



# FOR SUBLEASE

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

8495 GOREWAY DRIVE,  
BRAMPTON



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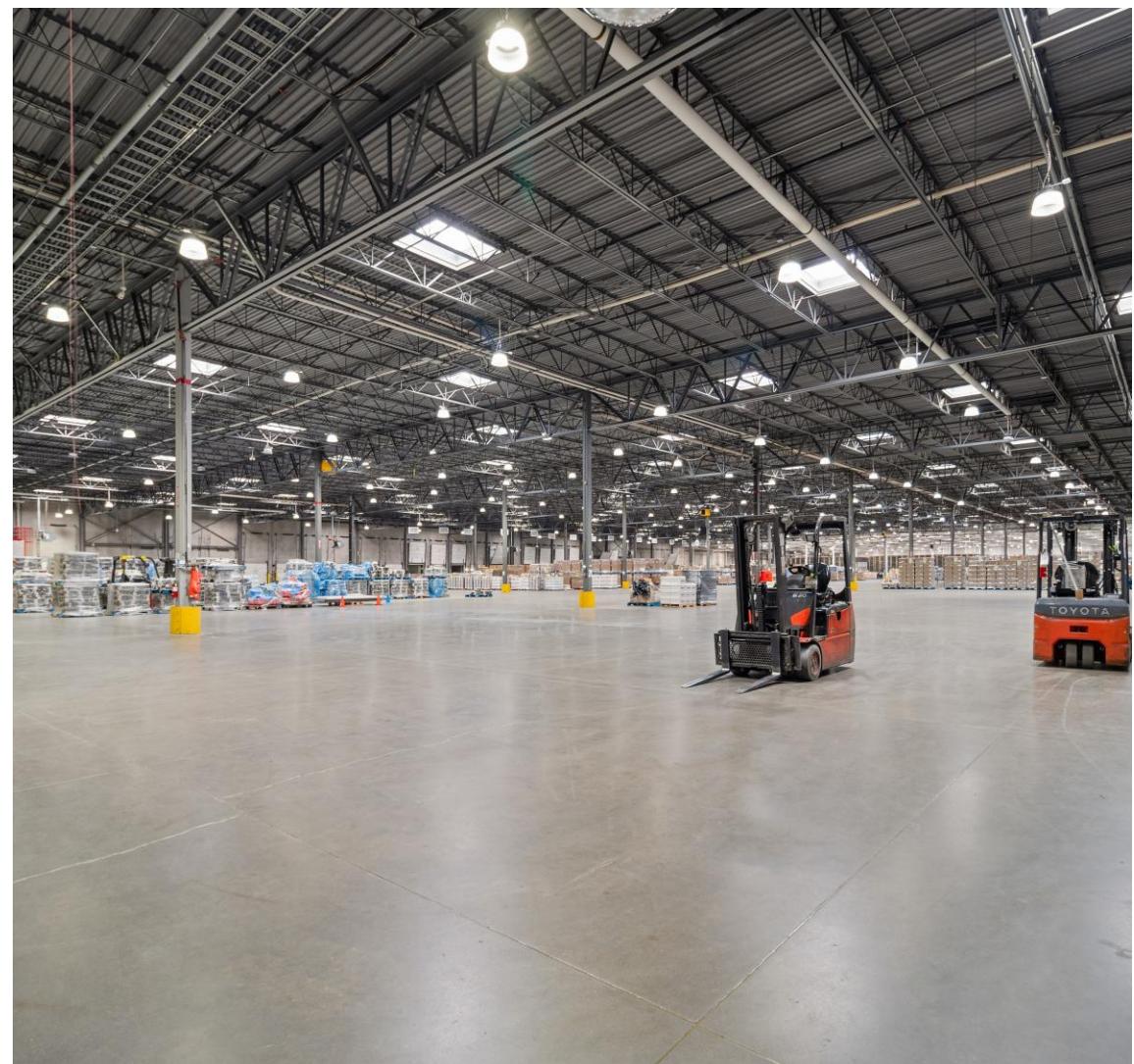
# DETAILS

