

		795 Hazelhurst Rd Mississauga Ontario L5J 2Z6 Mississauga Southdown Peel SPIS: N Taxes: \$4/2025/T.M.I. DOM: 119 Industrial Free Standing Com Cndo Fee: Dir/Cross St: NE corner at Winston Churchill Directions: NE corner at Winston Churchill	List: \$1 Per Sq Ft For: Lease Last Status: NEW Occup: Vacant Freestanding: Y SPIS: N Lse Term Mnths: 60/180 Holdover: 180 Franchise:
MLS#: W12276906 Sellers: 759 Winston Churchill L.P.		Contact After Exp: N	
Possession: Other Remarks: Q2 2026		ARN#:	
PIN#: Additional PIN#:			
Total Area: 215124 Sq Ft Ofc/Apt Area: 3 % Indust Area: 97 % Retail Area: Apx Age: New Volts: 600 Amps: 2000 Zoning: E3-16 Truck Level: 34 Grade Level: 0 Drive-In: 2 Double Man: 0 Clear Height: 36 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp: Y Local Imprvmtnts: Y	Survey: Y Lot/Bldg/Unit/Dim: 0 x 0 Metres Lot Lot Irreg: Bay Size: 55 x 52 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San Avail A/C: Y Utilities: Y Garage Type: Outside/Surface Park Spaces: #Tri Spc: Energy Cert: N Cert Level: GreenPIS: N	Soil Test: Y Out Storage: Y Rail: N Crane: N Basement: N Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Major Highway, Public Transit	
Bus/Bldg Name: Actual/Estimated:		For Year:	Financial Stmt:
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Minimum divisible 41,143 sf to 472,245 sf Available - Q4 2025 / Q2 2026 Occupancy - New State Of The Art Distribution Facilities With Esfr Sprinklers And Led Lighting. Located in southwestern Mississauga (Clarkson) at the southeast side of Winston Churchill Boulevard and Royal Windsor Drive, minutes from Oakville border - Served By 3 Major Highways Q E W, 403 & 407. Excellent Access To Public Transit At Door Step (Mi Way, G O And TTC). Zoning Permits A Variety Of Uses. Many Amenities Nearby, Restaurants, Shopping, Etc. Market Rent - See Other M L S Listings. Realty Taxes to be reassessed - T. M. I. To Be Confirmed Upon Completion of Construction			
Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: See Brokerage Remarks, List Brokerage Brkage Remks: Speak With La Regarding Schedule, A, Distribution Of Commissions. For Further Details, Contact Charmaine Brooks, Cbrooks@Avisonyoung.Com Or (905) 283-2385			
AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP Ph: 905-712-2100 Fax: 905-712-2937 77 City Centre Dr Suite 301 Mississauga L5B1M5 RYAN G CUNNINGHAM, Salesperson 905-283-2384 MIKE TATARSKY, Salesperson 905-283-2377 AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP Contract Date: 07/09/2025 Condition: Expiry Date: 12/04/2025 Cond Expiry: Last Update: 07/10/2025 CB Comm: 6% 1st Yr & 2.50% the remainder term of			
Ad: N Escape: Original: \$1			

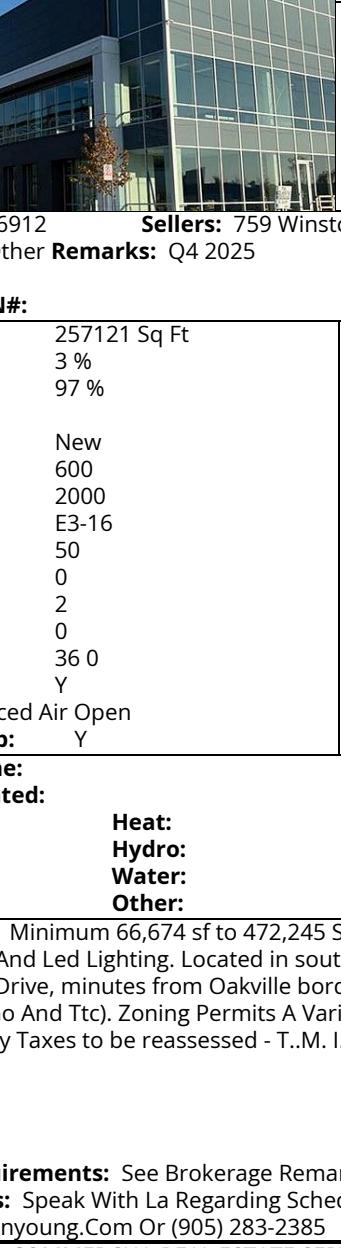
 <small>CBRE LIMITED, Brokerage</small>	587 Avonhead Rd A Mississauga Ontario L5J 4B1 Mississauga Southdown Peel SPIS: N Taxes: \$3.87/2025/T.M.I. DOM: 744	List: \$1 Sq Ft Net For: Lease Last Status: EXT	
	Industrial Free Standing Warehousing Com Cndo Fee: Dir/Cross St: Lakeshore Rd W & Avonhead Rd	Occup: Vacant Freestanding: Y SPIS: N Holdover: 90 Franchise:	
MLS#: W7239286	Sellers: 551 Avonhead Road GP Inc.	Contact After Exp: N	
Possession: Remarks: Q4 2023			
PIN#:	ARN#:		
Additional PIN#:			
Total Area: 102726 Sq Ft Ofc/Apt Area: 2 % Indust Area: 98 % Retail Area: 0 % Apx Age: Volts: 600 Amps: 1500 Zoning: E3 - Industrial Truck Level: 18 Grade Level: 0 Drive-In: 1 Double Man: 0 Clear Height: 40 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 37.6 Acres Lot Lot Irreg: Bay Size: 40 x 52 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: Y Garage Type: Outside/Surface Park Spaces: 246 #Tri Spc: 32 Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: N Rail: N Crane: N Basement: N Elevator: None UFFI: No Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:	
Bus/Bldg Name:	For Year:	Financial Stmt:	
Actual/Estimated:			
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Avonhead Industrial Campus -- The GTA's newest Zero Carbon Certified industrial campus. Phase I (362,000 sf) is substantially complete and ready for tenant fixturing and Phase II (378,000 sq ft) can accommodate occupancy on +/- 12 months notice. Units from 100,000 sf available. 40' Clear Height. 32 Trailer Stalls Per Building. Ample Dock And Drive-In Loading. 5,000 Amps Per Building. Office To Suit Tenant Needs. Strategically located in SW Mississauga with convenient Access To Labour, 400 Series Highways, Public Transit, Intermodals, Downtown Toronto And Pearson International Airport.			
Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: List Brokerage Brkage Remks: Taxes to be confirmed.			
<small>CBRE LIMITED Ph: 416-674-7900 Fax: 416-674-6575</small> <small>5935 Airport Rd Suite 700 Mississauga L4V1W5</small> <small>FRASER MCKENNA, Salesperson 416-798-6275</small> <small>JONATHAN LEARY, Salesperson 905-315-3695 CBRE LIMITED</small>			
Appt: Thru LA Contract Date: 10/23/2023 Expiry Date: 02/26/2026 Last Update: 09/12/2025	Condition: Cond Expiry: CB Comm: 6% & 2.5%	Ad: N Escape: Original: \$1	

