

FLEX UNITS FOR LEASE IN A WELL-ESTABLISHED BUSINESS PARK

# 400-450 MATHESON BLVD EAST

## MISSISSAUGA



**Listing Team:**

**TAYLOR FARRIS**

Associate Vice President

Direct: +1 905 330 6636

taylor.farris@colliers.com

**LUKE HINCENBERGS**

Sales Representative

Direct: +1 647 400 7569

luke.hincenbergs@colliers.com

Presented By:



WELCOME TO

# 400-450 MATHESON BOULEVARD EAST

MISSISSAUGA



Industrial units for lease in a well-established business park in Mississauga. This multi-unit complex offers easy access 400 series highways and is in close proximity to Pearson International Airport.



Professionally owned and managed by Pure Industrial



18' clear height



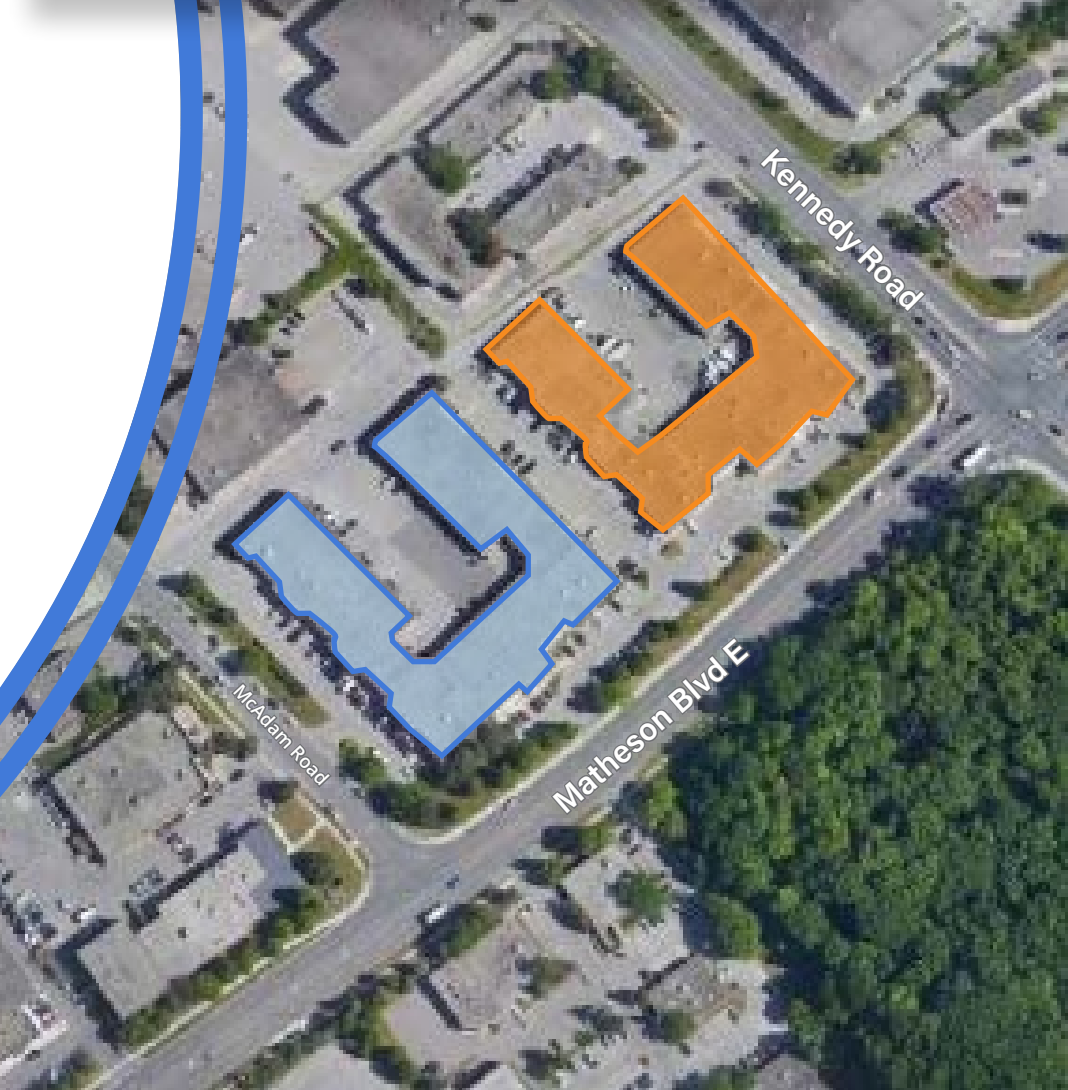
Strategically located in close proximity to major 400 series arterial Highways



Easy access to a highly desirable GTA labour pool



Only 15 Km to Pearson International Airport and 18 Km Brampton's CN Intermodal yard



