Freestanding Building For Lease

400 CHRYSLER DRIVE

Brampton, ON

Flexible Industrial Space, Strategically Powered for Brampton's Future



Full building - up to 87,206 SF available | Options starting at 20,047 SF

JLL | PURE INDUSTRIAL

PROPERTY OVERVIEW

A STRATEGICALLY LOCATED FREESTANDING INDUSTRIAL OPPORTUNITY

400 Chysler Drive is professionally owned and managed and offers flexible occupancy configurations, strong infrastructure and excellent connectivity to major highways, intermodal facilities and Brampton's labour pool.

FREESTANDING
Industrial Facility

800 AMPS
Total Power Capacity

LED LIGHTING
Motion Sensors

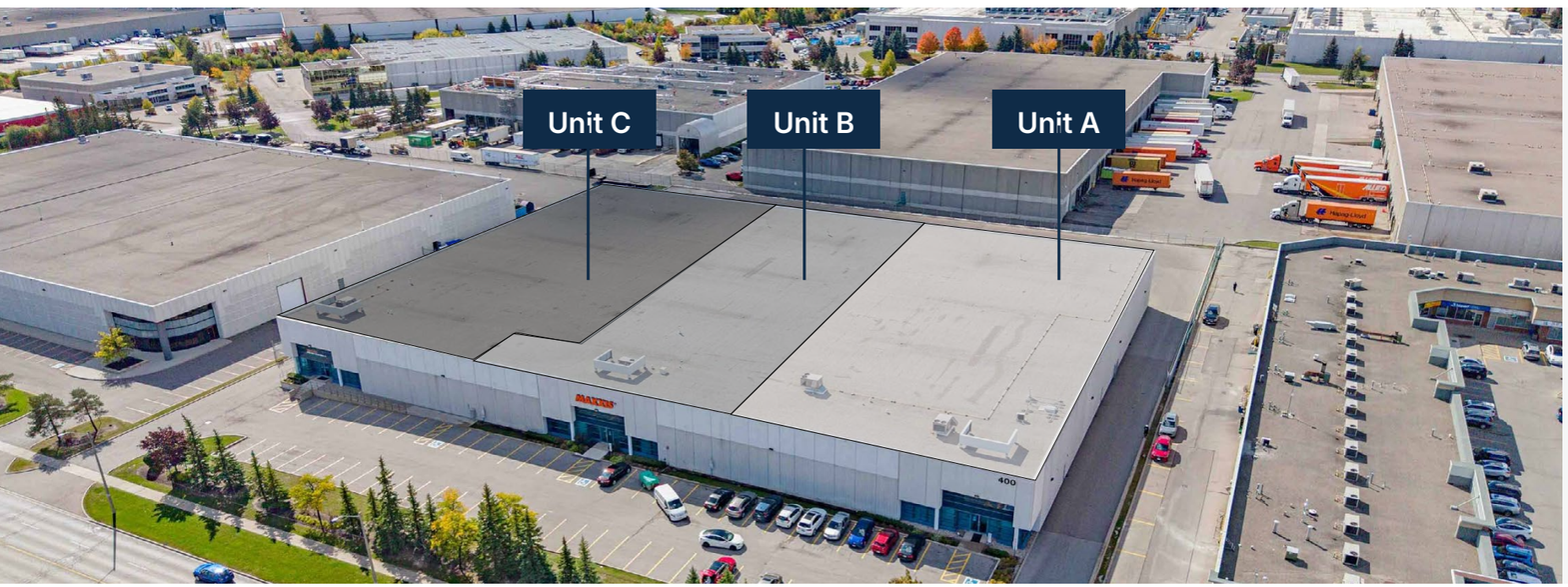
FLEXIBLE
Occupancy Options

LABOUR
Strong and Diverse

AMENITIES
Immediate Access to Retail and Services



FLEXIBLE UNIT CONFIGURATIONS



EXCELLENT CONNECTIVITY

HIGHWAY 407
8 min

HIGHWAY 410
10 min

HIGHWAY 401
15 min

PEARSON AIRPORT
18 min

PROPERTY DETAILS

4.18 Acres
LOT SIZE

24′
CLEAR HEIGHT

800 Amps
POWER

120 Stalls
PARKING

LED
LIGHTING

11 T/L, 3 D/I
SHIPPING

M3A-366
ZONING

September 1, 2027
POSSESSION

$3.99 psf
TMI (EST. 2026)

