

8945 TORBRAM RD



8945 TORBRAM RD BRAMPTON

331,583 SF Available

8945 Torbram Road is a highly functional industrial development offering a single building totaling 331,583 SF with the ability to demise to 110,000 SF. This site is located in Brampton, ON, offering quick access to highways 407, 410 and 427, is accessible within minutes of the Brampton Intermodal Terminal and is just north of Pearson International Airport.



QUICK VIEW

331,583 SF

MIN. DIVISIBLE 110,000 SF

40'

CLEAR HEIGHT

66

TRUCK LEVEL
DOORS

2

DRIVE-IN
DOORS

240

PARKING STALLS
0.75 / 1,000 SF

56'x42'

TYPICAL BAY SIZE

60'

SPEED BAY

3

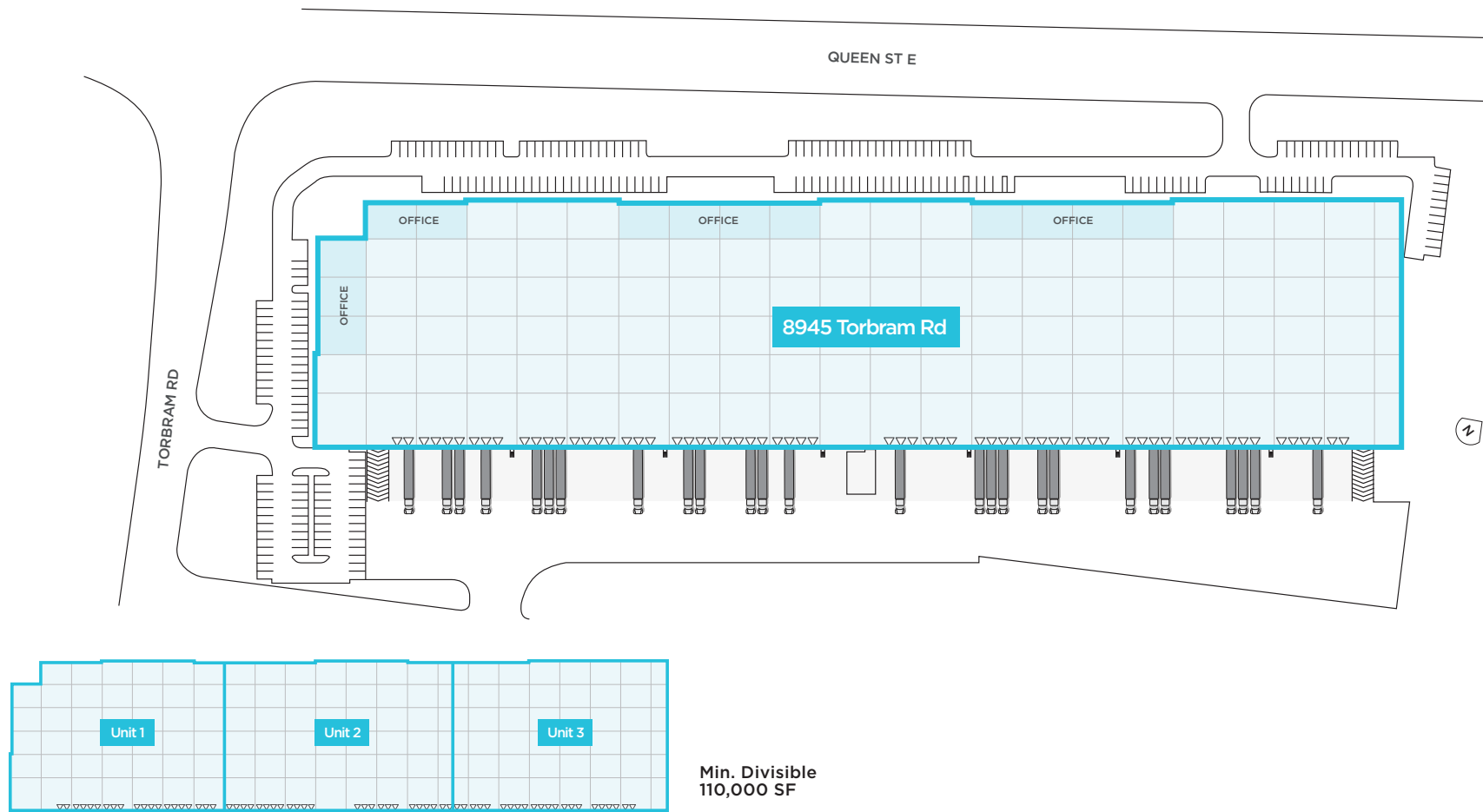
KNOCKOUT
PANELS

2.5%

OFFICE AREA

EV

DEDICATED
EV STALLS



ULTIMATE ACCESS

8945 Torbram boasts excellent accessibility, with convenient access by car, train, and bus, ensuring employees enjoy a seamless commute to work.

