

FLEX UNITS FOR LEASE IN A WELL-ESTABLISHED BUSINESS PARK

400-450 MATHESON BLVD EAST

MISSISSAUGA



Listing Team:

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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 to 400 series highways and is in close proximity to Toronto 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 Toronto Pearson International Airport and 18 KM Brampton's CN Intermodal yard



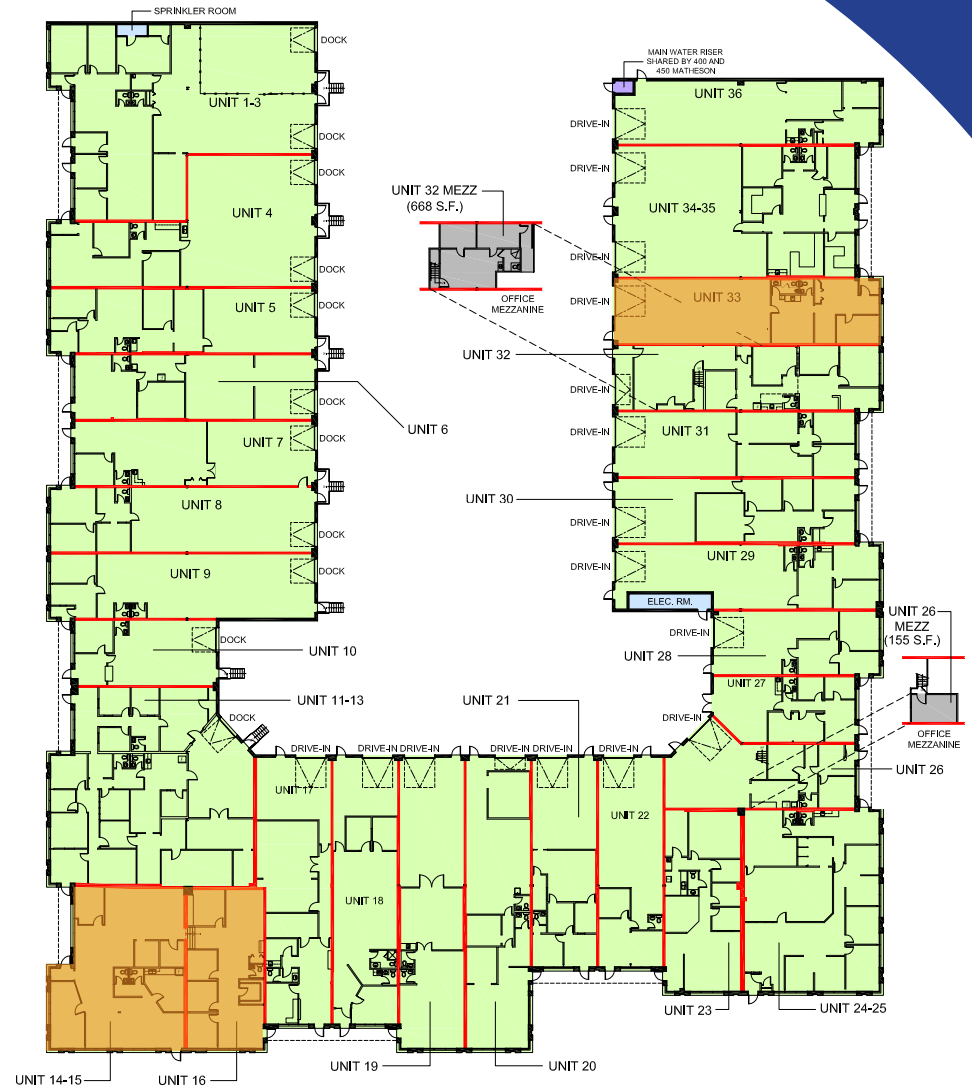
PROPERTY PROFILE

400 Matheson Boulevard East

Building Size	61,666 SF
Available Units	Units 14-16 - 3,813 SF Unit 33 - 2,001 SF
Clear Height	18' in Warehouse
Car Parking Stalls	Ample Surface Parking
Zoning	E2 - Industrial
Year Built	1981
Estimate TMI (2024)	\$4.89 PSF (Does Not Include Management Fees)



