



**INDUSTRIAL UNIT FOR LEASE
IN A WELL-ESTABLISHED BUSINESS PARK**

**4160-4190 SLADEVIEW CRES,
MISSISSAUGA**

Listing Team:

TAYLOR FARRIS*

Associate Vice President
Direct: +1 905 330 6636
taylor.farris@colliers.com

BRENNAN EASTMURE*, SIOR

Senior Vice President
Direct: +1 416 620 2858
brennan.eastmure@colliers.com

CARTER ARMSTRONG

Sales Representative
Direct: +1 416 620 2858
carter.armstrong@colliers.com

Presented By:



WELCOME TO

SLADEVIEW CRESCENT

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
- Strategically located in close proximity to major 400-series arterial Highways
- Only 26km to Pearson International Airport and 29km Brampton's CN Intermodal yard
- Easy access to a highly desirable Mississauga/Peel labour pool
- Accommodates 53' trailers
- 22' clear height



CURRENT AND UPCOMING AVAILABILITIES



4160 Sladeview Unit 7
6,901 SF

4160 Sladeview Unit 8
21,117 SF
Coming Soon

4190 Sladeview Unit 3
5,253 SF

4170 Sladeview Unit 2
6,358 SF

Sladeview

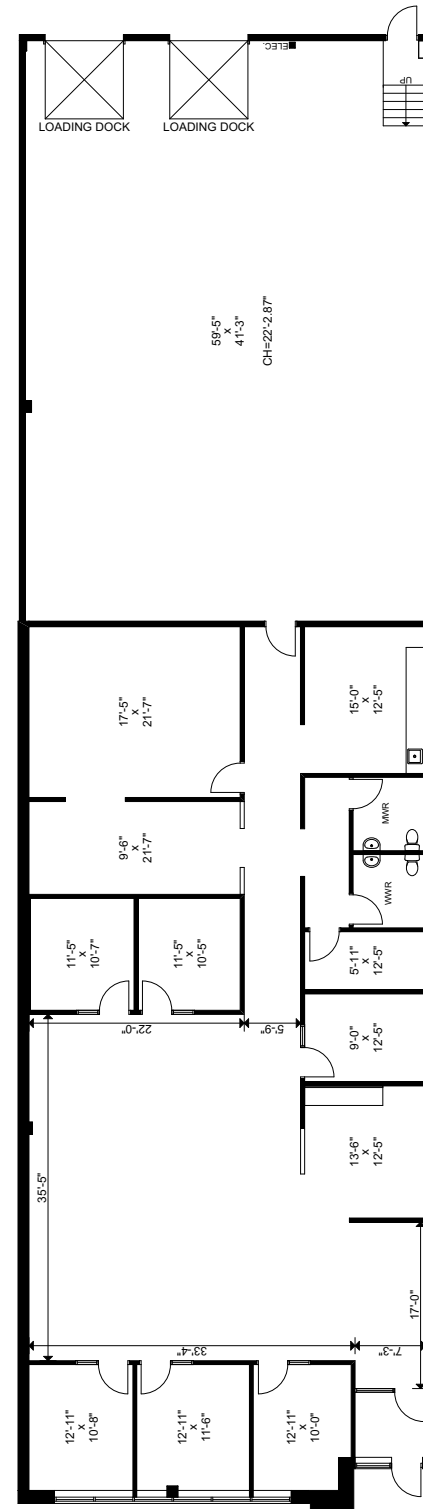
UNIT OVERVIEW

4170 Sladeview Crescent, Unit 2, Mississauga

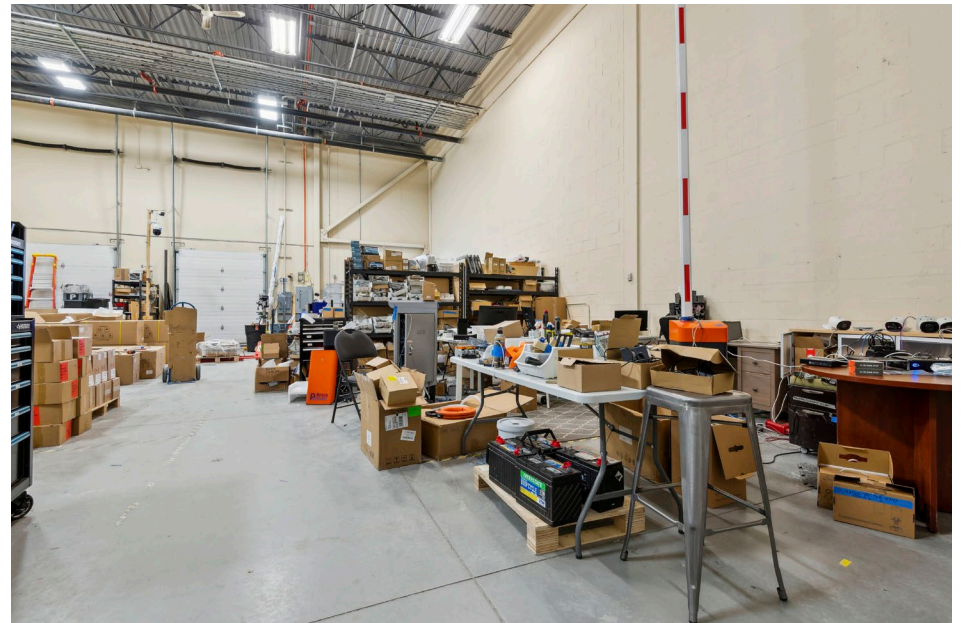
Unit Area	6,358 SF
Office Area	3,806 SF
Warehouse Area	2,552 SF
Clear Height	22'
Shipping	2 TL
Possession	Immediate
Asking Net Rate	\$20.50 PSF
Taxes (T.M.I)	\$5.01 (2025)

Tenant Incentive for deals completed before October 1, 2025:

- 3 months gross free on 3-year deal
- 5 months gross free on 5-year deal



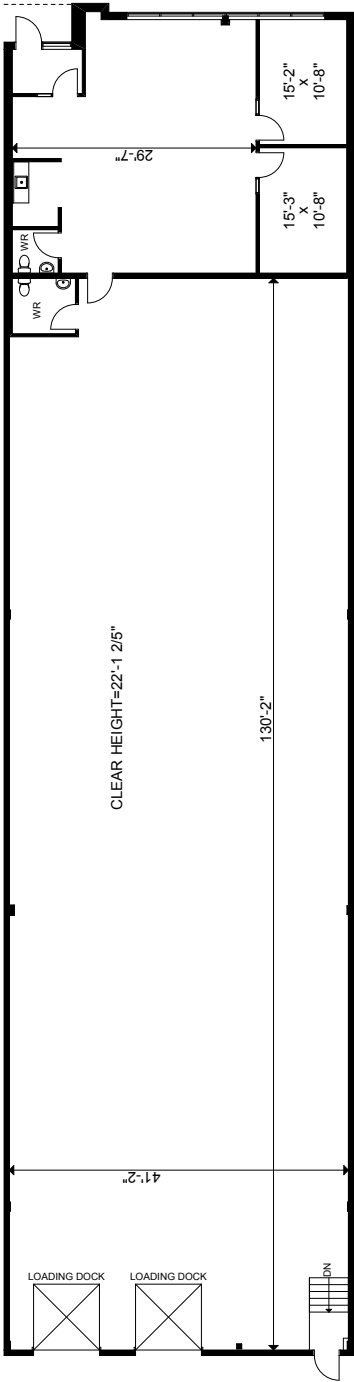
PHOTOS - UNIT 2



UNIT OVERVIEW

4160 Sladeview Crescent, Unit 7, Mississauga

Unit Area	6,901 SF
Office Area	1,363 SF
Warehouse Area	5,538 SF
Clear Height	22'
Shipping	2 TL
Possession	Immediate
Asking Net Rate	\$21.50 PSF
Taxes (T.M.I)	\$5.01 (2025)