410

7.5 KM

407 ETR

4 KM

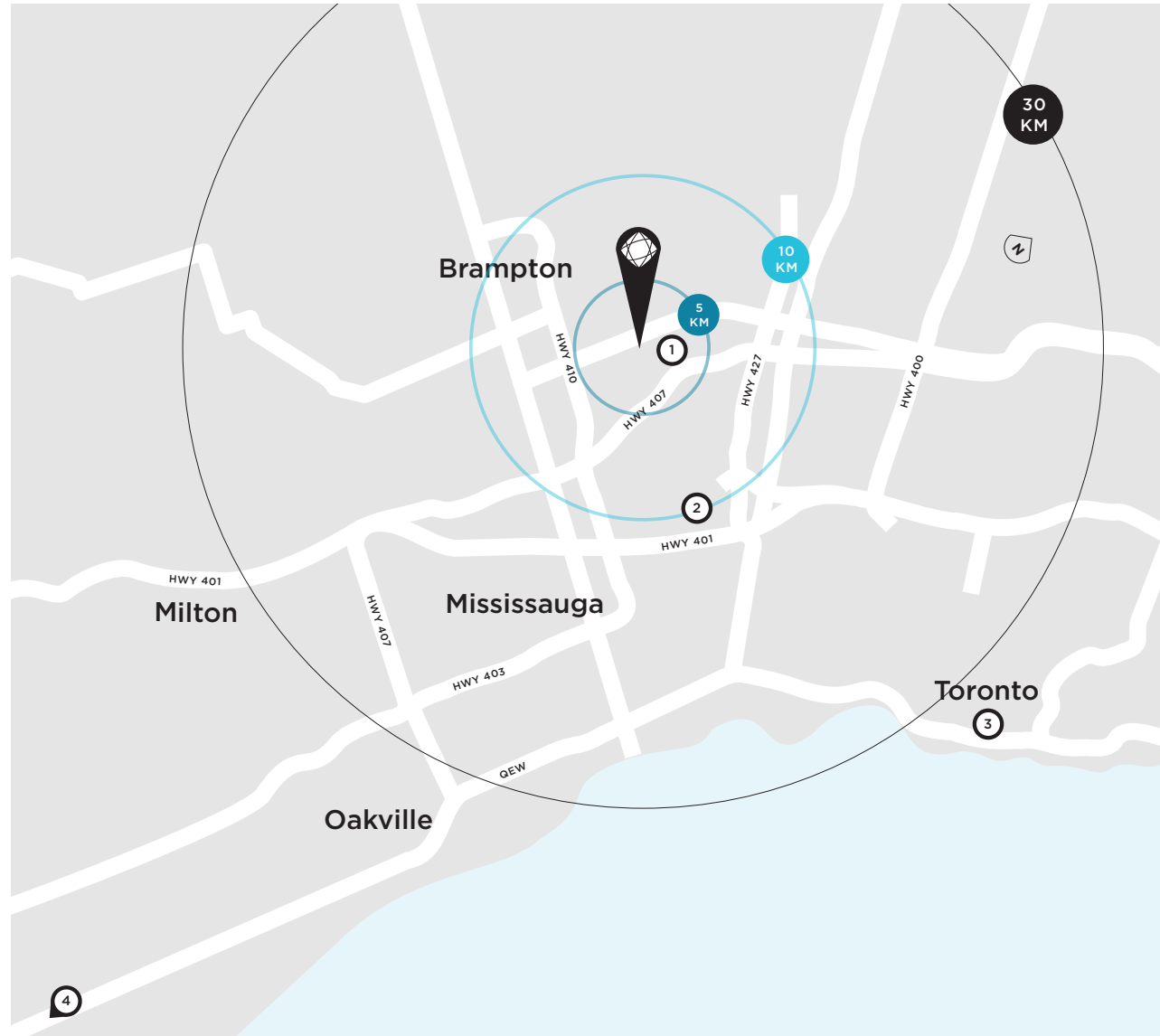
427

8 KM

401

16 KM

- | | |
|--------------------------|--------|
| 1. BRAMPTON INTERMODAL | 3.7 KM |
| 2. PEARSON INTERNATIONAL | 11 KM |
| 3. DOWNTOWN TORONTO | 41 KM |
| 4. US BORDER | 130 KM |



THE NEIGHBOURHOOD

Located close to central Brampton, this site offers quick access to restaurants, coffee shops, gyms, health services and more throughout the township.



