

**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**

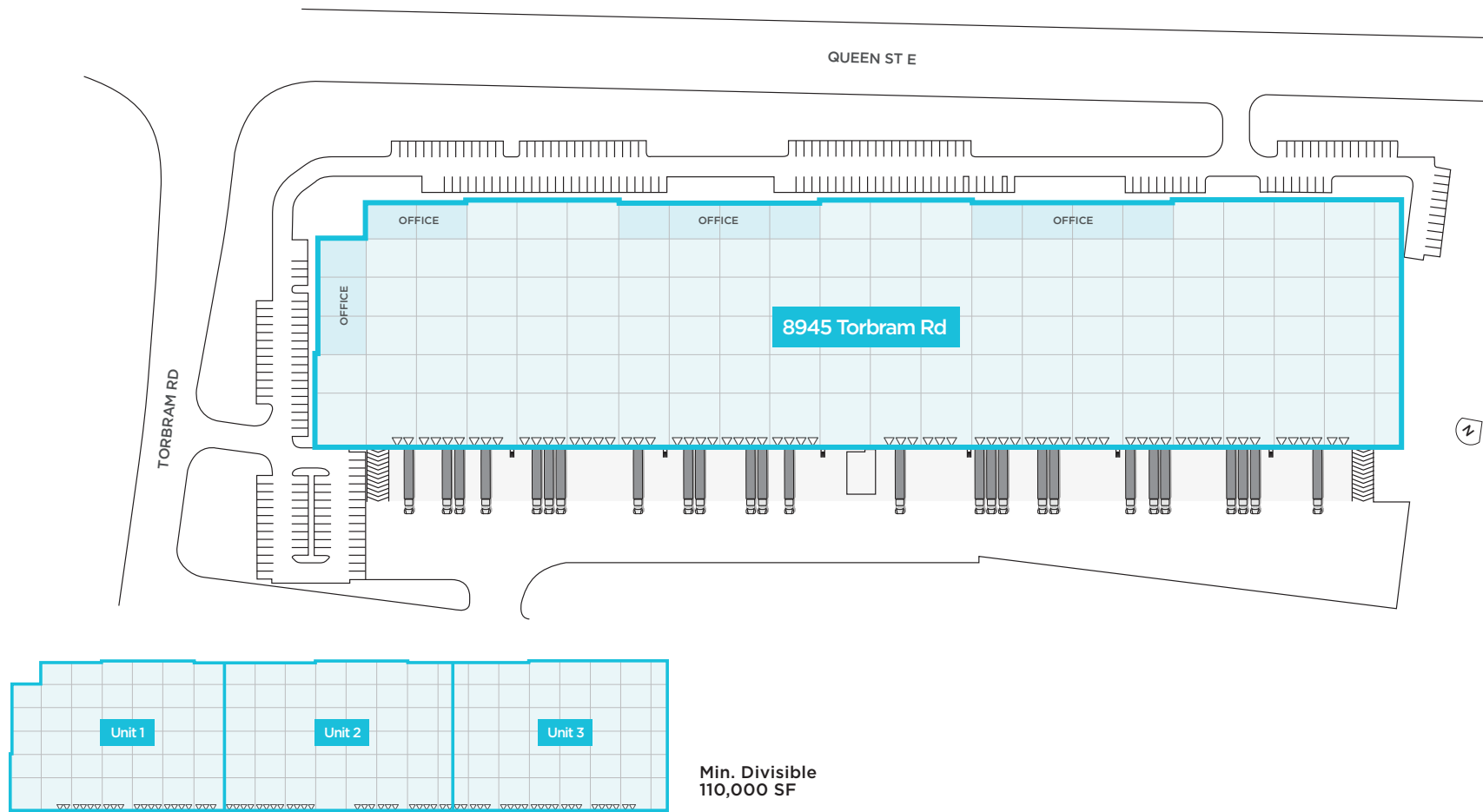
KNOCKOUT  
PANELS

**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

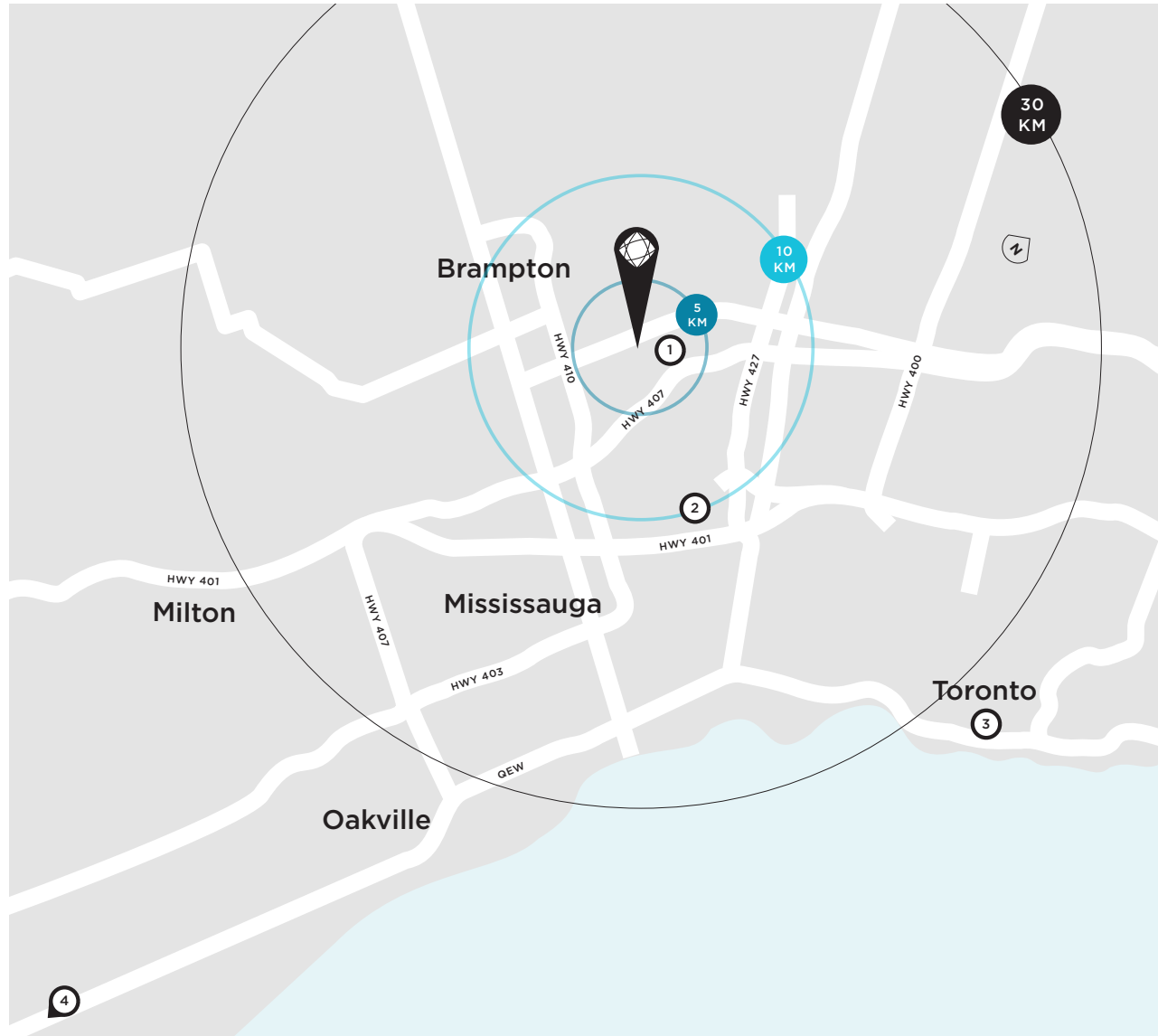
**427**

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

Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We're committed to creating and managing spaces where people and businesses can thrive - today and for future generations.

## QuadReal is Committed to:

1. Being a global sustainability leader while driving long-term financial value.
2. Setting property-specific targets for energy, water, and waste (domestically).
3. Creating and managing buildings that promote well-being and higher productivity.
4. Being transparent and reporting on progress publicly.



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  
TRANSITION  
PLANS IN  
PLACE FOR  
CANADIAN  
DIRECTLY  
MANAGED  
PORTFOLIO

### 2030

50% ABSOLUTE  
CARBON  
REDUCTION FOR  
CANADIAN  
DIRECTLY  
MANAGED  
PORTFOLIO

### 2040

ALL CANADIAN  
DIRECTLY  
MANAGED OFFICE  
BUILDINGS  
ACHIEVE NET  
ZERO EMISSIONS

