

# 5055

SATELLITE DRIVE

MISSISSAUGA | ON

**UNIT 7**



**UP TO 29,255 SQ. FT. OF SPACIOUS  
FLEX SPACE FOR LEASE**

**JOHN POTTER\***  
Senior Vice President  
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**JACK SNELL**  
Sales Representative  
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\*Sales Representative

# Availability Details

**TOTAL SIZE** 29,255 Sq. Ft.

**AVAILABILITY** 23,404 sq. ft. of Office (80%)  
5,851 sq. ft. of Industrial (20%)

**SHIPPING** 1 Drive-In

**ZONING** Flex Office/ Warehouse

**RENTAL RATES** Please Contact Listing Broker

**TMI (2023)** \$6.72

**POSSESSION** June 1, 2023

**ADDITIONAL COMMENTS**

- Located in a class A business park
- 24' clear height in the warehouse
- Professionally owned and managed
- Immediate access to Highway 401 and positioned close to surrounding amenities



DRIVE-IN DOOR

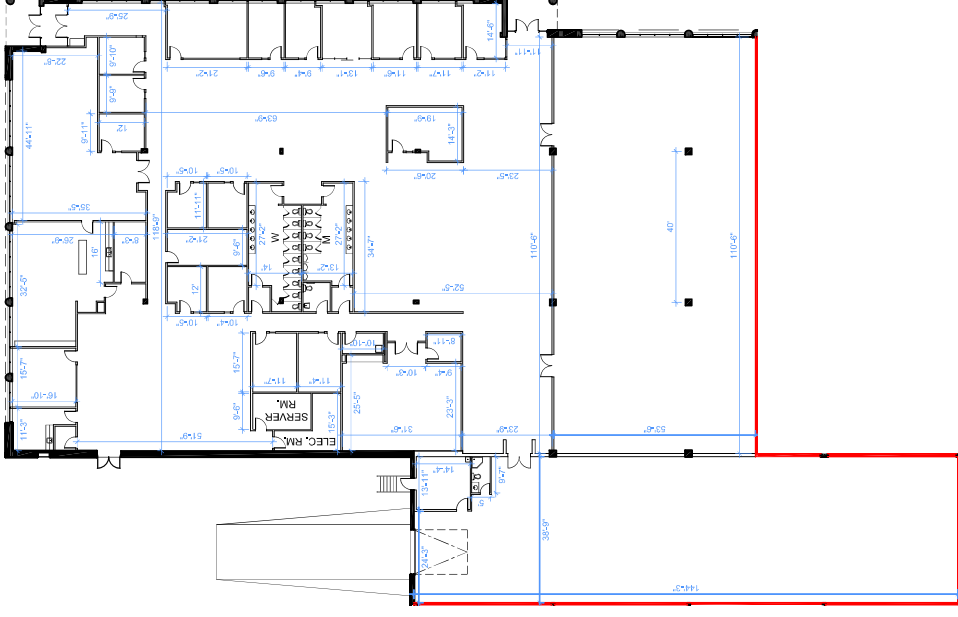


AMPLE SURROUNDING AMENITIES



EASY CONNECTIVITY TO TRANSIT

# Floor Plan



# 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 Caesars Pizza, Subway
10	McDonalds, CIBC
11	Quiznos, Eggsmart, Tim Hortons, Wendys, Staples, Boston Pizza, Popeyes, Chipotle, LA Fitness, Starbucks, Subway
12	Tim Hortons