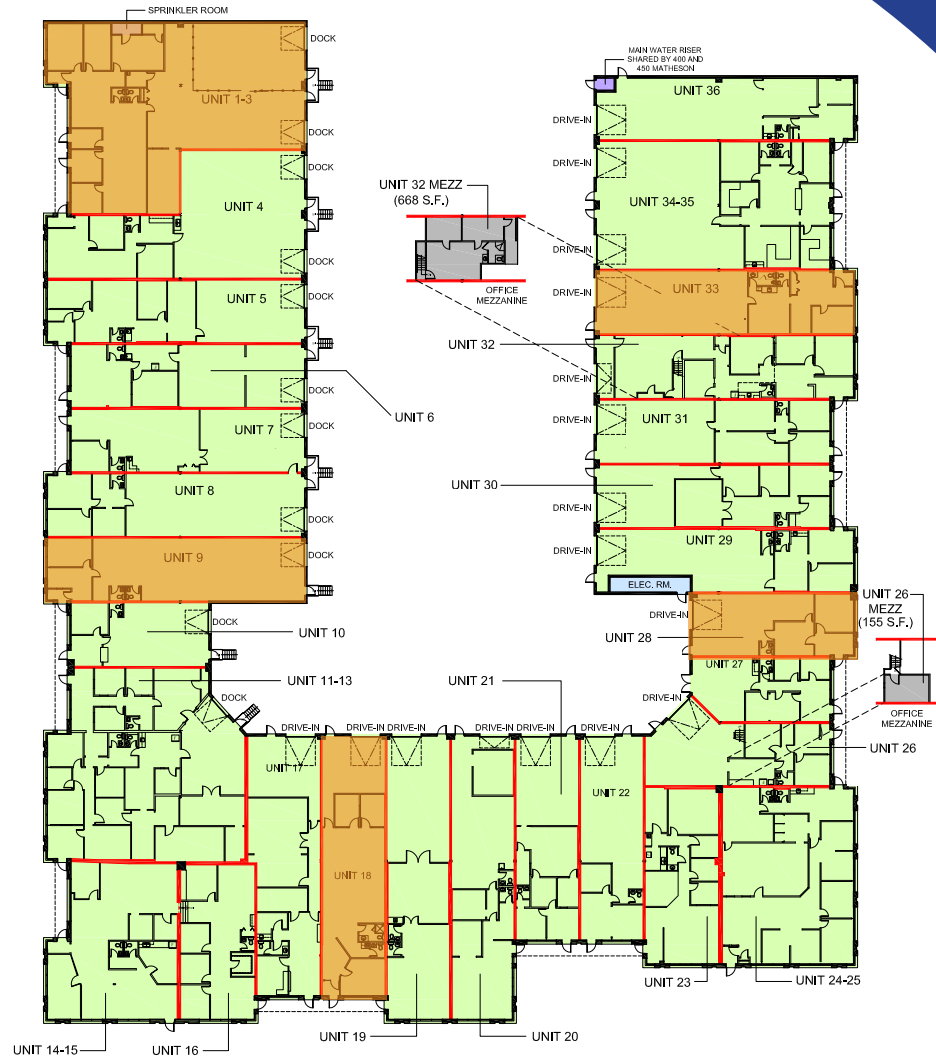
# PROPERTY PROFILE

400 Matheson Boulevard East

<b>Building Size</b>	<b>61,666 SF</b>
Available Units	<b>Unit 1-3 - 4,620 SF</b> <b>Unit 9 - 2,014 SF</b> <b>Unit 18 - 2,020 SF</b> <b>Unit 28 - 1,260 SF</b> <b>Unit 33 - 2,001 SF</b>
Clear Height	<b>18' in Warehouse</b>
Car Parking Stalls	<b>Ample Surface Parking</b>
Zoning	<b>E2 - Industrial</b>
Year Built	<b>1981</b>
Estimate TMI (2024)	<b>\$4.89 PSF</b> (Does Not Include Management Fees)