 <small>CBRE LIMITED, Brokerage</small>	587 Avonhead Rd C Mississauga Ontario L5J 4B1 Mississauga Southdown Peel SPIS: N Taxes: \$3.87/2025/T.M.I. DOM: 744	List: \$1 Sq Ft Net For: Lease Last Status: EXT	
	Industrial Free Standing Warehousing Com Cndo Fee: Dir/Cross St: Lakeshore Rd W & Avonhead Rd	Occup: Vacant Freestanding: Y SPIS: N Holdover: 90 Franchise:	
MLS#: W7239300	Sellers: 551 Avonhead Road GP Inc.	Contact After Exp: N	
Possession: Remarks: Q4 2023			
PIN#:	ARN#:		
Additional PIN#:			
Total Area: 259522 Sq Ft Ofc/Apt Area: 2 % Indust Area: 98 % Retail Area: 0 % Apx Age: Volts: 600 Amps: 3500 Zoning: E3 - Industrial Truck Level: 38 Grade Level: 0 Drive-In: 1 Double Man: 0 Clear Height: 40 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 37.6 Acres Lot Lot Irreg: Bay Size: 40 x 52 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: Y Garage Type: Outside/Surface Park Spaces: 246 #Tri Spc: 32 Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: N Rail: N Crane: N Basement: N Elevator: None UFFI: No Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:	
Bus/Bldg Name:	For Year:	Financial Stmt:	
Actual/Estimated:			
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Avonhead Industrial Campus -- The GTA's newest Zero Carbon Certified industrial campus. Phase I (362,000 sf) is substantially complete and ready for tenant fixturing and Phase II (378,000 sq ft) can accommodate occupancy on +/- 12 months notice. Units from 100,000 sf available. 40' Clear Height. 32 Trailer Stalls Per Building. Ample Dock And Drive-In Loading. 5,000 Amps Per Building. Office To Suit Tenant Needs. Strategically located in SW Mississauga with convenient Access To Labour, 400 Series Highways, Public Transit, Intermodals, Downtown Toronto And Pearson International Airport.			
Extras:			
Inclusions:			
Exclusions:			
Rental Items:			
Showing Requirements: List Brokerage			
Brkage Remks: Taxes to be confirmed.			
CBRE LIMITED Ph: 416-674-7900 Fax: 416-674-6575 5935 Airport Rd Suite 700 Mississauga L4V1W5 <u>FRASER MCKENNA, Salesperson</u> 416-798-6275 <u>JONATHAN LEARY, Salesperson</u> 905-315-3695 CBRE LIMITED			
Appt: Thru LA	Condition:	Ad: N	
Contract Date: 10/23/2023	Cond Expiry:	Escape:	
Expiry Date: 02/26/2026	CB Comm: 6% & 2.5%	Original: \$1	
Last Update: 09/12/2025			

 <p>CUSHMAN & WAKEFIELD BROKERAGE</p>	560 Slate Dr Mississauga Ontario L5T 0A1 Mississauga Gateway Peel SPIS: N Taxes: \$0/2023/T.M.I. DOM: 568	List: \$1 Sq Ft Net For: Lease Last Status: EXT	
	Industrial Free Standing Warehousing Com Cndo Fee: Dir/Cross St: Derry Road E & Kennedy Road S	Occup: Vacant Freestanding: Y SPIS: N Holdover: 45 Franchise:	
MLS#: W8248860	Sellers: Slate Drive Holdings Inc	Contact After Exp: N	
Possession: Remarks: Q3 2025			
PIN#:	ARN#:		
Additional PIN#:			
Total Area: 160485 Sq Ft Ofc/Apt Area: 3 % Indust Area: 97 % Retail Area: Apx Age: Volts: Amps: Zoning: E2 & E3 Truck Level: 26 Grade Level: 0 Drive-In: 2 Double Man: 0 Clear Height: 40 0 Sprinklers: Y Heat: Gas Forced Air Closd Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Lot Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: A Garage Type: Outside/Surface Park Spaces: 138 #Tri Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:	
Bus/Bldg Name:	For Year:	Financial Stmt:	
Actual/Estimated:			
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Mississauga's most anticipated Infill development on track for late summer 2025 delivery. Targeting LEED gold and net carbon ready. Hwy 410 exposure. Location allows for quick connectivity to all 400 series Hwys. Office to suit Tenants needs. Ample trailer parking available.			
Extras:			
Inclusions:			
Exclusions:			
Rental Items:			
Showing Requirements:	List Brokerage		
Brkage Remks:	Taxes to be assessed upon building completion. For marketing package, please contact Dee.Malek@cushwake.com. Commission Fees Will Only be paid (up to a maximum of 10 years) upon completion of the transaction and collection from the landlord.		
CUSHMAN & WAKEFIELD Ph: 905-568-9500 Fax: 905-568-9444			
1 Prologis Blvd Suite 300 Mississauga L5W0G2			
<u>MICHAEL YULL, Salesperson</u> 905-501-6480			
<u>FRASER J.E. PLANT, Salesperson</u> 905-501-6408 CUSHMAN & WAKEFIELD			
Appt: Through LA			
Contract Date: 04/16/2024	Condition:		Ad: N
Expiry Date: 02/27/2026	Cond Expiry:		Escape:
Last Update: 02/14/2025	CB Comm: 6% 1yr net 2.5% net rent balance		Original: \$1

	600 Slate Dr Mississauga Ontario L5T 0A1 Mississauga Gateway Peel SPIS: N Taxes: \$0/2023/T.M.I. DOM: 568	List: \$1 Sq Ft Net For: Lease Last Status: EXT	
	Industrial Free Standing Warehousing Com Cndo Fee: Dir/Cross St: Derry Road E & Kennedy Road S	Occup: Vacant Freestanding: Y SPIS: N Holdover: 45 Franchise:	
MLS#: W8248882	Sellers: Slate Drive Holdings Inc	Contact After Exp: N	
Possession: Remarks: Q3 2025			
PIN#:	ARN#:		
Additional PIN#:			
Total Area: 309823 Sq Ft Ofc/Apt Area: 3 % Indust Area: 97 % Retail Area: Apx Age: Volts: Amps: Zoning: E2 & E3 Truck Level: 52 Grade Level: 0 Drive-In: 2 Double Man: 0 Clear Height: 40 0 Sprinklers: Y Heat: Gas Forced Air Closd Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Lot Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: A Garage Type: Outside/Surface Park Spaces: 177 # Tri Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:	
Bus/Bldg Name:	For Year:	Financial Stmt:	
Actual/Estimated:			
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Mississauga's most anticipated Infill development on track for late summer 2025 delivery. Targeting LEED gold and net carbon ready. Hwy 410 exposure. Location allows for quick connectivity to all 400 series Hwys. Office to suit Tenants needs. Ample trailer parking available.			
Extras:			
Inclusions:			
Exclusions:			
Rental Items:			
Showing Requirements:	List Brokerage		
Brkage Remks:	Taxes to be assessed upon building completion. For marketing package, please contact Dee.Malek@cushwake.com. Commission Fees will only be paid (up to a maximum of 10 years) upon both completion of the transaction and collection from landlord.		
CUSHMAN & WAKEFIELD Ph: 905-568-9500 Fax: 905-568-9444			
1 Prologis Blvd Suite 300 Mississauga L5W0G2			
<u>MICHAEL YULL, Salesperson</u> 905-501-6480			
<u>FRASER J.E. PLANT, Salesperson</u> 905-501-6408 CUSHMAN & WAKEFIELD			
Appt: Through LA			
Contract Date: 04/16/2024	Condition:		Ad: N
Expiry Date: 02/27/2026	Cond Expiry:		Escape:
Last Update: 02/14/2025	CB Comm: 6% 1 yr net rent 2.5% net rent balance		Original: \$1

 <small>CBRE LIMITED, BROKERAGE</small>	587 Avonhead Rd Mississauga Ontario L5J 4B1 Mississauga Southdown Peel SPIS: N Taxes: \$3.87/2025/T.M.I. DOM: 980	List: \$1 Per Sq Ft For: Lease Last Status: EXT	
	Industrial Free Standing Warehousing Com Cndo Fee: Dir/Cross St: Lakeshore Rd W & Avonhead Rd	Occup: Vacant Freestanding: Y SPIS: N Holdover: 90 Franchise:	
MLS#: W5939215	Sellers: 551 Avonhead Road Gp Inc.	Contact After Exp: N	
Possession: Remarks: Q4 2023			
PIN#:	ARN#:		
Additional PIN#:			
Total Area: 362248 Sq Ft Ofc/Apt Area: 2 % Indust Area: 98 % Retail Area: 0 % Apx Age: Volts: 600 Amps: 5000 Zoning: E3-Industrial Truck Level: 56 Grade Level: 0 Drive-In: 2 Double Man: 0 Clear Height: 40 0 Sprinklers: Y Heat: Elec Forced Air Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 37.6 Acres Lot Lot Irreg: Bay Size: 40 x 52 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: Y Garage Type: Outside/Surface Park Spaces: 246 #Trl Spc: 32 Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: N Rail: N Crane: N Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:	
Bus/Bldg Name:	For Year:	Financial Stmt:	
Actual/Estimated:			
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Avonhead Industrial Campus -- The GTA's newest Zero Carbon Certified industrial campus. Phase I (362,000 sf) is substantially complete and ready for tenant fixturing and Phase II (378,000 sq ft) can accommodate occupancy on +/- 12 months notice. Units from 100,000 sf available. 40' Clear Height. 32 Trailer Stalls Per Building. Ample Dock And Drive-In Loading. 5,000 Amps Per Building. Office To Suit Tenant Needs. Strategically located in SW Mississauga with convenient Access To Labour, 400 Series Highways, Public Transit, Intermodals, Downtown Toronto And Pearson International Airport. **EXTRAS** Esfr Sprinklers. Led Lighting To Open Plan.			
Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: List Brokerage			
Brkage Remks: Please Speak To La For Details. Please Contact Joseph Cattana For The Marketing Dossier At Joseph.Cattana@Cbre.Com Or 905-234-0389. Much More Information Available. Taxes Have Not Yet Been Assessed.			
<small>CBRE LIMITED, BROKERAGE Ph: 416-674-7900 Fax: 416-674-6575</small> <small>5935 Airport Rd Suite 700 Mississauga L4V1W5</small> <small>FRASER MCKENNA 416-798-6275</small> <small>JONATHAN LEARY 905-315-3695 CBRE LIMITED</small>			
Appt: Thru La Contract Date: 03/01/2023 Expiry Date: 02/26/2026 Last Update: 09/12/2025	Condition: Cond Expiry: CB Comm: 6% & 2.5%	Ad: N Escape: Original: \$1	

