



FOR SUBLEASE

±100,000 SQ. FT. | WAREHOUSE CROSS DOCK

8495 GOREWAY DRIVE,
BRAMPTON, ON



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LOCAL **EXPERTISE.** INTERNATIONAL **REACH.** WORLD **CLASS.**

DETAILS

8495 GOREWAY DRIVE, BRAMPTON, ON



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AT A GLANCE

Location Goreway Dr / Highway 407

Unit Size Warehouse: 100,000 SF
Office: 2500 SF
Cold Storage: 30,000 SF

Clear Height 24'-28'

Shipping Doors ± 48 Truck Level Doors
2 Drive-In Doors (14'x12')

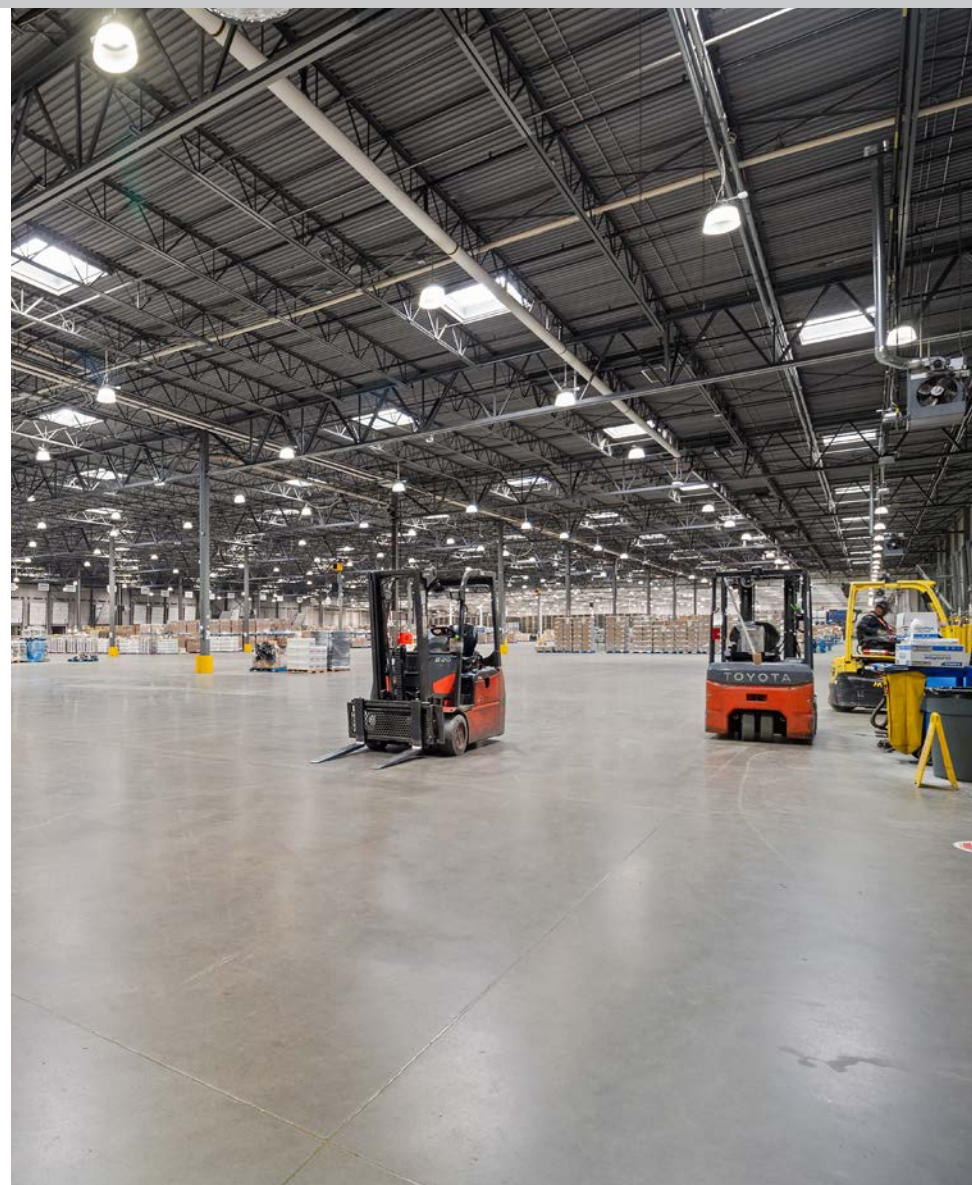
Column Size 64' 6" x 48"