RESTAURANTS

1. 6IXTY Wings
2. Boston Pizza
3. Firangi
4. Kinton Ramen
5. Oscar's Roadhouse
6. Paranthé Wali Gali

QUICK PICKUPS

7. A&W Canada
8. Burger King
9. Burrito Boyz
10. Domino's Pizza
11. Harvey's
12. Hero Certified Burgers
13. KFC
14. Lenas Roti & Doubles
15. Mary Brown's Chicken
16. McDonald's
17. Osmow's Shawarma
18. Popeyes Louisiana Kitchen
19. Portland Jerk
20. Quesada Burritos & Tacos
21. Subway
22. The Spice Route

COFFEE

23. Starbucks
24. Tim Hortons

SHOPPING

1. Bramalea City Centre
2. Canadian Tire
3. Costco Wholesale
4. Shoppers Drug Mart
5. Staples
6. Walmart Supercentre

BANKS

1. TD Canada Trust
2. RBC Royal Bank
3. Scotiabank

FITNESS & RECREATION



1. F45 Training North Park
2. Fit4Less
3. LA Fitness
4. Planet Fitness

CHILDCARE

1. Alpha Child Care
2. Busy Bees Childcare Center

HOTEL

1. Holiday Inn Express
2. Monte Carlo Inn

-  Local Transit Routes
-  GO Train Station

UNPARALLELED PROXIMITY

8945 Torbram Road is ideally situated to provide exceptional access across the GTA. Connected to every major highway and great public transit, this development site offers efficient customer reach and a robust labour market.



Access to multiple bus routes within steps of 8945 Torbram Road, providing connections locally and beyond.



Malton GO Station is located within 8 km of the site and is easily accessed by bus route 14 running north/south on Torbram Road.



WITHIN A
30 KM RADIUS:

WITHIN A
60 MINUTE DRIVE:

TOTAL
POPULATION

+4.6M **+7.4M**

HOUSEHOLD
POPULATION IN THE
LABOUR FORCE

+2.6M **+4.2M**

AVERAGE
HOUSEHOLD
INCOME

\$143K **\$141K**

COMMITTED TO REAL, ACTIONABLE SUSTAINABILITY

As a global real estate leader, QuadReal is dedicated to creating environments that enhance the lives of our communities. With this in mind, we're proud to announce our commitment to achieving net zero carbon across our portfolio by 2050.

By putting climate-related considerations at the forefront of our decision making, we can leverage both our innovative spirit and industry experience to make a meaningful impact for the future of our customers and communities.



Targeting LEED
Certified Accreditation



Solar Ready
Rooftop



Ev Charging
Stations



Building Power Expandable
to Accommodate Future
Solar and Electrification
of Mechanical Systems



Drought Resistance
Landscaping to
Reduce Water
Consumption



Roof Structure to
Accommodate
Full Electrification
of Mechanical



Bike Racks to Promote
Sustainable Commuting



No Onsite
Irrigation



White Roofs to
Reduce Heat Island Affect

DEVELOPMENT

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities.

There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.

OUR INDUSTRIAL
DEVELOPMENT
PIPELINE
IN THE GTA

13 SITES
12.3M SF
767 ACRES



\$6B+

FIVE-YEAR DEVELOPMENT
PIPELINE IN CANADA,
QUADREAL'S DEVELOPMENT
APPROACH



QUADREAL 8945 TORBRAM ROAD

QUADREAL'S PATH TO NET ZERO

2025

NET ZERO
PROPERTY-
LEVEL PLANS
IN PLACE

2030

50% ABSOLUTE
CARBON
REDUCTION OF
QUADREAL'S
DIRECTLY
MANAGED
PORTFOLIO

2040

ALL CANADIAN
OFFICES ACHIEVE
NET ZERO
EMISSIONS, 50%
ABSOLUTE
CARBON
REDUCTION OF
INTERNATIONAL
PORTFOLIO

2050

GLOBAL
PORTFOLIO IS
NET ZERO
CARBON



OUR COMMITMENT TO NET ZERO



At QuadReal we're committed to leadership in sustainability on a global scale, and right here at home in Canada.

We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' wellbeing but for the entire planet.

THE TEAM

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

Its assets under management total \$77.6 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating platforms in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

40M SF

CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

\$77.6B

ASSETS SPANNING
NORTH AMERICA, EUROPE,
ASIA & AUSTRALIA



OUR INDUSTRIAL PORTFOLIO

GLOBAL



142.7M SF

NATIONAL



24.8M SF

REGIONAL

GTA

8.7M SF



800 W Fulton
Chicago

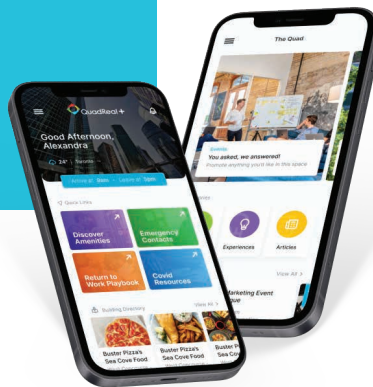
QUADREAL: EXCELLENCE LIVES HERE

8945 Torbram Road is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities. Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.

We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP or
1 877-977-2262
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QUESTIONS? CONTACT:

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