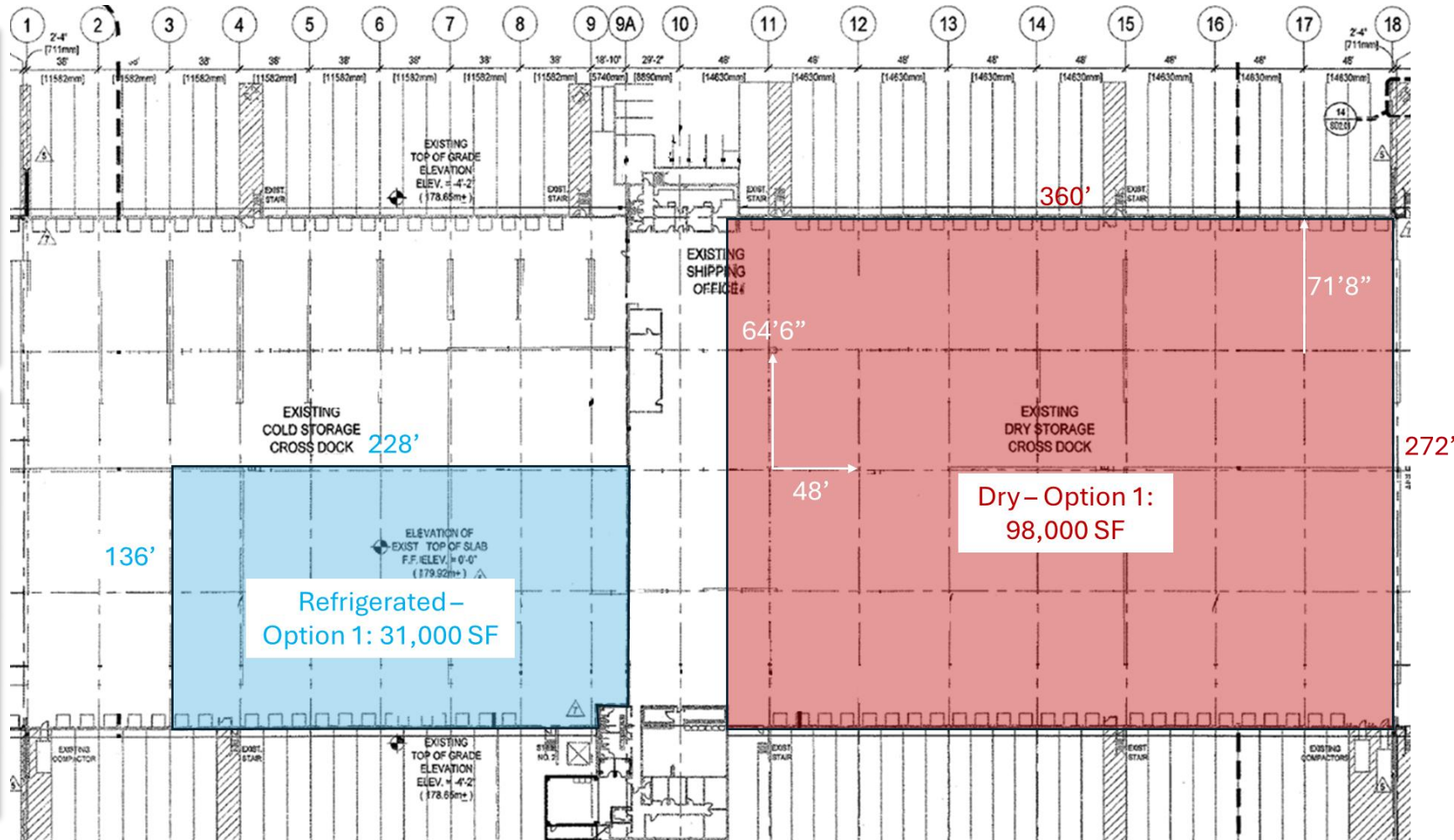
8495 GOREWAY DRIVE, BRAMPTON

DRY WAREHOUSE

WIDTH	±360'
LENGTH	±272'
TOTAL SIZE	±98,000 SF
CLEAR HEIGHT	24'-28'
DOOR COUNT	±25 & ±25

REFRIGERATED WAREHOUSE

WIDTH	±228'