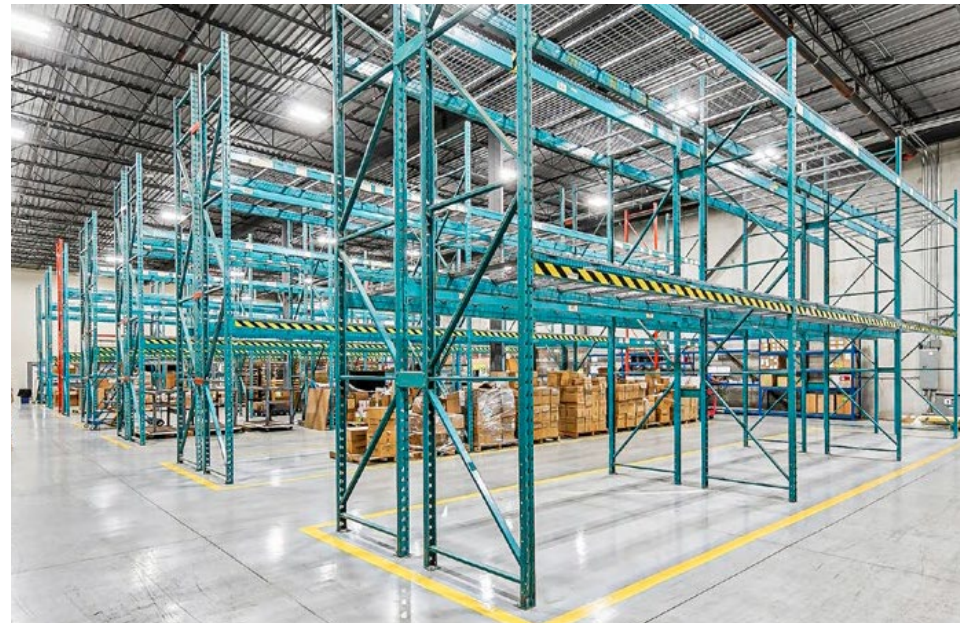
PHOTOS - UNIT 7



4160 Sladeview Crescent, Unit 8, Mississauga

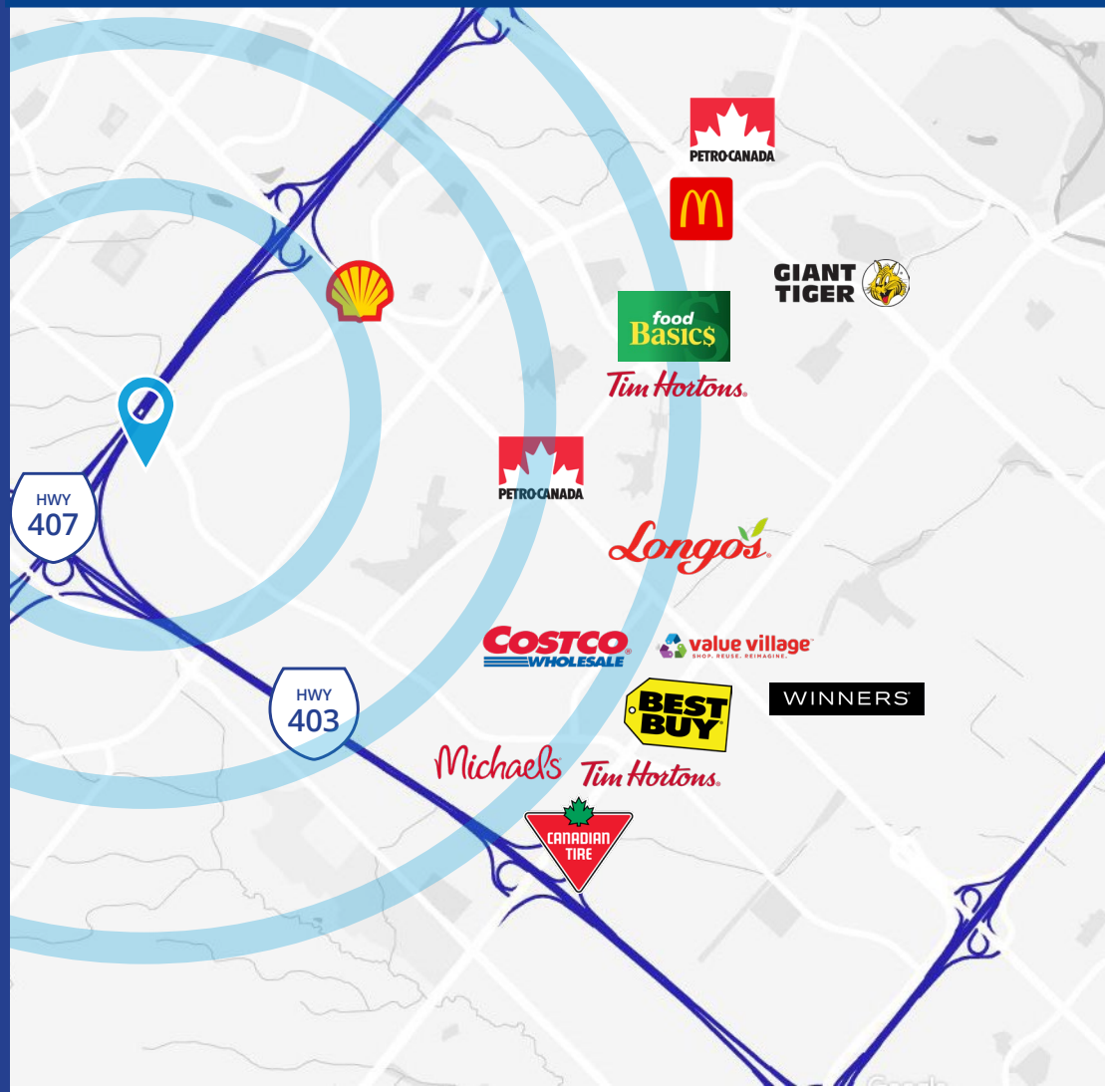
[illegible]

