

Address	Unit
1771 Aimco Blvd Mississauga Conditionally Leased	
110 Ambassador Dr Mississauga	
190 Ambassador Dr Mississauga	
261 Ambassador Dr Mississauga	
2420 Anson Dr Mississauga	
3255 Argentia Rd 102 Mississauga	102
587 Avonhead Rd A Mississauga	A
587 Avonhead Rd B Mississauga	B
7420 Bramalea Rd Mississauga	
1550 Caterpillar Rd A Mississauga	A
1170 Central Pkwy W 2 Mississauga	2
150 Courtneypark Dr W 1 Mississauga	1
185 Courtneypark Dr E Mississauga	
2000 Drew Rd Mississauga	
2150 Drew Rd Mississauga	
5477 Gorvan Dr Mississauga	
350 Hazelhurst Rd Mississauga	
6300 Kennedy Rd 4 Mississauga	4
6290 Kestrel Rd Mississauga	
6500 Kitimat Rd Unit 2 Mississauga	2
6900 Maritz Dr Mississauga	
1880 Matheson Blvd E Opt. 1 Mississauga	Opt. 1
2365 Matheson Blvd E Mississauga	
2800 Matheson Blvd E Mississauga	
6885-6895 Menway Crt Mississauga	
1865 Meyerside Dr 1 Mississauga	1
7045 Millcreek Dr Mississauga LEASED - details to follow	
6525 Mississauga Rd Opt. 4 Mississauga	Opt. 4
6365 Netherhart Rd 1-10 Mississauga	1-10
2333 North Sheridan Way Opt 5 Mississauga+A30:U31	Opt 5
5200 Orbitor Dr Mississauga	
6145 Ordan Dr Mississauga LEASED - details to follow	
6650 Pacific Circ Opt. 1 Mississauga	Opt. 1
7315 Pacific Circ Mississauga	
7381 Pacific Circ Mississauga	
300 Pendant Dr Mississauga	
2520 Royal Windsor Dr 2D Mississauga	2D
2645 Royal Windsor Dr 1 Mississauga	1
2645 Royal Windsor Dr 2-3 Mississauga	2-3
5300 Satellite Dr Mississauga	
2400 Skymark Ave 1-Opt 1 Mississauga	1-Opt 1
2645 Skymark Ave Mississauga	

560 Slate Dr Mississauga	
190 Statesman Dr Mississauga	
1362 Tonolli Rd Opt. 2 Mississauga	Opt. 2
1362 Tonolli Rd Opt. 3 Mississauga	Opt. 3
1450 Caterpillar Rd	
1140 Tristar Dr Mississauga - Conditionally Leased	Freestand
240 Courtneypark Dr E	Freestand
195 Statesman Dr	Freestand
1035 Ronsa Crt	3
3210 Airway Dr	
6975 Pacific Cir	
520 Abilene Dr	
90 Admiral Blvd	
5610 Timberlea Blvd, Mississauga	Freestand
6685 Kennedy Rd	1-2

SUBLEASE

7300 Torbram Rd, Mississauga	1
2695 Meadowpine Blvd, Mississauga	2
2385 Meadowpine Blvd, Mississauga Conditionally Leased	1
3195 Airway Dr, Mississauga	
7 Rimini Mews, Mississauga	Opt 1, Opt 2
400 Courtneypark Dr E, Mississauga	Unit 2
350 Madill Blvd, Mississauga	Unit 20
460 Admiral Blvd Opt 1 Mississauga	Opt 1
7381 Bramalea Rd Mississauga	
7311 Kimbel St Unit 1 Mississauga CONDITIONALLY LEASED	1
5925 Mclaughlin Rd Mississauga	
1400 Meyerside Dr Mississauga	
6605 Ordan Dr Unit 1 Mississauga	1