MULTIPLE LEASING OPTIONS TO ACCOMMODATE YOUR BUSINESS NEEDS

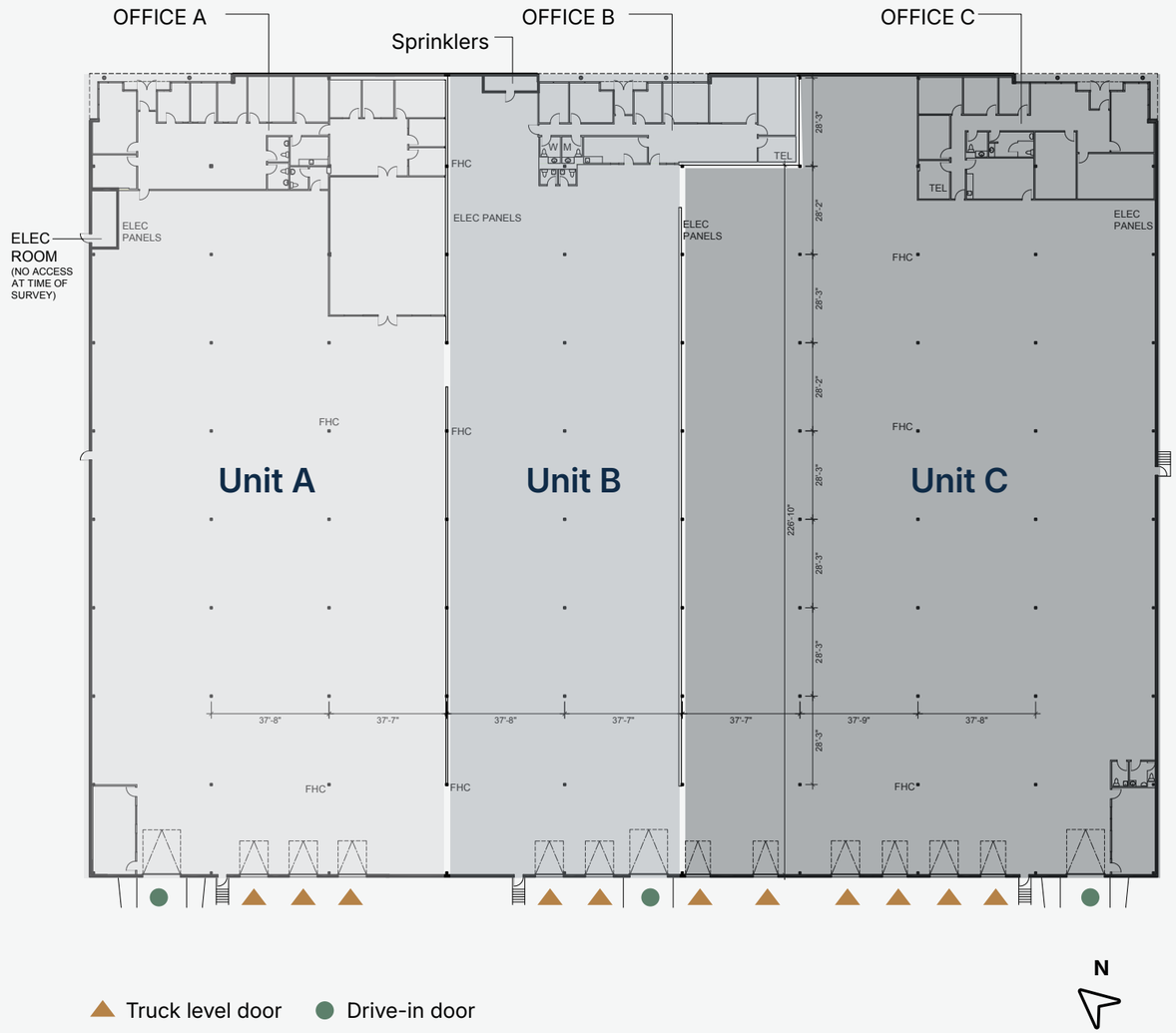
Unit(s)	Total Area	Office	Warehouse	Shipping	Power	Asking Net Rate
Full Building	87,206 sf	10,732 sf (12%)	76,474 sf (88%)	11 T/L, 3 D/I	800 amps[(1)]	$16.95 psf
A + B	49,129 sf	7,787 sf (16%)	41,342 sf (84%)	5 T/L, 2 D/I	400 amps	$17.50 psf
B + C	58,124 sf	5,205 sf (9%)	52,919 sf (91%)	8 T/L, 2 D/I	400 amps	$17.50 psf
A	29,082 sf	5,527 sf (19%)	23,555 sf (81%)	3 T/L, 1 D/I	200 amps	$17.95 psf
B	20,047 sf	2,260 sf (11%)	17,787 sf (89%)	2 T/L, 1 D/I	200 amps	$17.95 psf
C	38,077 sf	2,945 sf (8%)	35,132 sf (92%)	6 T/L, 1 D/I	200 amps	$17.95 psf