400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON



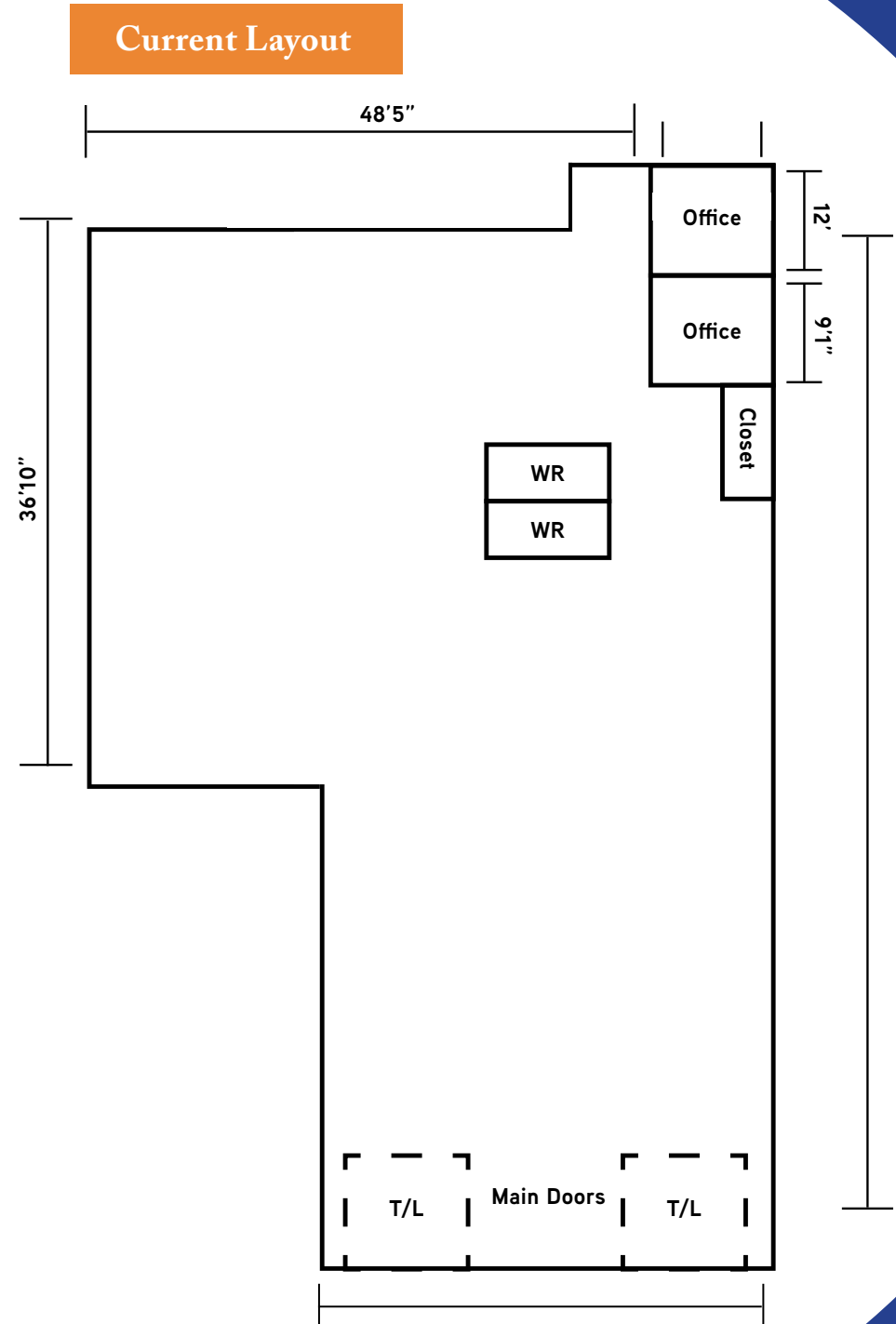
## LEGEND

- Tenant Occupant Area
- Available Units
- Building Service Area
- Campus Common Area
- Tenant Mezzanines (excluded from BOMA Calculation)
- Demising Wall

# AVAILABILITY DETAILS

## 400 Matheson Boulevard East, Unit 1-3

<b>Available Area</b>	<b>4,620 SF</b>
Office Area	<b>5% (approx)</b>
Clear Height	<b>18' in Warehouse</b>
Shipping	<b>2 Truck-Level Door</b>
Availability	<b>Immediate</b>
Asking Rate	<b>Contact Listing Agents</b>
Estimate TMI (2024)	<b>\$4.89 PSF</b> (Does Not Include Management Fees)

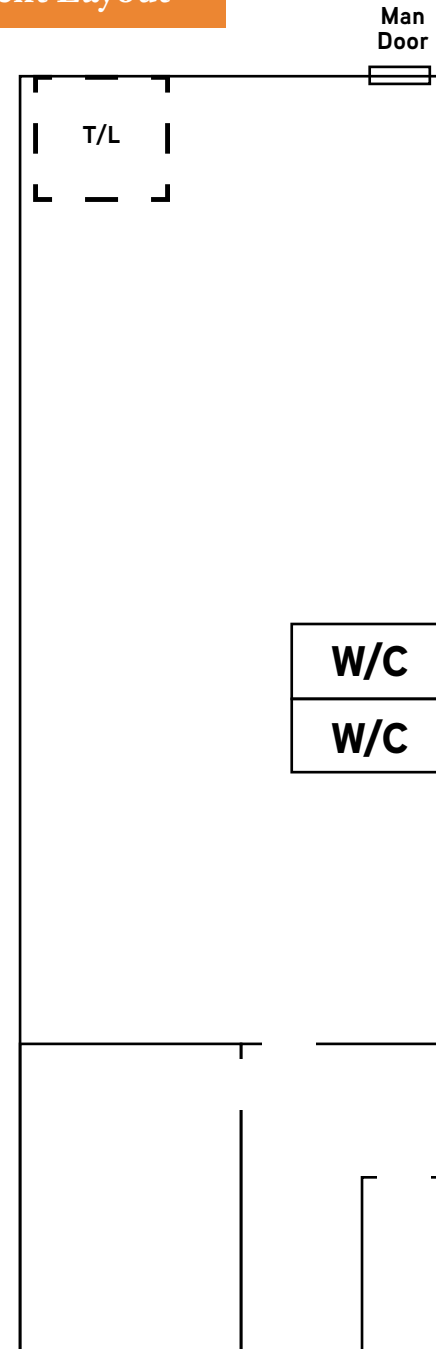


# AVAILABILITY DETAILS

## 400 Matheson Boulevard East, Unit 9

<b>Available Area</b>	<b>2,014 SF</b>
Office Area	<b>20% (approx)</b>
Clear Height	<b>18' in Warehouse</b>
Shipping	<b>1 Truck-Level Door</b>
Availability	<b>Immediate</b>
Asking Rate	<b>Contact Listing Agents</b>
Estimate TMI (2024)	<b>\$4.89 PSF</b> (Does Not Include Management Fees)