 <p>745 Hazelhurst Rd Mississauga Ontario L5J 2Z6 Mississauga Southdown Peel SPIS: N Taxes: \$4/2025/T.M.I. DOM: 119</p>		<p>List: \$1 Sq Ft Net</p> <p>For: Lease Last Status: NEW</p> <p>Industrial Occup: Vacant Lse Term Mnths: 60/180 Free Standing Freestanding: Y SPIS: N Holdover: 180 Franchise:</p> <p>Com Cndo Fee: Dir/Cross St: NE corner at Winston Churchill Directions: NE corner at Winston Churchill</p>
<p>MLS#: W12276912 Sellers: 759 Winston Churchill L.P.</p>		Contact After Exp: N
<p>Possession: Other Remarks: Q4 2025</p>		
<p>PIN#: Additional PIN#:</p>		ARN#:
<p>Total Area: 257121 Sq Ft Ofc/Apt Area: 3 % Indust Area: 97 % Retail Area: Apx Age: New Volts: 600 Amps: 2000 Zoning: E3-16 Truck Level: 50 Grade Level: 0 Drive-In: 2 Double Man: 0 Clear Height: 36 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcpc-Eqp: Y</p>	<p>Survey: Y Lot/Bldg/Unit/Dim: 0 x 0 Metres Lot Lot Irreg: Bay Size: 55 x 43 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San Avail A/C: Y Utilities: Y Garage Type: Outside/Surface Park Spaces: #Tlr Spc: Energy Cert: N Cert Level: GreenPIS: N</p>	<p>Soil Test: Y Out Storage: Y Rail: N Crane: Basement: N Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Major Highway, Public Transit</p>
<p>Bus/Bldg Name:</p>		For Year:
<p>Actual/Estimated:</p>		Financial Stmt:
<p>Taxes:</p>	<p>Heat:</p>	<p>Gross Inc/Sales:</p>
<p>Insur:</p>	<p>Hydro:</p>	<p>-Vacancy Allow:</p>
<p>Mgmt:</p>	<p>Water:</p>	<p>-Operating Exp:</p>
<p>Maint:</p>	<p>Other:</p>	<p>=NetIncB4Debt:</p>
<p>Client Remks: Minimum 66,674 sf to 472,245 Sf Available - Q4 2025 / Q2 2026 Occupancy - New State Of The Art Distribution Facilities With Esfr Sprinklers And Led Lighting. Located in southwestern Mississauga (Clarkson) at the southeast side of Winston Churchill Boulevard and Royal Windsor Drive, minutes from Oakville border - Served By 3 Major Highways Q E W, 403 & 407. Excellent Access To Public Transit At Door Step (Mi Way, Go And Ttc). Zoning Permits A Variety Of Uses. Many Amenities Nearby, Restaurants, Shopping Etc. Market Rent, See Other M L S Listings. Realty Taxes to be reassessed - T..M. I. To Be Confirmed Upon Completion of Construction</p>		
<p>Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: See Brokerage Remarks, List Brokerage Brkage Remks: Speak With La Regarding Schedule, A, Distribution Of Commissions. For Further Details, Contact Charmaine Brooks, Cbrooks@Avisonyoung.Com Or (905) 283-2385</p>		
<p>AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP Ph: 905-712-2100 Fax: 905-712-2937 77 City Centre Dr Suite 301 Mississauga L5B1M5 RYAN G CUNNINGHAM, Salesperson 905-283-2384 MIKE TATARSKY, Salesperson 905-283-2377 AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP</p>		
<p>Contract Date: 07/09/2025 Expiry Date: 12/04/2025 Last Update: 07/10/2025</p>	<p>Condition: Cond Expiry: CB Comm: 6% 1st Yr & 2.50% the remainder term of</p>	<p>Ad: N Escape: Original: \$1</p>



150 Courtneypark Dr W 1 Mississauga Ontario L5W 1Y6 Mississauga Gateway Peel SPIS: N Taxes: \$4.73/2025/T.M.I. DOM: 195	List: \$1 Sq Ft Net
Industrial Multi-Unit	For: Lease Last Status: NEW
Com Cndo Fee: Dir/Cross St: Hwy 401/ Hurontario St Directions: Hwy 401/ Hurontario St	

MLS#: W12101868 **Sellers:** Mississauga Gateway Centre Holdings Inc. **Contact After Exp:** N
Possession: Immediate **Date:** 04/17/2025
PIN#: 132140687 **ARN#:** 210504009956200
Additional PIN#:

Total Area: 191332 Sq Ft	Survey:	Soil Test:
Ofc/Apt Area: 5674 Sq Ft	Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit	Out Storage:
Indust Area: 185658 Sq Ft	Lot Irreg:	Rail: N
Retail Area: 0 Sq Ft	Bay Size: 40 x 37	Crane:
Apx Age:	%Bldg:	Basement:
Volts: 600	Washrooms: 0	Elevator:
Amps: 1600	Water: Municipal	UFFI:
Zoning: E2	Water Supply Type:	Assessment: \$2,026 / 2025
Truck Level: 25	Sewers:	Chattels:
Grade Level: 0	A/C: Part	LLBO:
Drive-In: 1	Utilities: A	Days Open:
Double Man: 0	Garage Type: Outside/Surface	Hours Open:
Clear Height: 30'10"	Park Spaces: 174 #Tri Spc:	Employees:
Sprinklers: Y	Energy Cert:	Seats:
Heat: Gas Forced Air Open	Cert Level:	Area Infl:
Phys Hdcp-Eqp:	GreenPIS:	Major Highway, Public Transit

Bus/Bldg Name:	For Year:	Financial Stmt:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:

Client Remks: Immediate Occupancy! Unit consists of 5,674 sf of office built out, 30'10" clear height, 25 truck level doors, 1 drive-in door and 174 parking stalls. HVAC maintenance included in quoted T.M.I. rate. Conveniently located near HWYs 401, 410, 403 and 407. Quick access to restaurants, coffee shops, gyms, health services and many more! Asking rate is for first year, annual escalations, all deposits by Certified Cheque or Bank Draft. Tours: Mon-Fri during business hours. Minimum 24 hr notice for all showings.

Extras:	
Inclusions:	
Exclusions:	Uses not Permitted: Childrens indoor playground, athletic/recreational uses, community centre, banquet hall, food users, daycare, after school tutoring/ educational programs, retail, grocery, church, automotive uses, woodworking.
Rental Items:	
Showing Requirements:	List Salesperson
Brkage Remks:	