Trailer Parking Up to 100 Available

Amps 400 TBC

Staging Bay 71' 8"

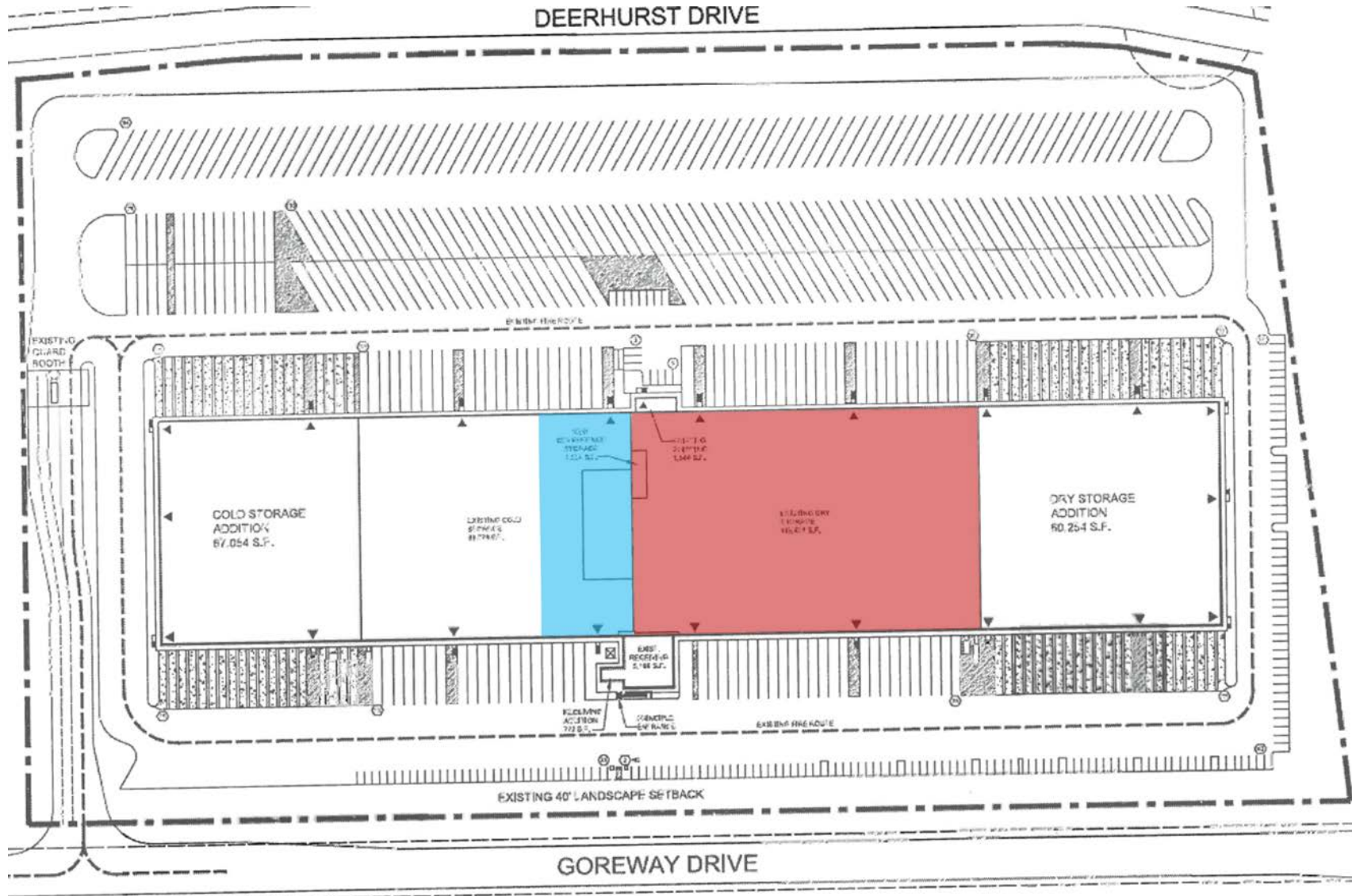
Asking Price Contact Listing Agents



FLOOR PLAN

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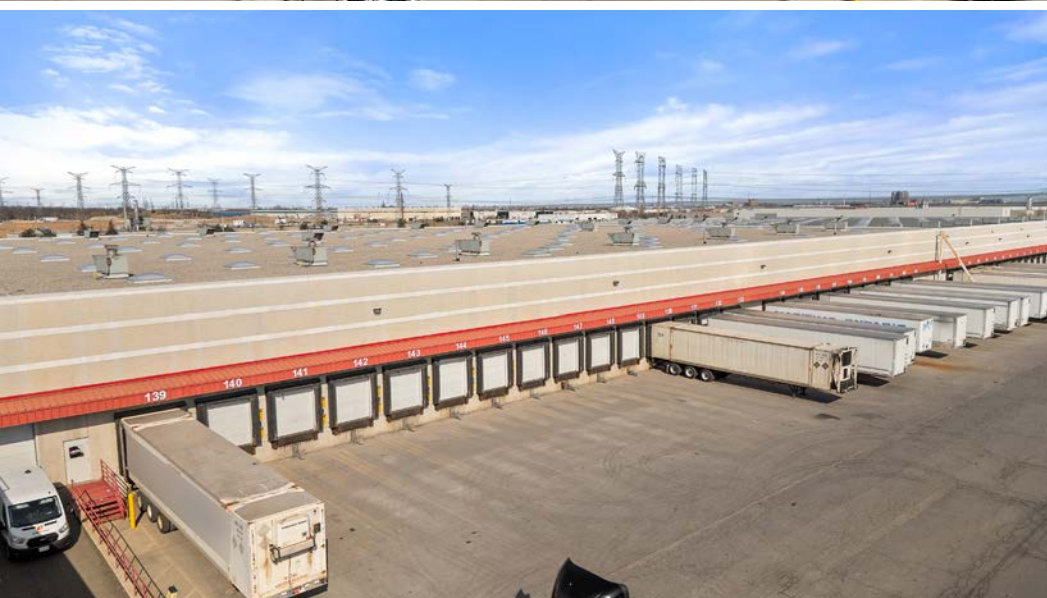