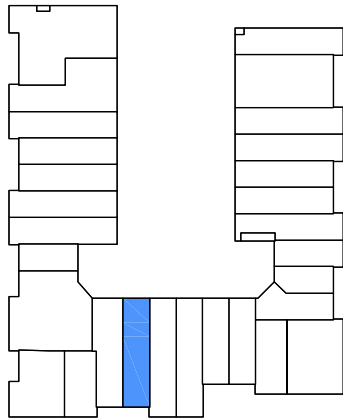
### Current Layout



# AVAILABILITY DETAILS

## 400 Matheson Boulevard East, Unit 18

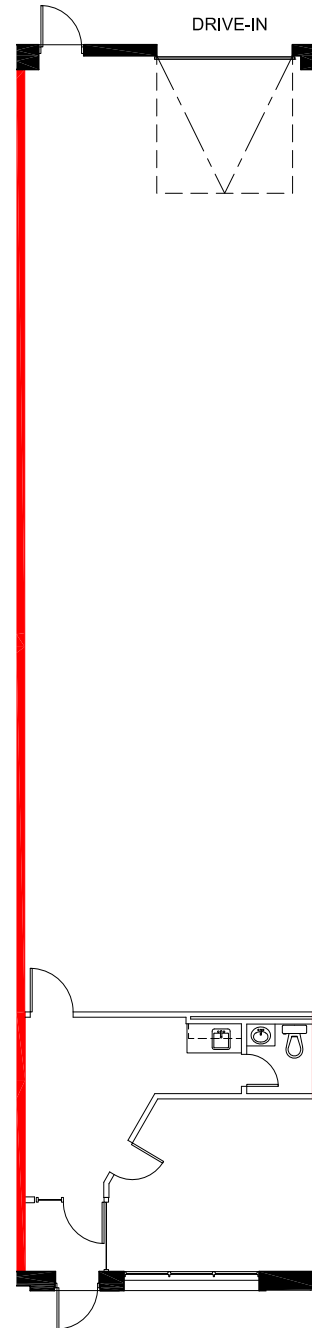
<b>Available Area</b>	<b>2,020 SF</b>
Office Area	<b>15% (approx)</b>
Clear Height	<b>18' in Warehouse</b>
Shipping	<b>1 Drive-In Door</b>
Availability	<b>Immediate</b>
Asking Rate	<b>Contact Listing Agents</b>
Estimate TMI (2024)	<b>\$4.89 PSF</b> (Does Not Include Management Fees)



KEY PLAN

400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON

## Current Layout

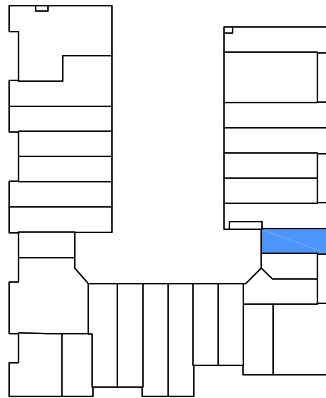


\*Floor Plan Subject To Change, Please Speak to Listing Agents

# AVAILABILITY DETAILS

## 400 Matheson Boulevard East, Unit 28

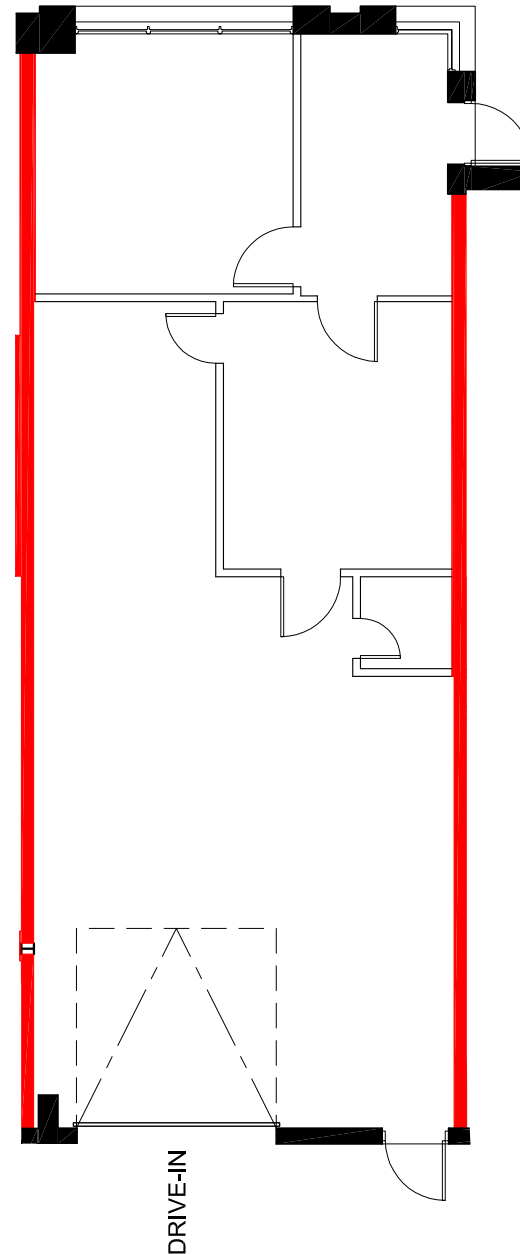
Available Area	1,260 SF
Office Area	20% (approx)
Clear Height	18' in Warehouse
Shipping	1 Drive-In Door
Availability	Immediate
Asking Rate	Contact Listing Agents
Estimate TMI (2024)	\$4.89 PSF (Does Not Include Management Fees)



