

HIGH PROFILE LOCATION  
WITH RARELY OFFERED CLEAR HEIGHT

# 175 WESTCREEK BLVD

## UNIT 1



April 2022 Occupancy

**Listing Team:**

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**Presented By:**



WELCOME TO

# 175 WESTCREEK BLVD UNIT 1

Secure your company's next headquarters in this 52,000 SF property in Brampton, with convenient access to highways and amenities.



Existing class A industrial multi-unit facility in central Brampton location



Strategically located in close proximity to major 400 series arterial Highways.



Close proximity to Pearson International Airport and Brampton's CN intermodal yard



32' clear height



Excellent shipping ratio with 9 Truck Level Doors



Opportunity for onsite truck parking



April 1, 2022 availability

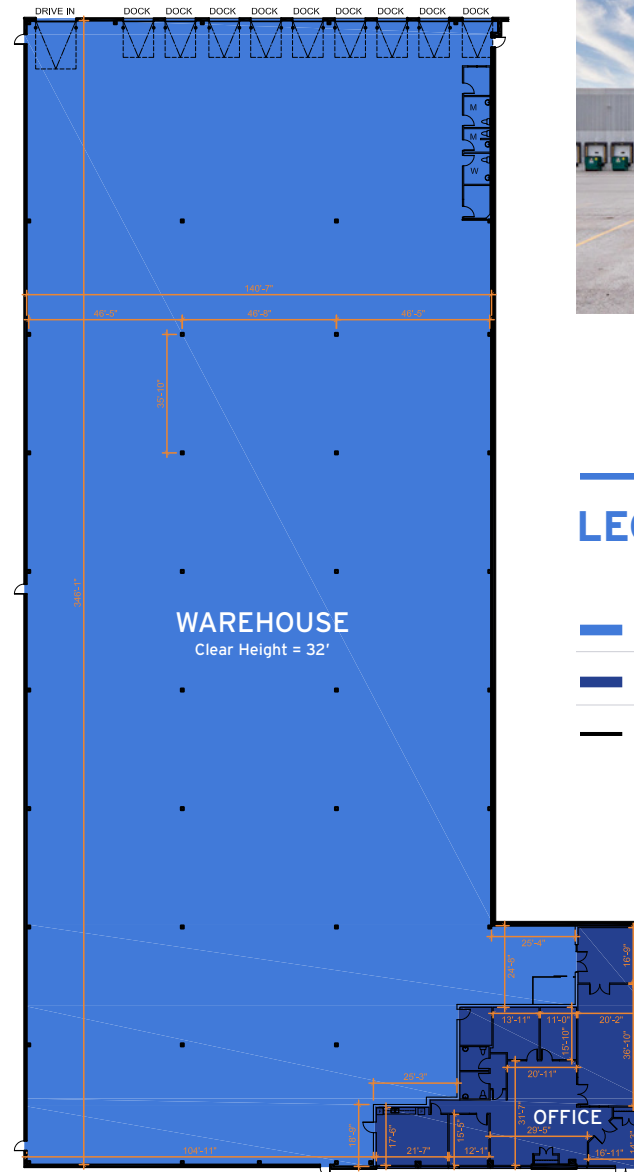




## PROPERTY PROFILE

## Class A Industrial Space

Available Area	52,746 SF
Office	3,804 SF
Clear Height	32'
Bay Size	46' - 8" x 35' - 10" 60' Staging Bay
Shipping	9 Truck Level Doors 1 Drive-In Door
Trailer Parking Stalls	Up To 10 Trailer Parking Positions
Car Parking Stalls	111 (Shared)
Sprinkler	ESFR
Electrical	1,200 Amps / 600/347 Volts
Zoning	M1 - Industrial
Year Built	2016
Estimate TMI (2022)	\$3.24 PSF
Occupancy	April 2022
Rental Rate	Contact Listing Team