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PHOTOS

8495 GOREWAY DRIVE, BRAMPTON, ON

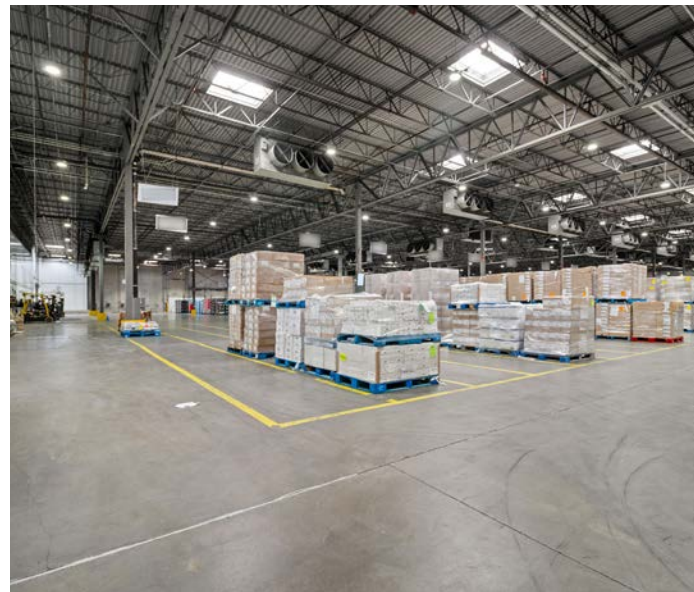
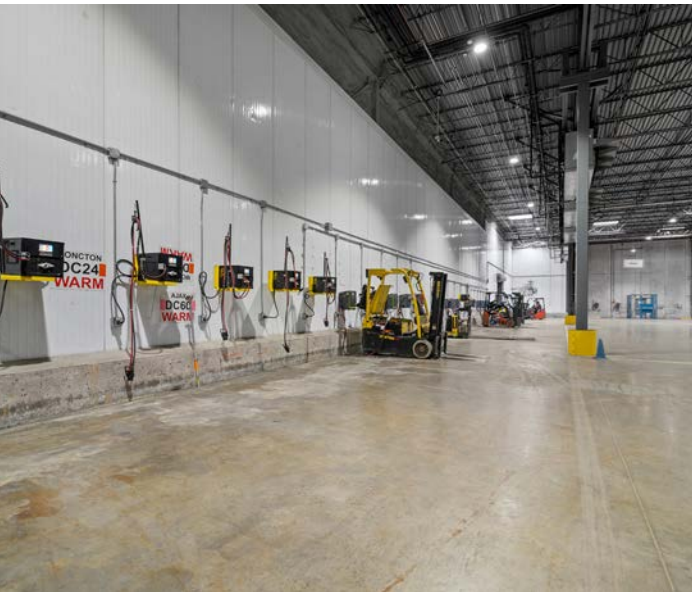
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PHOTOS

