



8945 Torbram Road



Brampton, ON

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Tanner Witton

Director, Leasing | Sales Representative
QuadReal Property Group, Brokerage

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416 673 7817
tanner.witton@quadreal.com

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QuadReal
Overview

Built for Business



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.

Specs & Quick Facts



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

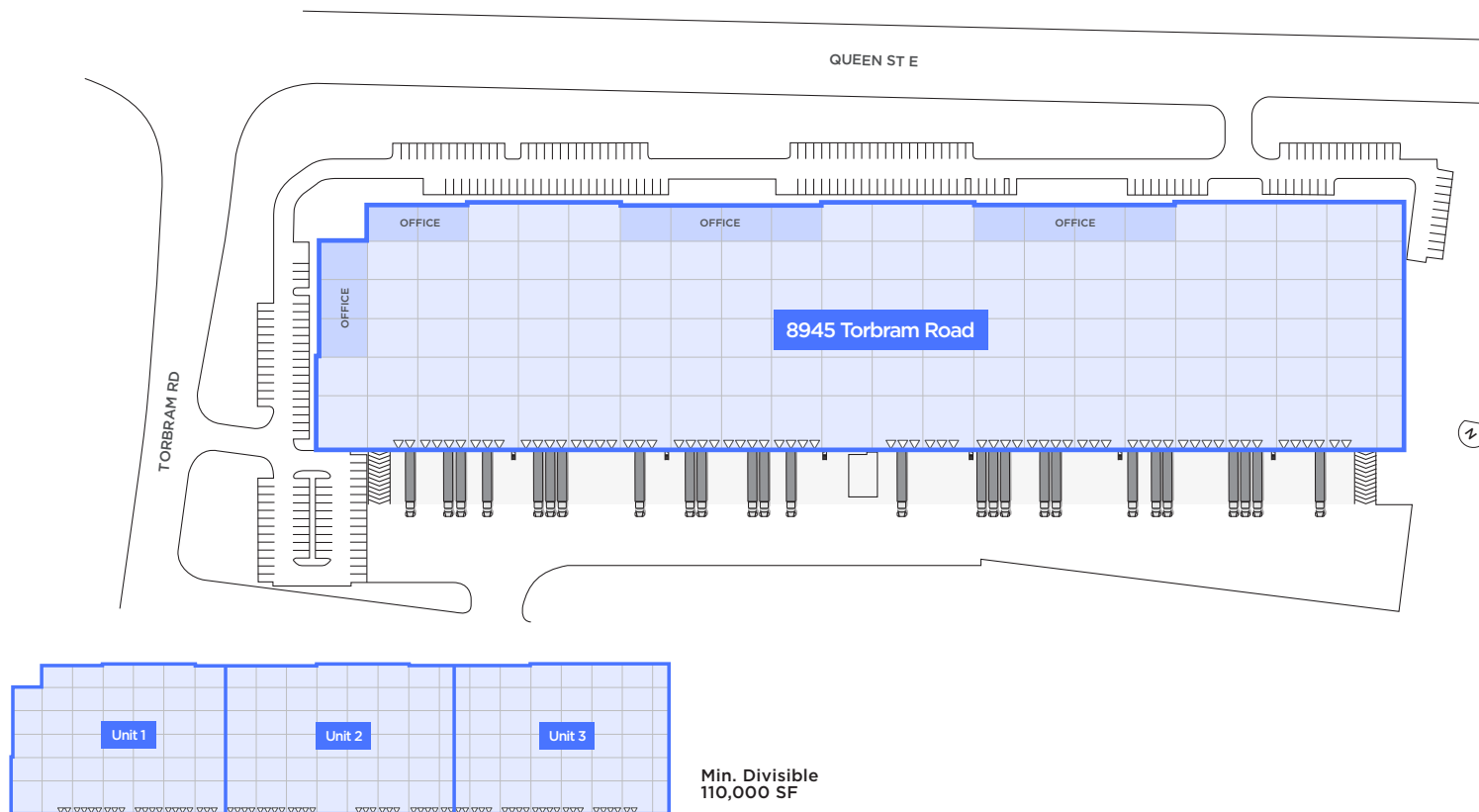
Knockout
Panels

2.5%

Office Area

EV

Dedicated
Ev Stalls



Ultimate Access

8945 Torbram Road 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

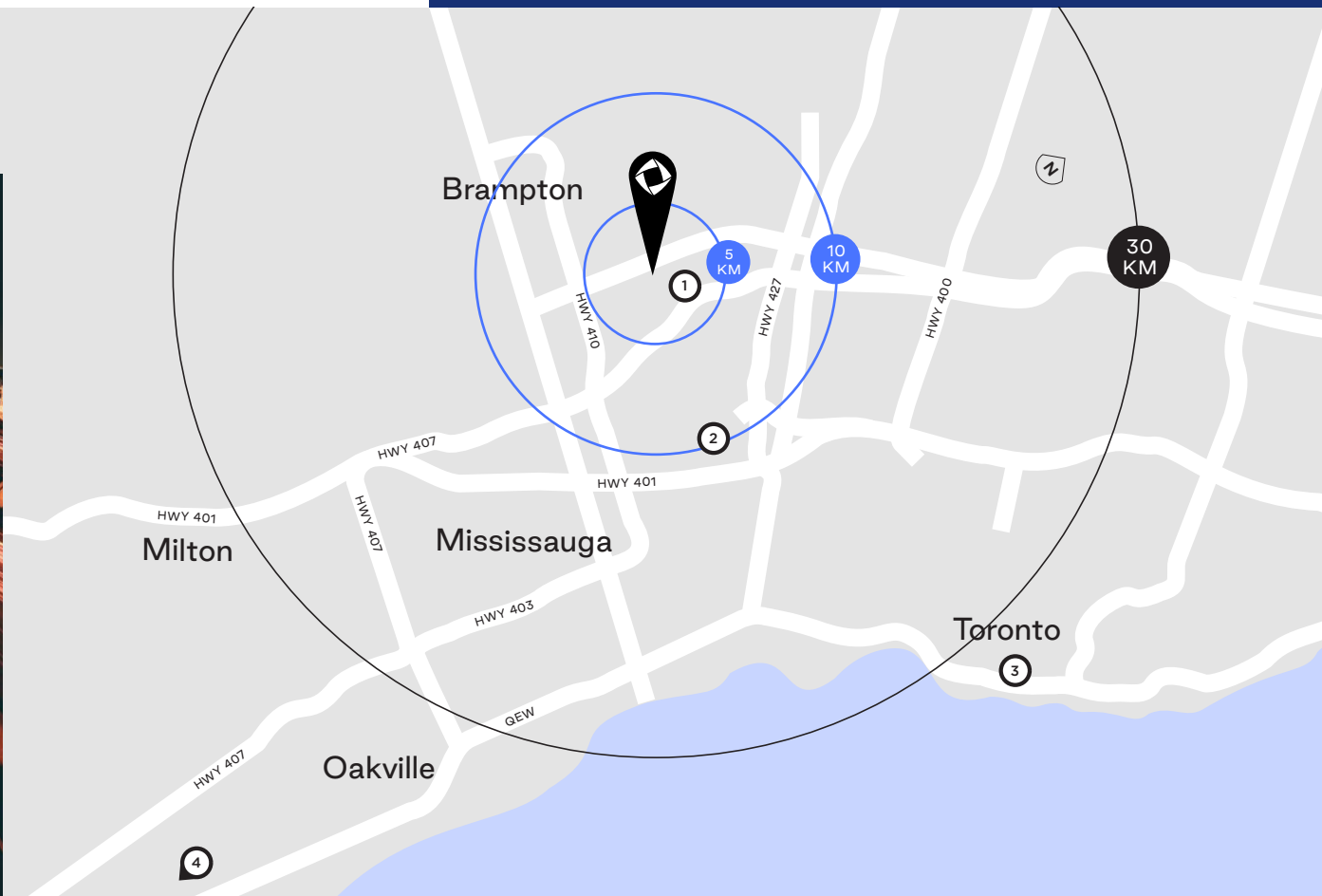
427

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 gyms, restaurants, coffee shops, health services and more throughout the township.



RESTAURANTS

1. 6IXTY Wings
2. Boston Pizza
3. Firangi
4. Kinton Ramen
5. Oscar's Roadhouse
6. Parathe 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
19. Portland Jerk
20. Quesada Mexican
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

HOTEL

1. Holiday Inn Express
2. Monte Carlo Inn

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.

	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



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.

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 directly managed 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



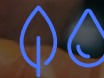
Solar Ready Rooftop



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

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. 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's Path to Net Zero

2025



2030



2040



2050



Net zero property-level plans in place.

50% absolute carbon reduction of QuadReal's directly managed portfolio.

All Canadian offices achieve net zero emissions, 50% absolute carbon reduction of international portfolio.

Global portfolio is net zero carbon.

About QuadReal Property Group

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

Its assets under management are \$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.

QuadReal: Excellence lives here.

40M SF

Canadian Commercial
Real Estate Portfolio

1900+

Employees

\$94B

Spanning 25+ countries

Spanning

Canada, The U.S., Europe
and Asia-Pacific



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.



1 Steelcase Rd, Markham

\$6B+

Five-Year Development Pipeline in Canada



Our Industrial Development Pipeline in the GTA

13 Sites

12.3M SF

767 Acres

Contact:

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