8495 GOREWAY DRIVE, BRAMPTON

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COMMERCIAL REAL ESTATE SERVICES

## 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	<b>Contact Listing Agents</b>



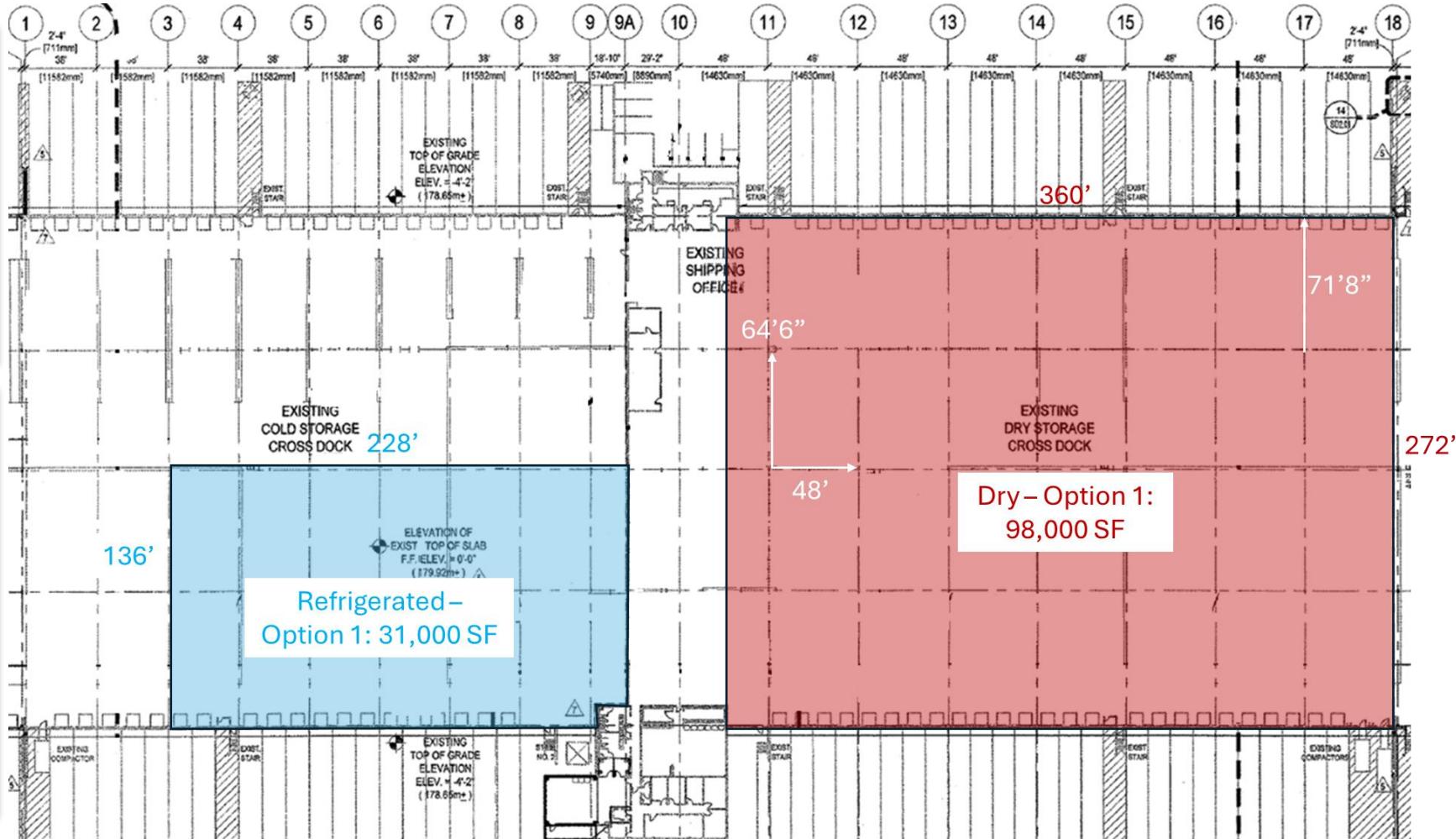
# FLOOR PLAN

## 8495 GOREWAY DRIVE, BRAMPTON



DRY WAREHOUSE	
<b>WIDTH</b>	±360'
<b>LENGTH</b>	±272'
<b>TOTAL SIZE</b>	±98,000 SF
<b>CLEAR HEIGHT</b>	24'-28'
<b>DOOR COUNT</b>	±25 & ±25