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LABOUR & DEMOGRAPHICS

8495 GOREWAY DRIVE, BRAMPTON, ON

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58%
EMPLOYMENT
RATE

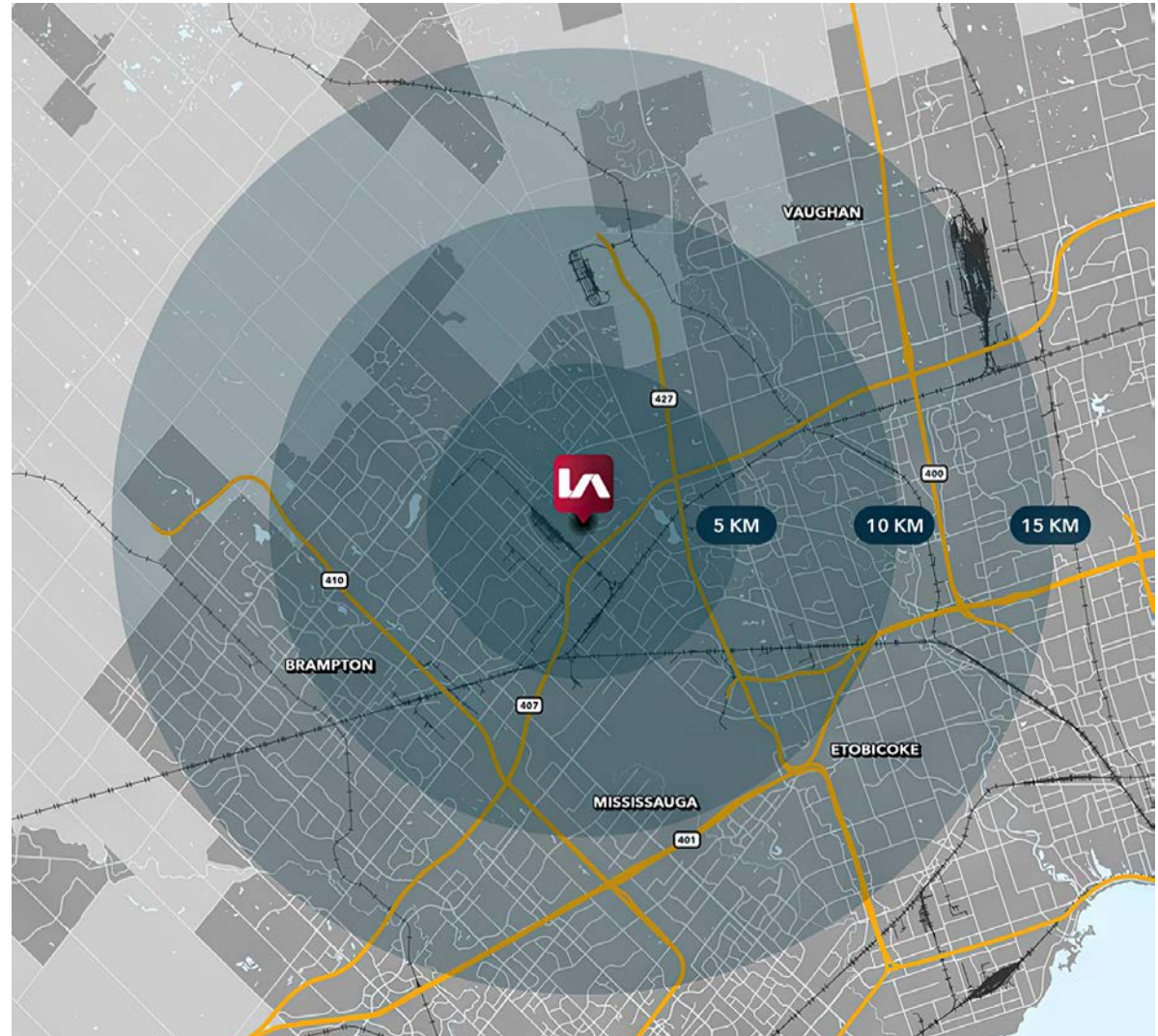
656,000
TOTAL
POPULATION

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.