LENGTH	±136'
TOTAL SIZE	±31,000 SF
TEMP RANGE	35° F - 41° F 2° C - 5° C
CLEAR HEIGHT	24'-28'
DOOR COUNT	±14



DEMISING OPTIONS

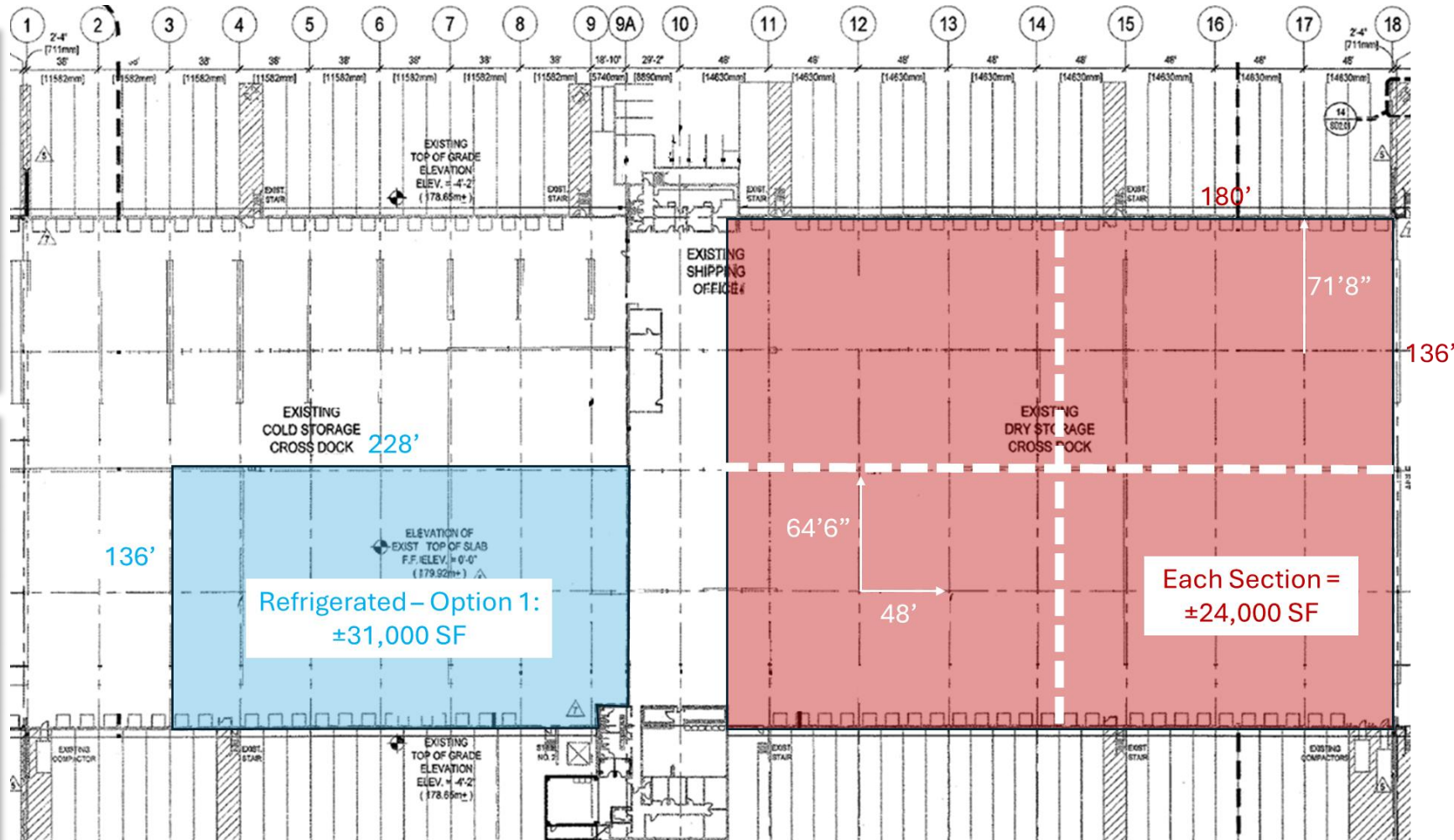
8495 GOREWAY DRIVE, BRAMPTON

DRY WAREHOUSE (DEMISED)

