



FOR MORE INFORMATION  
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**FOR LEASE**

**15 WEST DRIVE**  
BRAMPTON, ONTARIO

CBRE Limited is pleased to offer for lease this unique freestanding industrial facility in the heart of Brampton, Ontario. The property features a 92,918 sq. ft. facility on 9.37 acres of hard to find M2 zoned land, which permits outside storage. The property is serviced by two rail spurs allowing rail cars to be loaded/unloading both within the building and in the yard. Other features include a fully fenced and paved yard area, wide warehouse bays, and the ability to add additional loading doors. The property is located in close proximity to the CN Rail Intermodal, the Pearson Airport, key highway access, and bus transit along West Drive.

**CBRE**

# AREA OVERVIEW



Ability to Expand Building



M2 Zoning Allowing Outside Storage



Fully Secured Yard and Compacted Yard



Exceptional Rail Access with Two Spurs

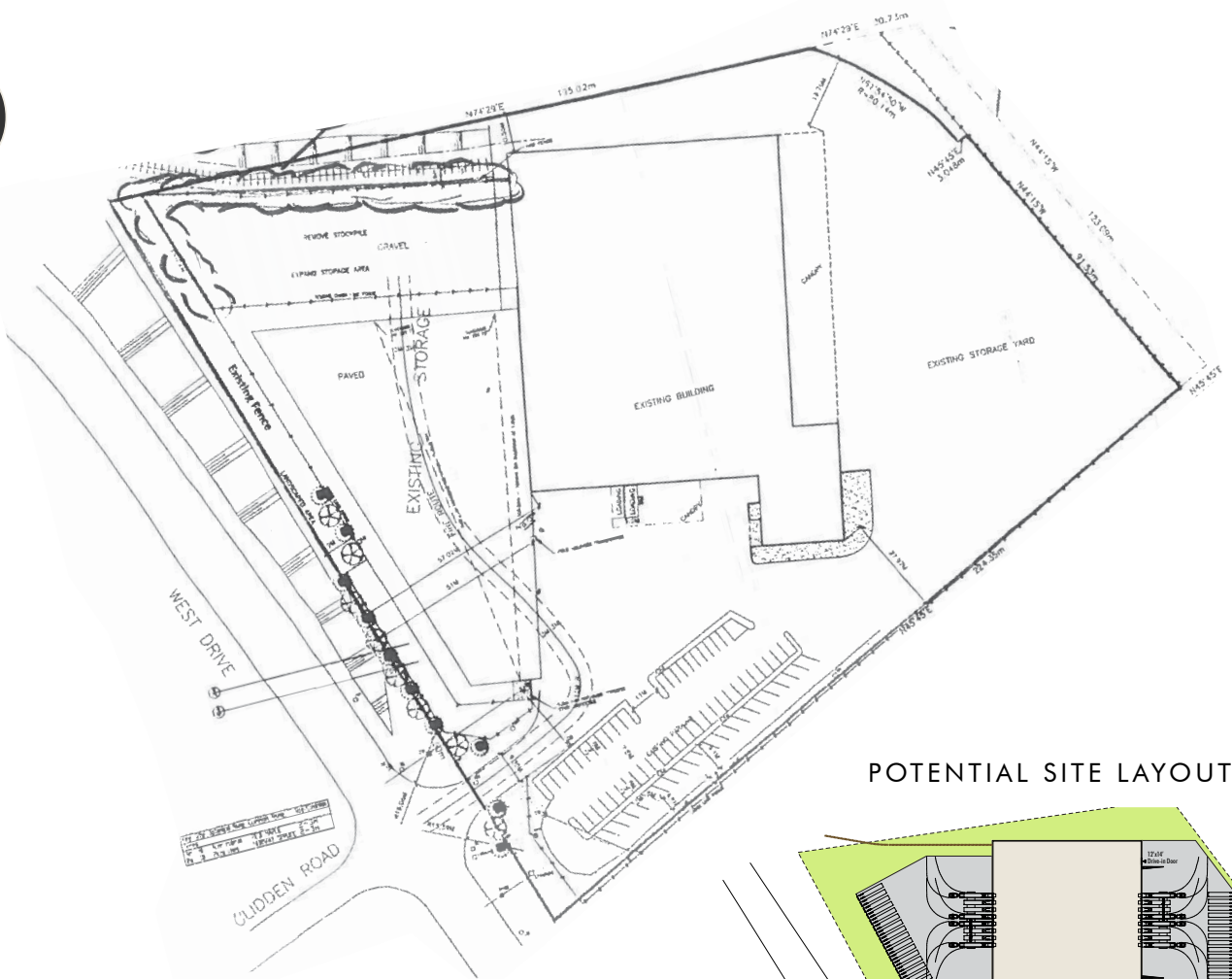




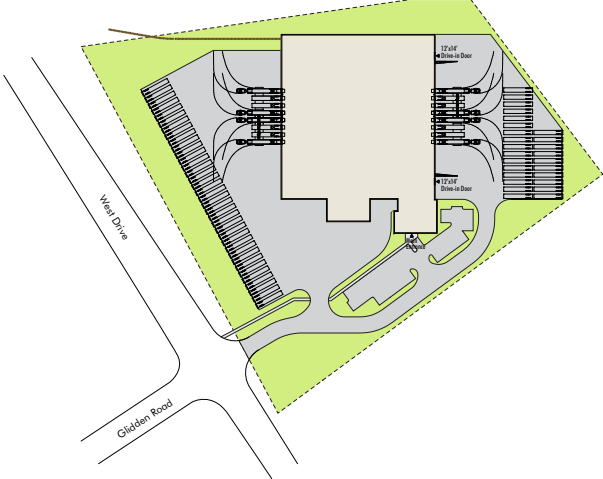
# BUILDING SPECIFICATIONS

## 15 WEST DRIVE, BRAMPTON

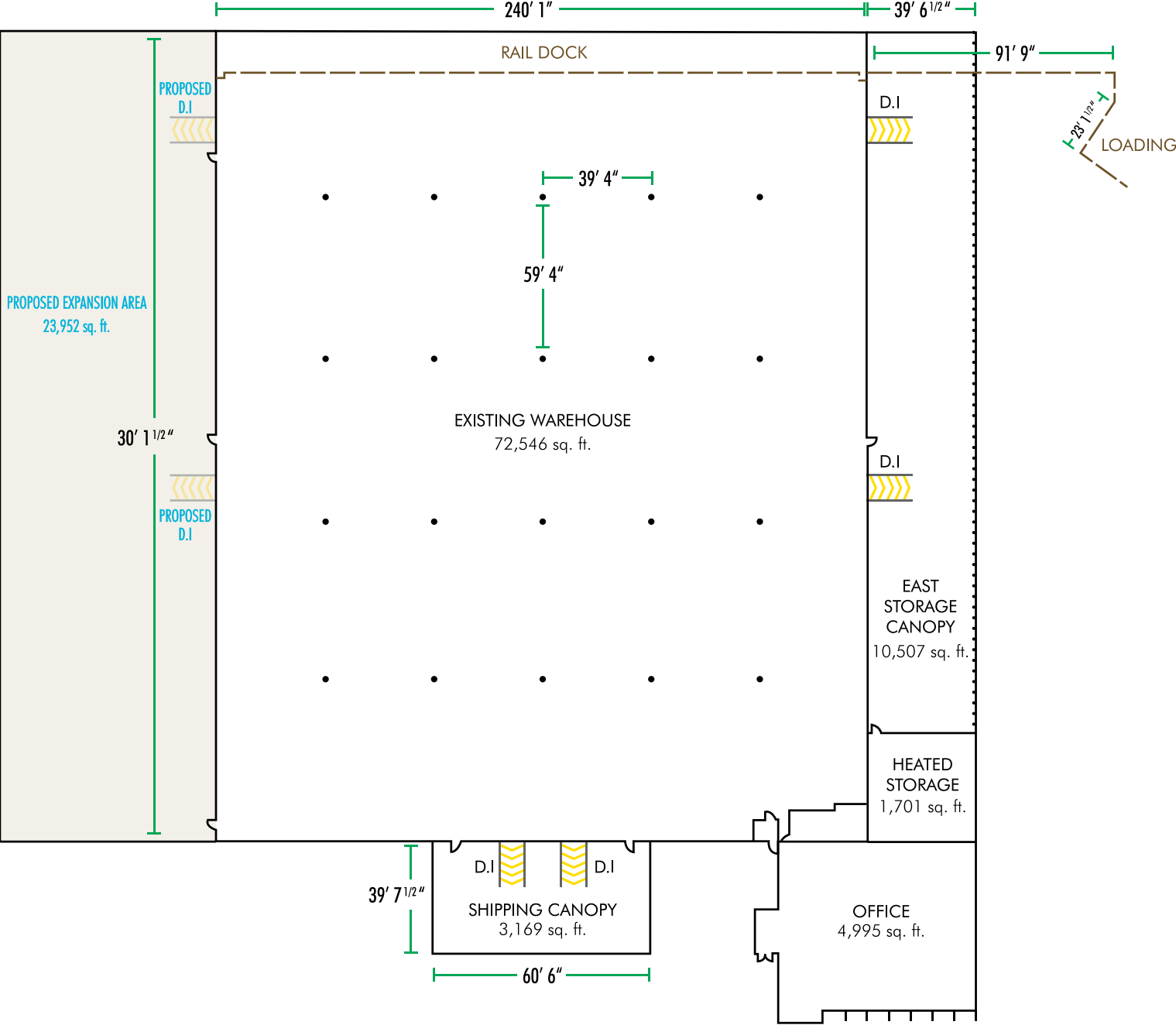
SIZE	92,918 sq. ft.	POWER	800 Amps
OFFICE	5,200 sq. ft.	SPRINKLERS	Dry System
LAND AREA	9.37 Acres	ZONING	M2-168
CLEAR HEIGHT	21'	ASK RATE	\$7.95 net per sq. ft.
SHIPPING	2 T/L, 4 D/I, 1 Internal rail door	TMI (2016)	\$2.80
BAY SIZES	40' x 60'	AVAILABILITY	Q4 2017



