



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

**4160-4170 SLADEVIEW CRES,
MISSISSAUGA**

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Presented By:



WELCOME TO

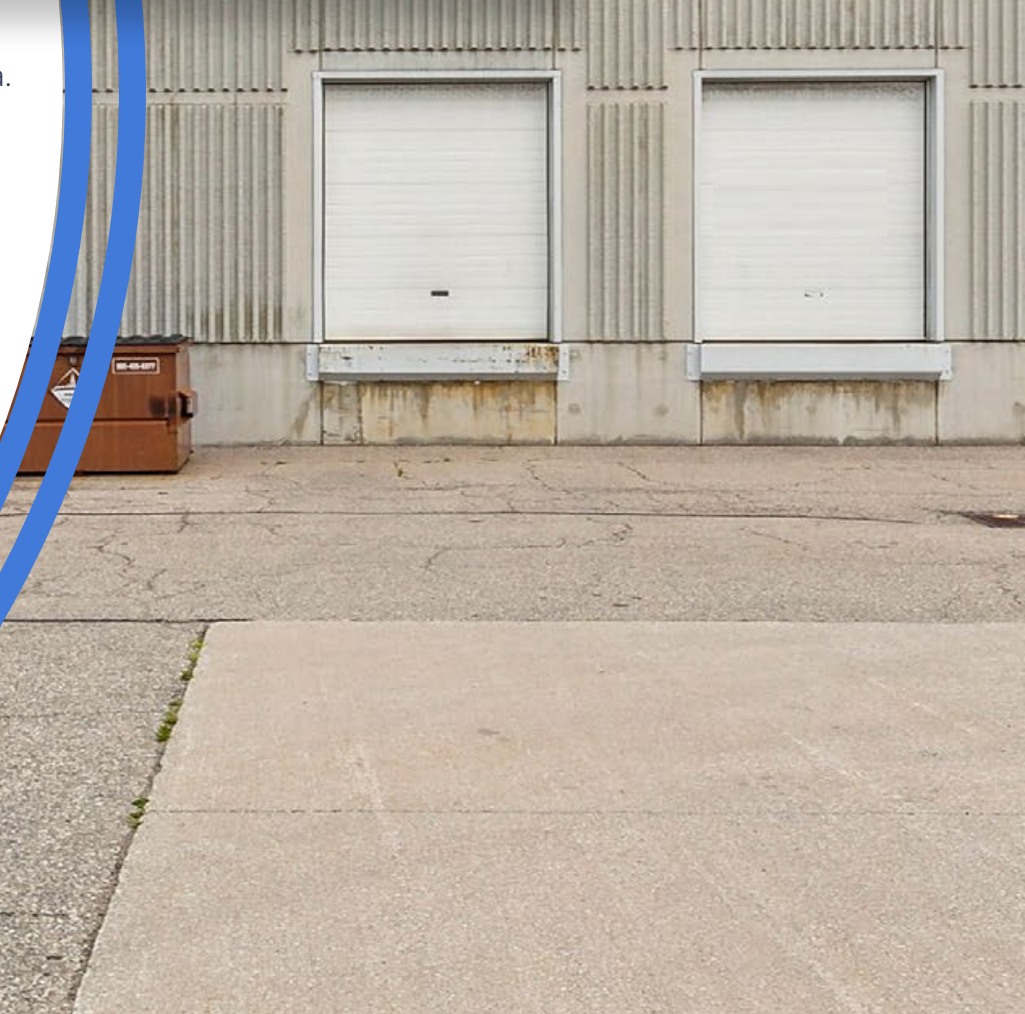
SLADEVIEW CRESCENT

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

HWY
407

4160 Sladeview Unit 7
6,901 SF

HWY
403

4160 Sladeview Unit 8
21,117 SF