400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON



*Floorplan subject to change and to be verified by tenant

LEGEND

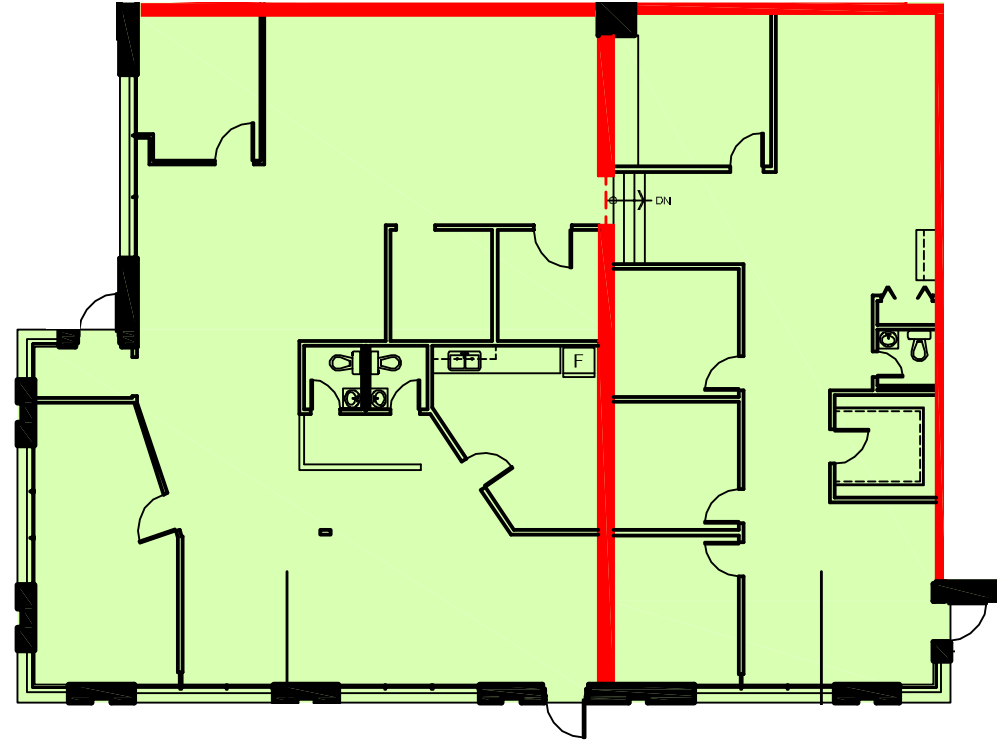
- Tenant Occupant Area
- Available Units
- Building Service Area
- Campus Common Area
- Tenant Mezzanines (excluded from BOMA Calculation)
- Demising Wall

AVAILABILITY DETAILS

Current Layout

400 Matheson Boulevard East, Units 14-16

Available Area	3,813 SF
Office Area	3,813 SF (100% Office)
Availability	Immediate
Asking Rate	Contact Listing Agents
Estimate TMI (2024)	\$4.89 PSF (Does Not Include Management Fees)



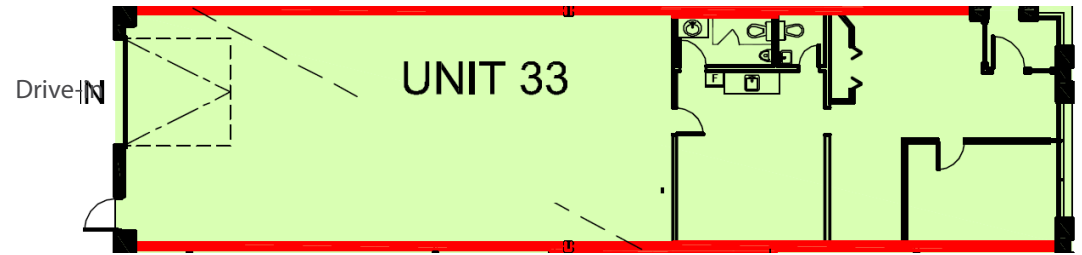
*Floorplan subject to change and to be verified by tenant