Landlord	ESG	Tenant	Size (SF)	Deal Type	Year Built
John & Eric Breuer & Ellen Yackness			95,317		1973
MM Nominee Corp.			66,956		2000
Choice Properties			40,648		1990
Lifetform International Inc.			43,703		1995
Dae Wise Developments Ltd.			42,000		1980
Amb Milton Lp			207,051		2014
Carttera			102,726		2024
Carttera			181,124		2024
Pure			105,839		2000
2486666 Ontario Inc.			59,025		1968
Parkway Limited			68,024		2024
Quadreal			191,332		2004
SHERIFF CORPORATION			97,268		2005
La Salle			49,241		2000
La Salle			81,471		1989
Rodenbury Investments Ltd.			74,576		1982
Dream			221,011		1997
HOOPP			46,764		2000
Canadian Property Holdings (Ontario) Inc.			40,614		1985
Anatolia Capital Corp.			58,434		2017
H&R			122,367		2026
Cosa-Nova Fashions Limited			216,439		2003
Manulife			94,697		1991
M&R COMMERCIAL PROPERTIES INC.			57,582		1989
Dream			66,543		1988
Dixie Business Park Holdings Inc.			49,410		1979
ALPHABET MILLCREEK SELF STORAGE INC.			58,080		1987
CanFirst			146,125		2024
Menkes Holdings Inc.			47,315		1979
Dream			161,727		2014
Gay Lea Foods Co-Operative Limited			40,291		1990
Desjardins			45,784		1995
MM NOMINEE CORP.			78,498		1989
ALIGROUP PROPERTIES INC			60,070		1986
7381 Pacific Inc.			49,660		1987
PEEL PROPERTIES INC.			95,000		2012
Carttera			43,563		2023
RFA Capital			114,985		2026
RFA Capital			218,276		2026
Polaris Realty (Canada) Limited			131,950		1997
Pure			45,184		1999
AUGEND 2645 SKYMARK PROPERTIES LTD			137,500		2025

H&R			160,485		2025
2073028 Ontario Inc.			50,142		2008
BGO			83,260		2024
BGO			66,483		2024
Jumar Holdings			42,924		1990
Dodson-Lesmark			111,415		1980
Crestpoint			107,214		1998
Fiera			92,525		1998
IBS Ronsa Holdings (Instore Products)			42,806		1978
Darshan Aiways Inc			90,500		1998
VanPak Limited			121,380		1999
OK Tire			101,421		1988
654429 Ontario Limited (United Floor Co)			50,600		2000
Granite			43,323		1981
Menkes			61,885		2005

AG Marketing			54,832		
Lorma Group Inc			96,183		
Utopia Fulfillment Inc.			57,349		
Deep Canada Inc			54,252		2024
Tragistix Ltd.			70,000		1987
Chamberlain Group Canada			64,450		2002
Manfreight Inc			113,388		2020
Go Direct Supply Chain Solutions Inc.			65,694		1999
ACCO Brands Canada LP, by its General Partner			83,200		1985
Midland Transport Limited			63,021		1980
Mantoria Inc.			85,000		1990
IMT STANDEN'S LIMITED PARTNERSHIP			41,034		1979
Egon Enterprises (Ontario) Inc.			51,267		1990