WIDTH	±180'
LENGTH	±136'
TOTAL SIZE	±24,000 SF
CLEAR HEIGHT	24'-28'
DOOR COUNT	±25 & ±25

REFRIGERATED WAREHOUSE

WIDTH	±228'
LENGTH	±136'
TOTAL SIZE	±31,000 SF
TEMP RANGE	35° F - 41° F 2° C - 5° C
CLEAR HEIGHT	24'-28'
DOOR COUNT	±14



EXTERIOR PHOTOS

8495 GOREWAY DRIVE, BRAMPTON

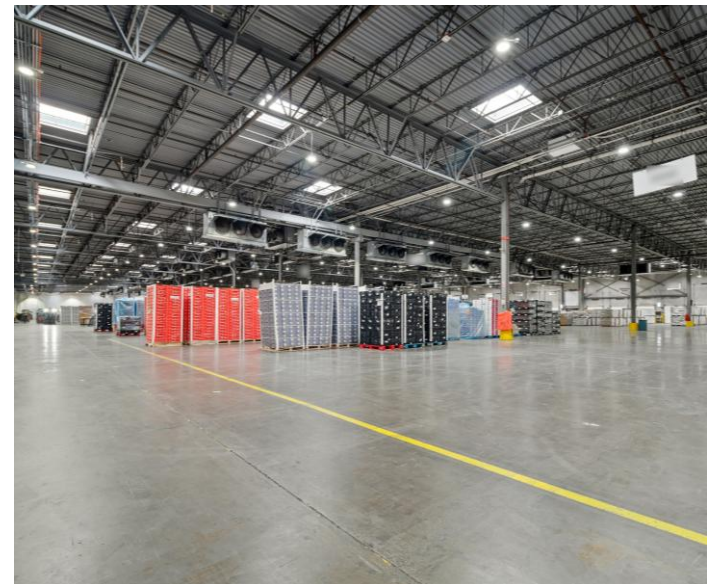
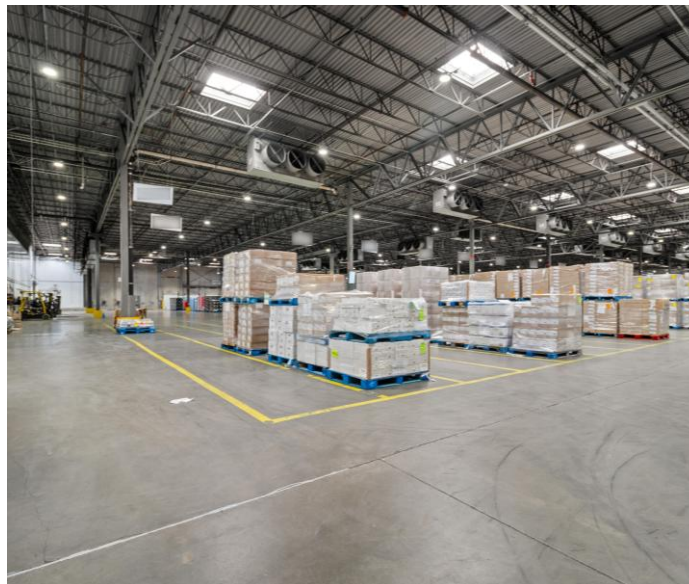
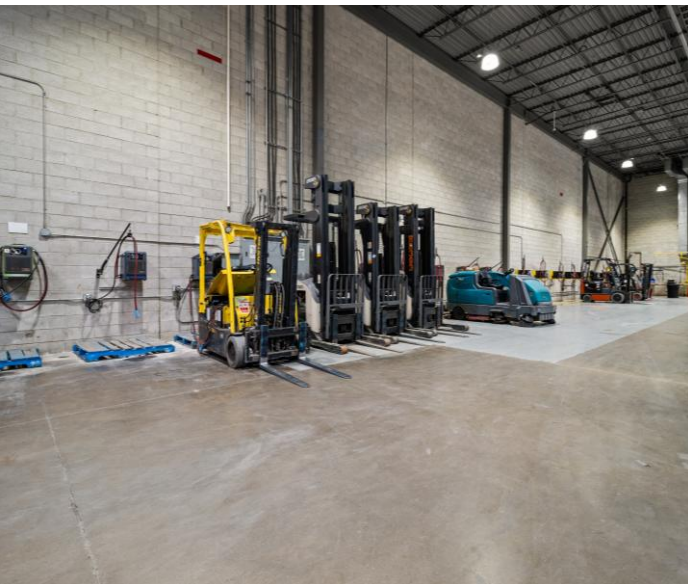
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INTERIOR PHOTOS