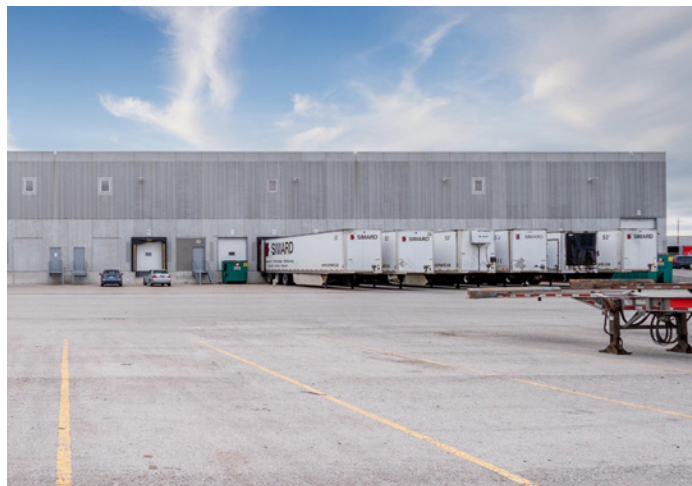


## LEGEND

- Warehouse Area - 48,942 SF
- Office Area - 3,804 SF
- Total Area - 52,746 SF

# PHOTO GALLERY

Warehouse



175 WESTCREEK BLVD, BRAMPTON | ON



# PHOTO GALLERY

## Office



MAIN RECEPTION AREA



OPEN WORK SPACE



LUNCH ROOM / KITCHEN



BOARD ROOM



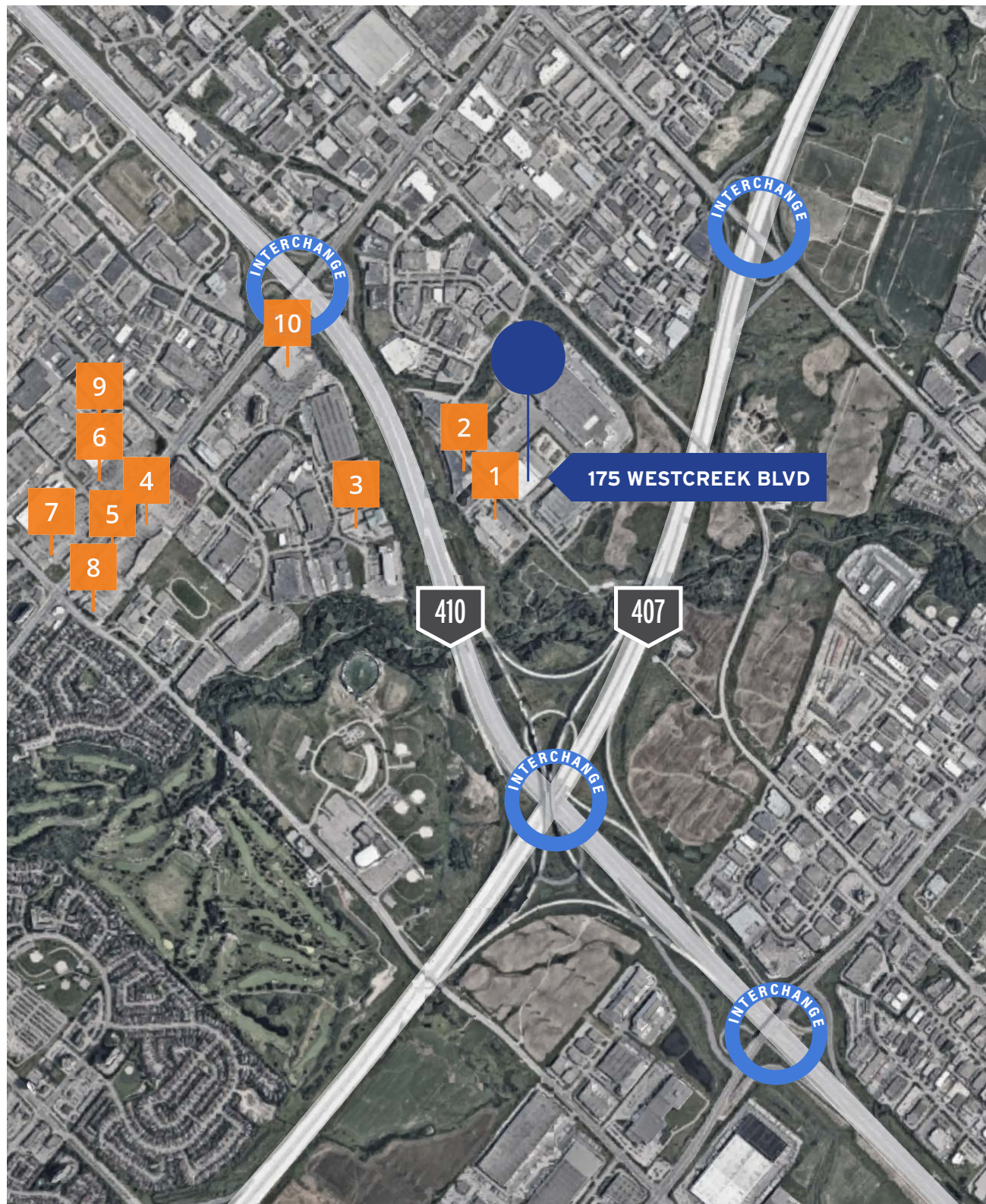
PRIVATE OFFICE



# AMENITIES

## Major Occupiers

1. Fairfield Inn by Marriott
2. Aerosports Trampoline Park
3. Mandarin
4. LCBO
5. Scotiabank
6. Boston Pizza
7. Starbucks
8. Tim Hortons
9. Walmart
10. Costco



# PURE MOVEMENT

## Connecting to GTA's Central Transportation Corridor

175 Westcreek Drive is ideally situated in central Brampton, one of the fastest growing cities in Canada attracting investments and innovation with 75,000 businesses in the metropolis and a population of 700,000 making the Flower City the third-most populous city in the Southern Ontario Golden Horseshoe next to Mississauga and Toronto. Located minutes from the CN intermodal, highways 410, 407, the 401 and the 427, access to the region is seamless and tenants will be within driving distance to notable amenities such as Bramalea City Centre, cultural restaurants, parks and Toronto Pearson Airport.



### DRIVE TIMES



**11 Minutes**  
Brampton CN Inter-  
modal Yard



**17 Minutes**  
Toronto Pearson Inter-  
national Airport



**34 Minutes**  
Union Station



**8 Minutes**  
Highway 410



**8 Minutes**  
Highway 407



**9 Minutes**  
Highway 401



# BRAMPTON

## Canada's Innovation Corridor

"Brampton's diverse workforce represents over 230 different cultures speaking 115 languages. Our central location within Canada's Innovation Corridor and our connectivity provide companies with quick and easy access to international markets... We are ready to welcome investors, entrepreneurs, students and businesses." - Mayor Patrick Brown



2nd fastest growing city in Canada with 14,000 new residents per year



60% of the people in the labour force within Brampton have a post-secondary education



Located in the middle of Canada's Innovation Corridor



Brampton has the 4th largest labour force in Ontario



2nd largest tech sector in North America, part of the Toronto region



Labour force is estimated to grow from 332,000 to 362,000 by 2022



Adjacent to Canada's largest international airport, Toronto Pearson

## DEMOGRAPHICS

Total Population	139,806
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Average Household Income	\$93,199
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Average Age	38
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Population in the Labour Force	75,522
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Labour Employment Rate	87.8%
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# OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. We offer fully integrated, full-service solutions in locations that are critical for the Canadian supply chain. We seek to provide solutions to our customers - from the first to the last mile. Headquartered in Toronto, Canada, Pure Industrial acquires, develops, leases and manages a portfolio of high quality, strategically located real estate across Canada.

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