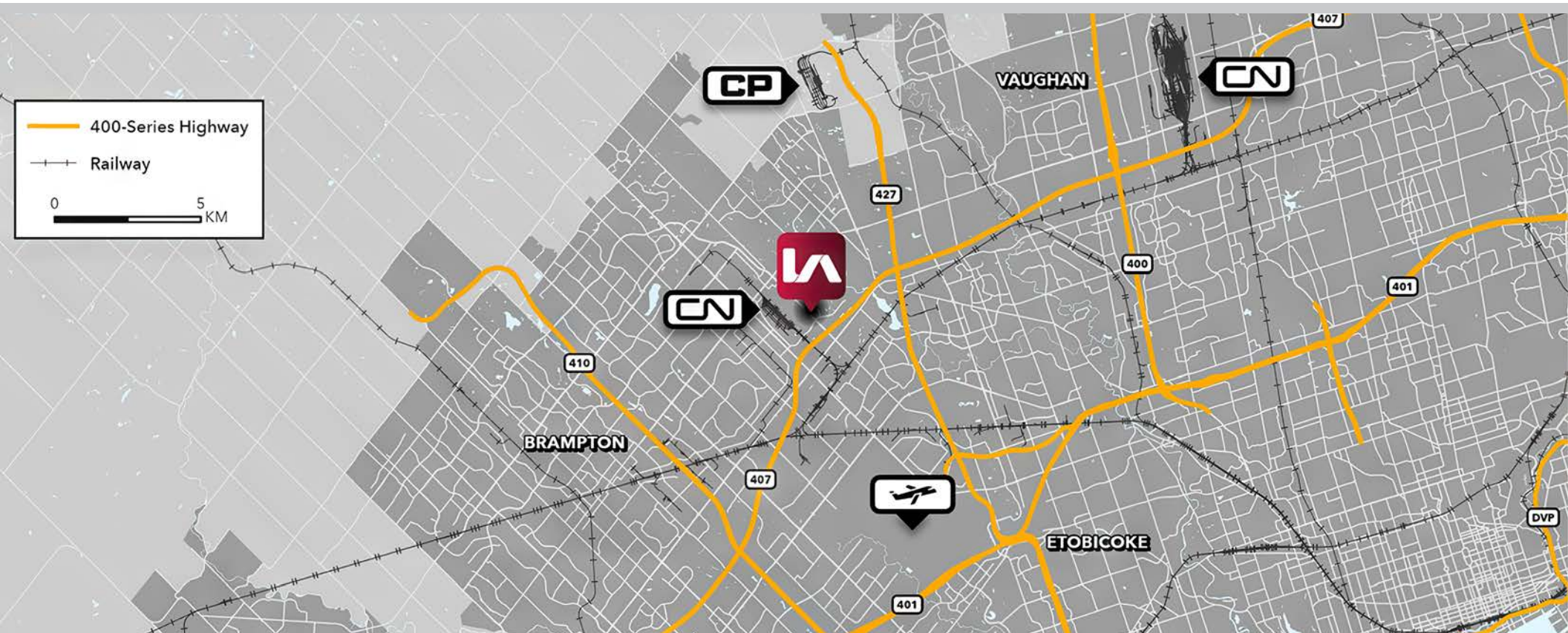


LOCATION

8495 GOREWAY DRIVE, BRAMPTON, ON



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15km
22 mins



1 km
3 mins



8 km
10 mins



5 km