PHOTOS - UNIT 8



AMENITIES

The properties enjoy a strategic position surrounded by prominent businesses such as Costco, Longos, and Canadian Tire, providing convenient access to a diverse range of supplies and resources for industrial operations. Additionally, its proximity to major highways, including Highways 403 and 401, offers excellent connectivity and seamless transportation of goods and materials, ensuring efficient distribution and logistics capabilities. Situated within a vibrant industrial hub, this property presents an advantageous location for businesses, fostering networking opportunities and facilitating collaboration within a thriving industrial community.



Restaurants (Under 5 mins of walking)

- Tim Hortons
- McDonalds
- Boston Pizza



Hospitals

- Mississauga Oakville Veterinary Emergency and Specialty Hospital - 9 min
- Credit Valley Hospital - 8 min



Banks

- Bank of Montreal - 4 min drive
- Royal Bank of Canada- 3 min drive



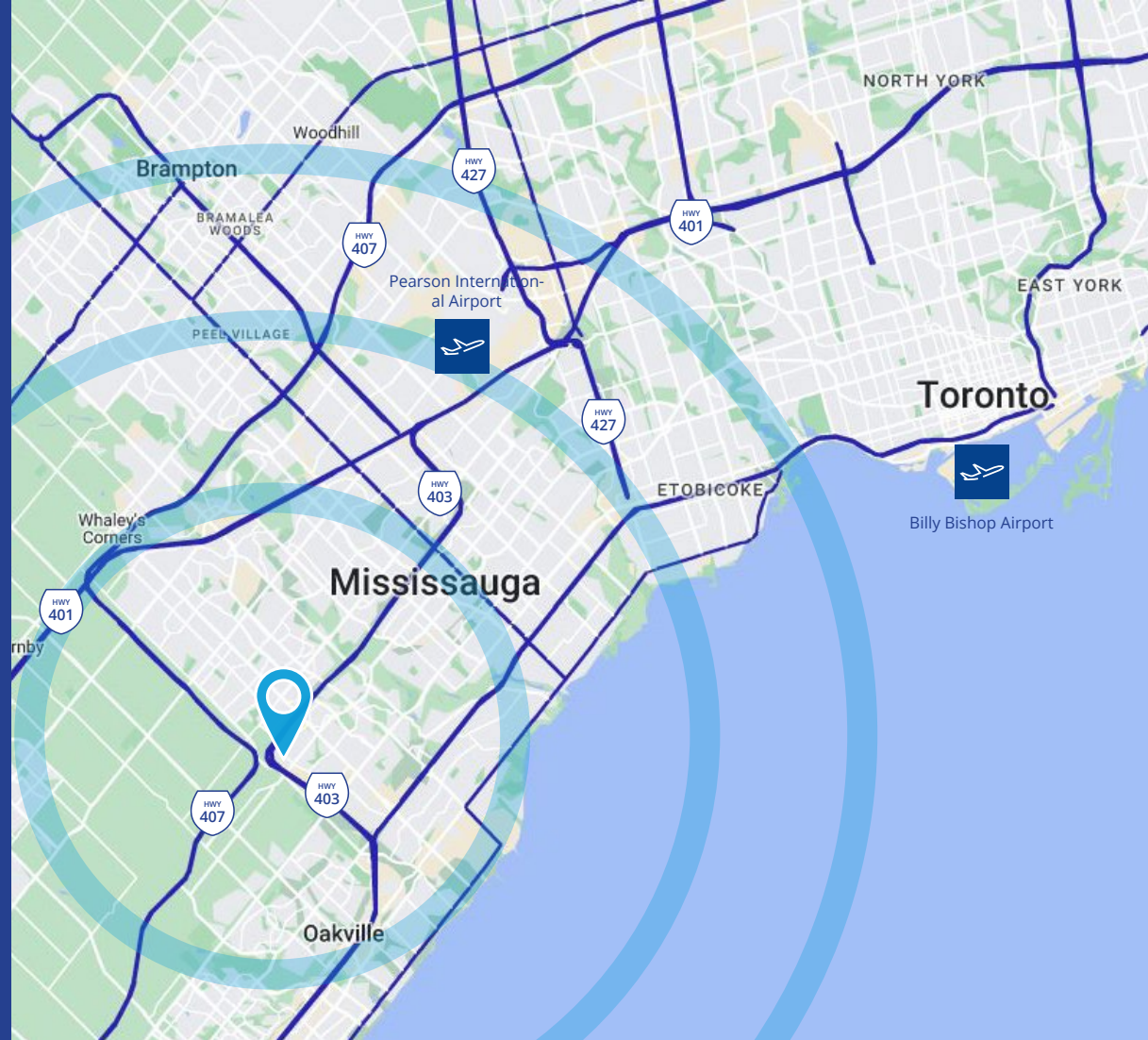
Transit

- Bus routes 31, 36, 321

PURE MOVEMENT

Connecting to the GTA and beyond

The property is located in Mississauga, only 28 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.



OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

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.

Learn more at corporate.colliers.com

Twitter @Colliers or LinkedIn.

COLLIERSCANADA.COM





Step 01

GIFT CARDS FOR NEW LEASES

1,000–10,000sf	\$	1,000
10,001–30,000sf	\$	5,000
30,001–100,000sf	\$	10,000

Step 02

GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES

1st Deal	x	100%
2nd Deal	x	125%
3rd Deal or more	x	150%

PROMO PERIOD: APRIL 15, 2025 to SEPTEMBER 15, 2025

Participating brokers have the responsibility, if required, to disclose the incentive program to their clients and Pure Industrial will not assume any liability there to. Pure Industrial has the right to modify this incentive program at any time and for any reason, with or without notice.