AVAILABILITY DETAILS

Current Layout

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)

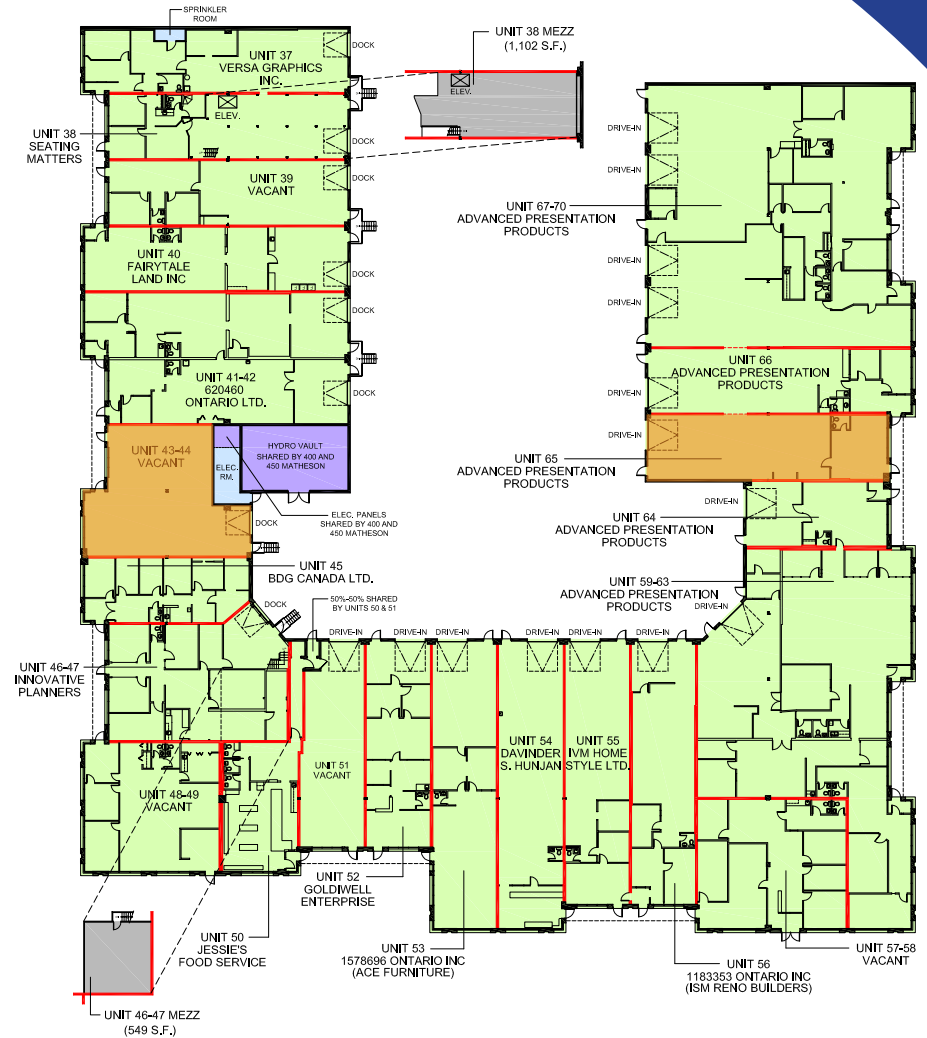


*Floorplan subject to change and to be verified by tenant

PROPERTY PROFILE

450 Matheson Boulevard East

Building Size	53,384 SF
Available Units	Unit 43-44 - 2,003 SF Unit 65 - 1,841 SF
Clear Height	18' in Warehouse
Car Parking Stalls	Ample Surface Parking
Zoning	E2 - Industrial
Year Built	1981
Estimate TMI (2024)	\$4.89 PSF (Does Not Include Management Fees)