12 mins



Toronto Pearson
Airport:
13 km | 12 mins



CP Intermodal
Vaughan:
16 km | 16 mins



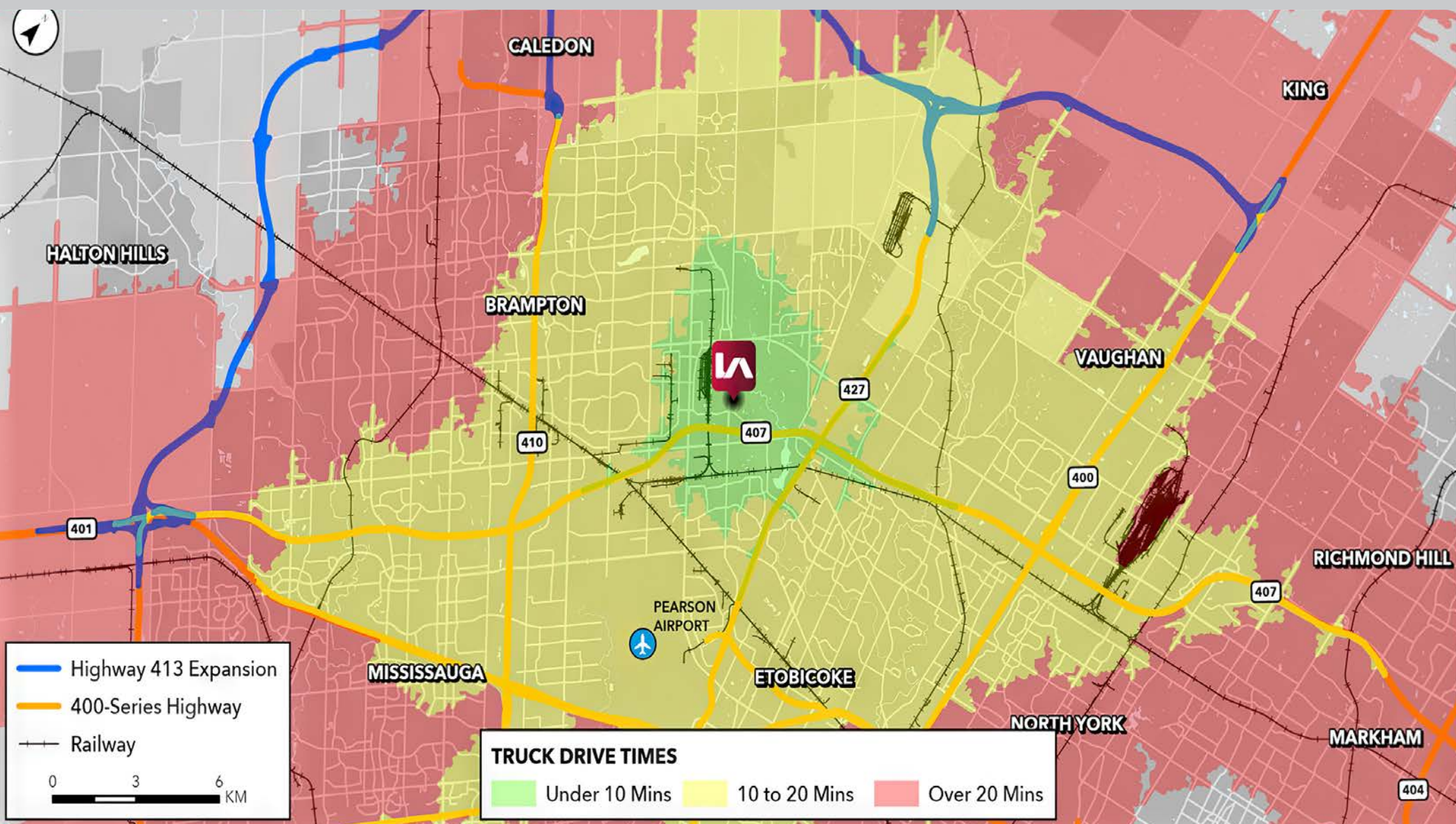
CN Intermodal
Brampton:
2 km | 4 mins