8495 GOREWAY DRIVE, BRAMPTON

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LABOUR & DEMOGRAPHICS

8495 GOREWAY DRIVE, BRAMPTON



58%
EMPLOYMENT
RATE

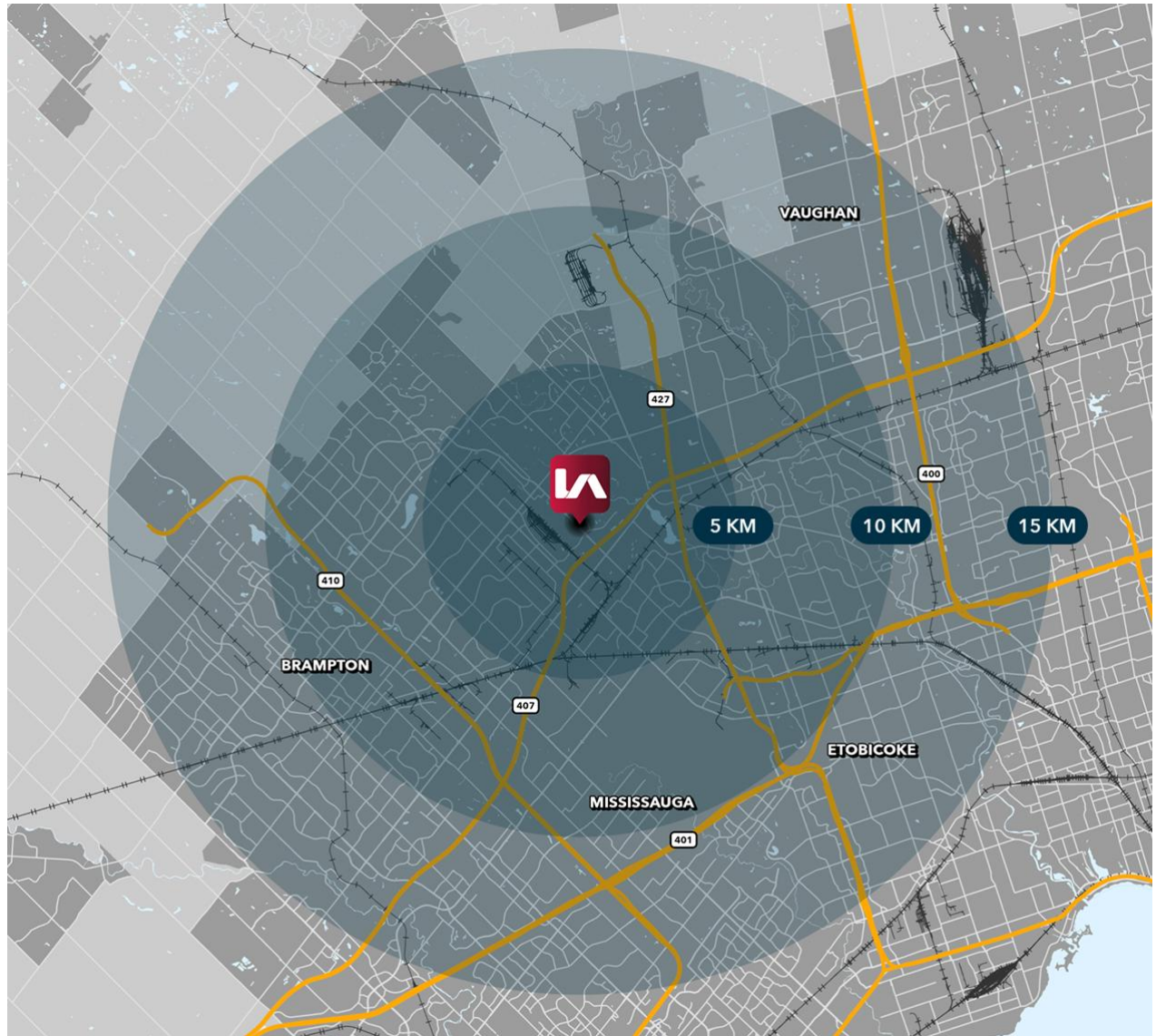
656,000
TOTAL
POPULATION

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.

