



2300 NORTH PARK DRIVE

DESIGN . LOCATION . LOGISTICS .



Cartera

235,000 SF
Q4 2020 OCCUPANCY
STATE-OF-THE-ART DISTRIBUTION CENTRE
BRAMPTON



PROPERTY DETAILS

BUILDING SIZE 235,423 SF

OFFICE AREA 3% or to suit

SITE SIZE 11.03 Acres

COLUMN SPACING 54' W x 52' (60' Staging bay)

CAR PARKING 180 Parking stalls

SHIPPING 33 Truck level doors (9' x 10')
2 Drive-in doors (14' x 16')

SHIPPING AREA 60' Concrete apron
15' Dolly pad for trailer stalls

SPRINKLERS ESFR

POWER 2,000 Amps @ 600 volts

OCCUPANCY Q4 2020

REALTY TAX \$2.45 psf (Est. 2019)

OFFERING RATE \$9.95 psf net


PROPERTY HIGHLIGHTS

 40' Clear Height

 42 Trailer Positions

 33 Dock Doors 1: 7,100 sf

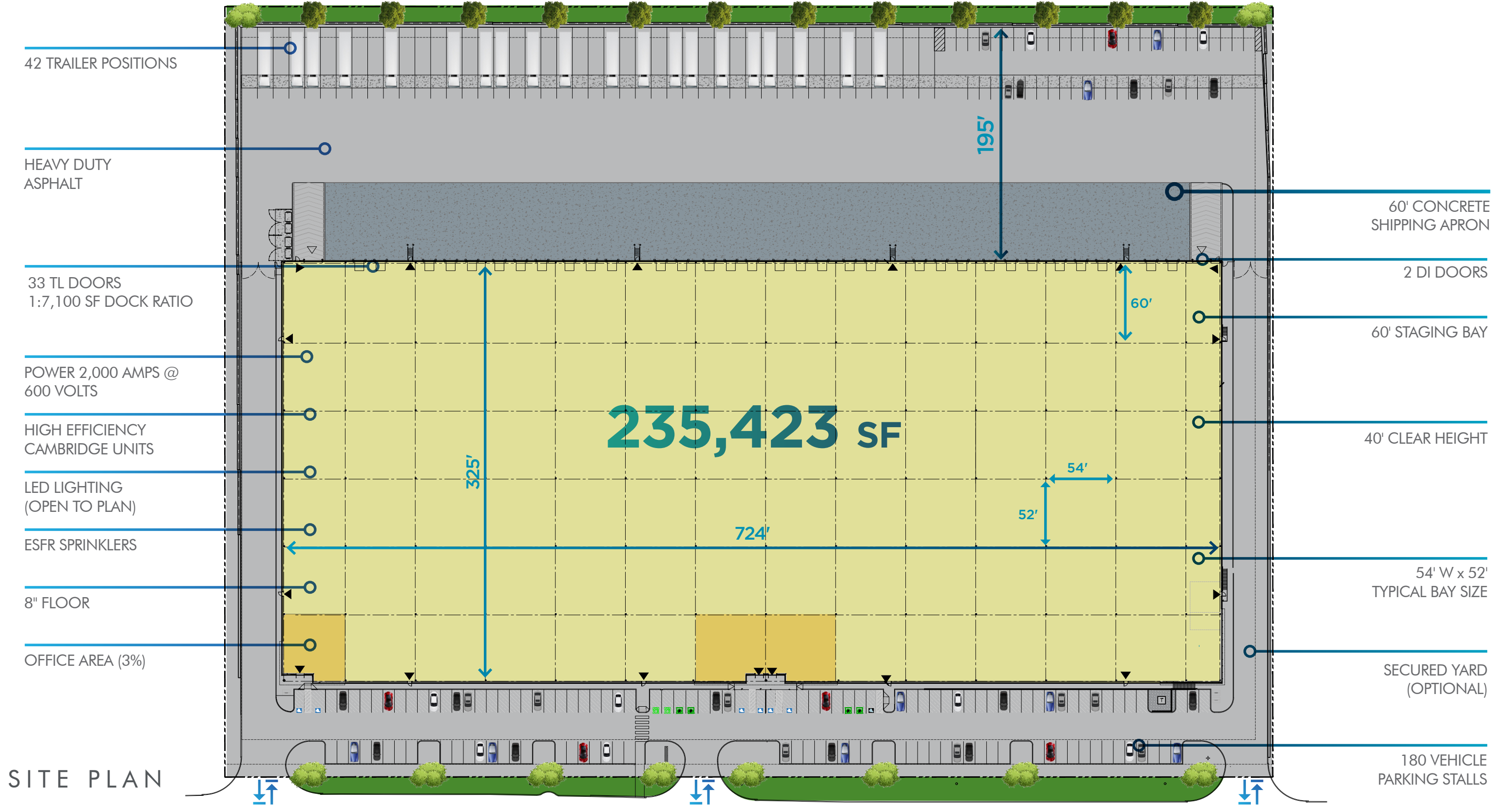
 Secured Yard (optional)