KEY PLAN

400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON

## Current Layout



\*Floor Plan Subject To Change, Please Speak to Listing Agents

# AVAILABILITY DETAILS

400 Matheson Boulevard East, Unit 33

**Available Area**                      **2,001 SF**

Office Area                              **30% (approx)**

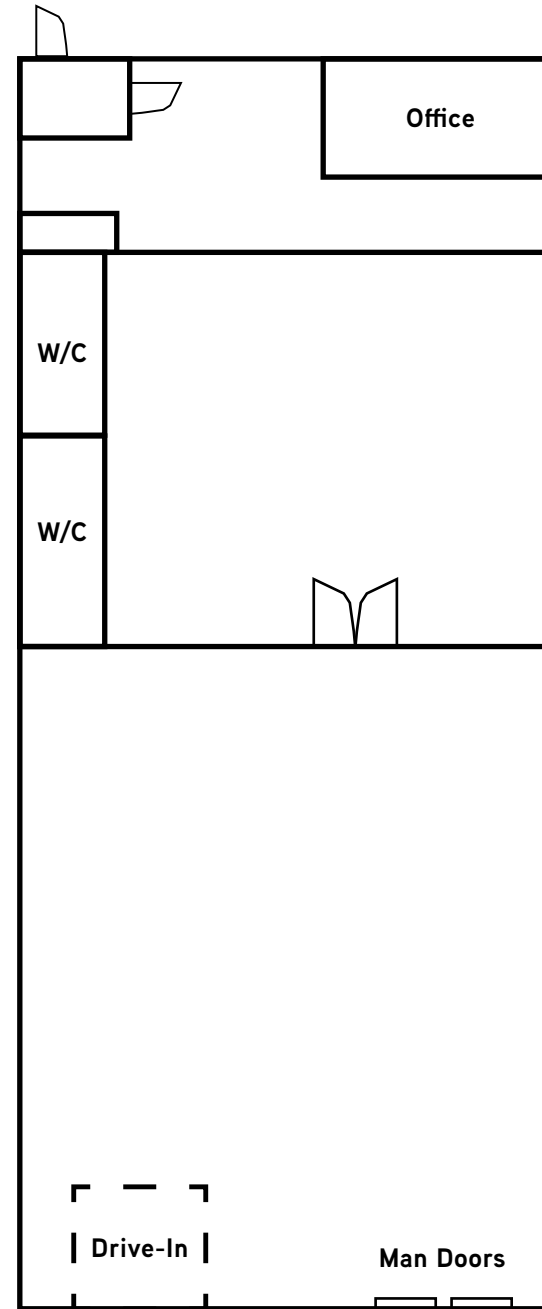
Clear Height                            **18' in Warehouse**

Availability                              **Immediate**

Asking Rate                              **Contact Listing Agents**

Estimate TMI (2024)                    **\$4.89 PSF**  
(Does Not Include Management Fees)