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



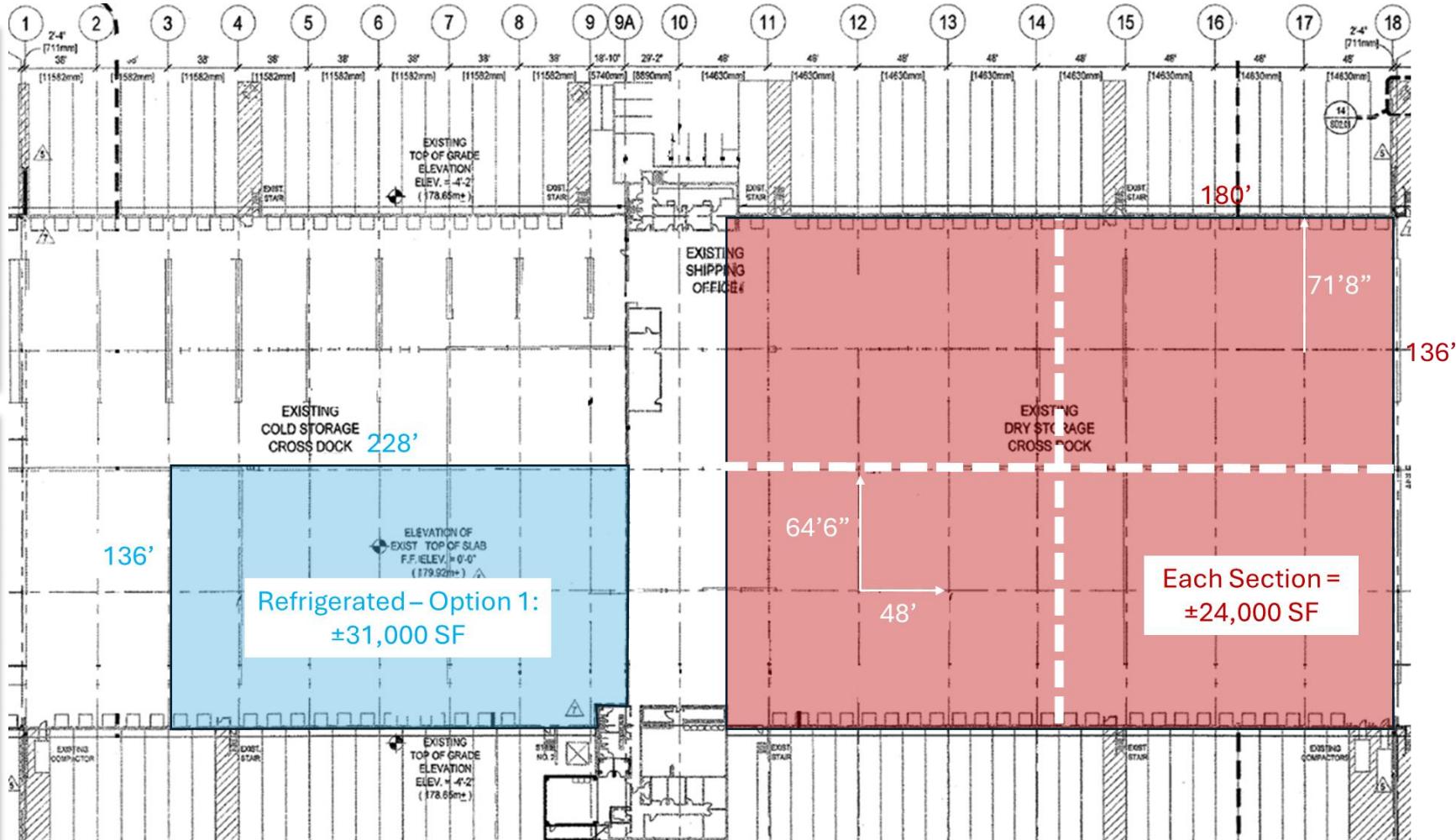
# DEMISING OPTIONS

## 8495 GOREWAY DRIVE, BRAMPTON



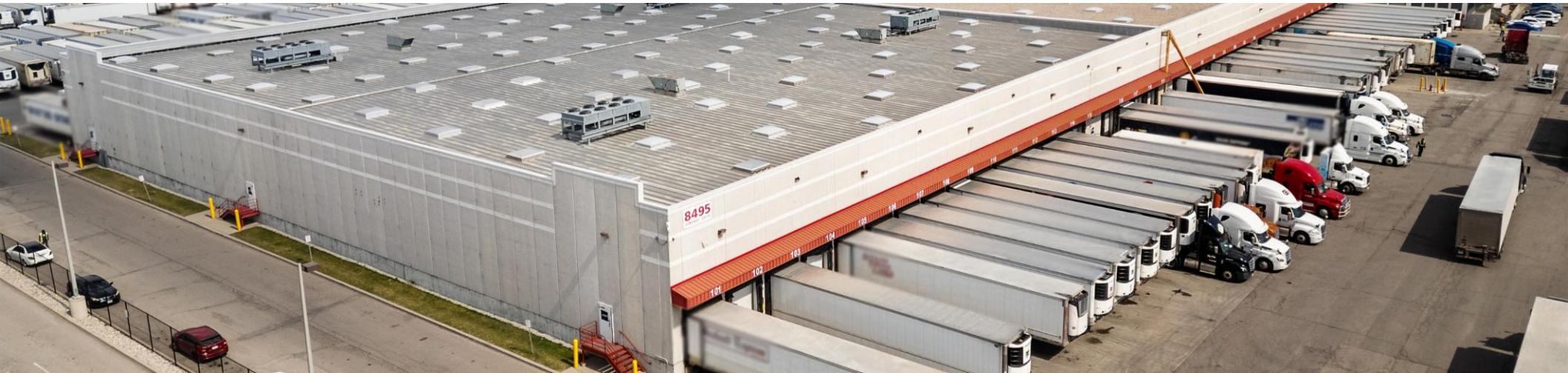
<b>DRY WAREHOUSE (DEMISED)</b>	
<b>WIDTH</b>	±180'
<b>LENGTH</b>	±136'
<b>TOTAL SIZE</b>	±24,000 SF
<b>CLEAR HEIGHT</b>	24'-28'
<b>DOOR COUNT</b>	±25 & ±25

