

# 5055

## SATELLITE DRIVE

MISSISSAUGA | ON

UP TO ±23,000 SQ. FT. OF SPACIOUS  
FLEX OFFICE / WAREHOUSE SPACE FOR LEASE

**JOHN POTTER\***

Senior Vice President  
416 798 6242  
[john.potter@cbre.com](mailto:john.potter@cbre.com)

**JACK SNELL\***

Sales Associate  
416 798 6250  
[jack.snell@cbre.com](mailto:jack.snell@cbre.com)

**KAY LOCKE\***

Senior Vice President  
416 798 6268  
[kay.locke@cbre.com](mailto:kay.locke@cbre.com)

# Availability Details

|                     |   |
|---------------------|---|
| TOTAL SIZE          | Unit 7: 23,051 Sq. Ft.  |
|                     | » <b>Office: 17,299 Sq. Ft.</b> - Available Separately For Lease  |
|                     | » <b>Warehouse: 5,752 Sq. Ft.</b> - Available Separately For Lease  |
|                     |   |
| ZONING              | Flex Office/ Warehouse  |
| RENTAL RATES        | \$17.95 - \$18.95 per sq. ft.<br>Office Only (17,299 sq. ft.) - \$18.95 per sq. ft.   |
| TMI (2025)          | \$4.83 per sq. ft.<br>Excludes Utilities and Management Fees (15% of CAM and Tax)   |
| POSSESSION          | Immediate   |
| ADDITIONAL COMMENTS | <ul style="list-style-type: none"><li>• Located in a class A business park</li><li>• Professionally owned and managed</li><li>• Immediate access to Highway 401 and positioned close to surrounding amenities</li><li>• Public transit at door step with new Mississauga BRT located nearby</li></ul> |