## Current Layout



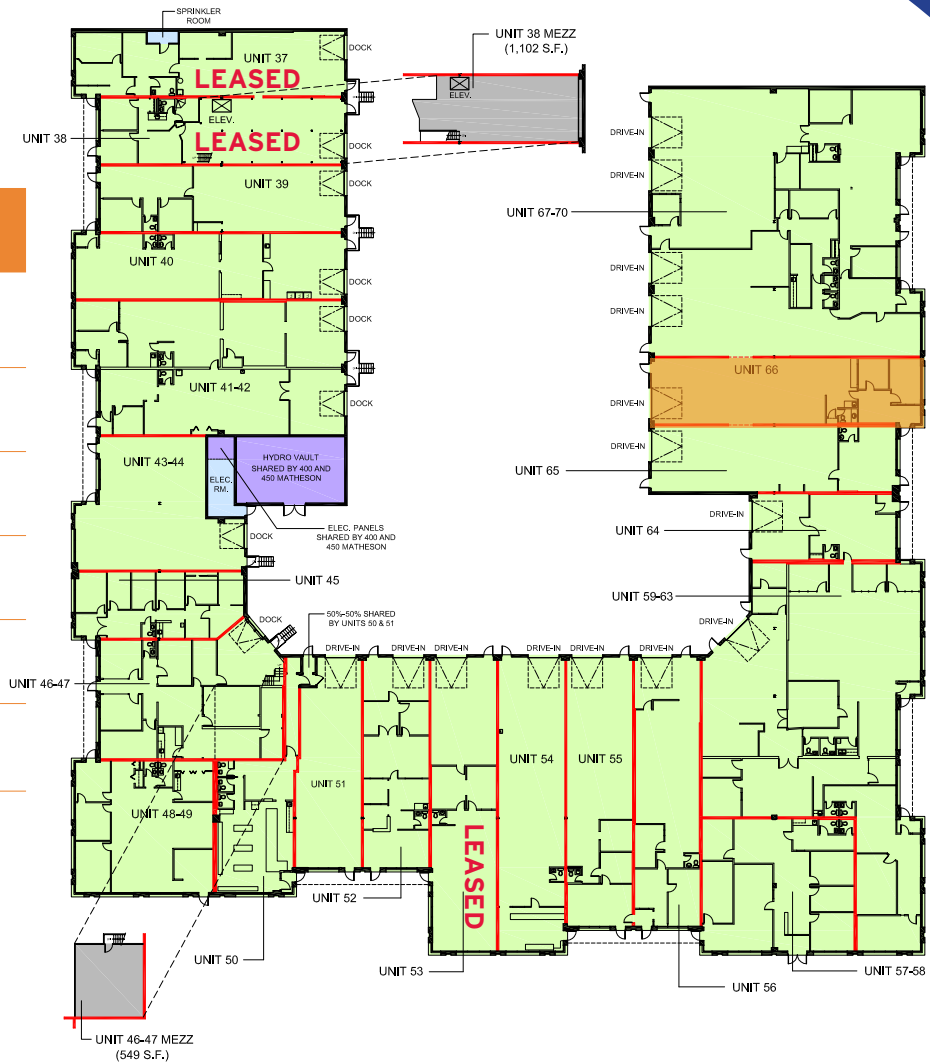
\*Floor Plan Subject To Change,  
Please Speak to Listing Agents



# PROPERTY PROFILE

450 Matheson Boulevard East

<b>Building Size</b>	<b>53,384 SF</b>
Available Units	<b>Unit 66 - 2,011 SF</b>
Clear Height	<b>18' in Warehouse</b>
Car Parking Stalls	<b>Ample Surface Parking</b>
Zoning	<b>E2 - Industrial</b>
Year Built	<b>1981</b>
Estimate TMI (2024)	<b>\$4.89 PSF</b> (Does Not Include Management Fees)



## LEGEND

- Tenant Occupant Area
- Available Units
- Building Service Area
- Campus Common Area
- Tenant Mezzanines (excluded from BOMA Calculation)
- Demising Wall

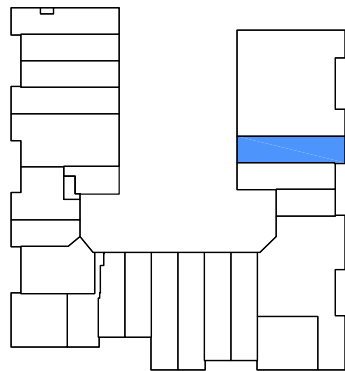


400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON

# AVAILABILITY DETAILS

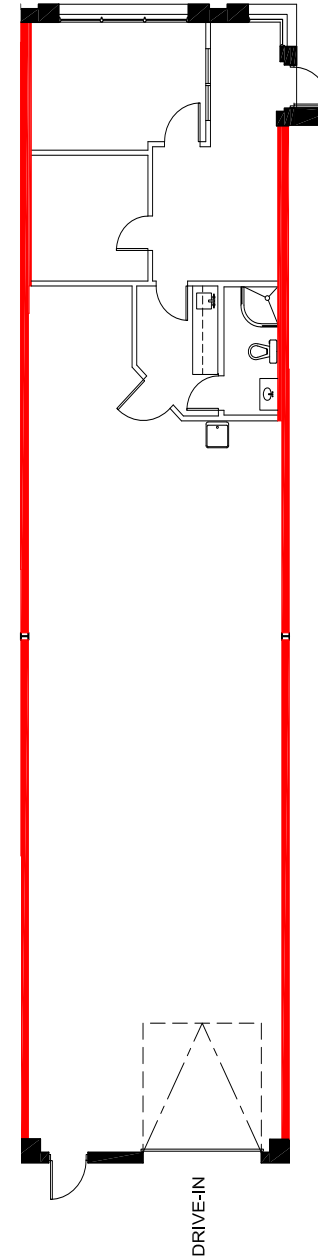
## 450 Matheson Boulevard East, Unit 66

<b>Available Area</b>	<b>2,011 SF</b>
Office Area	<b>20-25% (approx)</b>
Clear Height	<b>18' in Warehouse</b>
Shipping	<b>1 Drive In Door</b>
Availability	<b>Immediate</b>
Asking Rate	<b>Contact Listing Agents</b>
Estimate TMI (2024)	<b>\$4.89 PSF</b> (Does Not Include Management Fees)



