

5055

SATELLITE DRIVE

MISSISSAUGA | ON

UP TO ±54,000 SQ. FT. OF SPACIOUS FLEX SPACE FOR LEASE

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Availability Details

| | |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL SIZE | OFFICE SUITES Units 1 - 3: 54,787 Sq. Ft. Units 1 & 2: 43,181 Sq. Ft. Units 2 & 3: ±20,000 Sq. Ft. Unit 3: 11,606 Sq. Ft. |
| | FLEX OFFICE / WAREHOUSE SPACE Unit 7: 23,051 Sq. Ft. |
| ZONING | Flex Office/ Warehouse |
| RENTAL RATES | Please Contact Listing Broker |
| TMI (2024) | \$4.51 per sq. ft. <i>Excludes Utilities and Management Fees (15% of CAM and Tax)</i> |
| POSSESSION | Immediate |
| ADDITIONAL COMMENTS | <ul style="list-style-type: none">• Located in a class A business park• Professionally owned and managed• Immediate access to Highway 401 and positioned close to surrounding amenities• Public transit at door step with new Mississauga BRT located nearby |



DRIVE-IN DOOR
(UNIT 7)



AMPLE
SURROUNDING
AMENITIES



EASY
CONNECTIVITY TO
TRANSIT

Floor Plan

OFFICE



Units 1 - 3: 54,787 Sq. Ft.

- Well Built-out Office Unit
- Shipping/Receiving can be Added
- Can be Demised
- Additional Size Options Available

Units 1 & 2: 43,181 Sq. Ft.

- Well Built-out Office Unit
- Shipping/Receiving can be Added
- Additional Size Options Available

Units 2 & 3: ±20,000 Sq. Ft.

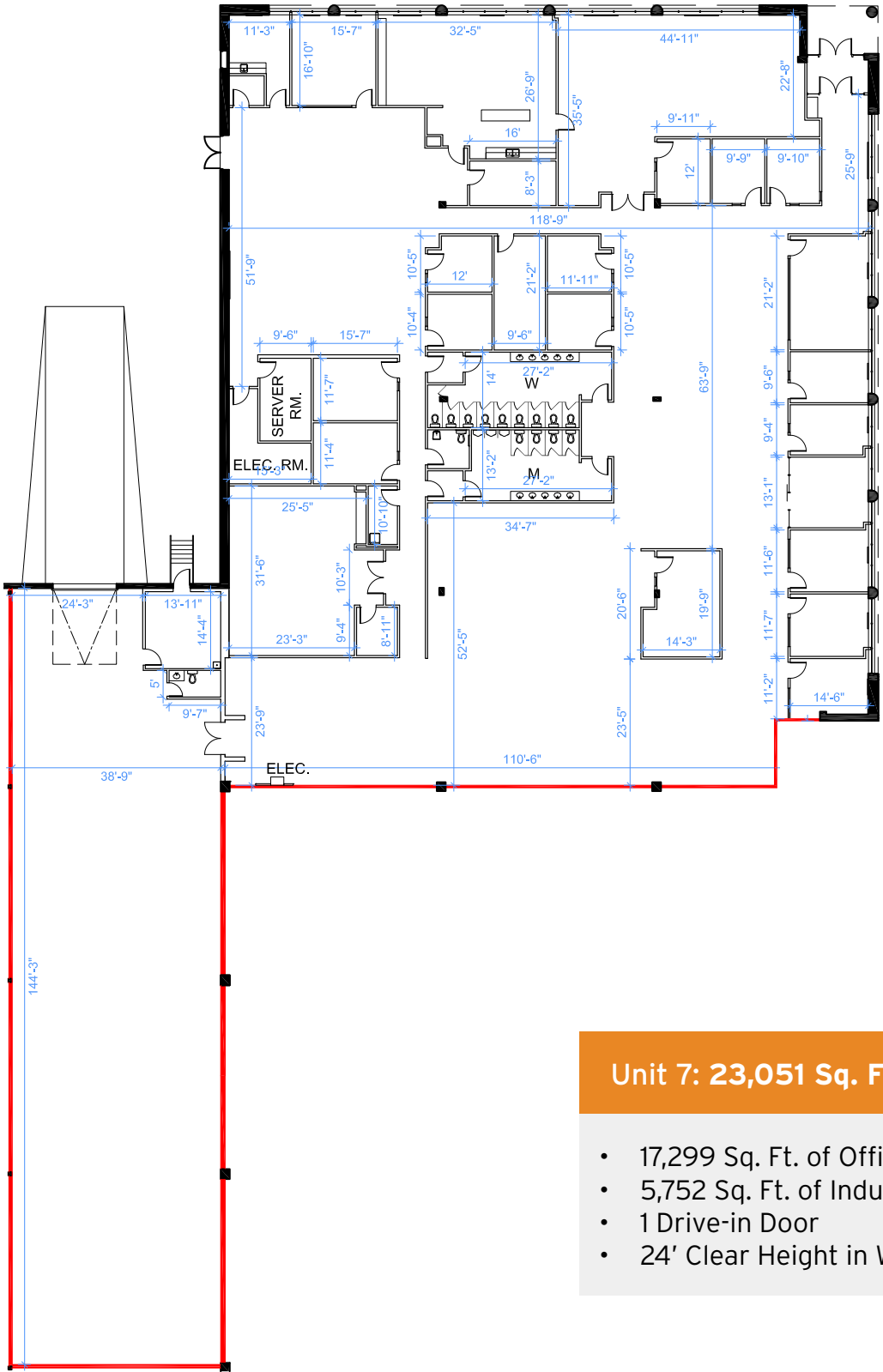
- Space to be Demised
- Additional Size Options Available