DRIVE-IN DOOR



AMPLE  
SURROUNDING  
AMENITIES



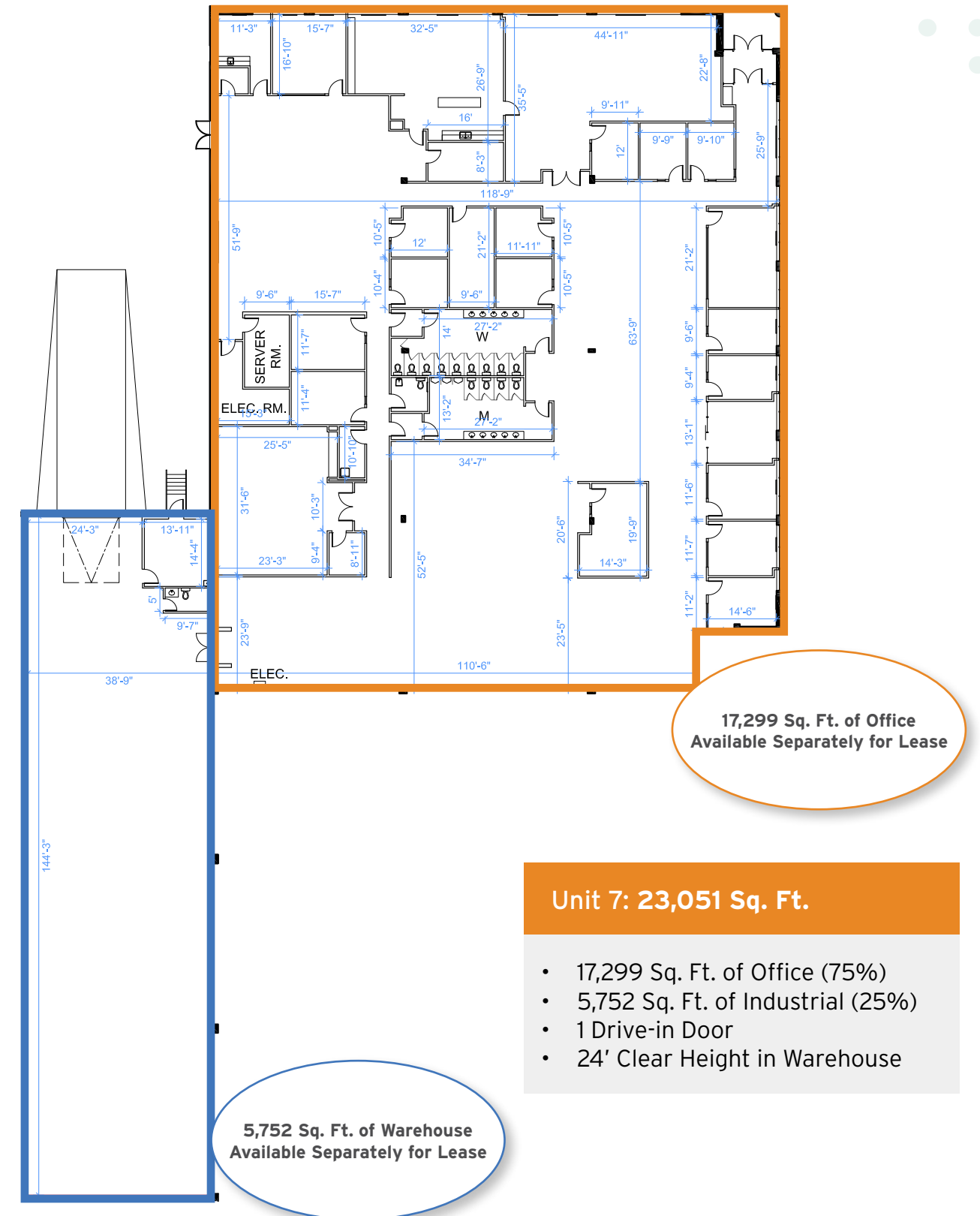
EASY  
CONNECTIVITY TO  
TRANSIT



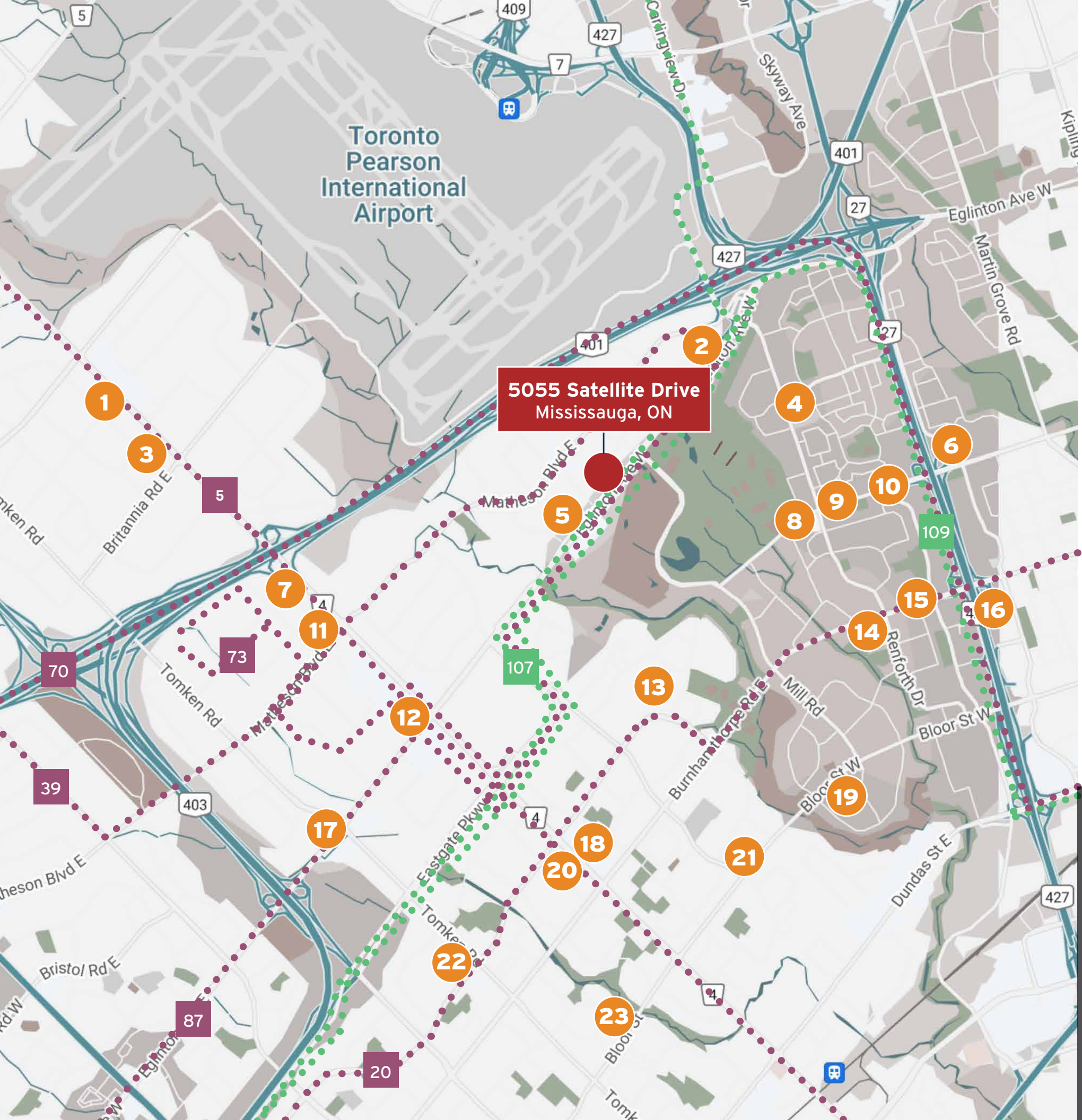


# Floor Plan

## FLEX OFFICE/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

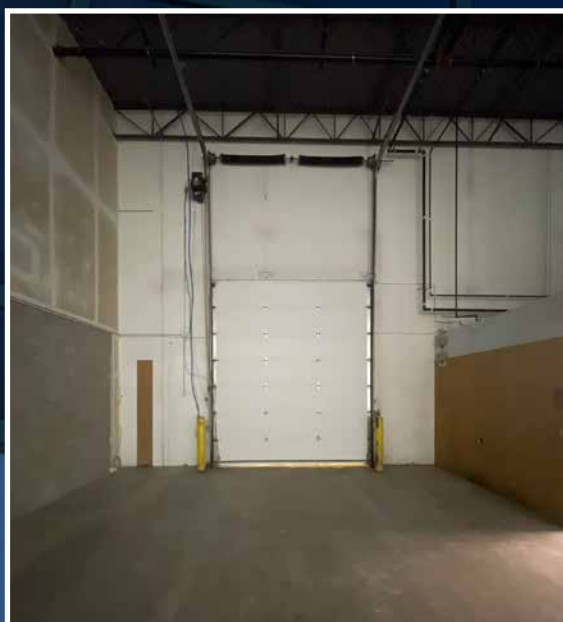
|                 |            |         |
|-----------------|------------|---------|
| Highway 401     | 6 Minutes  | 3.8 KM  |
| Highway 407     | 12 Minutes | 12.4 KM |
| Highway 427     | 6 Minutes  | 3.2 KM  |
| Highway 410     | 10 Minutes | 7.8 KM  |
| Highway 403     | 8 Minutes  | 4.7 KM  |
| 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

## SATELLITE DRIVE

### MISSISSAUGA | ON



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 42+ 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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\*Sales Representative

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