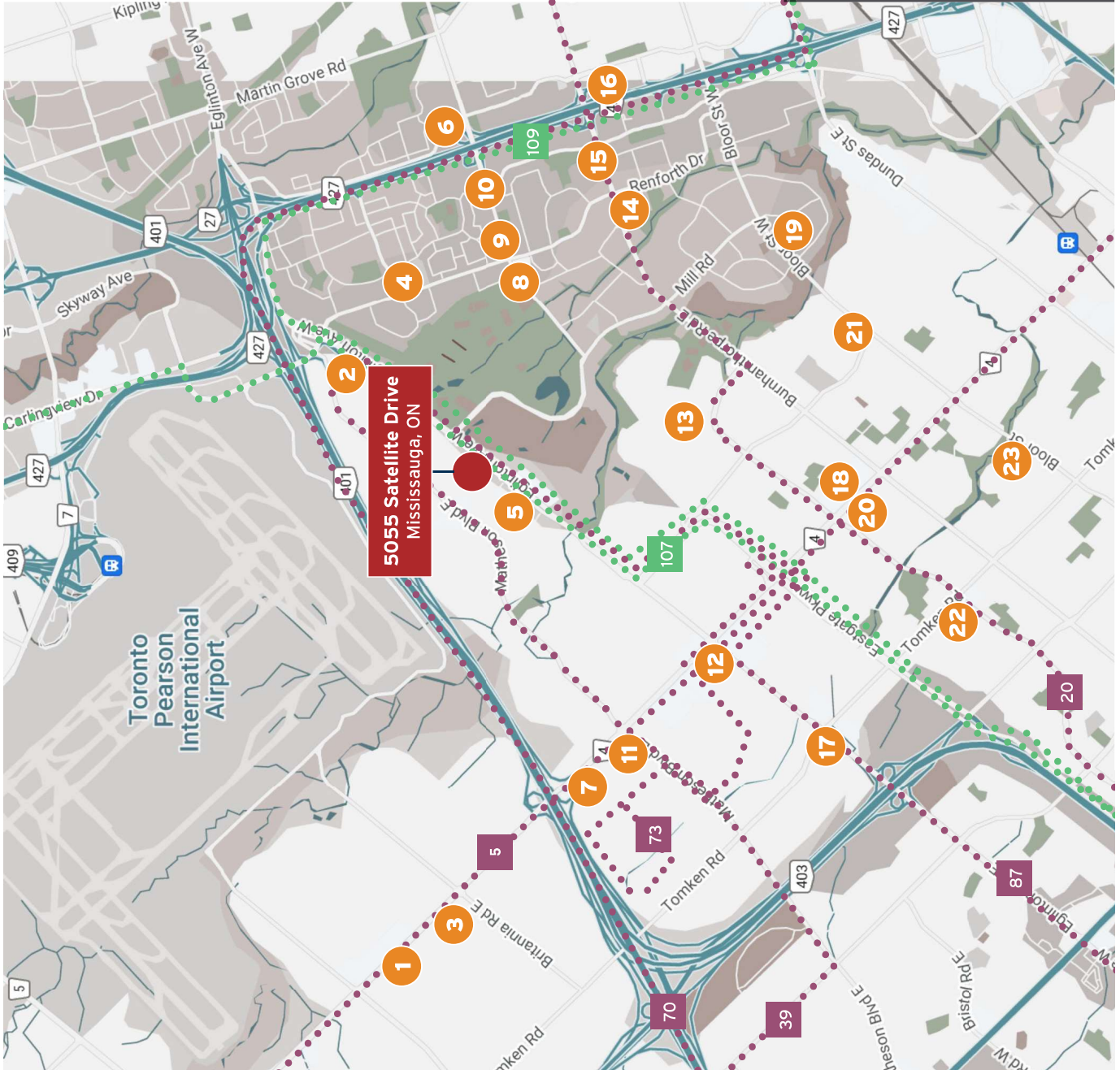
13	Longo's, Starbucks, Shoppers Drug Mart, Scotiabank
14	The Beer Store, Shoppers Drug Mart
15	Tim Hortons
16	Loblaws, Starbucks
17	Starbucks, Burger King, Taco Bell, Tim Hortons, Subway
18	Burger King, Winners, RBC, The Beer Store, Shoppers Drug Mart, Dollarama, Home Sense, TD
19	McDonald's, Dollarama, 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