QUADREAL PROPERTY GROUP Ph: 905-798-7375 Fax: 2000 Argentia Rd #101 Plaza 5 Mississauga L5N2R7 TANNER WITTON, Salesperson 416-673-7817	Condition: Cond Expiry: CB Comm: 6% of net rent yr 1; 2.5% subsequent yrs	Ad: N Escape: Original: \$1
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	560 Hensall Circ 1 Mississauga Ontario L5A 1Y1 Mississauga Dixie Peel SPIS: N Taxes: \$3.84/2025/T.M.I. DOM: 21	List: \$1 Sq Ft Net For: Lease Last Status: NEW
	Industrial Multi-Unit Warehousing Com Cndo Fee: Dir/Cross St: Cawthra Road & Dundas St E Directions: Cawthra Road & Dundas St E	Lse Term Mnths: 60/120 Freestanding: N SPIS: N Holdover: 90 Franchise:
MLS#: W12465562 Sellers: 1000090405 Ontario Ltd. Possession: Other Date: 03/01/2026 Remarks: March 1, 2026 PIN#: 133450059 Additional PIN#:	ARN#: 210501006402200	Contact After Exp: N
Total Area: 173823 Sq Ft Ofc/Apt Area: 31412 Sq Ft Divisible Indust Area: 142411 Sq Ft Divisible Retail Area: Apx Age: Volts: Amps: Zoning: E2-131 Truck Level: 26: 8' x 10' Grade Level: 0 Drive-In: 2: 10' x 12' Double Man: 0 Clear Height: 27 5 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Y Utilities: Y Garage Type: Outside/Surface Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
Bus/Bldg Name: Actual/Estimated: Taxes: Heat: Gross Inc/Sales: Insur: Hydro: -Vacancy Allow: Mgmt: Water: -Operating Exp: Maint: Other: =NetIncB4Debt:	For Year:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: 173,823 SF industrial unit with significant capital improvements in ideal last-mile location. Whiteboxed warehouse, high ratio of shipping doors, and heavy power ideal for manufacturing uses. Two points of site access provides separation from employee parking and truck traffic. Close proximity to 400-series highways and public transit. Professional Landlord. 17 Truck Level Doors are courier van doors well suited to last mile delivery. Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: List Brokerage Brkage Remks: List price is not \$1.00, speak with Listing Agent(s) for price guidance. Offer Remks: Please include Schedule B with Offer.		
COLLIERS Ph: 416-777-2200 Fax: 416-626-5600 401 The West Mall Suite 800 Toronto M9C5J5 BEN DOUGLAS WILLIAMS, Salesperson 416-620-2874 MARC KIRSHENBAUM, Salesperson 416-620-2879 COLLIERS BRENNAN GEORGE EASTMURE, Salesperson 416-620-2858 COLLIERS Contract Date: 10/15/2025 Condition: Expiry Date: 04/15/2026 Cond Expiry: Last Update: 10/16/2025 CB Comm: 6% & 2.5%		Ad: N Escape: Original: \$1

 <small>LENNARD COMMERCIAL REALTY Brokerage</small>	2550 Stanfield Rd Opt 2 Mississauga Ontario L4Y 1S2 Mississauga Dixie Peel SPIS: N Taxes: \$3.01/2025/T.M.I. DOM: 135 Industrial Multi-Unit Warehousing Com Cndo Fee: Dir/Cross St: Stanfield Rd & Dundas St E Directions: Stanfield Rd & Dundas St E	List: \$13.95 Per Sq Ft For: Lease Last Status: EXT Occup: Vacant Freestanding: N SPIS: N Holdover: 90 Franchise: Lse Term Mnths: 60/120
	MLS#: W122443933 Sellers: 2550-2562 Stanfield Rd Holdings ULC Possession: Immediate Remarks: Immediate PIN#: 133400018 Additional PIN#:	Contact After Exp: N ARN#: 210507005616000
Total Area: 186559 Sq Ft Ofc/Apt Area: Indust Area: 186559 Sq Ft Retail Area: Apx Age: Volts: 600 Amps: 3000 Zoning: E2-131 Truck Level: 16 Grade Level: 0 Drive-In: 3 Double Man: 0 Clear Height: 34 0 Sprinklers: Y Heat: Gas Forced Air Closd Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Building Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: Y Garage Type: Outside/Surface Park Spaces: #Tri Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
Bus/Bldg Name: Actual/Estimated: Taxes: Heat: Gross Inc/Sales: EstValueInv At Cost: Insur: Hydro: -Vacancy Allow: Com Area Upcharge: Mgmt: Water: -Operating Exp: % Rent: Maint: Other: =NetIncB4Debt:	For Year:	Financial Stmt:
Client Remks: A 340,314 SF Freestanding Building with 238,501 SF of leasable space remaining, with substantial capital upgrades completed, available for immediate occupancy. Landlord willing to entertain demising the space into six (6) different configurations- 238,501, SF, 186,559 SF, 154,533 SF, 98,559 SF, 80,567 SF, 48,541 SF. Clear height for this configuration is 31'9"-34'. Floorplan of demised configurations available in marketing material. Convenient Central Location In A Mature Business Park In South Mississauga. Well Suited For Last Mile Or Light Manufacturing. Potential to upgrade power on the building up to 4800 Amps. The posted net rental rate is a Year One incentive rate for deals completed in 2025. Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: See Brokerage Remarks,List Salesperson Brkage Remks: For additional details and/or an information package please contact Mariano Covello (Mariano@Lennard.com) or Jonathan Howard (jhoward@lennard.com)		
LENNARD COMMERCIAL REALTY Ph: 905-752-2220 Fax: 905-695-9174 1 Yorkdale Rd #209 Toronto M6A3A1 MARIANO COVELLO, Salesperson 905-917-2053 JONATHAN HOWARD, Salesperson 905-917-2057 LENNARD COMMERCIAL REALTY Contract Date: 06/23/2025 Condition: Ad: N Expiry Date: 12/15/2025 Cond Expiry: Escape: Last Update: 09/17/2025 CB Comm: 6% (1st yr) 2% (each yr after) of net re Original: \$13.95		

 <small>LENNARD COMMERCIAL REALTY Brokerage</small>	2550 Stanfield Rd Opt 3 Mississauga Ontario L4Y 1S2 Mississauga Dixie Peel SPIS: N Taxes: \$3.01/2025/T.M.I. DOM: 135 Industrial Multi-Unit Warehousing Com Cndo Fee: Dir/Cross St: Stanfield Rd & Dundas St E Directions: Stanfield Rd & Dundas St E	List: \$13.95 Per Sq Ft For: Lease Last Status: EXT Lse Term Mnths: 60/120 Freestanding: N SPIS: N Holdover: 90 Franchise:
	MLS#: W12243973 Sellers: 2550-2562 Stanfield Rd Holdings ULC Possession: Immediate Remarks: Immediate PIN#: 133400018 ARN#: 210507005616000 Additional PIN#:	Contact After Exp: N
Total Area: 154533 Sq Ft Ofc/Apt Area: Indust Area: 154533 Sq Ft Retail Area: Apx Age: Volts: 600 Amps: 3000 Zoning: E2-131 Truck Level: 15 Grade Level: 0 Drive-In: 1 Double Man: 0 Clear Height: 31'9 Sprinklers: Y Heat: Gas Forced Air Closd Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Building Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: Y Garage Type: Outside/Surface Park Spaces: #Tri Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
Bus/Bldg Name: Actual/Estimated: Taxes: Heat: Gross Inc/Sales: EstValueInv At Cost: Insur: Hydro: -Vacancy Allow: Com Area Upcharge: Mgmt: Water: -Operating Exp: % Rent: Maint: Other: =NetIncB4Debt:	For Year:	Financial Stmt:
Client Remks: A 340,314 SF Freestanding Building with 238,501 SF of leasable space remaining, with substantial capital upgrades completed, available for immediate occupancy. Landlord willing to entertain demising the space into six (6) different configurations- 238,501, SF, 186,559 SF, 154,533 SF, 98,559 SF, 80,567 SF, 48,541 SF. Clear height for this configuration is 25'10"- 31'9". Floorplan of demised configurations available in marketing material. Convenient Central Location In A Mature Business Park In South Mississauga. Well Suited For Last Mile Or Light Manufacturing. Potential to upgrade power on the building up to 4800 Amps. The posted net rental rate is a Year One incentive rate for deals completed in 2025.		
Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: See Brokerage Remarks, List Salesperson Brkage Remks: For additional details and/or an information package please contact Mariano Covello (Mariano@Lennard.com) or Jonathan Howard (jhoward@lennard.com)		
<u>LENNARD COMMERCIAL REALTY</u> Ph: 905-752-2220 Fax: 905-695-9174 1 Yorkdale Rd #209 Toronto M6A3A1 <u>MARIANO COVELLO, Salesperson</u> 905-917-2053 <u>JONATHAN HOWARD, Salesperson</u> 905-917-2057 LENNARD COMMERCIAL REALTY Contract Date: 06/23/2025 Condition: Ad: N Expiry Date: 12/15/2025 Cond Expiry: Escape: Last Update: 09/17/2025 CB Comm: 6% (1st yr) 2% (each yr after) of net re Original: \$13.95		

