



FOR LEASE
89 Walker Drive, Brampton, ON

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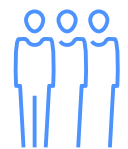
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Property Details 89 Walker Drive

Address	89 Walker Drive, Brampton
Total Area	345,002 SF
Office Area	23,084 SF over 2 floors
Warehouse Area	321,918 SF
Clear Height	24' - 30'
Shipping	41 Truck-level doors 1 Drive-in door
Trailer Parking	62
Sprinklers	ESFR
Zoning	M3A-335
Occupancy	May 2025
Asking Rent	\$17.95 psf net
TMI	\$3.72



Strong access to labour pool



Proximity to amenities



Various transit options nearby



Direct access to 400-series highways



5-Minute drive to CN Intermodal Rail Brampton



**Power
2,000 Amps / 600 Volts**

Location Overview 89 Walker Drive

Truck Routes

Highway 407	3 min
Highway 427	12 min
Highway 410	14 min
Highway 401	21 min
Pearson International Airport	24 min
CN Intermodal Brampton	5 min
CP Intermodal Vaughan	23 min

Major Cities

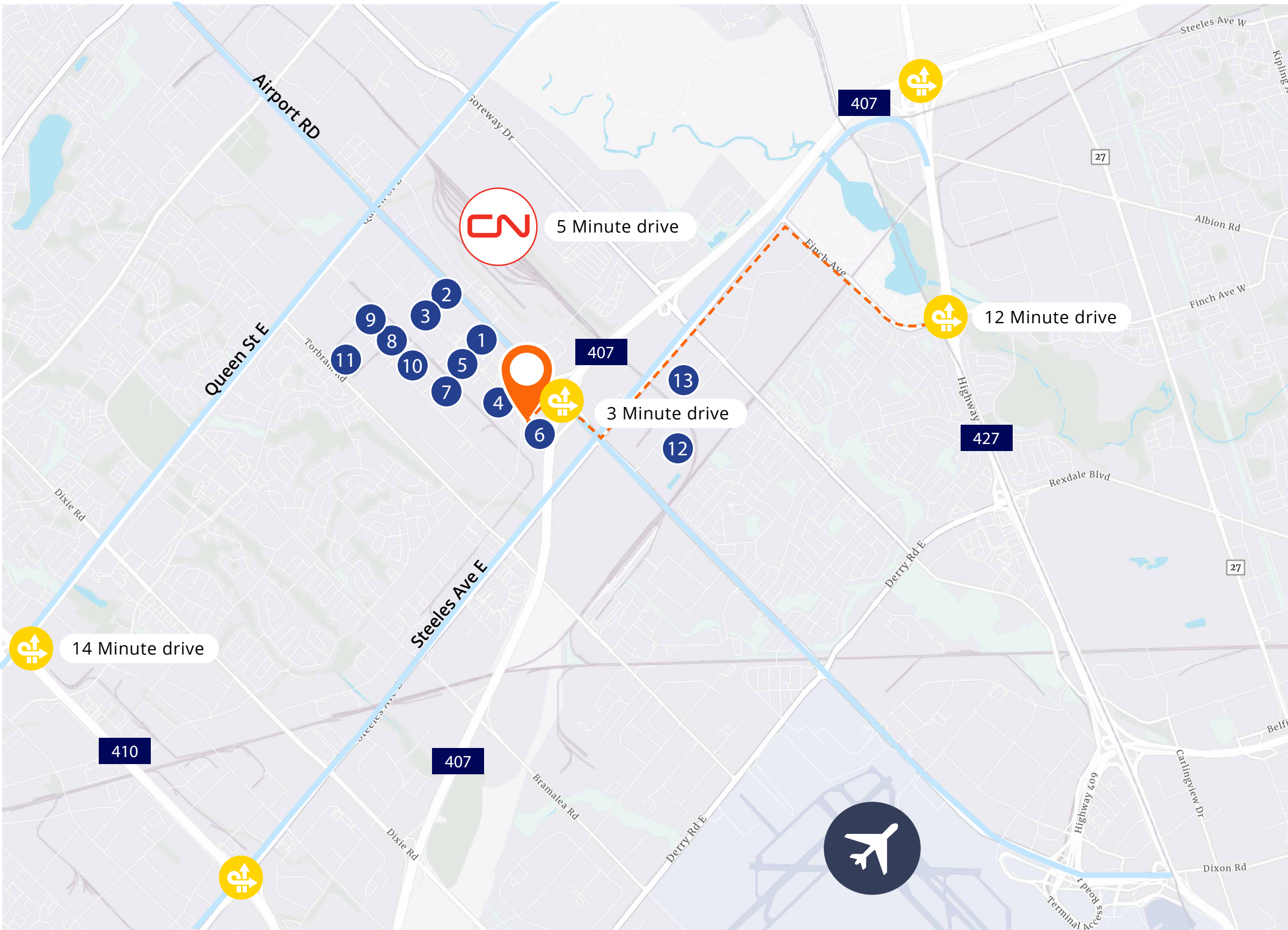
Caledon	27 min
Vaughan	34 min
Mississauga	36 min
Oakville	57 min
Toronto	1 hr 7 min