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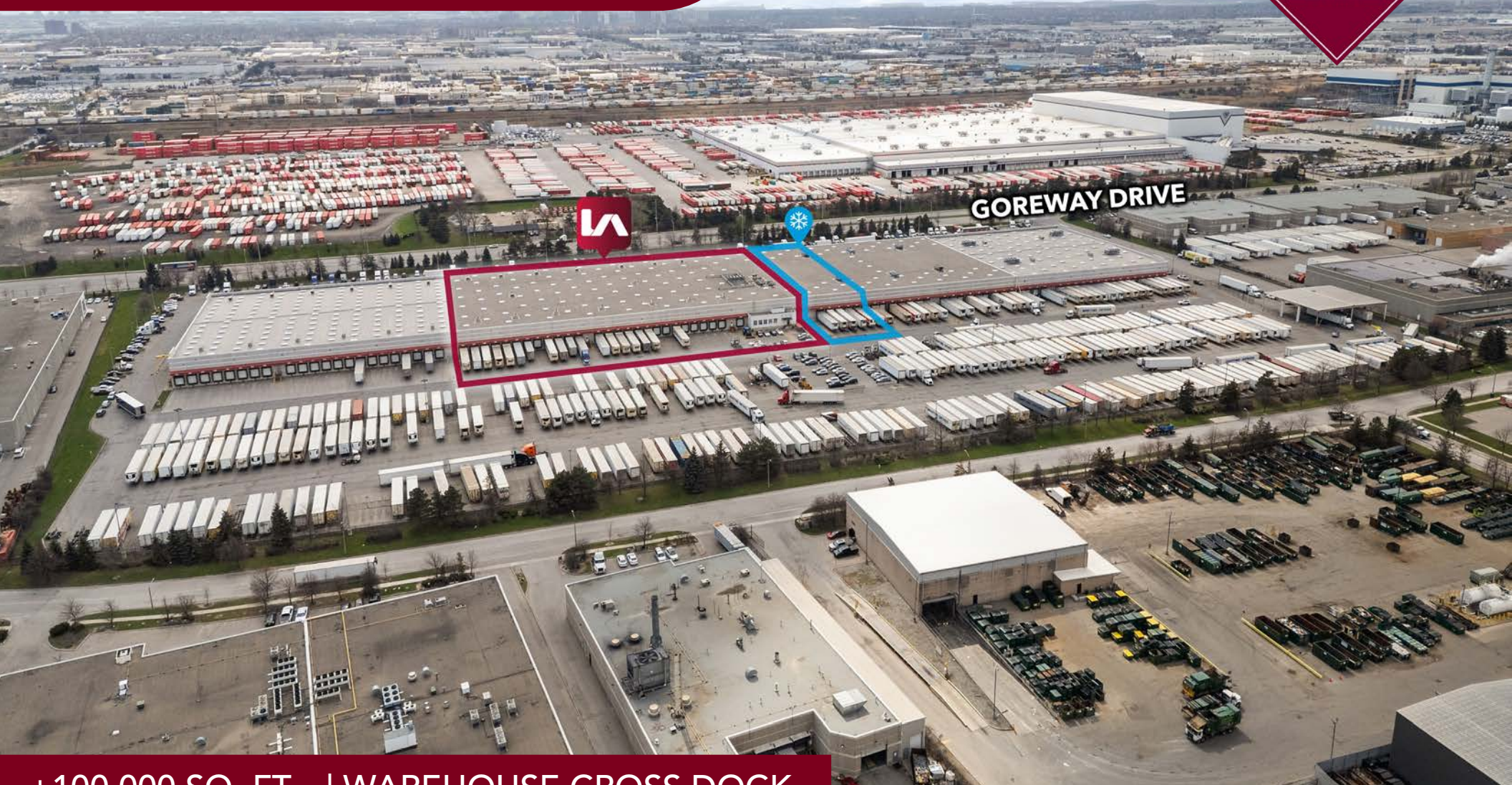
FOR SUBLEASE

8495 GOREWAY DRIVE, BRAMPTON, ON

INDUSTRIAL
SERVICES



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