*Floorplan subject to change and to be verified by tenant

LEGEND

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

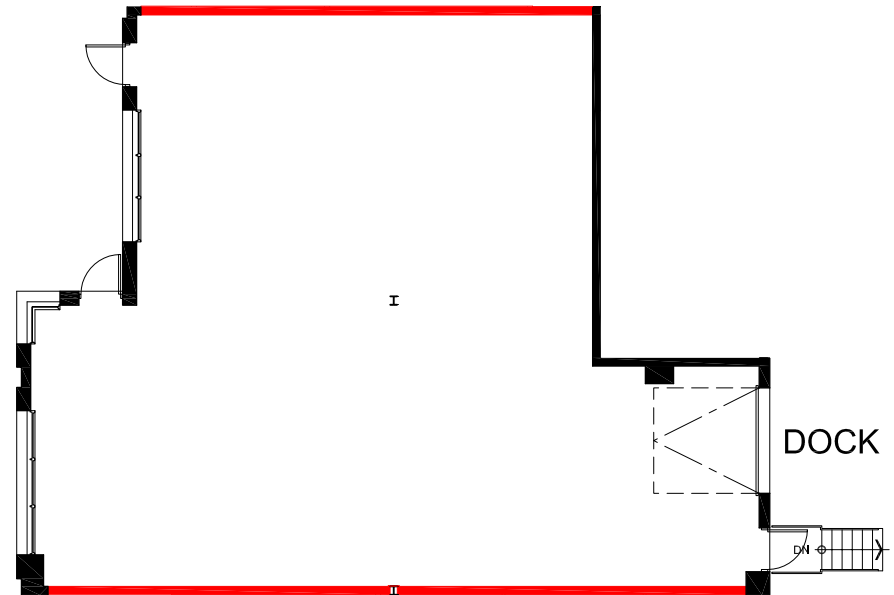


AVAILABILITY DETAILS

Current Layout

450 Matheson Boulevard East, Unit 43-44

Available Area	2,003 SF
Office Area	0 SF (100% Industrial)
Clear Height	18' in Warehouse
Availability	Immediate
Asking Rate	Contact Listing Agents
Estimate TMI (2024)	\$4.89 PSF (Does Not Include Management Fees)



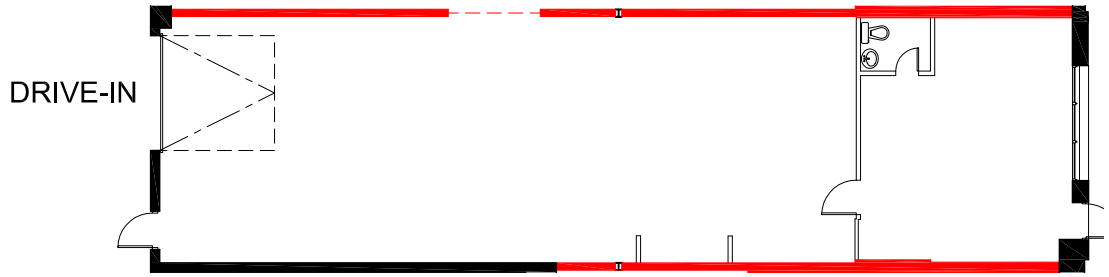
*Floorplan subject to change and to be verified by tenant

AVAILABILITY DETAILS

Current Layout

450 Matheson Boulevard East, Unit 65

Available Area	1,841 SF
Office Area	25% (approx)
Clear Height	18' in Warehouse
Availability	Immediate
Asking Rate	Contact Listing Agents
Estimate TMI (2024)	\$4.89 PSF (Does Not Include Management Fees)