Unit 3: 11,606 Sq. Ft.

- Office Unit
- Additional Size Options Available

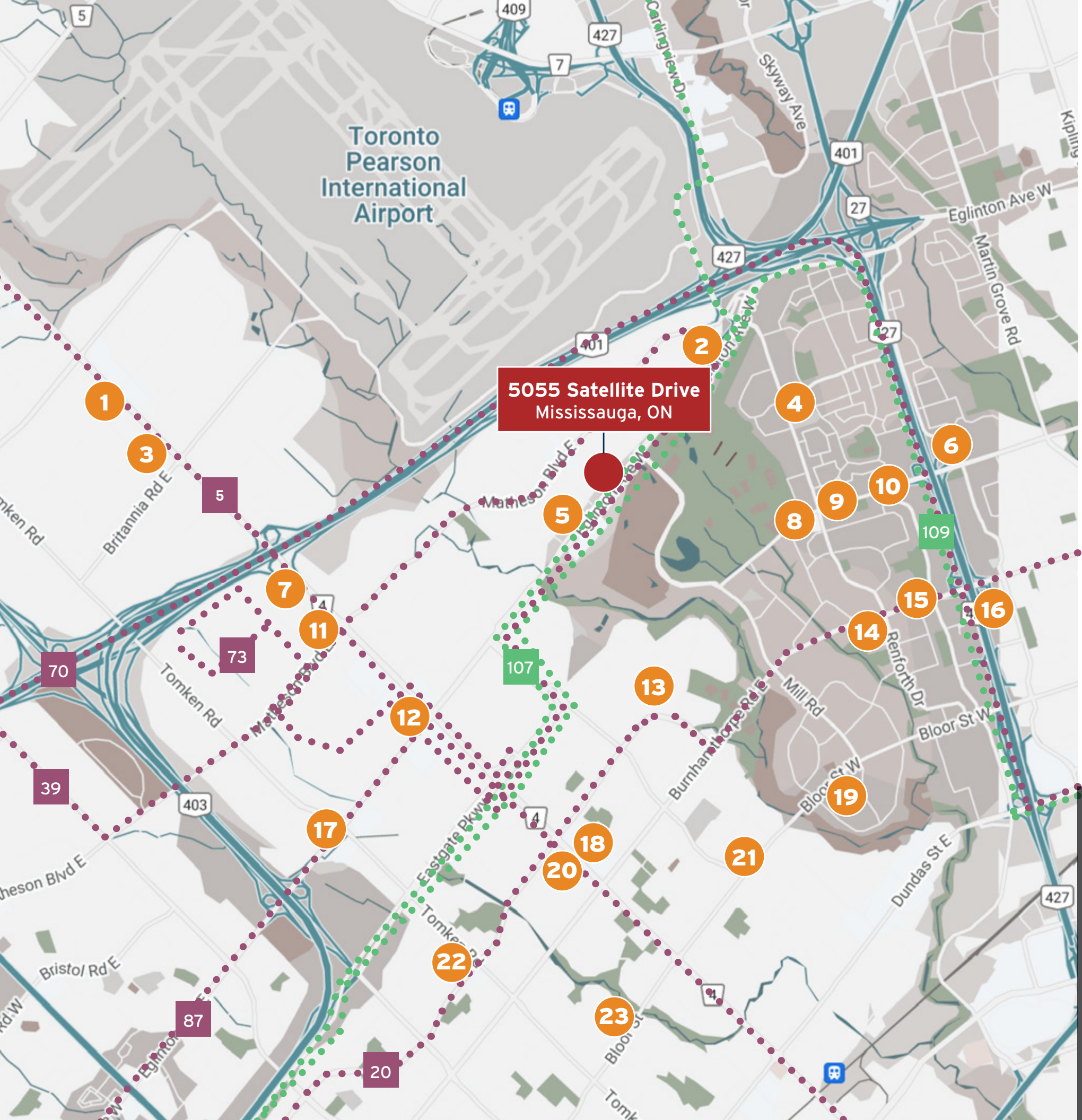
Floor Plan

FLEX OFFICE/WAREHOUSE



Unit 7: 23,051 Sq. Ft.