Minimum deal term : 3 years. Only offered for leases between 1,000sf to 100,000sf. Promotion applicable to deals becoming unconditional between April 15, 2025 and September 15, 2025. Promotion excludes deals that were conditional or unconditional before April 15, 2025. Promotion applicable to leases starting before January 1, 2026. Promotion applies to new leases for vacant units only and does not apply to renewals and relocations. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. For more details, please contact our leasing team. The incentives may take the form of gift cards or vouchers and may not be exchanged for cash, check or credit. The incentives will be delivered within thirty (30) business days of the unconditional lease agreement being signed.

This email has been prepared by Pure Industrial for advertising and general information only. Information is subject to change without notice. Pure Industrial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of accuracy and reliability. Each user of this information assumes all risks in connection with such use. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure Industrial disclaims unequivocally all inferred or implied terms, conditions and warranties and disclaims all liability for loss and damages arising there from. This email has been prepared by Pure Industrial for advertising and general information only. Information is subject to change without notice. This publication, the Pure Industrial name and logos are the copy righted property of Pure Industrial and/or its assign(s). You must not use such marks without the prior written permission of Pure Industrial. All other names, logos, product and service names, designs and slogans contained in this email and any attachments are the trademarks of their respective owners. © 2023. All rights reserved. Pure Industrial respects your privacy. A copy of our privacy policy is available online. If you have any questions or comments regarding our compliance with this policy, please contact us at privacy@pureindustrial.ca.



CONTACT

TAYLOR FARRIS*

Associate Vice President
Direct: +1 905 330 6636
taylor.farris@colliers.com

BRENNAN EASTMURE*, SIOR

Senior Vice President
Direct: +1 416 620 2858
brennan.eastmure@colliers.com

CARTER ARMSTRONG

Sales Representative
Direct: +1 416 620 2858
carter.armstrong@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage *Sales Representative