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



# EXTERIOR PHOTOS

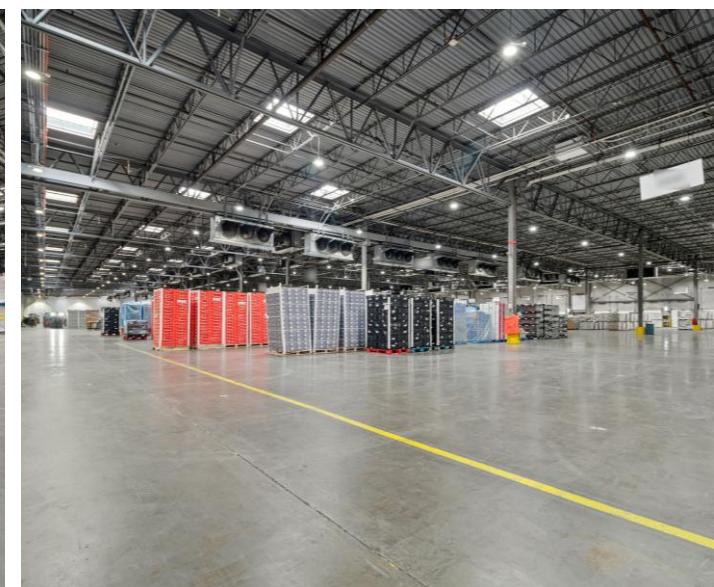
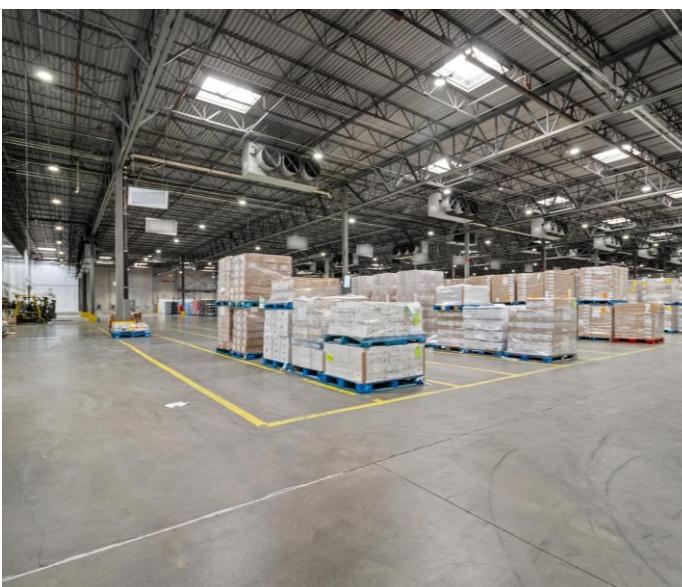
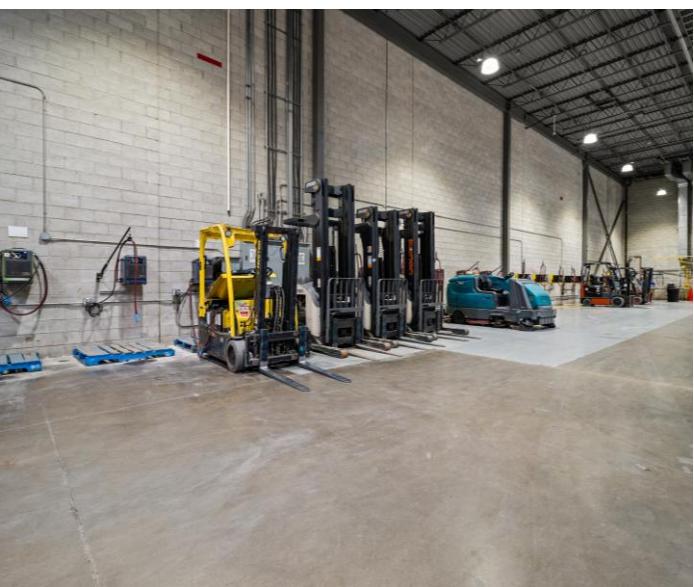
## 8495 GOREWAY DRIVE, BRAMPTON