### 2050

GLOBAL  
DIRECTLY  
MANAGED  
PORTFOLIO  
ACHIEVES NET  
ZERO



# SUSTAINABILITY IS BUILT INTO HOW WE THINK

At QuadReal, we integrate sustainable practices into every stage of our work. From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success.

We're on a pathway to achieve net zero carbon emissions across our portfolio, with key milestones along the way:

# 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 \$94 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

## \$94B

ASSETS SPANNING  
CANADA, THE U.S.,  
EUROPE, AND ASIA-PACIFIC



### OUR INDUSTRIAL PORTFOLIO

#### GLOBAL



142.7M SF

#### NATIONAL

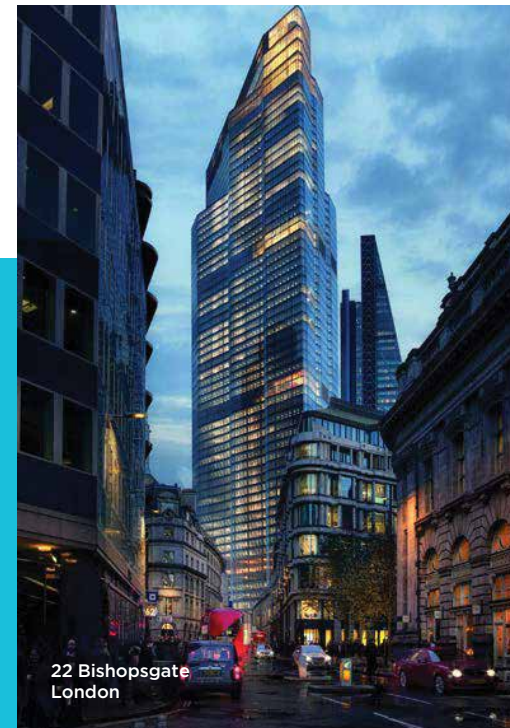


24.8M SF

#### REGIONAL

GTA

8.7M SF



800 W Fulton  
Chicago

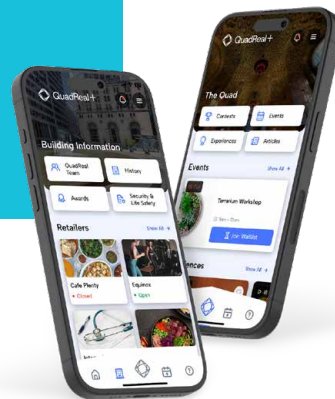
# QUADREAL: EXCELLENCE LIVES HERE

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  
[quadrealconnect.com](https://quadrealconnect.com)



**[quadreal.com](https://quadreal.com)**

**QUADREAL 8945 TORBRAM ROAD**

## **QUESTIONS? CONTACT:**

**TANNER WITTON**

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