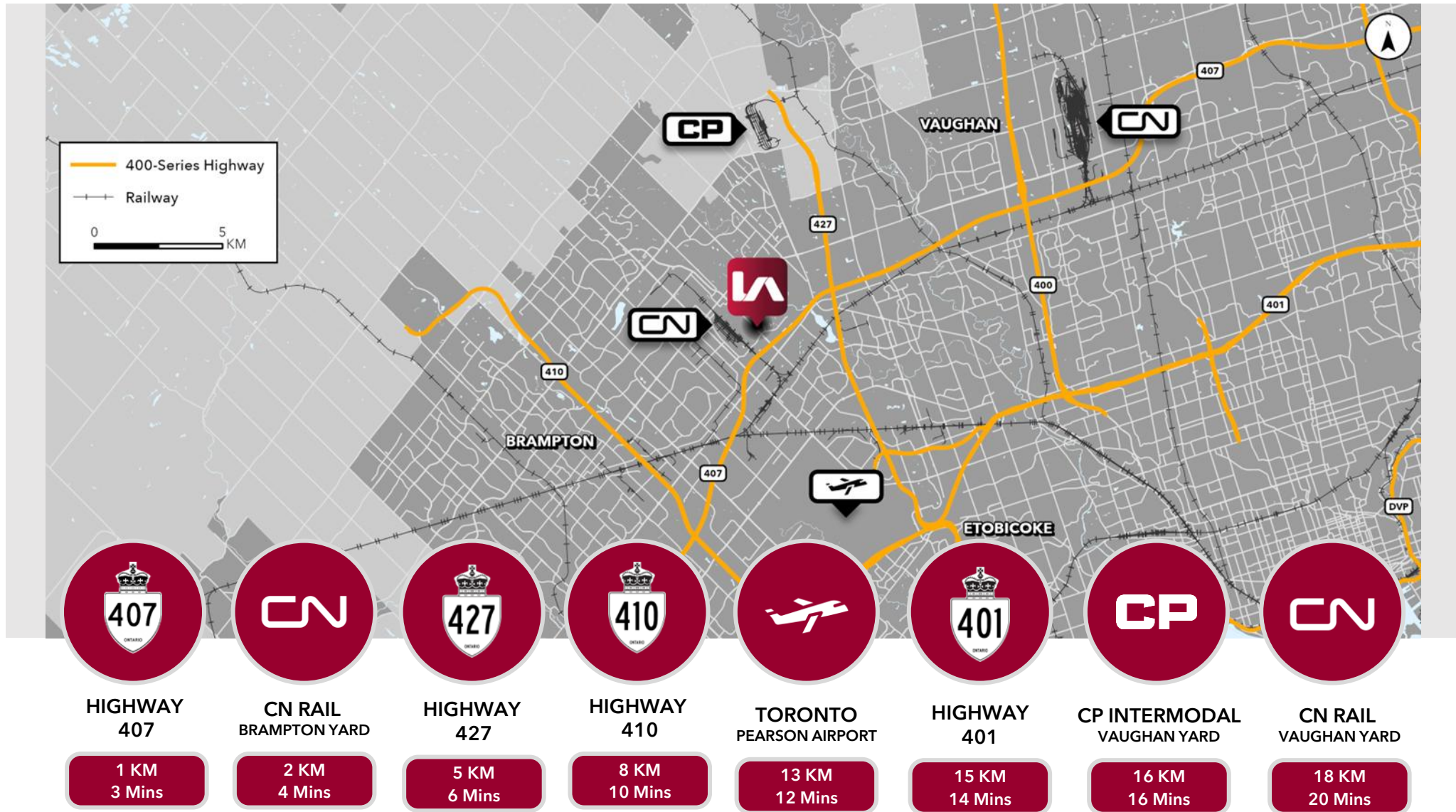
The city benefits from exceptional transportation connectivity via Highways 401, 407, and 410, and is situated just minutes from Toronto Pearson International Airport, ensuring seamless access to both domestic and global markets. Brampton's economy is driven by strength in logistics, advanced manufacturing, 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

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