- 17,299 Sq. Ft. of Office (75%)
- 5,752 Sq. Ft. of Industrial (25%)
- 1 Drive-in Door
- 24' Clear Height in Warehouse



Amenities & Transit

| | |
|----|------------------------------------------------------------------------------------------------------------------|
| 1 | RBC, CIBC |
| 2 | McDonalds |
| 3 | Tim Hortons, Burger King, Starbucks |
| 4 | Tim Hortons, Subway, BMO, Pizza Pizza |
| 5 | Subway, Anytime Fitness, Tim Hortons |
| 6 | Shoppers Drug Mart |
| 7 | Montana's, Kelseys, A&W |
| 8 | No Frills, TD, Scotiabank |
| 9 | Little Caesards Pizza, Subway |
| 10 | McDonalds, CIBC |
| 11 | Quiznos, Eggsmart, Tim Hortons, Wendy's, Staples, Boston Pizza, Popeyes, Chipotle, LA Fitness, Starbucks, Subway |
| 12 | Tim Hortons |

| | |
|----|------------------------------------------------------------------------------------------|
| 13 | Longo's, Starbucks, Shoppers Drug Mart, Scotiabank |
| 14 | The Beer Store, Shoppers Drug Mart |
| 15 | Tim Hortons |
| 16 | Loblaws, Starbucks |
| 17 | Starbucks, Burger King, Taco Bell, Tim Hortons, Subway |
| 18 | Burger King, Winners, RBC, The Beer Store, Shoppers Drug Mart, Dollarama, Home Sense, TD |
| 19 | McDonald's, Dollarama, TD |
| 20 | Pizza Pizza, Tim Hortons |
| 21 | Tim Hortons |
| 22 | Pizza Hut, TD, Bulk Barn, Dairy Queen |
| 23 | LCBO, Shoppers Drug Mart |

MISSISSAUGA TRANSIT ROUTES

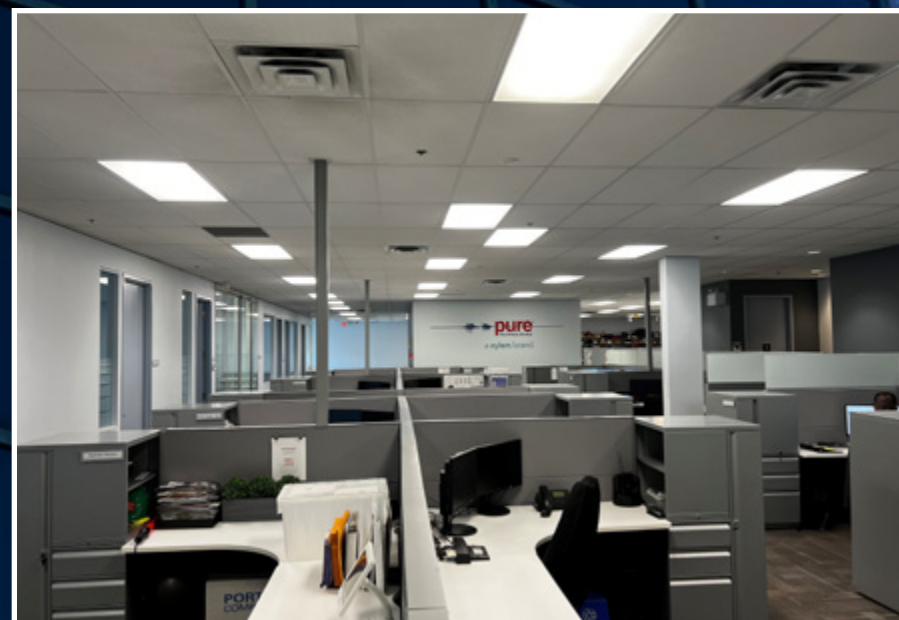
MISSISSAUGA EXPRESS ROUTES

DRIVE TIMES

| | | |
|-----------------|------------|---------|
| Highway 401 | 6 Minutes | 3.8 KM |
| Highway 407 | 12 Minutes | 12.4 KM |
| Highway 427 | 6 Minutes | 3.2 KM |
| Highway 410 | 10 Minutes | 7.8 KM |
| Highway 403 | 8 Minutes | 4.7 KM |
| QEW | 11 Minutes | 11.4 KM |
| Gardiner Expy | 11 Minutes | 11.2 KM |
| Pearson Airport | 10 Minutes | 6.2 KM |



Exterior Photos



Interior
Photos

5055

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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 40+ 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.

CBRE

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