HWY
407

HWY
403

4170 Sladeview Unit 2
6,358 SF

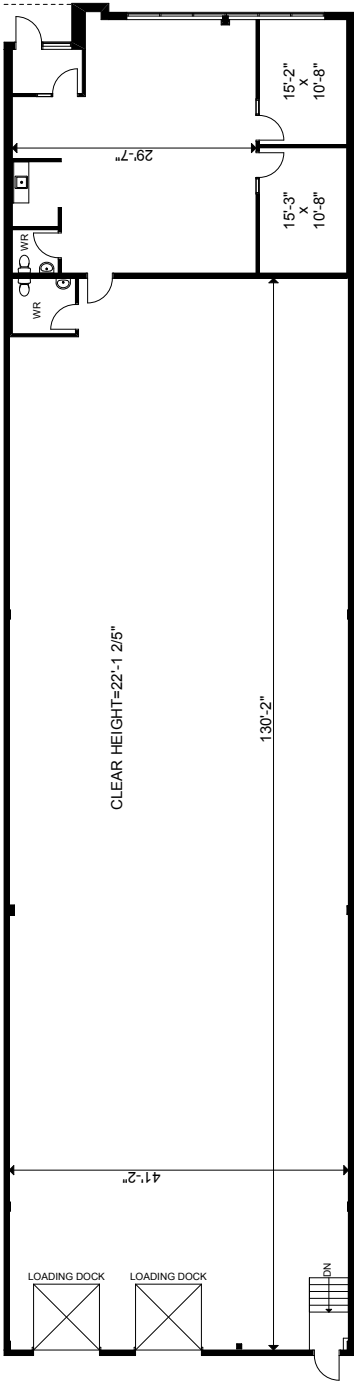
Sladeview



UNIT OVERVIEW

4160 Sladeview Crescent, Unit 7, Mississauga

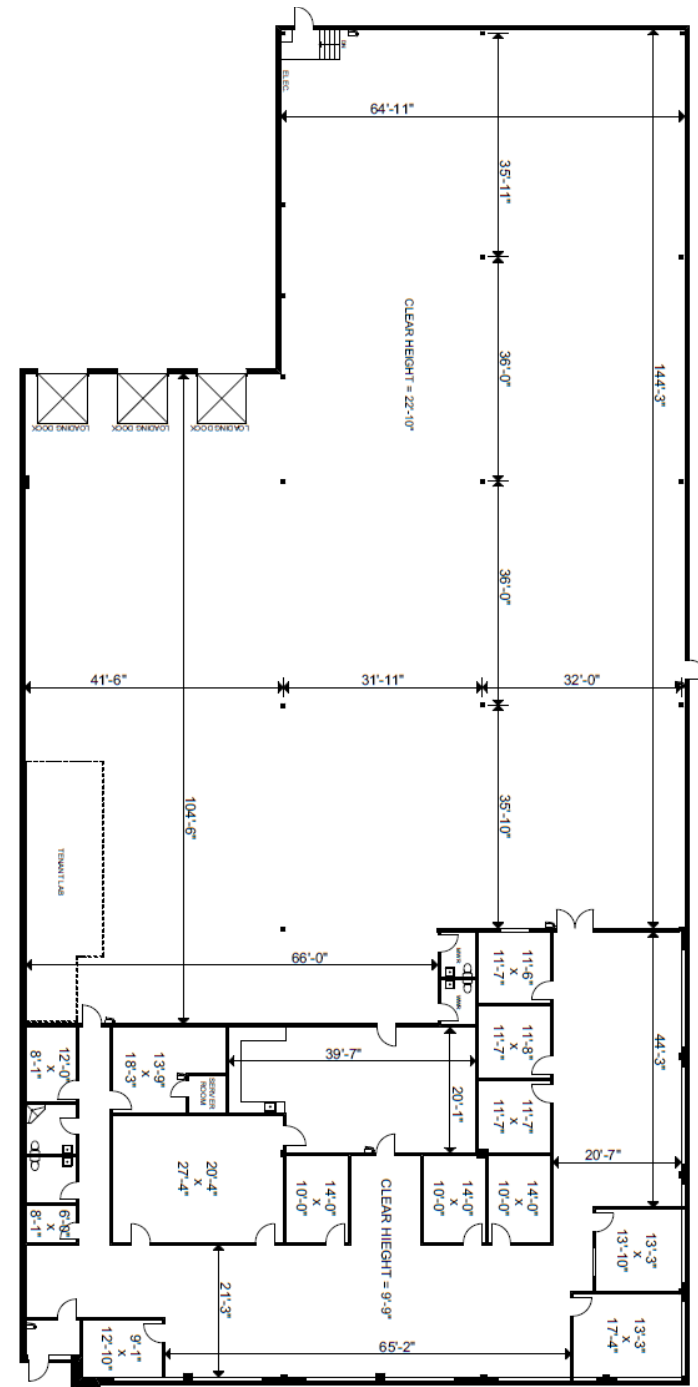
Unit Area	6,901 SF
Office Area	1,363 SF
Warehouse Area	5,538 SF
Clear Height	22'
Shipping	2 TL
Possession	Immediate
Asking Net Rate	\$21.50 PSF
Taxes (T.M.I)	\$5.41 (2025)