Corporate Neighbours

- | | |
|---------------------|---------------------------|
| 1. TFT Global Inc. | 8. Manasha |
| 2. DSV | 9. Confederation Freezers |
| 3. Canada Cartage | 10. Italtasta |
| 4. Versacold Group | 11. TJX Canada |
| 5. AMPAK | 12. Kruger Packaging |
| 6. Maple Leaf Foods | 13. Amazon Warehouse |
| 7. AMPAK | |

 89 Walker Drive

 Route to Interchange



Drive time are estimates provided for information purposes only.

Transit & Amenities 89 Walker Drive

Serviced by major bus routes:



1 11 30 14

511 501

Transit Stop 1841
1 Minute walk from property

Transit Stop 1842
2 Minute walk from property

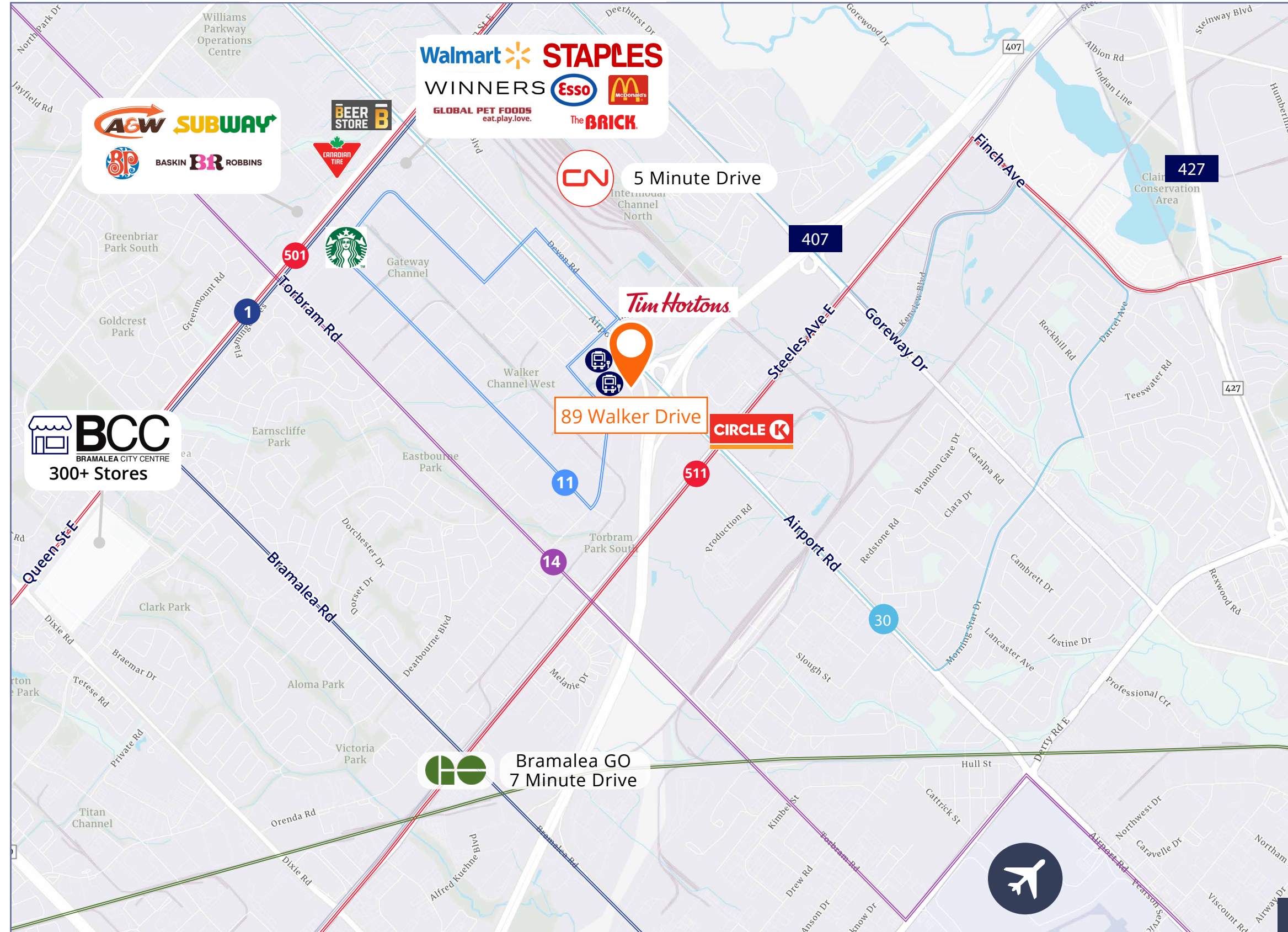
Amenities within a 5KM Radius

271
Retail Amenities

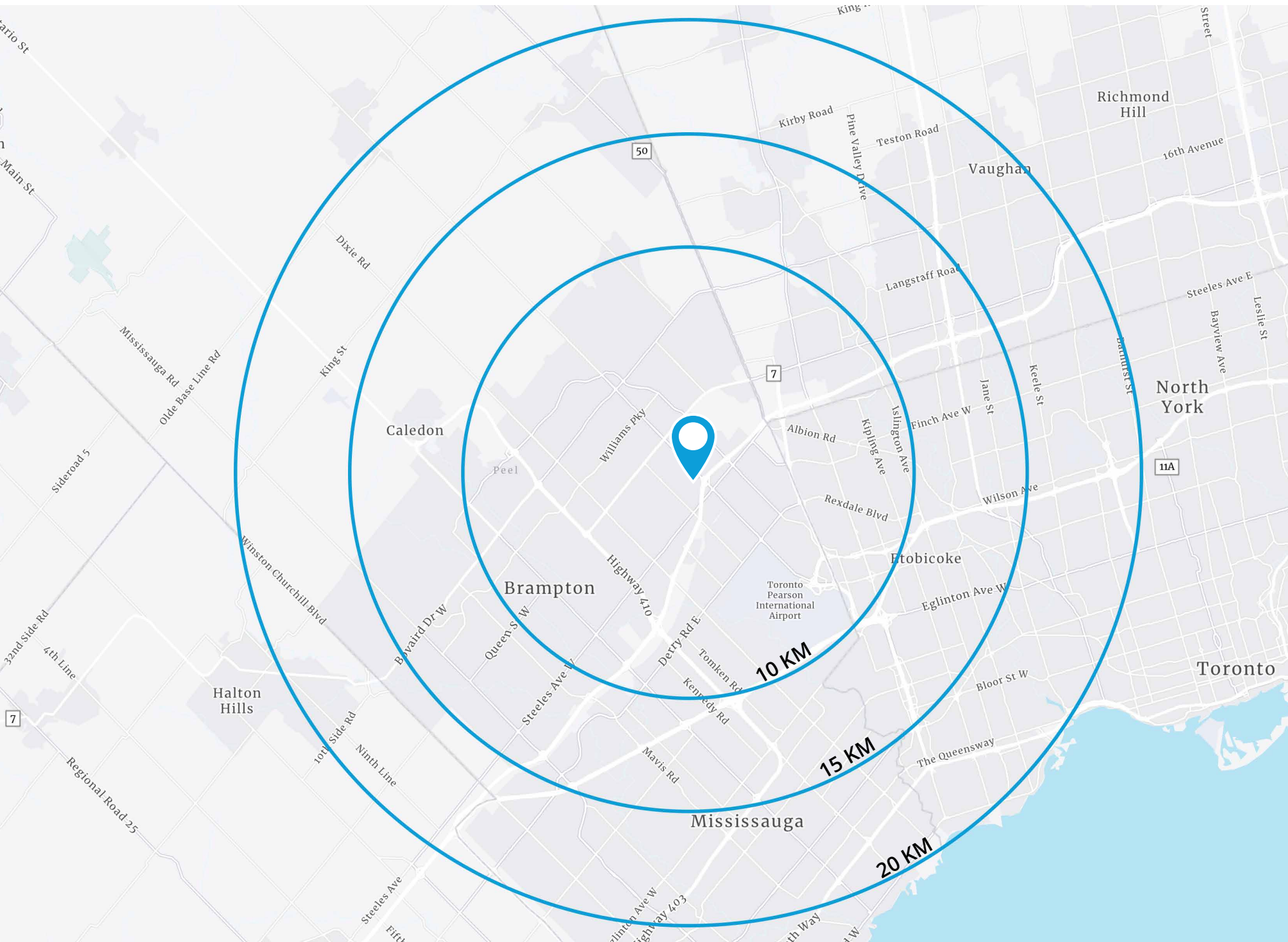
15
Gas Stations

11
Banks

122
Restaurants & Cafes



Demographics 89 Walker Drive



Population Overview

Within 10 KM | 689,410
 Within 15 KM | 1,624,334
 Within 20 KM | 2,711,155



Population in the Workforce

Within 10 KM | 379,776
 Within 15 KM | 900,282
 Within 20 KM | 1,522,217

27.2% of the population within 10 KM of 89 Walker Drive work in trades, transportation, equipment operations, manufacturing and utilities.



Median Age

Within 10 KM | 36.5
 Within 15 KM | 37.5
 Within 20 KM | 38.5

Brampton is centrally located in the middle of Canada's innovation corridor



Brampton is one of the fastest growing city in Canada

4th largest in Ontario

3rd largest in the GTA

9th largest in Canada



7 Transcontinental Highways

Accessing 158+ million North American consumers



Home to CN

The largest Intermodal Railway terminal in Canada



Contact Us Today

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