[(1)]Includes 200 amps for building services

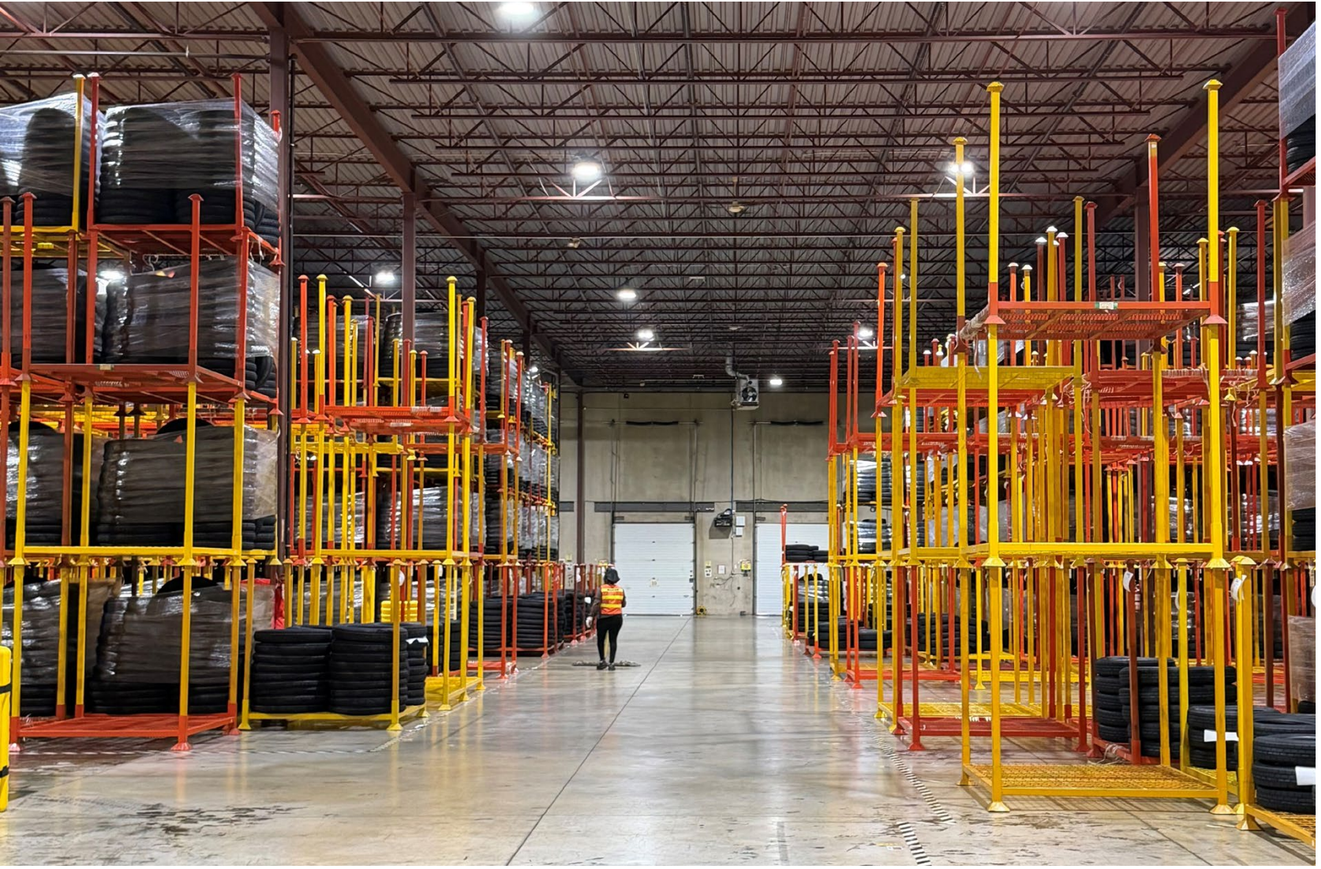
CLICK TO VIEW ZONING BY-LAW →

CLICK TO VIEW BUILDING SPECIFICATION SHEET →

FLOOR PLAN



▲ Truck level door ● Drive-in door




TORBRAM ROAD
CHRYSLER DRIVE
WILLIAMS PARKWAY

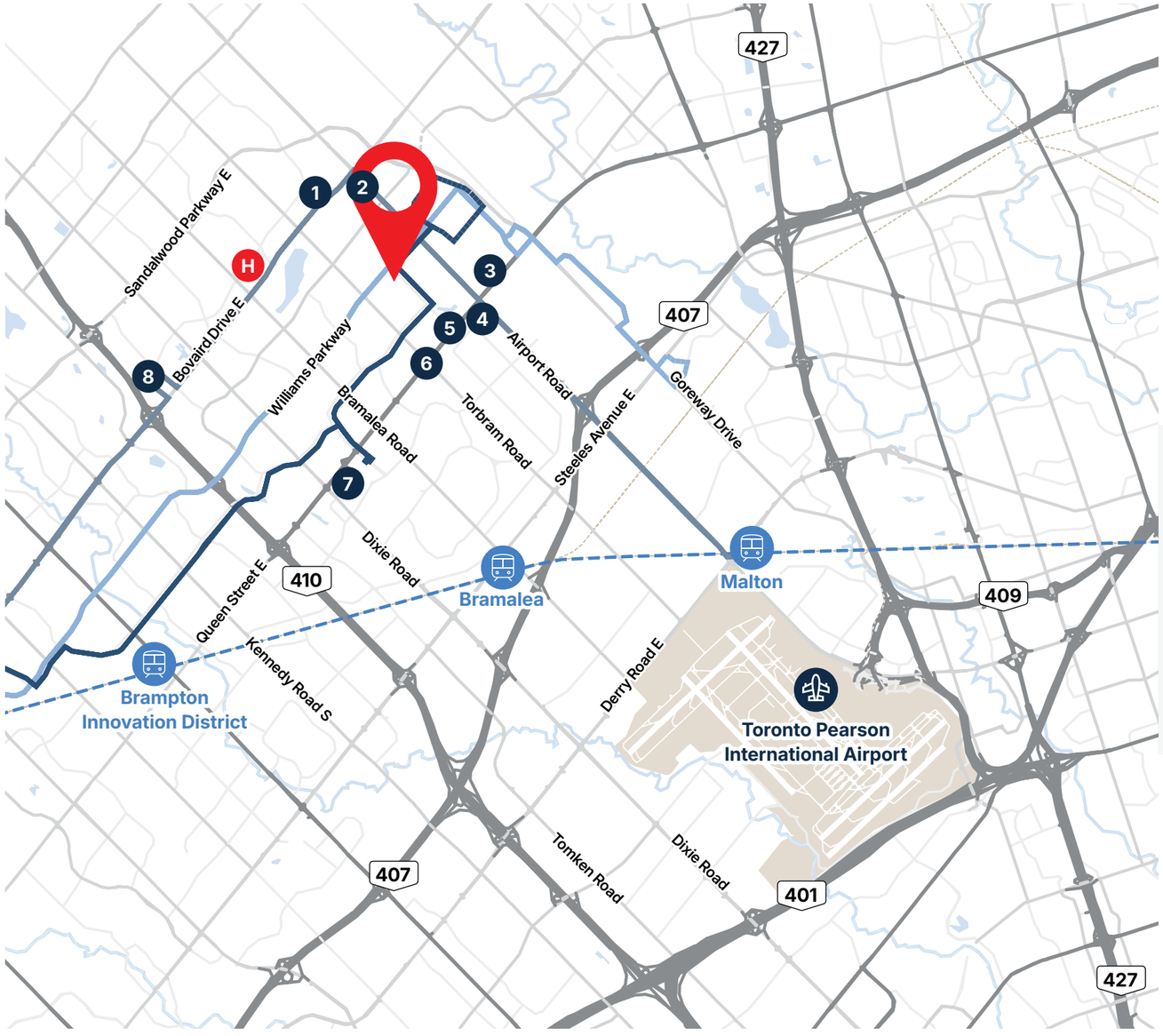






ACCESSIBILITY

Located at 400 Chrysler Drive, Brampton, this industrial property benefits from convenient access to Brampton Transit and Züm routes, providing an efficient commuting option for employees traveling from Toronto and surrounding areas. The site is further supported by nearby GO Transit, offering reliable public transit connectivity for staff throughout the region. Its surrounding area also features a variety of amenities, including shopping, dining, and essential services, contributing to a well-rounded location for the workforce. Additionally, the William Osler Health System is in close proximity adds a valuable layer of convenience and security for employees on-site. Together, these features make 400 Chrysler Drive a well-connected and practical choice for industrial operations.