 <small>LENNARD COMMERCIAL REALTY Brokerage</small>	2550 Stanfield Rd Mississauga Ontario L4Y 1S2 Mississauga Dixie Peel SPIS: N Taxes: \$3.01/2025/T.M.I. DOM: 135 Industrial Multi-Unit Warehousing Com Cndo Fee: Dir/Cross St: Stanfield Rd & Dundas St E Directions: Stanfield Rd & Dundas St E	List: \$13.95 Per Sq Ft For: Lease Last Status: EXT Occup: Vacant Freestanding: N SPIS: N Holdover: 90 Franchise: Lse Term Mnths: 60/120
	MLS#: W12243924 Sellers: 2550-2562 STANFIELD RD HOLDINGS ULC Possession: Immediate Remarks: Immediate PIN#: 133400018 ARN#: 210507005616000 Additional PIN#:	Contact After Exp: N
Total Area: 238501 Sq Ft Ofc/Apt Area: Indust Area: 238501 Sq Ft Retail Area: Apx Age: Volts: 600 Amps: 3000 Zoning: E2-131 Truck Level: 29 Grade Level: 0 Drive-In: 3 Double Man: 0 Clear Height: 34 0 Sprinklers: Y Heat: Gas Forced Air Closd Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Building Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: Y Garage Type: Outside/Surface Park Spaces: #Tri Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
Bus/Bldg Name: Actual/Estimated: Taxes: Heat: Gross Inc/Sales: EstValueInv At Cost: Insur: Hydro: -Vacancy Allow: Com Area Upcharge: Mgmt: Water: -Operating Exp: % Rent: Maint: Other: =NetIncB4Debt:	For Year:	Financial Stmt:
Client Remks: A 340,314 SF Freestanding Building with 238,501 SF of leasable space remaining, with substantial capital upgrades completed, available for immediate occupancy. Landlord willing to entertain demising the space into six (6) different configurations- 238,501, SF, 186,559 SF, 154,533 SF, 98,559 SF, 80,567 SF, 48,541 SF. Clear height for this configuration is 25'10"- 34'. Floor plan of demised configurations available in marketing material. Convenient Central Location In A Mature Business Park In South Mississauga. Well Suited For Last Mile Or Light Manufacturing. Potential to upgrade power on the building up to 4800 Amps. The posted net rental rate is a Year One incentive rate for deals completed in 2025. Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: See Brokerage Remarks, List Salesperson Brkage Remks: For additional details and/or an information package please contact Mariano Covello (Mariano@Lennard.com) or Jonathan Howard (jhoward@lennard.com)		
LENNARD COMMERCIAL REALTY Ph: 905-752-2220 Fax: 905-695-9174 1 Yorkdale Rd #209 Toronto M6A3A1 MARIANO COVELLO, Salesperson 905-917-2053 JONATHAN HOWARD, Salesperson 905-917-2057 LENNARD COMMERCIAL REALTY Contract Date: 06/23/2025 Condition: Ad: N Expiry Date: 12/15/2025 Cond Expiry: Escape: Last Update: 09/17/2025 CB Comm: 6% (1st yr) 2% (each yr after) of net re Original: \$13.95		

	6975 Pacific Circ Mississauga Ontario L5T 2H3 Mississauga Northeast Peel SPIS: N Taxes: \$4/2025/T.M.I. DOM: 96 Industrial Free Standing Warehousing Com Cndo Fee: Dir/Cross St: Tomken Rd & Derry Rd Directions: Tomken Rd & Derry Rd	List: \$15.95 Sq Ft Net For: Lease Last Status: NEW Lse Term Mnths: 60/120 Freestanding: Y SPIS: N Holdover: 60 Franchise:
	MLS#: W12319538 Sellers: 6975 Pacific Circle Inc Possession: 90+ days Date: 03/01/2026 PIN#: Additional PIN#:	Contact After Exp: N ARN#: 210504011630350
Total Area: 121380 Sq Ft Ofc/Apt Area: 27250 Sq Ft Indust Area: 94130 Sq Ft Retail Area: Apx Age: 16-30 Volts: Amps: Zoning: M1 Truck Level: 13 Grade Level: 0 Drive-In: 4 Double Man: 0 Clear Height: 24 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot Size Area: 6 Acres Lot Size Source: Other Lot/Bldg/Unit/Dim: 0 x 0 Feet Lot Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: Y Garage Type: Other Park Spaces: #Tri Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: N Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
Bus/Bldg Name: Actual/Estimated: Taxes: Heat: Gross Inc/Sales: Insur: Hydro: -Vacancy Allow: Mgmt: Water: -Operating Exp: Maint: Other: =NetIncB4Debt:	For Year:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Modern precast facility in Centre Ice Mississauga with prominent Derry Rd and Hwy 410 exposure. Features efficient 53' trailer shipping, and high dock door ratio. Fully equipped and efficient layout with 24-foot clear heights, 13 truck-level and 4 drive-in doors. Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: List Salesperson Brkage Remks: Please contact sierah.madden@colliers.com for a marketing brochure and/or to schedule a tour. Offer Remks: Please include Schedule B with Offer.		
COLLIERS Ph: 416-777-2200 Fax: 416-626-5600 401 The West Mall Suite 800 Toronto M9C5J5 BEN DOUGLAS WILLIAMS, Salesperson 416-620-2874 BRENNAN GEORGE EASTMURE, Salesperson 647-522-3039 COLLIERS Contract Date: 08/01/2025 Condition: Expiry Date: 01/31/2026 Cond Expiry: Last Update: 08/01/2025 CB Comm: 4% Net Y1; 1.75% Net Rent Thereafter		Ad: N Escape: Original: \$15.95

	2333 North Sheridan Way Opt 5 Mississauga Ontario L5K 1A7 Mississauga Sheridan Park Peel SPIS: N Taxes: \$5.08/2025/T.M.I. DOM: 531	List: \$15.95 Sq Ft Net
	For: Lease Last Status: EXT	Occup: Vacant Lse Term Mnths: 36/120 Freestanding: N SPIS: N Holdover: 180 Franchise: Com Cndo Fee: Dir/Cross St: Erin Mills Parkway & Q.E.W.

MLS#: W8366844 **Sellers:** DREAM SUMMIT INDUSTRIAL (ONTARIO) INC. **Contact After Exp:** N

Possession: Remarks: Immediate

PIN#:

ARN#:

Additional PIN#:

Legal: PT LT 32 CON 1 SDS TORONTO; PT LT 33 CON 1 SDS TORONTO AS IN VS398459, EXCEPT PTS 1 & 2 43R7894; T /W RO556758 CITY OF MISSISSAUGA

Total Area: 161727 Sq Ft	Survey:	Soil Test:
Ofc/Apt Area: 6153 Sq Ft	Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit	Out Storage:
Indust Area: 155574 Sq Ft	Lot Irreg:	Rail: N
Retail Area:	Bay Size:	Crane:
Apx Age:	%Bldg:	Basement: N
Volts: 600	Washrooms: 0	Elevator: None
Amps: 1600	Water: Municipal	UFFI:
Zoning: E2-5 Employment	Water Supply Type:	Assessment:
Truck Level: 16	Sewers: San+Storm	Chattels:
Grade Level: 0	A/C: Part	LLBO:
Drive-In: 1	Utilities: Y	Days Open:
Double Man: 0	Garage Type: Outside/Surface	Hours Open:
Clear Height: 24 5	Park Spaces: #Tri Spc:	Employees:
Sprinklers: Y	Energy Cert:	Seats:
Heat: Gas Forced Air Open	Cert Level:	Area Infl:
Phys Hdcpc-Eqp:	GreenPIS:	Major Highway, Public Transit

Bus/Bldg Name:	For Year:	Financial Stmt:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:

Client Remks: Highly functional industrial manufacturing facility available immediately. Heavy power of +/-1,600A. Clear height ranges from +/-15'9" to +/-24'5". Shipping accommodates 53' Trailers. Ability to secure yard. Direct exposure off of the Q.E.W. and immediate access to Highway 403, transit and amenities nearby. +/-6,194 Sq. Ft. Mezzanine not included in the total square footage. Large lunchroom included. Multiple configurations available from +/- 48,000 sq. ft. up to +/-161,727 sq. ft. Building Improvements Underway! Asphalt repairs (completed), Powerwash of warehouse floors (and walls where needed), Uniform, LED lights throughout the warehouse, Paint warehouse columns (halfway), White wash of office and washroom walls, LED Lighting in office, Complete washroom, kitchen and office clean.