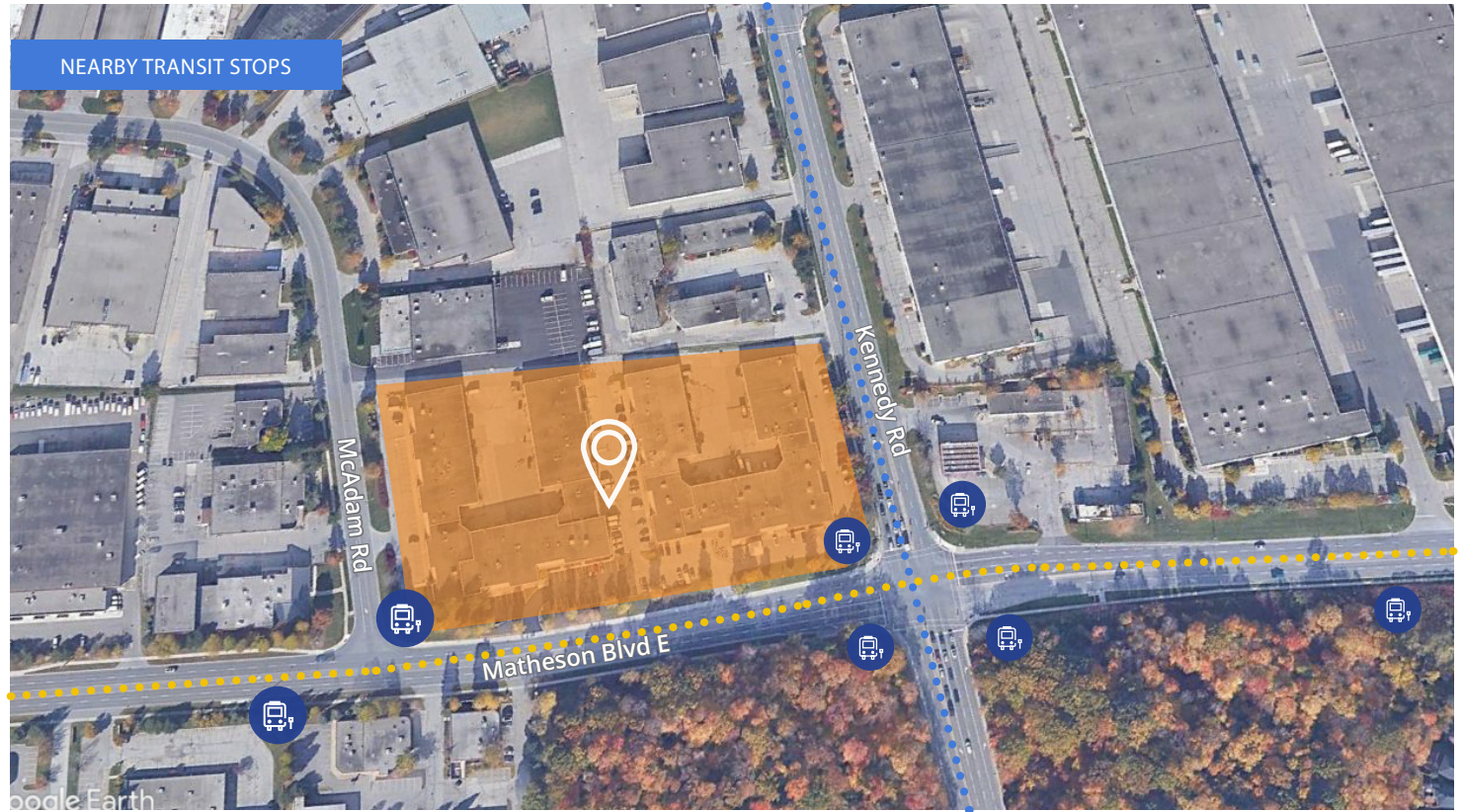


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PHOTO GALLERY

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



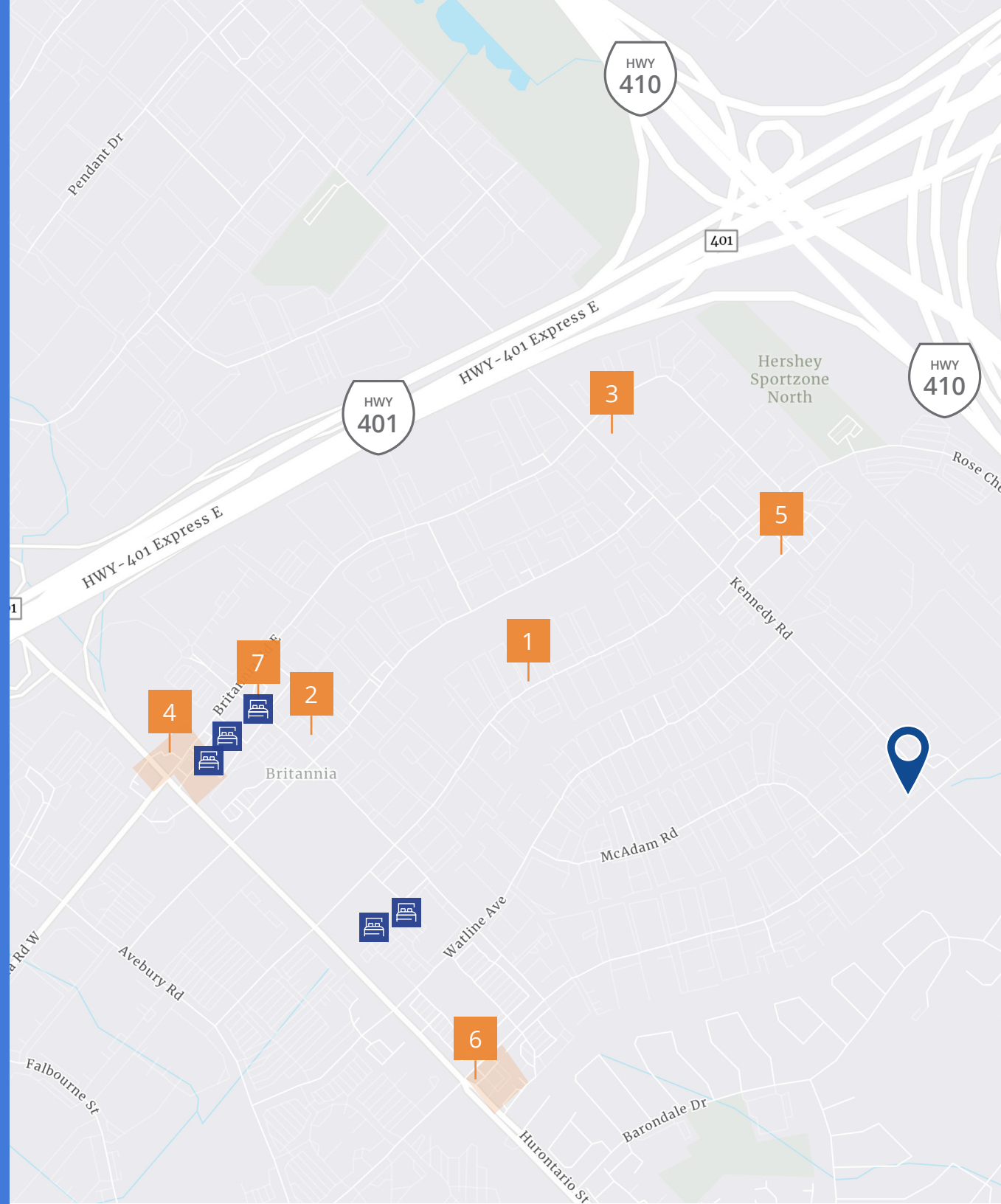
10

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.





DRIVE TIMES



34 Minutes
Downtown Toronto



20 Minutes
Brampton CN
Intermodal Yard


15 Minutes
Toronto Pearson
International Airport


10 minutes
Square One
Bus Terminal


4 Minutes
Highway 401


5 Minutes
Highway 410


5 Minutes
Highway 403

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.