AMENITIES

1

Fortinos	Scotiabank
McDonald's	Pizza Pizza
Pet Value	Tim Hortons
Service	Esso
Ontario	Lazeez Shawarma

2 SmartCentres Bramport

LA Fitness	Swiss Chalet
Value Village	LCBO
CIBC	Tim Hortons
Dollarama	Wendy's
BMO	No Frills

3 Woodhill Centre

Home Depot	Cora
TD	Giant Tiger
RBC	Montana's
Pet Smart	Pizza Hut

4 SmartCentres Brampton E

Winners	The Brick
Walmart	Dollar Tree
Tim Hortons	Burger King
Staples	Popeyes

5

The Beer Store	Burrito Boyz
Wild Wing	A&W
Kelsey's	Boston Pizza
Canadian Tire	Baskin Robbins
Auto Planet	Heritage Fish & Chips
A&W	Williams Cafe
Boston Pizza	Mcdonald's
McDonald's	

6

Fit 4 Less	Lexus
Benjamin Moore	Tim Hortons
Subway	Harvey's
KFC	Husky
Acura	Circle K

7

Costco	Best Buy
Sobeys	Dollarama
Shell	Marshalls
LA Fitness	Tim Hortons
Indigo	Best Buy

8 Trinity Commons Mall

Metro	Michaels
Canadian Tire	Winners
Home Depot	Marshalls
Cineplex	Dollarama

DRIVE TIMES

H			
7 MINS | 3.3 KM	**11 MINS | 7.0 KM**	**17 MINS | 8.8 KM**	**34 MINS | 43 KM**
William Osler Health System	Bramalea GO Station	Malton GO Station	Downtown Toronto

TRANSIT

Brampton Transit

505 Bovaird Drive - ZUM

9 Vodden

29 Williams Parkway

TRAIN

LABOUR FORCE + DEMOGRAPHICS

Brampton's competitive advantage is built on a diverse, resilient economy and a business environment designed to support long-term growth. Strategically located in the heart of Canada's Innovation Corridor, Brampton continues to attract investment in high-growth industries, driven by targeted economic development initiatives, a skilled workforce and world-class market connectivity.

782,936
Total Population

91%
Employment Rate

$130,217
Average Household Income

34.2
Average Age

70.0%
Participation Rate

Robust Workforce -
As part of Peel region, businesses have access to a labour pool of over **4.3 million** people across the GTA area.