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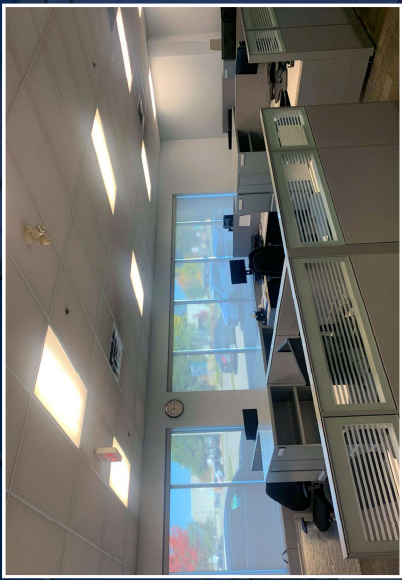
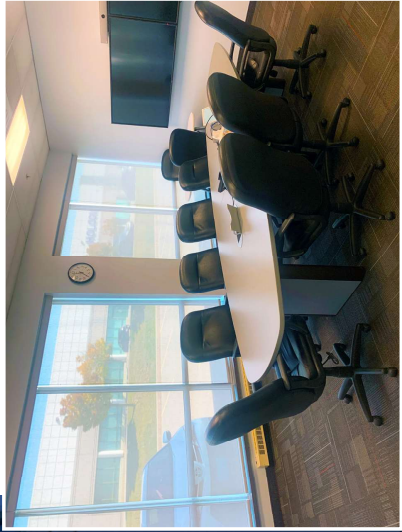
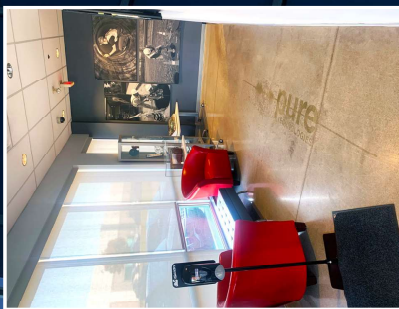
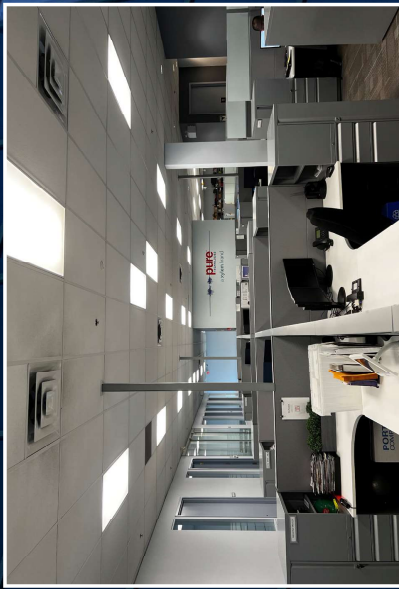
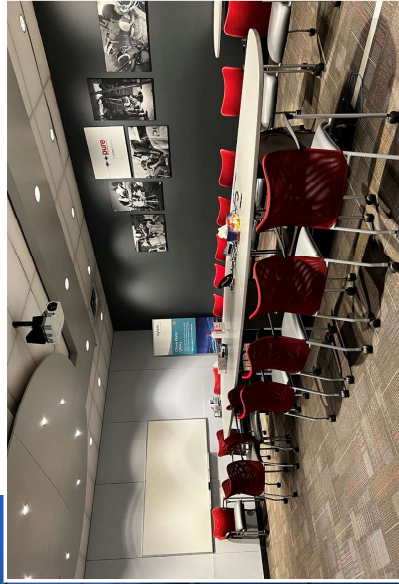
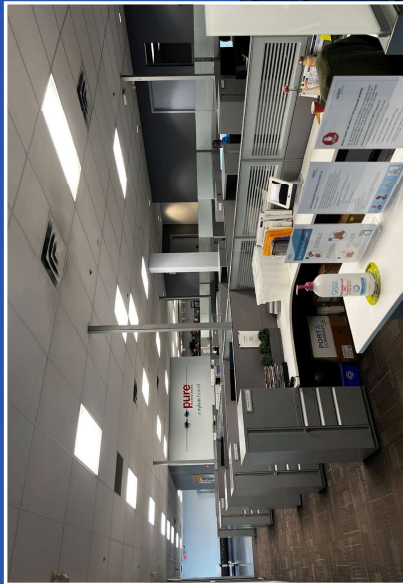
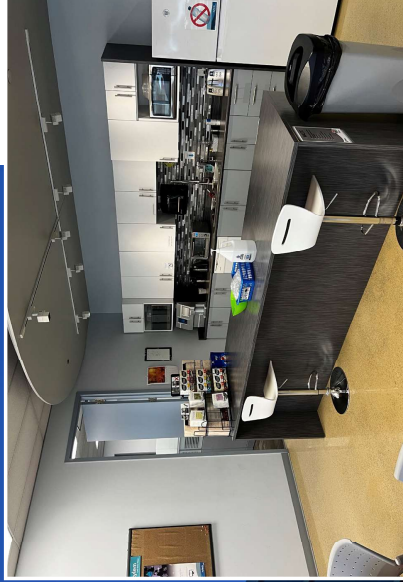
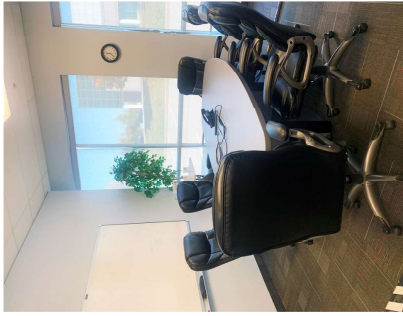
**Exterior  
Photos**



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# Interior Photos



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