Extras:

Inclusions:

Exclusions:

Rental Items:

Showing Requirements: List Brokerage

Brkage Remks: 3 Months Net Rent Free and \$3.00 Per Sq. Ft. Tenant Improvement Allowance for a Minimum 5 Year Term (Subject to the Lease being fully executed on or before November 30, 2025). Third Listing Agent is Kyle Hanna (Kyle.Hanna@cbre.com or 416 798 6255) T.M.I. for 2025 is an estimate. For a Marketing Brochure, please contact Leila Vidimlic (leila.vidimlic@cbre.com or 416 798 6214)

CBRE LIMITED Ph: 416-674-7900 **Fax:** 416-674-6575

5935 Airport Rd Suite 700 Mississauga L4V1W5

EVAN S. WHITE, Salesperson 416-798-6232

EVAN T. WHITE, Salesperson 905-234-0377 CBRE LIMITED

Appt: THRU LB ONLY

Contract Date: 05/23/2024

Condition:

Ad: N

Expiry Date: 03/15/2026

Cond Expiry:

Escape:

Last Update: 09/15/2025

CB Comm: 6% 1st Yr Net, 2.5% Net For Bal Of Lease

Original: \$16.50



2333 North Sheridan Way Opt 4 Mississauga Ontario L5K 1A7 Mississauga Sheridan Peel SPIS: N Taxes: \$5.08/2025/T.M.I. DOM: 498	List: \$16.50 Sq Ft Net
Industrial Multi-Unit Warehousing	For: Lease Last Status: EXT
Com Cndo Fee: Dir/Cross St: Erin Mills Parkway & Q.E.W.	Lse Term Mnths: 36/120 Freestanding: N SPIS: N Holdover: 180 Franchise:

MLS#: W8479888 **Sellers:** DREAM SUMMIT INDUSTRIAL (ONTARIO) INC. **Contact After Exp:** N

Possession: Remarks: Immediate

PIN#:

ARN#:

Additional PIN#:

Legal: PT LT 32 CON 1 SDS TORONTO; PT LT 33 CON 1 SDS TORONTO AS IN VS398459, EXCEPT PTS 1 & 2 43R7894; T/W R0556758 CITY OF MISSISSAUGA

Total Area: 114000 Sq Ft	Survey:	Soil Test:
Ofc/Apt Area: 3 %	Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit	Out Storage: N
Indust Area: 97 %	Lot Irreg:	Rail: N
Retail Area:	Bay Size:	Crane:
Apx Age:	%Bldg:	Basement: N
Volts:	Washrooms: 0	Elevator: None
Amps:	Water: Municipal	UFFI:
Zoning: E2-5 Employment	Water Supply Type:	Assessment:
Truck Level: 9	Sewers: San+Storm	Chattels:
Grade Level: 0	A/C: Part	LLBO:
Drive-In: 1	Utilities: Y	Days Open:
Double Man: 0	Garage Type: Outside/Surface	Hours Open:
Clear Height: 23 4	Park Spaces: #Tri Spc:	Employees:
Sprinklers: Y	Energy Cert:	Seats:
Heat: Gas Forced Air Open	Cert Level:	Area Infl:
Phys HdcP-Eqp:	GreenPIS:	Major Highway, Public Transit

Bus/Bldg Name:	For Year:	Financial Stmt:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:
EstValueInv At Cost:		
Com Area Upcharge:		
% Rent:		

Client Remks: +/-114,000 Sq. Ft. highly functional industrial unit available immediately. Clear height ranges from +/-15'9"- +/-23'4". Shipping accommodates 53' Trailers. Direct exposure off of the Q.E.W. and immediate access to Highway 403, transit and amenities nearby. +/-3,639 Sq. Ft. Mezzanine not included in the total Square Footage. Multiple configurations available from +/-48,000 Sq. Ft. up to +/-161,727 Sq. Ft. Building Improvements Underway! Asphalt repairs (completed), Powerwash of warehouse floors (and walls where needed), Uniform, LED lights throughout the warehouse, Paint warehouse columns (halfway), White wash of office and washroom walls, LED Lighting in office, Complete washroom, kitchen and office clean.

Extras:

Inclusions:

Exclusions:

Rental Items:

Showing Requirements: List Brokerage

Brkage Remks: 3 Months Net Rent Free and \$3.00 Per Sq. Ft. Tenant Improvement Allowance for a Minimum 5 Year Term (Subject to the Lease being fully executed on or before November 30, 2025). Third Listing Agent is Kyle Hanna (Kyle.Hanna@cbre.com or 416 798 6255). T.M.I. for 2025 is an estimate. For a marketing brochure, please contact Leila Vidimlic (leila.vidimlic@cbre.com or 416 798 6214).

CBRE LIMITED Ph: 416-674-7900 **Fax:** 416-674-6575

5935 Airport Rd Suite 700 Mississauga L4V1W5

EVAN S. WHITE, Salesperson 416-798-6232

EVAN T. WHITE, Salesperson 905-234-0377 CBRE LIMITED

Contract Date: 06/25/2024

Condition:

Ad: N

Expiry Date: 03/15/2026

Cond Expiry:

Escape:

Last Update: 09/15/2025

CB Comm: 6% 1st Yr Net, 2.5% Net For Bal Of Lease

Original: \$16.95

	520 Abilene Dr Mississauga Ontario L5T 2H7 Mississauga Gateway Peel SPIS: N Taxes: \$1.64/2025/T.M.I. DOM: 92 Industrial Free Standing Com Cndo Fee: Dir/Cross St: KENNEDY RD / HWY 401 Directions: KENNEDY RD / HWY 401	List: \$16.95 Sq Ft Net For: Lease Last Status: NEW Lse Term Mnths: 60/120 Freestanding: Y SPIS: N Holdover: 120 Franchise:
	MLS#: W12325670 Sellers: OK PROPERTIES LIMITED PARTNERSHIP Possession: Other Remarks: 30 Days PIN#: 132920128 Additional PIN#: 132920127 Legal: PCL BLOCK 5-3, SEC 43M833 , FIRSTLY ; PT BLK 5, PL 43M833 , PART 2, 43R16095; SECONDLY ; PT BLK 7, PL 43M833 , PART 1 & 5, 43R16095; S/T A TEMPORARY EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF MISSISSAUGA, OVER PTS 6 & 7, 43R15739 FOR THE PURPOSES AS IN LT910909 CITY OF MISSISSAUGA	Contact After Exp: N ARN#: 210504011701390
Total Area: 101421 Sq Ft Ofc/Apt Area: 15 % Indust Area: 85 % Retail Area: Apx Age: 31-50 Volts: Amps: 600 Zoning: E2-24 Truck Level: 11 Grade Level: 0 Drive-In: 1 Double Man: 0 Clear Height: 24 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot Size Area: 4.95 Acres Lot Size Source: MPAC Lot/Bldg/Unit/Dim: 0 x 0 Feet Building Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: Y Garage Type: Outside/Surface Park Spaces: #Tlr Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: N Elevator: None UFFI: Assessment: 2025 Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
Bus/Bldg Name: Actual/Estimated: Taxes: Heat: Gross Inc/Sales: EstValueInv At Cost: Insur: Hydro: -Vacancy Allow: Com Area Upcharge: Mgmt: Water: -Operating Exp: % Rent: Maint: Other: =NetIncB4Debt:	For Year:	Financial Stmt:
Client Remarks: Well-maintained, free-standing industrial building boasts an AAA location in central Mississauga, nestled within the prestigious Gateway Business Park. Premier mixed industrial/commercial district strategically positioned west of Pearson International Airport and Highways 401, 407, 403, and 410. Corner property with excellent visibility on Kennedy Road South. Large shipping court with easy truck access via Burnside Court. ESFR sprinklers throughout warehouse for enhanced safety. Low ratio of office to warehouse space, maximizing operational efficiency. Recently completed clean Phase 1 Environmental report. TMI not inclusive of property maintenance, tenant responsible to self-maintain property. Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: See Brokerage Remarks Brkage Remarks: Please Contact Nick Neila at nick.neila@avisonyoung.com For A Marketing Package. Please request landlord's standard form from listing agent prior to preparing any offers.		
AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP Ph: 905-712-2100 Fax: 905-712-2937 77 City Centre Dr Suite 301 Mississauga L5B1M5 TOM CLANCY, Broker 647-774-6040 NICK NEILA, Salesperson 647-869-6692 AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP TESSA COMPAGNO, Salesperson 416-400-1015 AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP Contract Date: 08/05/2025 Condition: Ad: N Expiry Date: 01/28/2026 Cond Expiry: Escape:		