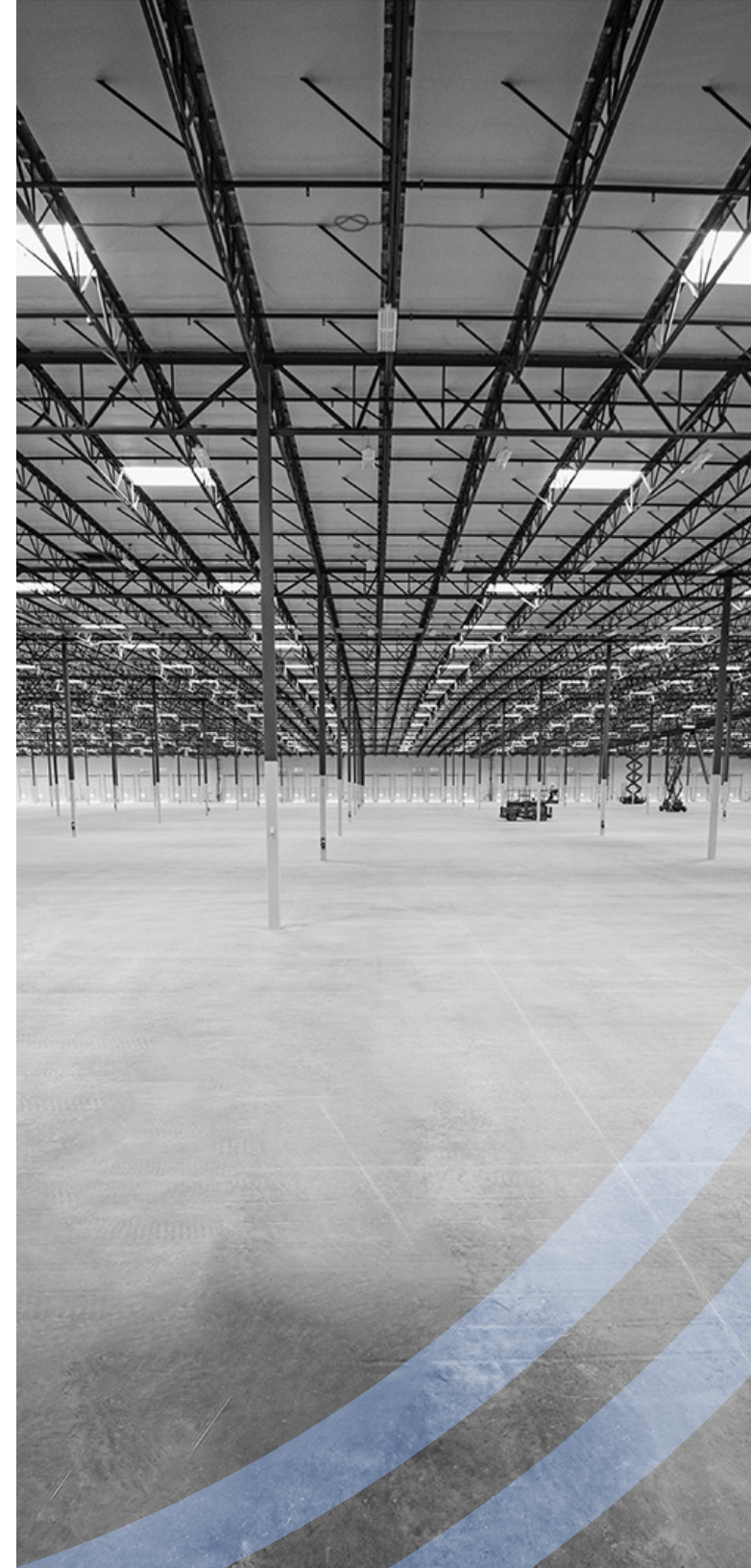
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Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, 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.

Learn more at corporate.colliers.com,
Twitter @Colliers or LinkedIn.

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