KEY PLAN

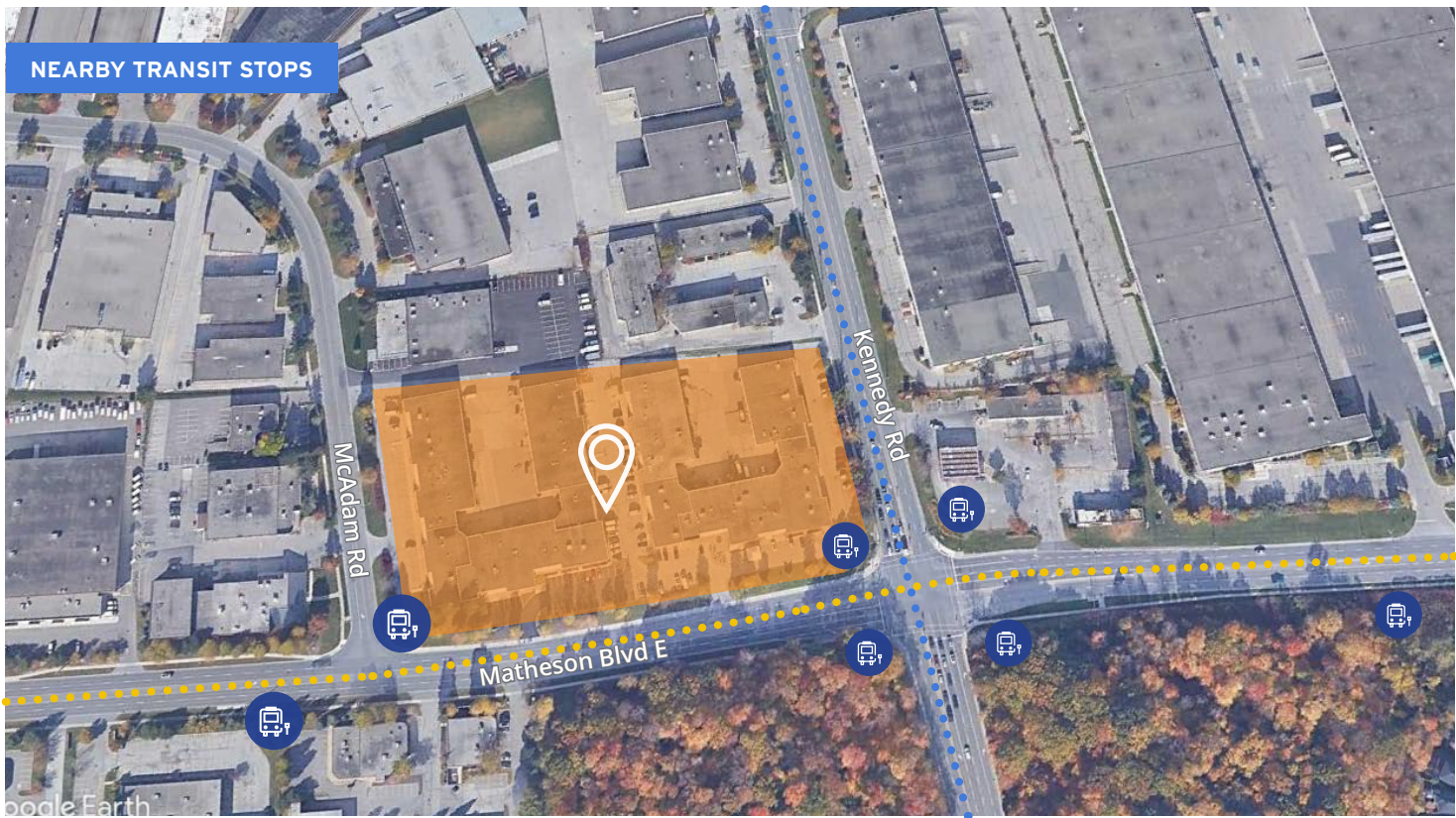
## Current Layout



# PHOTO GALLERY

## Nearby Bus Routes

- 43 Matheson
- 53 Kennedy



# AMENITIES

## Nearby Amenities

1. Charlotte's Homemade Goodies
2. Pane E Vino Ristorante
3. Nando's Peri-Peri
4. Wendy's  
Tim Hortons  
Nirvana The Flavours of India  
El Sombrero  
Rogue Kitchen & Bar  
Esso  
Petro-Canada  
The Fire Pit
5. Culinaria Restaurant & Events  
Forge Performance & Fitness  
Training for Warriors Sauga
6. Bento Sushi  
Mandarin  
Pomodoro Italian Kitchen  
Burger King  
Shell  
Highland Farms
7. Burger Theory  
Hotels