Prepared By: MARIANO COVELLO, Salesperson

Phone: 905-752-2220

Printed On: 11/05/2025 5:34:19 PM

LENNARD COMMERCIAL REALTY, BROKERAGE

1 Yorkdale Rd #209, Toronto ON M6A3A1

Last Update: 08/05/2025

CB Comm: 4% / 1.75%

Original: \$16.95

 <small>CUSHMAN & WAKEFIELD, Brokerage</small>	350 Hazelhurst Rd Mississauga Ontario L5J 4T8 Mississauga Southdown Peel SPIS: N Taxes: \$4.54/2024/T.M.I. DOM: 414 Industrial Free Standing Warehousing Com Cndo Fee: Dir/Cross St: Lakeshore Rd. W/Winston Churchill Blvd.	List: \$17.50 Sq Ft Net For: Lease Last Status: EXT Lse Term Mnths: 60/120 Freestanding: Y SPIS: N Holdover: 90 Franchise:
	MLS#: W9352973 Sellers: DREAM SUMMIT INDUSTRIAL (ONTARIO) INC.; BMO LIFE ASSURANCE COMPANY Possession: Remarks: Immediate PIN#: Additional PIN#:	Contact After Exp: N ARN#:
Total Area: 221011 Sq Ft Ofc/Apt Area: 31738 Sq Ft Indust Area: 189273 Sq Ft Retail Area: Apx Age: Volts: Amps: 3000 Zoning: E3-1 Truck Level: 12 Grade Level: 0 Drive-In: 4 Double Man: 0 Clear Height: 23 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Lot Lot Irreg: 11.112 acres Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: A Garage Type: Outside/Surface Park Spaces: #Tri Spc: 15 Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
Bus/Bldg Name: Actual/Estimated: Taxes: Heat: Gross Inc/Sales: Insur: Hydro: -Vacancy Allow: Mgmt: Water: -Operating Exp: Maint: Other: =NetIncB4Debt:	For Year:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Unique industrial freestand located in an emerging industrial submarket. Head office profile with high parking ratio and 8,000 sf of plant employee amenities. Close proximity to Ford Assembly Plant. Secured shipping and separate trailer parking stalls. Heavy power (3,000 amps). Public transit at doorstep. Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: List Salesperson Brkage Remks: For a marketing package, please contact dee.malek@cushwake.com. Third listing agent is Mitchell Plant (Mitchell.Plant@cushwake.com) and forth listing agent is Rory MacNeil (Rory.MacNeil@cushwake.com). Commission fees will only be paid (up to a maximum of 10 years) upon both completion of the transaction and collection from the landlord.		
CUSHMAN & WAKEFIELD Ph: 905-568-9500 Fax: 905-568-9444 1 Prologis Blvd Suite 300 Mississauga L5W0G2 <u>FRASER J.E. PLANT, Salesperson</u> 905-501-6408 <u>MICHAEL YULL, SIOR, Salesperson</u> 905-501-6480 CUSHMAN & WAKEFIELD Appt: Through LA Contract Date: 09/17/2024 Expiry Date: 11/14/2025 Last Update: 05/16/2025	Condition: Cond Expiry: CB Comm: 6% Yr 1 Net, 2.5% on balance of term	Ad: N Escape: Original: \$17.50

 <small>CUSHMAN & WAKEFIELD, Brokerage</small>	2645 Skymark Ave Mississauga Ontario L4W 4H2 Mississauga Airport Corporate Peel SPIS: N Taxes: \$4.50/2025/T.M.I. DOM: 96	List: \$17.65 Sq Ft Net For: Lease Last Status: NEW	
	Industrial Free Standing Warehousing Com Cndo Fee: Dir/Cross St: Explorer Dr. & Skymark Ave Directions: Main intersection is Explorer Dr. & Skymark Ave	Occup: Vacant Freestanding: Y SPIS: N Holdover: 90 Franchise: Lse Term Mnths: 60/120	
MLS#: W12319626	Sellers: AUGEND 2645 SKYMARK PROPERTIES LTD.	Contact After Exp: N	
Possession: Immediate	Remarks: Immediate	ARN#:	
PIN#: 132970027			
Additional PIN#:			
Total Area: 137500 Sq Ft Ofc/Apt Area: 3 % Indust Area: 97 % Retail Area: Apx Age: Volts: Amps: 800 Zoning: EH 1.0 Truck Level: 11 Grade Level: 0 Drive-In: 2 Double Man: 0 Clear Height: 36 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Lot Lot Irreg: Bay Size: 44 x 30 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: A/C: Part Utilities: Y Garage Type: Outside/Surface Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: N Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:	
Bus/Bldg Name:	For Year:	Financial Stmt:	
Actual/Estimated:			
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Welcome to 2645 Skymark venue, a prestigious industrial facility in Mississauga's Airport Corporate Centre. Spanning an impressive 137,500 square feet, the building offers a combination of existing warehouse space of approx. 69,353 SF at 30' clear and newly constructed addition of 66,384 SF at 36' clear and 2,773 square feet of finished office space. Parking is ample and the facility offers excellent access for 53-foot trailers. The location is minutes away from Toronto's Pearson International Airport and Major Highways 401, 427 and 409. Power could be upgraded to 1,600A.			
Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: List Salesperson Brkage Remks: Commission fees will only be paid upon both completion of the transaction and collection from the Landlord. Speak to Listing Agent regarding Bonus commission for a 10 year deal closed prior to December 31st, 2025.			
CUSHMAN & WAKEFIELD Ph: 416-494-9500 Fax: 416-494-9444 1500 Don Mills Rd #401 Toronto M3B3K4 GORAN BRELIH, Broker 416-756-5456 DIANA MCKENNON, Salesperson 416-642-5356 CUSHMAN & WAKEFIELD Contract Date: 08/01/2025 Condition: Expiry Date: 12/31/2025 Cond Expiry: Last Update: 08/01/2025 CB Comm: 4% Yr1 Net Rent + 1.75% Net Rent Thereaf			Ad: N Escape: Original: \$17.65

	3255 Argentia Rd 102 Mississauga Ontario L5N 0B1 Mississauga Meadowvale Business Park Peel SPIS: N Taxes: \$4.15/2024/T.M.I. DOM: 490 Industrial Multi-Unit Warehousing Com Cndo Fee: Dir/Cross St: Argentia Road & Tenth Line W	List: \$17.95 Per Sq Ft For: Lease Last Status: PC Lse Term Mnths: 60/120 Freestanding: N SPIS: N Holdover: 90 Franchise:
	MLS#: W9008594 Sellers: Amb Milton Lp Possession Date: 01/01/2025 PIN#: Additional PIN#: Legal: BLOCK 1, PLAN 43M1930 SUBJECT TO AN EASEMENT IN GR	Contact After Exp: N ARN#:
Total Area: 207051 Sq Ft Ofc/Apt Area: 5802 Sq Ft Indust Area: 201249 Sq Ft Retail Area: Apx Age: 6-15 Volts: 600 Amps: 800 Zoning: E2-117 Truck Level: 25 Grade Level: 0 Drive-In: 1 Double Man: 0 Clear Height: 32 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit Lot Irreg: Bay Size: 40 x 54 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm A/C: Part Utilities: A Garage Type: None Park Spaces: 134 #Tri Spc: 48 Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: N Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Major Highway
Bus/Bldg Name: Actual/Estimated: Taxes: Heat: Gross Inc/Sales: Insur: Hydro: -Vacancy Allow: Mgmt: Water: -Operating Exp: Maint: Other: =NetIncB4Debt:	For Year:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Modern unit within a two-unit freestanding industrial building, offering a functional shipping ratio and efficient warehouse layout. Ideal for 3PL users with the ability to scale within the building. Generous shipping court easily accommodates 53' trailers. Features include 32' clear height, 25 truck-level doors, on-site trailer parking, and convenient access to Highway 401 via the Winston Churchill interchange. The property is also within walking distance to Lisgar GO Station. **Landlord is offering a moving allowance of up to \$2.00 PSF for leases signed in 2025 with a minimum 3-year term.** Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: List Brokerage Brkage Remks: Call For more details. Additional members of listing team: James Mildon (James.Mildon@cushwake.com), D'Arcy Bak (darcy.bak@cushwake.com) Schedule A exists. Commission fees will only be paid upon both completion of the transaction and collection from the Landlord.		
CUSHMAN & WAKEFIELD Ph: 905-568-9500 Fax: 905-568-9444 1 Prologis Blvd Suite 300 Mississauga L5W0G2 PETER ARNOLD SCHMIDT, Salesperson 416-543-8083 DANIEL HUBERT, Salesperson 416-859-4879 CUSHMAN & WAKEFIELD Contract Date: 07/03/2024 Condition: Ad: N Expiry Date: 12/07/2025 Cond Expiry: Escape: Last Update: 07/24/2025 CB Comm: 6% 1 yr net rent 2.5% net rent balance Original: \$19.65		