# INTERIOR PHOTOS

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# LABOUR & DEMOGRAPHICS

8495 GOREWAY DRIVE, BRAMPTON

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**58%**  
EMPLOYMENT  
RATE

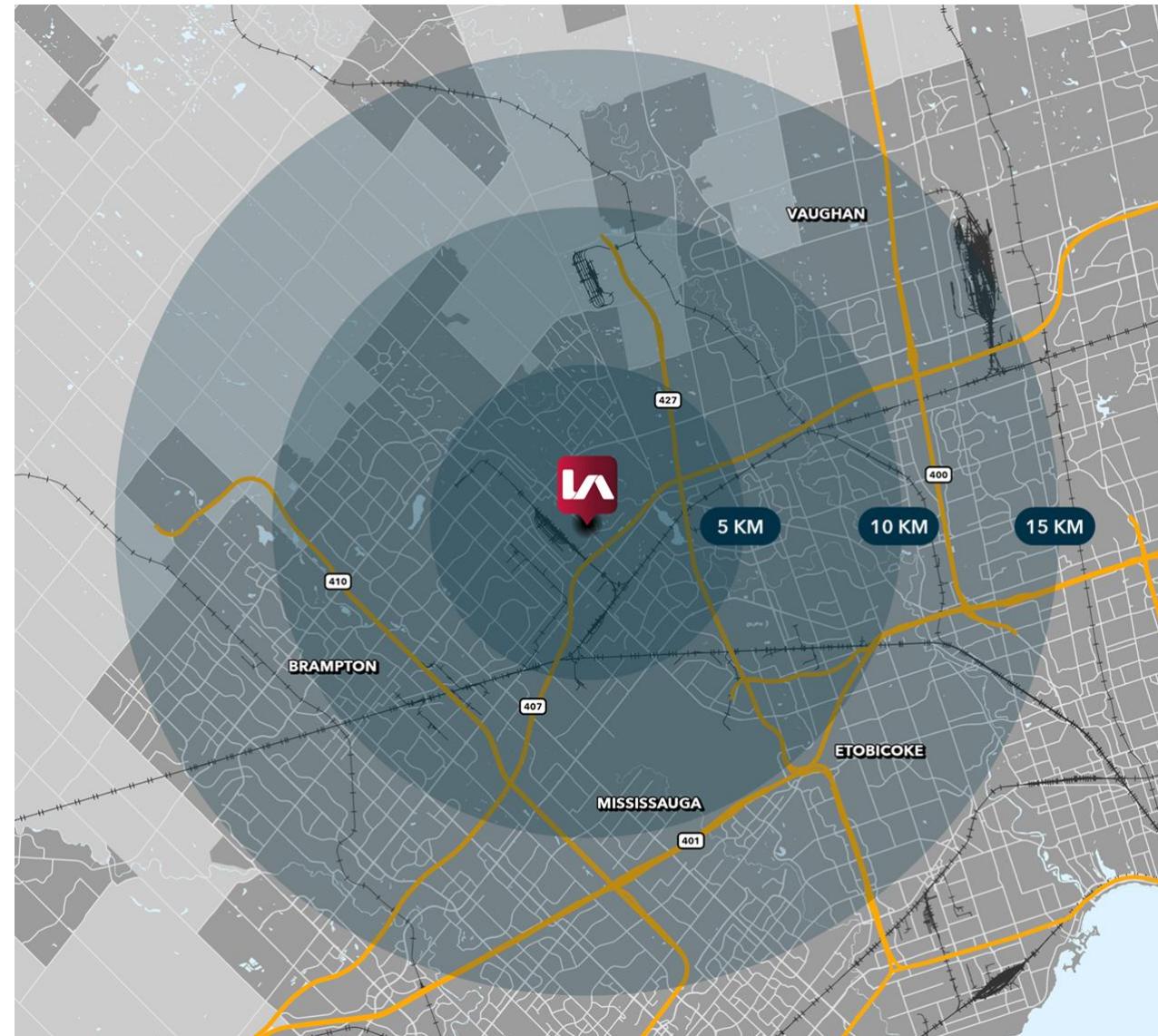
**656,000**  
TOTAL  
POPULATION

**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.

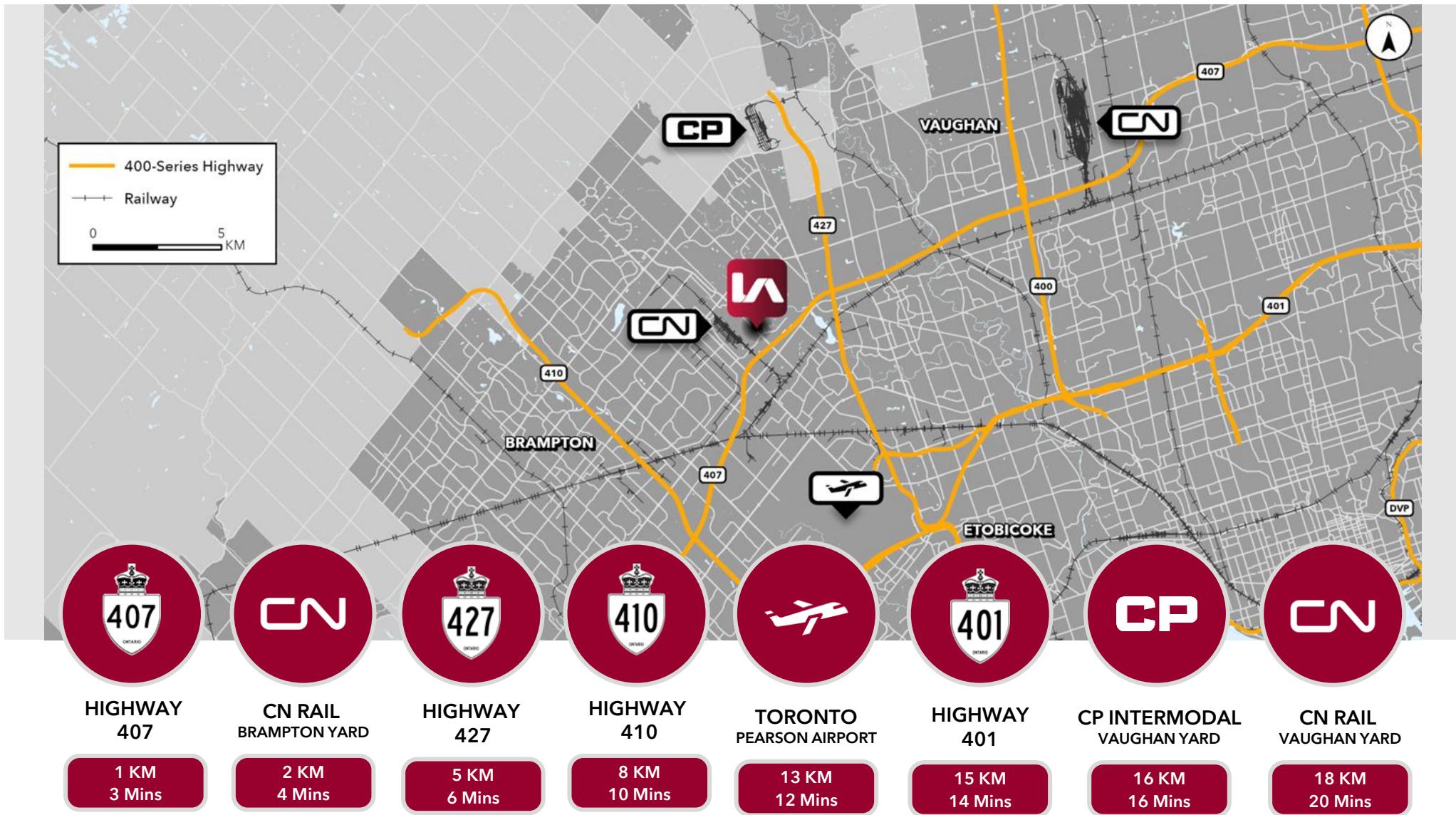
A key competitive advantage is the CN Intermodal Terminal, one of the largest intermodal rail hubs in North America. This cutting-edge facility enables high-volume freight movement and streamlines supply chains by integrating rail and trucking services. It plays a critical role in establishing Brampton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



# LOCATION

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LEE & ASSOCIATES TORONTO | LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.