Status	Clear Height	% Warehouse Space	Class (A, B, C)	Parking Ratio (x per 1,000sf)	Shipping Doors	Power	Trailer Parking	Secure Shipping
Immediate	22	91	C		13 TL 1 DI	4,000		Y
Immediate	24	85	B		8 TL 4 DI	1,200		
Jan-26	20	88	C		4 TL 1 DI	800		
TBC	20	83	C		4 TL 1 DI			
Immediate	18	94	C		5 TL 1 DI	2000		
Immediate	32	97	A		25 TL 1 DI	800	Yes	
Immediate	40	98	A		18 TL 1 DI	1,500	Yes	
Immediate	40	98	A		28 TL 1 DI	2,500	Yes	
Immediate	23	96	B		14 TL 2 DI	1,200		
Immediate	37	100	C		3 TL 1 DI	3,000		
Immediate	36	97	A		8 TL 1 DI	800		
Immediate	30	97	B		25 TL 1 DI	1,600		
Jul-25	28	88	B		9 TL 2 DI	1,200		
Jan-26	24	86	B		4 TL 1 DI			
Jan-26	24	95	B		7 TL 2 DI			
Immediate	22	92	B		14 TL 2 DI			Possible
Immediate	23	86	B		12 TL 4 DI	3,000	Yes	Yes
Jan-26	28	91	B		5 TL 1 DI			
Immediate	18	88	C		5 TL 1 DI			
Immediate	32	96	A		11 TL 2 DI	400		
2025	40	97	A		18 TL 2 DI			
Immediate	30	81	B		32 TL 2 DI	600		Yes
Immediate	24	69	B		12 TL 2 DI			Yes
Aug-25	23	60	B		5 TL 1 DI			
Immediate	17	89	C		5 TL 5 DI	800		
Immediate	18	92	C		9 TL 2 DI	1,000		
Aug-25	30	97	B		15 TL 1 DI		Yes	Yes
Immediate	40	97	A		21 TL 1 DI	1,600		
Jun-25	18	91	C		7 TL 1 DI	600		
Immediate	24	96	C		16 TL 1 DI	1,600		
Aug-25	18	45	C		3 TL			
Sep-25	17	87	C		7 TL 1 DI	800		
Immediate	22	95	C		12 TL 2 DI			
Immediate	18	85	C		4 TL 1 DI	2,000		
Immediate	20	89	C		4 TL 1 DI	600		
Oct-25	32	95	B		14 TL 2 DI	800		Yes
Immediate	36	97	A		8 TL 1 DI	3,000		
Q4 2025	40	97	A		12 TL 1 DI			
Q4 2025	40	97	A		26 TL 1 DI			
Q3 2025	30	91	B		9 TL 2 DI			
May-25	24	22	B		3 TL 1 DI			
Immediate	36	98	A		11 TL 10 DI	1,000		

Q3 2025	40	97	A		26 TL 2 DI			
Jun-25	26	100	B		4 TL 1 DI			
Immediate	36	97	A		16 TL 1 DI	600		
Immediate	36	97	A		12 TL 1 DI	600		
Immediate	17'10"	82	C		4 TL 9 DI			Yes
Immediate	18	91	C		11 TL 1 DI		Yes	Yes
Jan-26	26'6"	85	B		6 TL 1 DI	3000		
Jan-26	24	86	B		8 TL 3 DI		Yes	Yes
Jan-26	19	99	C		4 TL			
Mar-26	24	72	A		20 TL 4 DI		Yes	Yes
Mar-26	24	71	A		13 TL 4 DI			
30 Days	24	85	A		11 TL 1 DI		Yes	
Jun-26	26	76	A		5 TL 1 DI			
Feb-26	22	70	B		4 TL 1 DI		No	No
Apr-26	28	87	A		14 TL 1 DI		No	No

Immediate	22	100	C		4 TL 1 DI			
	28	98	B		7 TL			
Immediate	38	75	A		8 TL 6 DI			
Aug-25	40	99	A		6 TL			
Immediate	22	99	C		7 TL			
Immediate	26	97	B		5 TL 1 DI			
Nov-25	36	98	A		17 TL 1 DI			
90 days	24	82	B		8 TL 1 DI			Yes
Immediate	22	91	C		3 TL			
Immediate	18	92	C		15 TL 2 DI			Yes
Immediate	24	100	B		13 TL			
Immediate	20	87	C		5 TL 1 DI			
60-90 days	23	86	C		8 TL 1 DI			

Excess Land	Net Asking Rent	Days On Market
	\$12.50	170
	\$17.00	325
	\$18.00	199
	\$16.95	101
	\$13.50	191
	\$17.95	463
	\$1.00	717
	\$1.00	717
	\$16.95	399
	\$15.25	311
	\$1.00	668
	\$1.00	168
	\$18.75	191
	\$1.00	239
	\$1.00	239
	\$16.50	436
	\$17.50	387
	\$18.75	184
	\$15.95	225
	\$17.50	590
	\$1.00	511
	\$15.95	312
	\$16.95	324
	\$19.00	624
	\$18.25	231
	\$16.95	198
	\$16.25	107
	\$18.25	196
	\$15.50	330
	\$16.50	504
	\$15.95	241
	\$17.95	134
	\$16.95	315
	\$16.95	357
	\$15.95	584
	\$17.95	218
	\$1.00	493
	\$1.00	1,306
	\$1.00	1,306
	\$15.50	409
	\$19.95	233
	\$17.65	211