UNIT OVERVIEW

4160 Sladeview Crescent, Unit 8, Mississauga

Building Area	21,117 SF
Office Area	6,683 SF
Warehouse Area	14,434 SF
Clear Height	22' 10"
Shipping	3 TL
Possession	March 1, 2026
Asking Net Rent	\$20.50
Taxes (T.M.I)	\$5.41 (2025)



4160 Sladeview Crescent, Unit 7-8, Mississauga

The architectural floor plan depicts a large industrial or commercial building. The plan is divided into two primary horizontal sections.

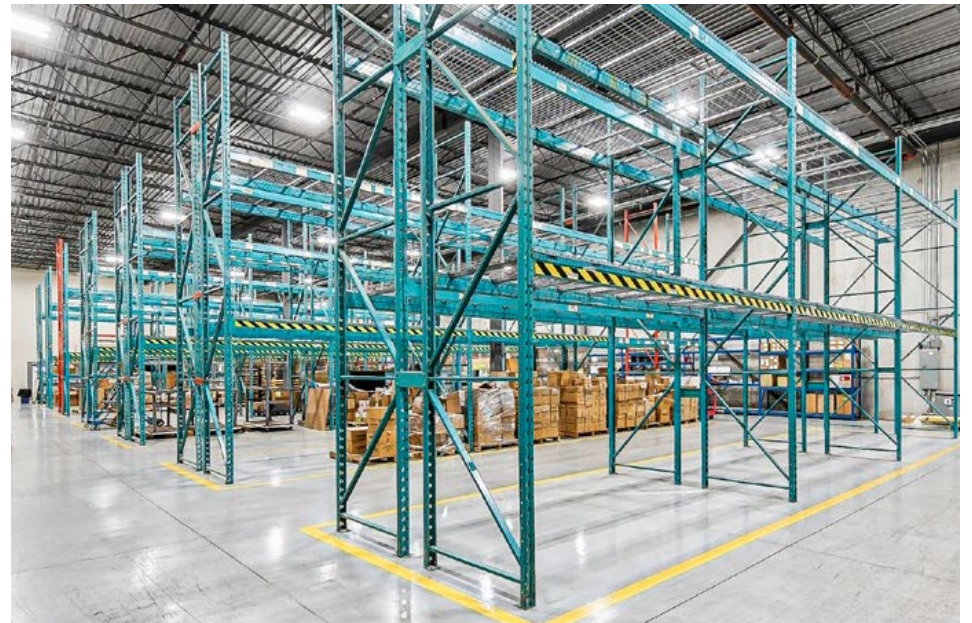
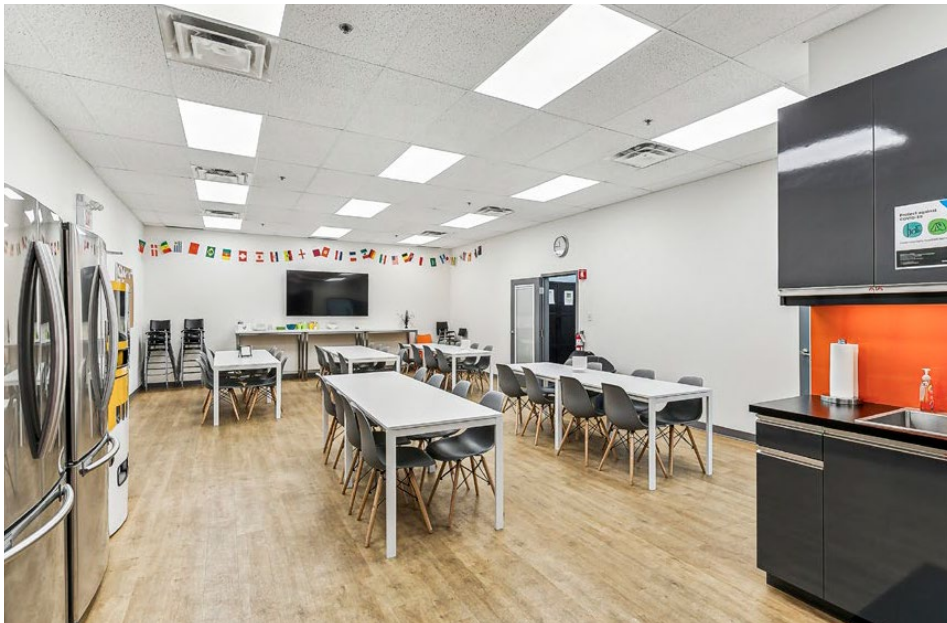
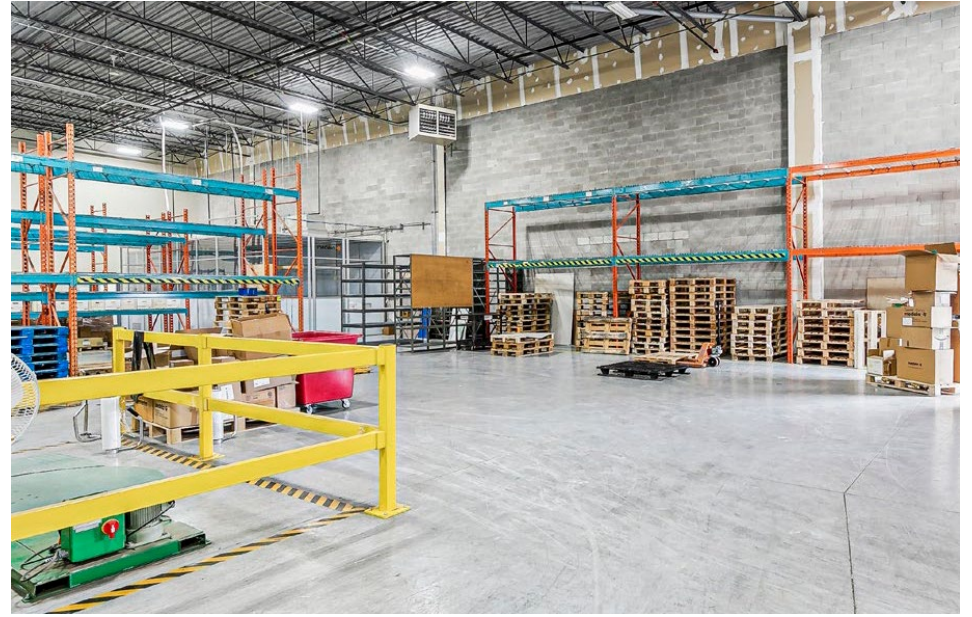
- Left Section:** A long, narrow corridor with a total width of 41'-2". The clear height is specified as 22'-1 7/8". Along the top wall, there are four loading docks. Along the bottom wall, there are also four loading docks. The corridor leads to a series of rooms on the right, including a "TRAINING LAB" and several storage areas labeled "STORAGE ROOMS".
- Right Section:** A larger area with a total width of 64'-1 1/4". The clear height is 22'-10". This section contains a complex arrangement of rooms and corridors. Key features include:
 - A "TRAINING LAB" measuring 104'-6" by 41'-6".
 - A "STORAGE ROOM" measuring 20'-4" x 27'-4".
 - A "CLEAR HEIGHT = 9'-9"
 - Various smaller rooms and corridors with dimensions such as 14'-0" x 10'-0", 11'-7" x 11'-7", and 11'-8" x 11'-7".
 - Clearance heights of 22'-10" and 22'-1 7/8" are indicated in different areas.
 - Room numbers like 10-8, 10-9, 10-10, 10-11, 10-12, 10-13, 10-14, 10-15, 10-16, 10-17, 10-18, 10-19, 10-20, 10-21, 10-22, 10-23, 10-24, 10-25, 10-26, 10-27, 10-28, 10-29, 10-30, 10-31, 10-32, 10-33, 10-34, 10-35, 10-36, 10-37, 10-38, 10-39, 10-40, 10-41, 10-42, 10-43, 10-44, 10-45, 10-46, 10-47, 10-48, 10-49, 10-50, 10-51, 10-52, 10-53, 10-54, 10-55, 10-56, 10-57, 10-58, 10-59, 10-60, 10-61, 10-62, 10-63, 10-64, 10-65, 10-66, 10-67, 10-68, 10-69, 10-70, 10-71, 10-72, 10-73, 10-74, 10-75, 10-76, 10-77, 10-78, 10-79, 10-80, 10-81, 10-82, 10-83, 10-84, 10-85, 10-86, 10-87, 10-88, 10-89, 10-90, 10-91, 10-92, 10-93, 10-94, 10-95, 10-96, 10-97, 10-98, 10-99, 10-100 are shown throughout the plan.