## Within a 5-10 min drive



6

Grocery Stores



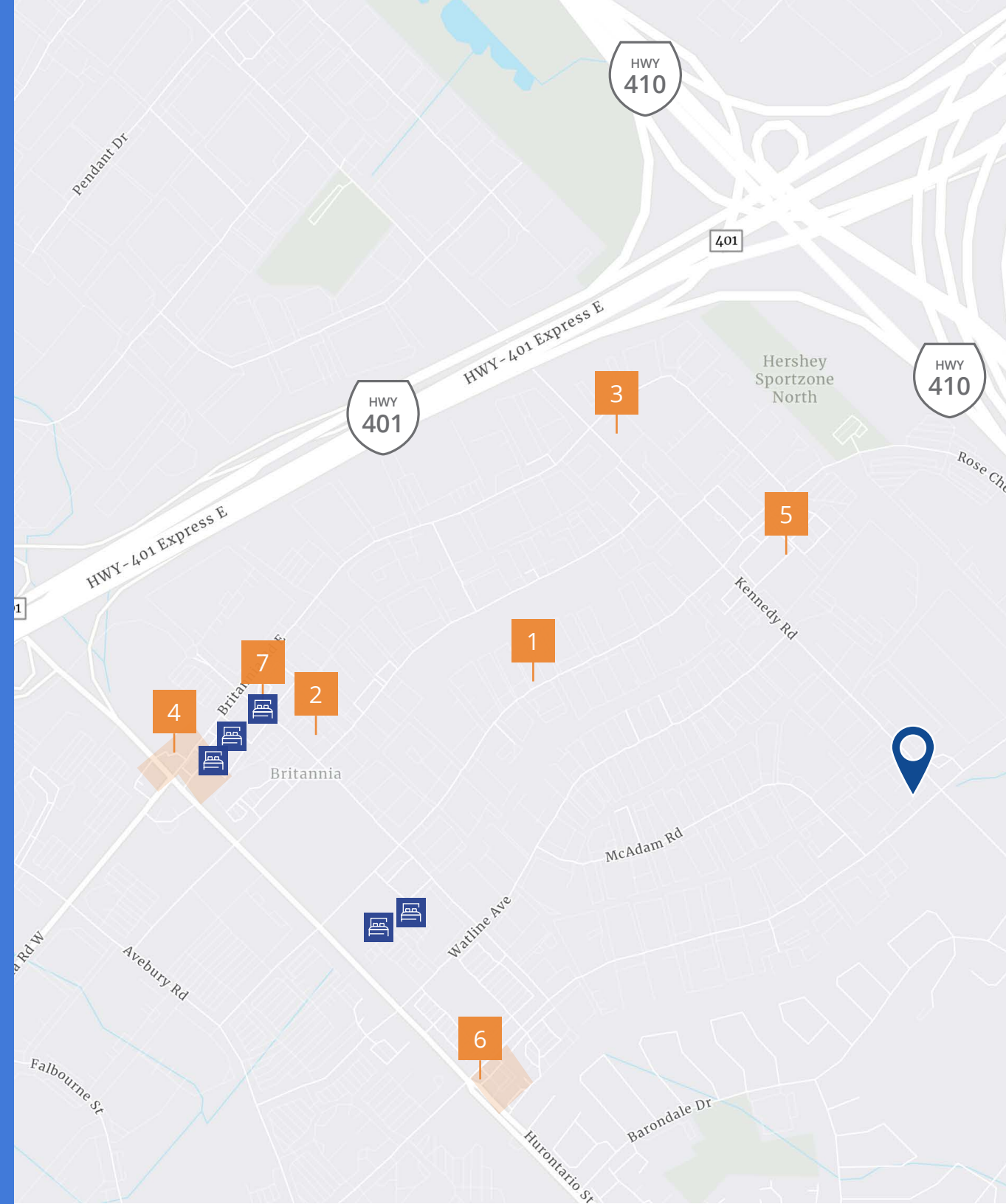
10

Gas Stations



30+

Restaurants,  
Cafes & Pubs



# PURE MOVEMENT

## Connecting to the GTA and beyond

The property is located in Mississauga, only 15 KM from Toronto Pearson International Airport, Canada's largest and busiest airport, and less than 90-minutes to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 30-minute drive away.



# MISSISSAUGA

## Canada's Innovation Corridor

Known for its historic villages and sites like Port Credit, a heritage conservation district that dates back to 1720, a myriad of recreational parks and shopping centres like Square One Shopping Centre, Canada's second-largest shopping centre, Mississauga is Canada's sixth largest city and situated along the stunning waterfront of Lake Ontario.



Home to Pearson International Airport (Canada's largest airport), serving over 47 million passengers each year



One of Canada's most culturally diverse populations, helping to fuel the city's role as an international hub



Over 86,000 businesses and home of 73 Fortune 500 companies



Less than 90 minutes from the US border



Mississauga has a greater population than Detroit, Boston and Washington

## DEMOGRAPHICS

Total Population **764,300**

Average Household Income (2022) **\$122,651**

Average Age **39**

Labour Participation Rate **66.5%**

Labour Employment Rate **88.5%**

# OUR TEAM



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.

[PUREINDUSTRIAL.CA](http://PUREINDUSTRIAL.CA)



Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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# CONTACT

## TAYLOR FARRIS

Associate Vice President

Direct: +1 905 330 6636

[taylor.farris@colliers.com](mailto:taylor.farris@colliers.com)

## LUKE HINCENBERGS

Sales Representative

Direct: +1 647 400 7569

[luke.hincenbergs@colliers.com](mailto:luke.hincenbergs@colliers.com)

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