 Flexible Design

 Targeting LEED Certification

 HVAC: High Efficiency Cambridge Units

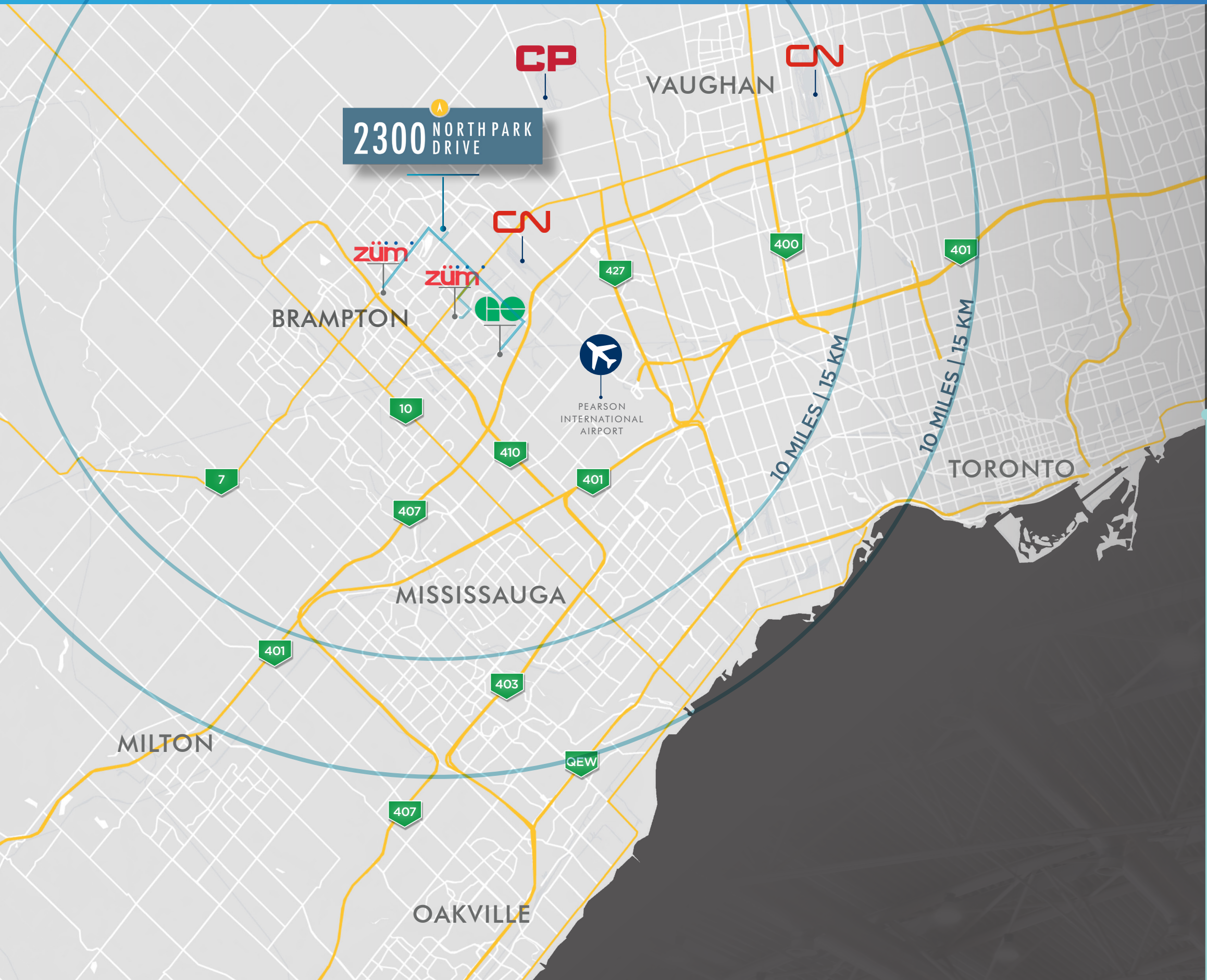
 Lighting: High Efficiency LED (open to plan)