The plan uses standard architectural symbols for doors, windows, and stairs. Dimensions are given in feet and inches, with fractions where applicable.

PHOTOS - UNIT 7



PHOTOS - UNIT 8



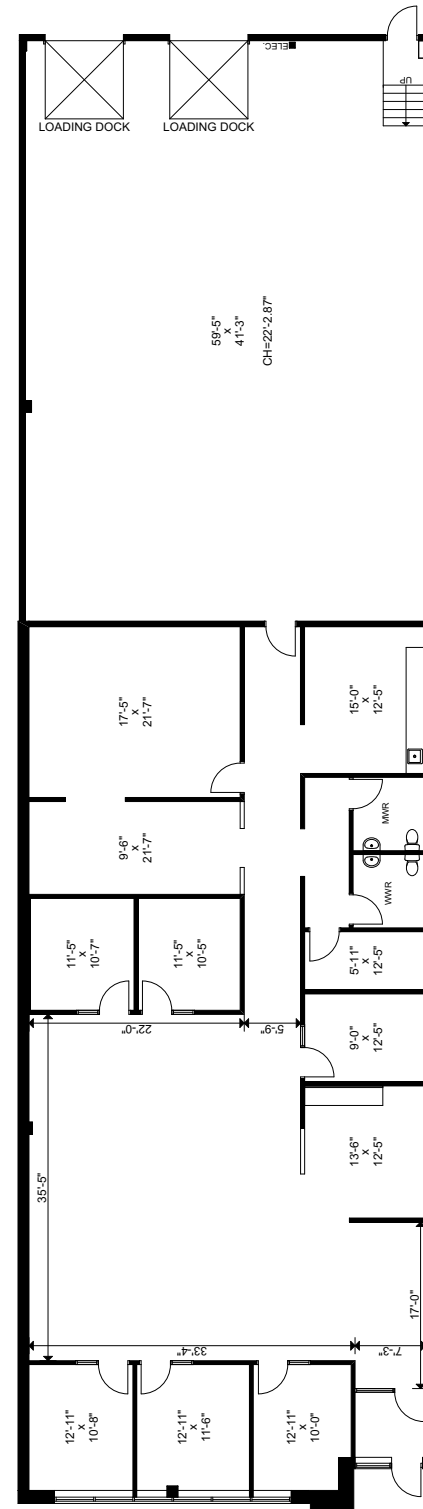
UNIT OVERVIEW

4170 Sladeview Crescent, Unit 2, Mississauga

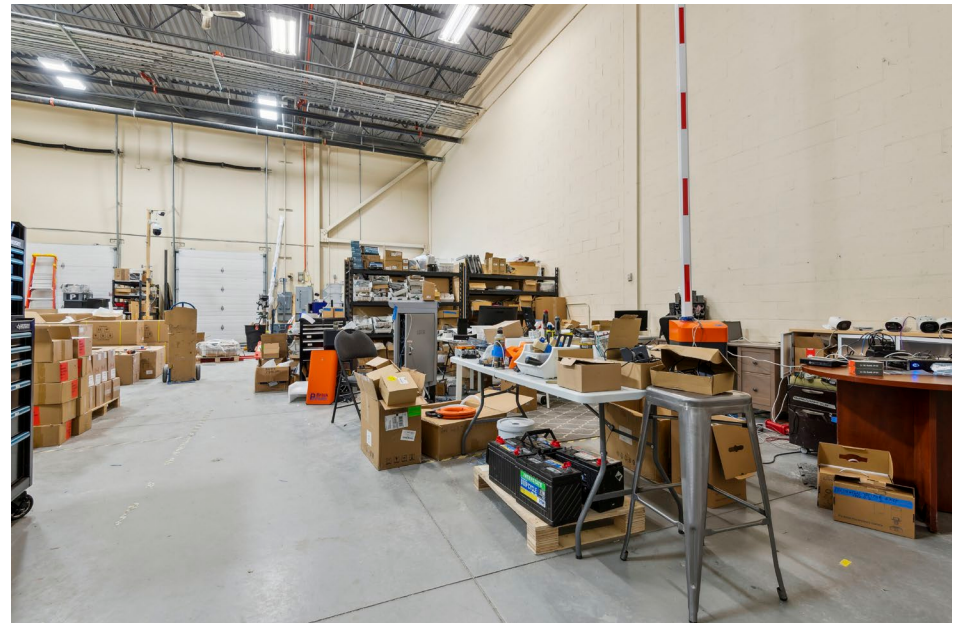
Unit Area	6,358 SF
Office Area	3,806 SF
Warehouse Area	2,552 SF
Clear Height	22'
Shipping	2 TL
Possession	Immediate
Asking Net Rate	\$20.50 PSF
Taxes (T.M.I)	\$5.01 (2025)