 <small>CBRE LIMITED, Brokerage</small>	6525 Mississauga Rd Mississauga Ontario L5N 1A6 Mississauga Meadowvale Business Park Peel SPIS: N For: Lease Taxes: \$3.78/2025/T.M.I. Last Status: EXT DOM: 666 Industrial Occup: Vacant Lse Term Mnths: 60/120 Free Standing Freestanding: Y SPIS: N Holdover: 90 Warehousing Franchise: Com Cndo Fee: Dir/Cross St: Mississauga Rd/Erin Mills Pkwy	List: \$17.95 Sq Ft Net			
MLS#: W7387024 Sellers: 6501-6523 Mississauga (Industrial) Inc. Possession: Remarks: Immediate PIN#: Additional PIN#:		Contact After Exp: N			
ARN#:					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33.33%; padding: 5px;"> Total Area: 270738 Sq Ft Ofc/Apt Area: 3 % Indust Area: 97 % Retail Area: Apx Age: New Volts: Amps: Zoning: E2-1 Employment Truck Level: 42 Grade Level: 0 Drive-In: 2 Double Man: 0 Clear Height: 40 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp: </td> <td style="width: 33.33%; padding: 5px;"> Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Building Lot Irreg: Bay Size: 56 x 50 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm Avail A/C: Y Utilities: A Garage Type: Outside/Surface Park Spaces: 226 #Tri Spc: 37 Energy Cert: Cert Level: GreenPIS: </td> <td style="width: 33.33%; padding: 5px;"> Soil Test: Out Storage: Rail: N Crane: Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Major Highway, Public Transit </td> </tr> </table>			Total Area: 270738 Sq Ft Ofc/Apt Area: 3 % Indust Area: 97 % Retail Area: Apx Age: New Volts: Amps: Zoning: E2-1 Employment Truck Level: 42 Grade Level: 0 Drive-In: 2 Double Man: 0 Clear Height: 40 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Building Lot Irreg: Bay Size: 56 x 50 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm Avail A/C: Y Utilities: A Garage Type: Outside/Surface Park Spaces: 226 #Tri Spc: 37 Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Major Highway, Public Transit
Total Area: 270738 Sq Ft Ofc/Apt Area: 3 % Indust Area: 97 % Retail Area: Apx Age: New Volts: Amps: Zoning: E2-1 Employment Truck Level: 42 Grade Level: 0 Drive-In: 2 Double Man: 0 Clear Height: 40 0 Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Building Lot Irreg: Bay Size: 56 x 50 %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: San+Storm Avail A/C: Y Utilities: A Garage Type: Outside/Surface Park Spaces: 226 #Tri Spc: 37 Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: N Crane: Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Major Highway, Public Transit			
Bus/Bldg Name: Actual/Estimated:		For Year:			
Taxes: Heat: Gross Inc/Sales: Insur: Hydro: -Vacancy Allow: Mgmt: Water: -Operating Exp: Maint: Other: =NetIncB4Debt:		EstValueInv At Cost: Com Area Upcharge: % Rent:			
Client Remks: Expertly-designed state-of-the-art industrial construction. Ample dock and drive-in loading. 37 trailer parking stalls. 226 car parking stalls. 12 EV Charging stalls. 40' Clear Height. 450 Sq. Ft. Shipping Office Available. Office to suit Tenant's needs. Targeting LEED Gold Certification and Zero Carbon Ready design. Immediate occupancy. **EXTRAS** Strategically located 1 Km south of Highway 401 at Mississauga Road interchange. Desirable Meadowvale location with access to labour, 400 series highways, public transit, intermodal and Pearson International Airport and ample amenities. Extras: Inclusions: Exclusions: Rental Items: Brkage Remks: *Commission to Co-operating Brokerage Cont'd: term. Commission payable up to a maximum of 15 years. Tenant to verify all information. Side agreement exists. 2025 T.M.I is an estimate.					
CBRE LIMITED Ph: 416-674-7900 Fax: 416-674-6575 5935 Airport Rd Suite 700 Mississauga L4V1W5 KYLE MICHAEL HANNA, Salesperson 416-798-6255 Appt: Appts Thru LB Contract Date: 01/09/2024 Condition: Expiry Date: 01/06/2026 Cond Expiry: Last Update: 07/02/2025 CB Comm: 6% 1st yrs net rent & 2.5% balance of*					
Ad: N Escape: Original: \$1					



6525 Mississauga Rd Opt. 3 List: \$18.25
Mississauga Ontario L5N 1A6 Sq Ft Net
Mississauga Meadowvale Business Park Peel
SPIS: N **For:** Lease
Taxes: \$3.78/2025/T.M.I. **Last Status:** EXT
DOM: 223
Industrial **Occup:** Vacant **Lse Term Mnths:** 60/120
Multi-Unit **Freestanding:** N **SPIS:** N **Holdover:** 90
Warehousing **Franchise:**
Com Cndo Fee:
Dir/Cross St: Mississauga Road / Erin Mills Pkwy
Directions: Mississauga Road / Erin Mills Pkwy

MLS#: W12046033 **Sellers:** 6501-6523 Mississauga (Industrial) Inc. **Contact After Exp:** N

Possession: Immediate **Remarks:** Immediate

ARN#:

Additional PIN#:

Total Area:	123765 Sq Ft	Survey:		Soil Test:
Ofc/Apt Area:	3 %	Lot/Bldg/Unit/Dim:	0 x 0 Feet Unit	Out Storage:
Indust Area:	97 %	Lot Irreg:		Rail:
Retail Area:		Bay Size:	56 x 50	Crane:
Apx Age:		%Bldg:		Basement: N
Volts:		Washrooms:	0	Elevator: None
Amps:	1600	Water:	Municipal	UFFI:
Zoning:	E2-1 Employment	Water Supply Type:		Assessment:
Truck Level:	21	Sewers:	San+Storm	Chattels:
Grade Level:	0	A/C: Part		LLBO:
Drive-In:	1	Utilities:	A	Days Open:
Double Man:	0	Garage Type:	Outside/Surface	Hours Open:
Clear Height:	40 0	Park Spaces:	#Tri Spc:	Employees:
Sprinklers:	Y	Energy Cert:		Seats:
Heat: Gas Forced Air Open		Cert Level:		Area Infl:
Phys Hdcp-Eqp:		GreenPIS:		

Bus/Bldg Name: _____ **For Year:** _____ **Financial Stmt:** _____

Actual/Estimated:

Taxes: Heat: Gross Inc/Sales: EstValueInv At Cost:
Insur: Hydro: -Vacancy Allow: Com Area Upcharge:
Mgmt: Water: -Operating Exp: % Rent:
Maint: Other: =NetIncB4Debt:

Client Remarks: Expertly-designed state-of-the-art industrial construction. Ample dock and drive-in loading. 40' Clear Height. Office to suit Tenant's needs. 1,600 Amps (For Entire Building). Ample employee parking. Available sizes ranging from 64,125 Sq. Ft. - 270,738 Sq. Ft. - Speak With Listing Agents. Targeting LEED Gold Certification and Zero Carbon Ready design. Immediate occupancy. Strategically located 1 Km south of Highway 401 at Mississauga Road interchange. Desirable Meadowvale location with access to labour, 400 series highways, public transit, intermodal and Pearson International Airport and ample amenities.

Extras:

Inclusions:

Exclusions:

Rental Items:

Showing Requirements: List Brokerage

Brkage Remks: 2025 TMI is an estimate. Commission payable up to 15 years max. Side agreement exists.

CBRE LIMITED Ph: 416-674-7900 **Fax:** 416-674-6575

5935 Airport Rd Suite 700 Mississauga L4V1W5

KYLE MICHAEL HANNA, Salesperson 416-798-6255

Contract Date: 03/27/2025

Expiry Date: 01/06/2026

Last Update: 07/02/2025

98-0235

Condition:
Cond Expiry:

CB Comm: 6.0% 1st yrs net rent & 2.5% of bal

Ad· N

Ad. N

Original: \$18.25