SITE PLAN



STRATEGIC LOCATION



CONNECTIVITY IS KEY

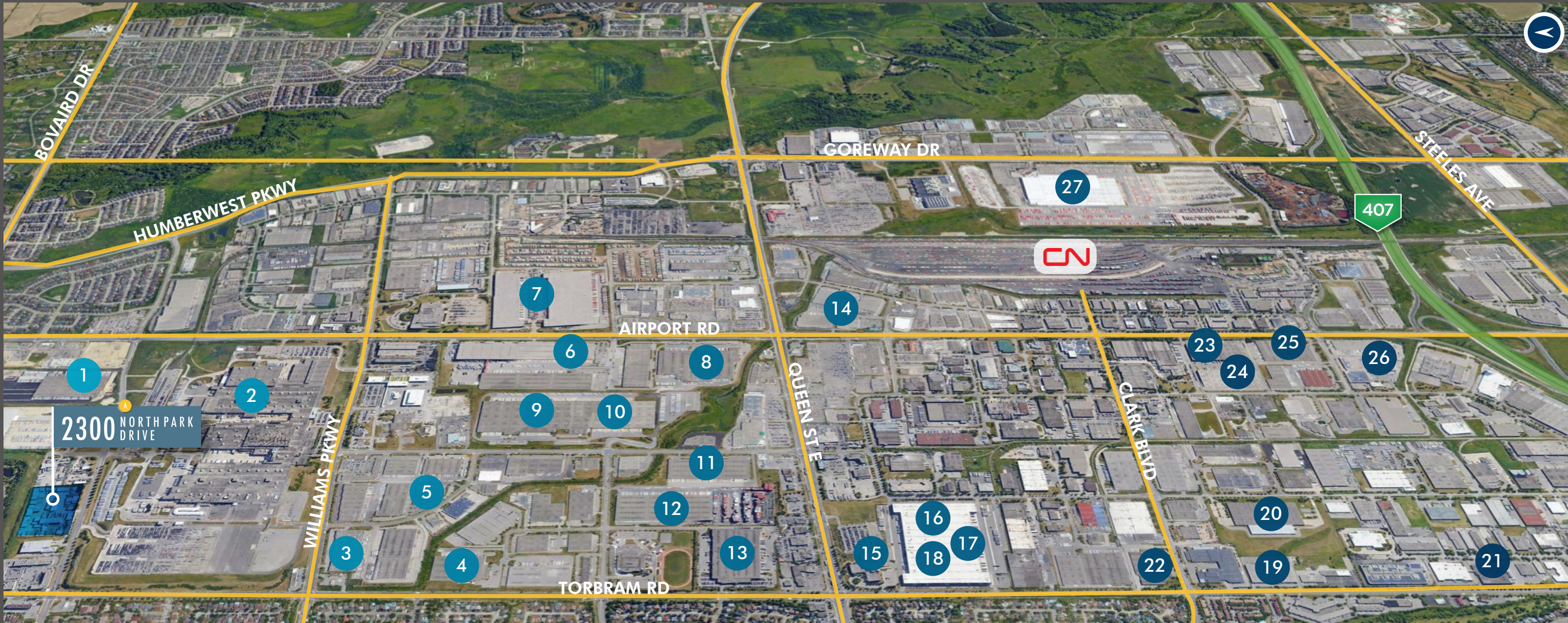
HIGHWAY 407	6 km 7 mins
CN INTERMODAL (BRAMPTON)	5 km 8 mins
HIGHWAY 427	10 km 11 mins
CP INTERMODAL	10 km 14 mins
PEARSON AIRPORT	18 km 15 mins
HIGHWAY 403	18 km 15 mins
HIGHWAY 401	21 km 17 mins
HIGHWAY 400	25 km 20 mins
CN MCMILLAN YARD (VAUGHAN)	25 km 20 mins
QEW	28 km 30 mins

PUBLIC TRANSIT

ZUM STATION (BRAMALEA CITY CENTRE)	1 · 501 · 14	27 mins
ZUM STATION (TRINITY COMMON)	5 · 505 · 12 · 14	31 mins
GO STATION (BRAMALEA GO STATION)	11 · 511 · 14	36 mins



LOCATION.