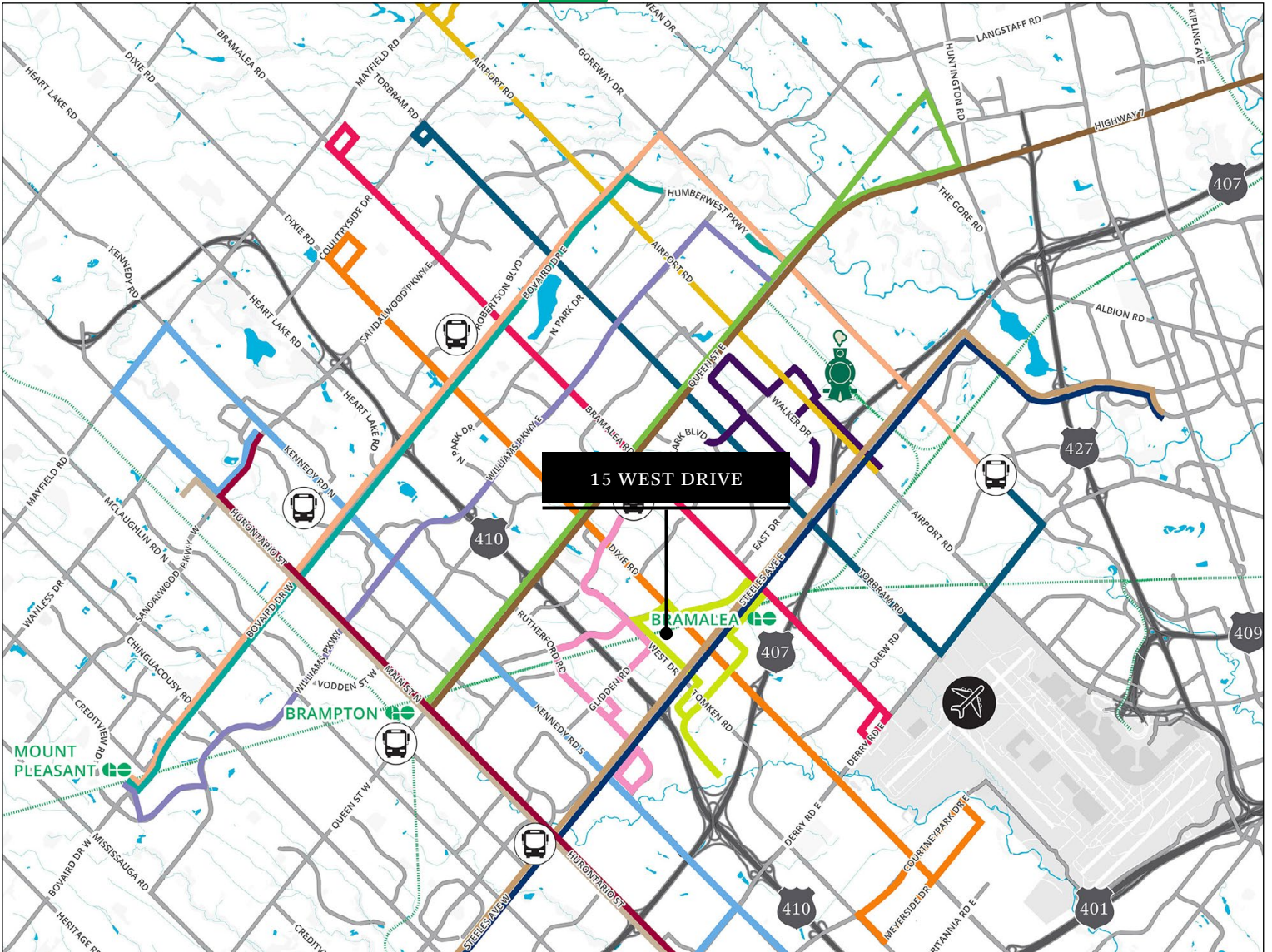
POTENTIAL SITE LAYOUT



# FLOOR PLAN



# ACCESSIBILITY



15 WEST DRIVE



BUS TERMINAL



TORONTO PEARSON INTERNATIONAL AIRPORT



CN INTERMODAL



- 1 QUEEN ST
- 2 MAIN ST
- 5 BOVAIRD DR
- 7 KENNEDY RD
- 10 SOUTH INDUSTRIAL
- 11 STEELES AVE
- 14 TORBRAM RD
- 15 BRAMALEA RD
- 18 DIXIE RD
- 20 CLARK BLVD
- 29 WILLIAMS PKWY
- 30 AIRPORT RD
- 40 CENTRAL INDUSTRIAL



- 501 QUEEN ST
- 502 MAIN ST
- 505 BOVAIRD DR
- 511 STEELES AVE

## DRIVE TIMES

	DISTANCE (KM)	TIME (MIN)
Highway 401	8.5	8
Highway 403	9.0	8
Highway 407	4.0	5
Highway 410	1.3	3
CN Intermodal	8.0	11
Pearson International Airport	18	13
US Border (Queenston-Lewiston)	122	1h 10

# 15 WEST DRIVE

BRAMPTON, ONTARIO



*Click above photo to watch video*

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## CBRE

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