421,242
Labour Force

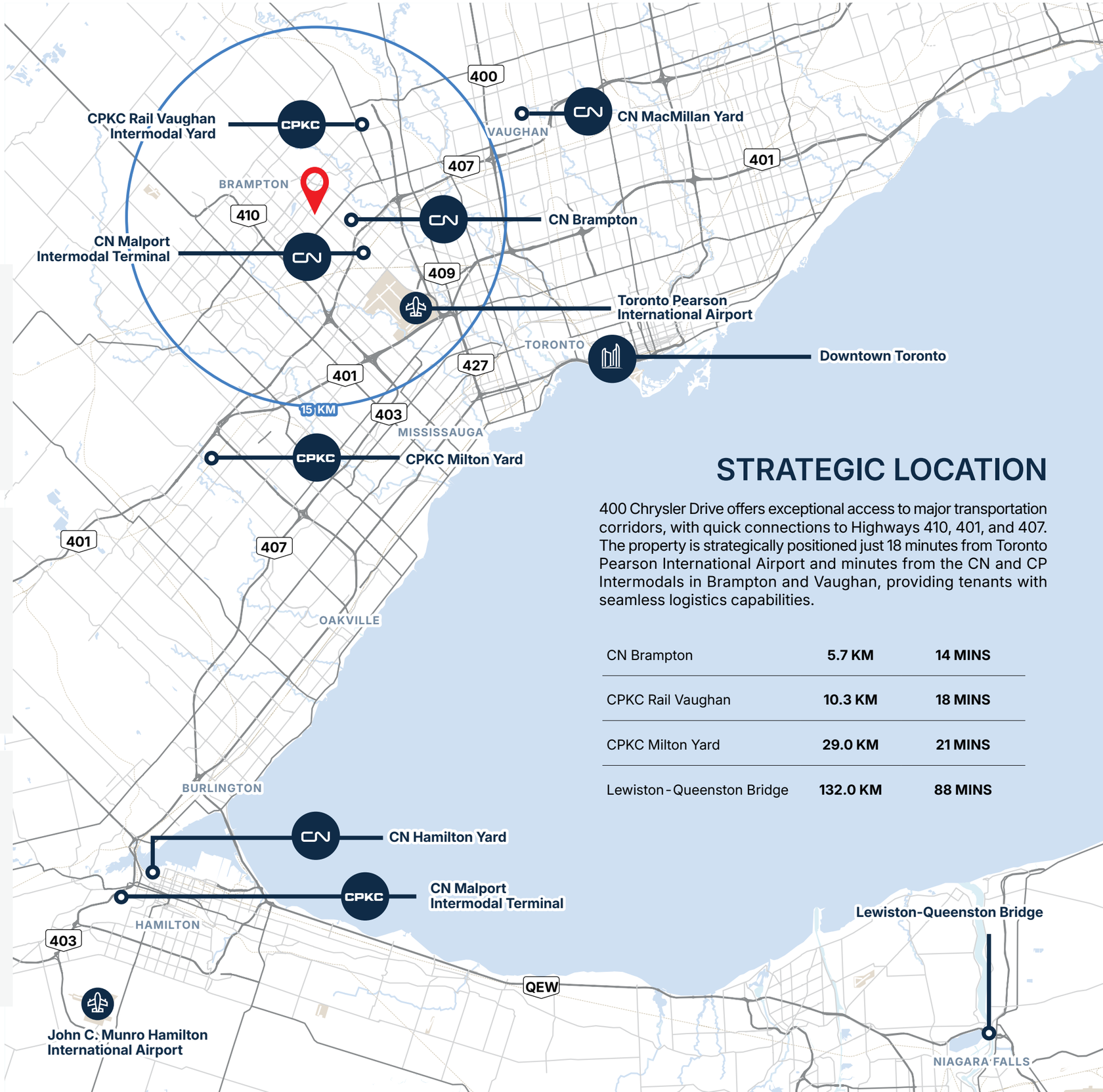
10 KM RADIUS

694,359
Population

361,940
Labour Force

34.2
Median Age

Source: INVEST BRAMPTON



STRATEGIC LOCATION

400 Chrysler Drive offers exceptional access to major transportation corridors, with quick connections to Highways 410, 401, and 407. The property is strategically positioned just 18 minutes from Toronto Pearson International Airport and minutes from the CN and CP Intermodals in Brampton and Vaughan, providing tenants with seamless logistics capabilities.

CN Brampton	**5.7 KM**	**14 MINS**
CPKC Rail Vaughan	**10.3 KM**	**18 MINS**
CPKC Milton Yard	**29.0 KM**	**21 MINS**
Lewiston-Queenston Bridge	**132.0 KM**	**88 MINS**

MEET THE TEAM

PURE INDUSTRIAL

Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 43 million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca

JLL

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jll.com

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