CORPORATE NEIGHBOURS

- 1 Fiat Chrysler
- 2 Chrysler
- 3 Cascades
- 4 Skjodt Barrett
- 5 SunRich
- 6 Best Buy
- 7 Canadian Tire

- 8 Nestle
- 9 Campbell's
- 10 Mondelez International
- 11 NLS
- 12 Polar Pak Inc
- 13 Data Communications
- 14 EB Games

- 15 Hudson's Bay
- 16 MEC
- 17 TJX Canada
- 18 Accuristix
- 19 McKesson
- 20 CNH



- 21 Italtapa
- 22 Iron Mountain
- 23 DSV
- 24 Uniselect
- 25 Giftcraft
- 26 Maple Leaf
- 27 Canadian Tire



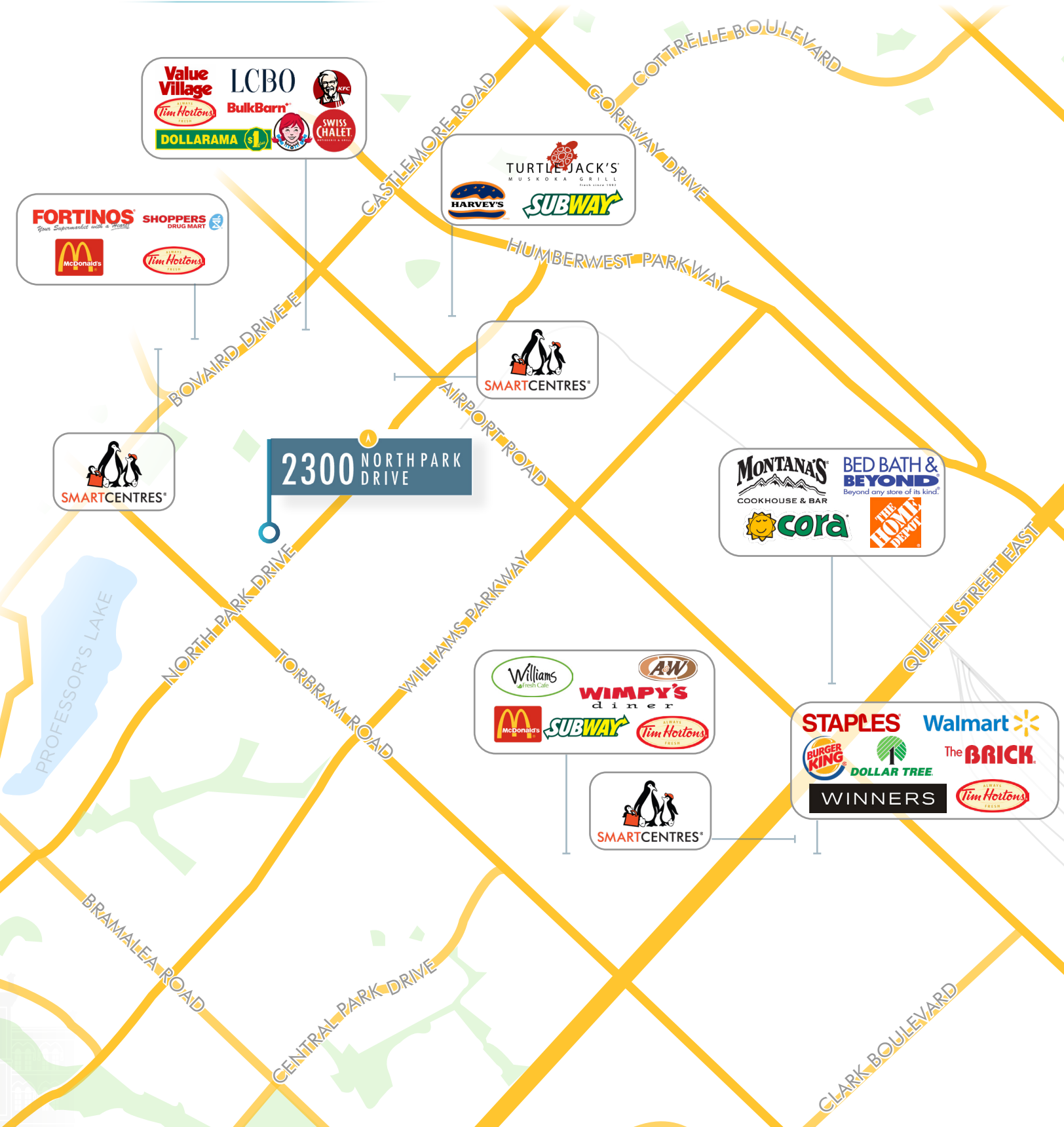
BRAMPTON DEMOGRAPHICS

[Source: City of Brampton]

2ND FASTEST GROWING CITY IN CANADA
4TH LARGEST CITY IN ONTARIO

	Brampton	Mississauga	Halton Hills/ Milton	Caledon
 POPULATION	657,179 (2018) ↓ 755,710 (2026)	713,443 (2018) ↓ 793,000 (2026)	548,435 (2018) ↓ 688,894 (2026)	71,600 (2018) ↓ 99,000 (2026)
 LABOUR FORCE	319,620	496,000	297,760	53,870

AREA AMENITIES



2300northparkdrive.com



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