	\$1.00	541
	\$15.00	223
	\$17.95	584
	\$17.95	584
	\$14.75	122
	\$14.75	122
	\$17.95	128
Yes	\$15.95	119
	\$15.95	84
Yes	\$1.00	70
	\$15.95	69
	\$16.95	65
	\$17.50	57
No	\$17.95	27
No	\$17.95	10

	\$1.00	16
	\$11.95	44
	\$15.00	94
	\$20.00	126
	\$16.95	129
	\$15.95	134
	\$13.50	141
	\$12.00	149
	\$8.95	160
	\$1.00	183
	\$15.95	218
	\$16.95	185
	\$17.25	267

Notes

42,364 sf at 22' clear, remainder at 18' clear - **Conditionally Leased @\$12 - 2 year deal**

Whiteboxed, replaced roof, renovated loading docks/doors, heavy power, LED lighting in warehouse

\$16.95

Corner property, high office %, 58 parking spots

Heavy power, accommodates 53 ' trailers

Generous shipping court

32 trailer stalls per building

32 trailer stalls per building

Heavy power, 100 car parking stalls, zoned for outside storage

11,000 sf mezzanine not incl in sf, 100+ parking stalls, older facility

New building

175 parking stalls

Divisible to 48,000 sf, ESFR sprinklers, Bonded warehouse

Varying clear height up to 34', office on 2 floors

Divisible to 51,000 sf

New paving, landscaping and shipping doors, easy access for 53' trailers

Head office profile, heavy power, high parking ratio with secure yard and trailer parking - high office %

Bonded warehouse

Roof replacement in 2017 and asphalt in 2018, access for 53' trailers

Demolition complete and new construction is almost complete

Bonded warehouse, secured shipping apron, power upgrade available - 185,000-216,000 sf available,

Awkward building configuration, fully fenced yard

Hwy 401 Exposure

Freestanding facility, low clear height space

Freestanding building, heavy power

Room for 70 trailer positions, fully gated and secured yard LEASED LL did deal direct \$13 range 5-yr term

Divisible to 64,000 sf, ample parking

Divisible to 48,000 sf, varying clear heights, awkward layout - offering 3 mos net free and \$3.00 TI on a 5-yr term

Low shipping count, new roof 2022, 63 parking spots

Freestanding building

45,780 & 61,259 sf also available

Food manufacturing facility - varying clear heights

Freestanding building, recently renovated office space

Fully fenced yard, ESFR sprinklers, T5 lighting, shipping easily accommodates 53's

Brand new Leed Silver facility, heavy power

Brand new facility. Divisible to 91,000 & 126,000 sf

Brand new facility. Divisible to 91,000 & 126,000 sf

Office area can be reduced, elevator, motion sensor lighting, 167 car stalls

Flex office/industrial space - office space can be reduced, shipping accommodates 53' trailers

Clear height ranges from 30'-36'. Power can be upgraded to 1600 A - **listing has been refreshed with a lower price**

Leed Gold and net carbon ready, Hwy 410 Exposure
ESFR Sprinklers, Precast construction, shipping easily accommodates 53's
New construction, varying configurations, ESFR sprinklers, LED with motion sensors
New construction, varying configurations, ESFR sprinklers, LED with motion sensors
Older gen last mile shipping facility - signage on Queensway, fully secure yard
Freestanding older gen facility - secure yard and trailer parking
Heavy power, air conditioned warehouse
0.80 acres outside storage with 117 parking stalls
Older gen facility
Extra land for outside storage
Prominent Hwy 410 & Derry Rd exposure
Low office %, ESFR throughout
High office % on 2 floors
High office % on 2 floors
ESFR Sprinklers, precast construction, LED lighting on motion sensors

Fully secured warehouse unit for sublease until July 31 2028- partially racked
Sublease until Sep 30 2030
Listed for \$1.00 - net rent guidance from listing broker (Stu Forbes) - tenant paying in the low \$19s psf
30-70,000 sf available
Head lease expired June 2027
ESFR Sprinklers, reinforced floors - Heartland location
Fully fenced, secured yard, 55,482-65,694 sf available
Whitebox space, sublease expires Nov 2031 - Managed by BGO
Fully fenced yard
Sublease term expires June 2027, short term deals welcome
Clear height varies 18-20', sublease term expires Sept 30 2028
Suitable for light manufacturing/warehousing