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

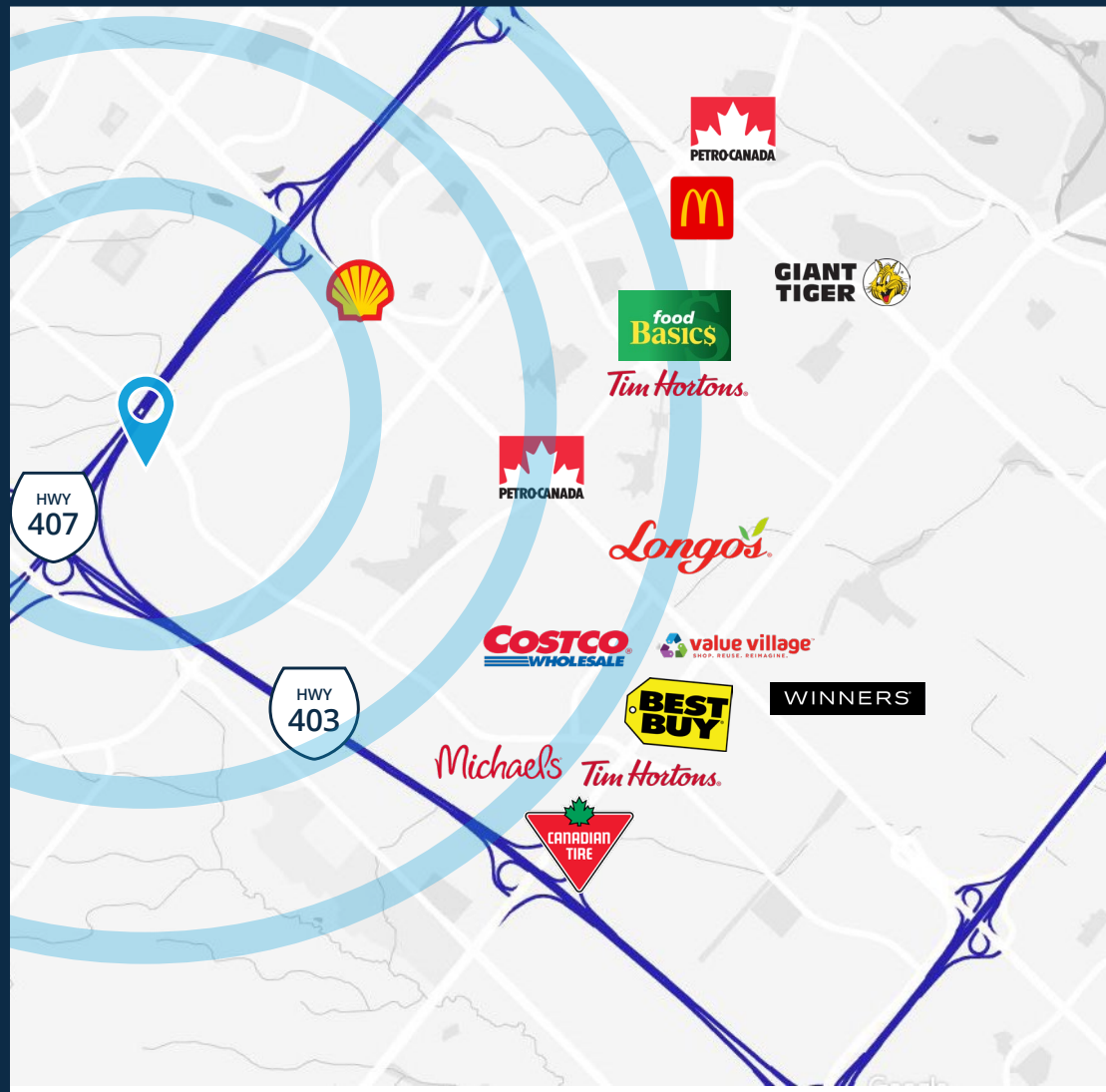


PHOTOS - UNIT 2



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



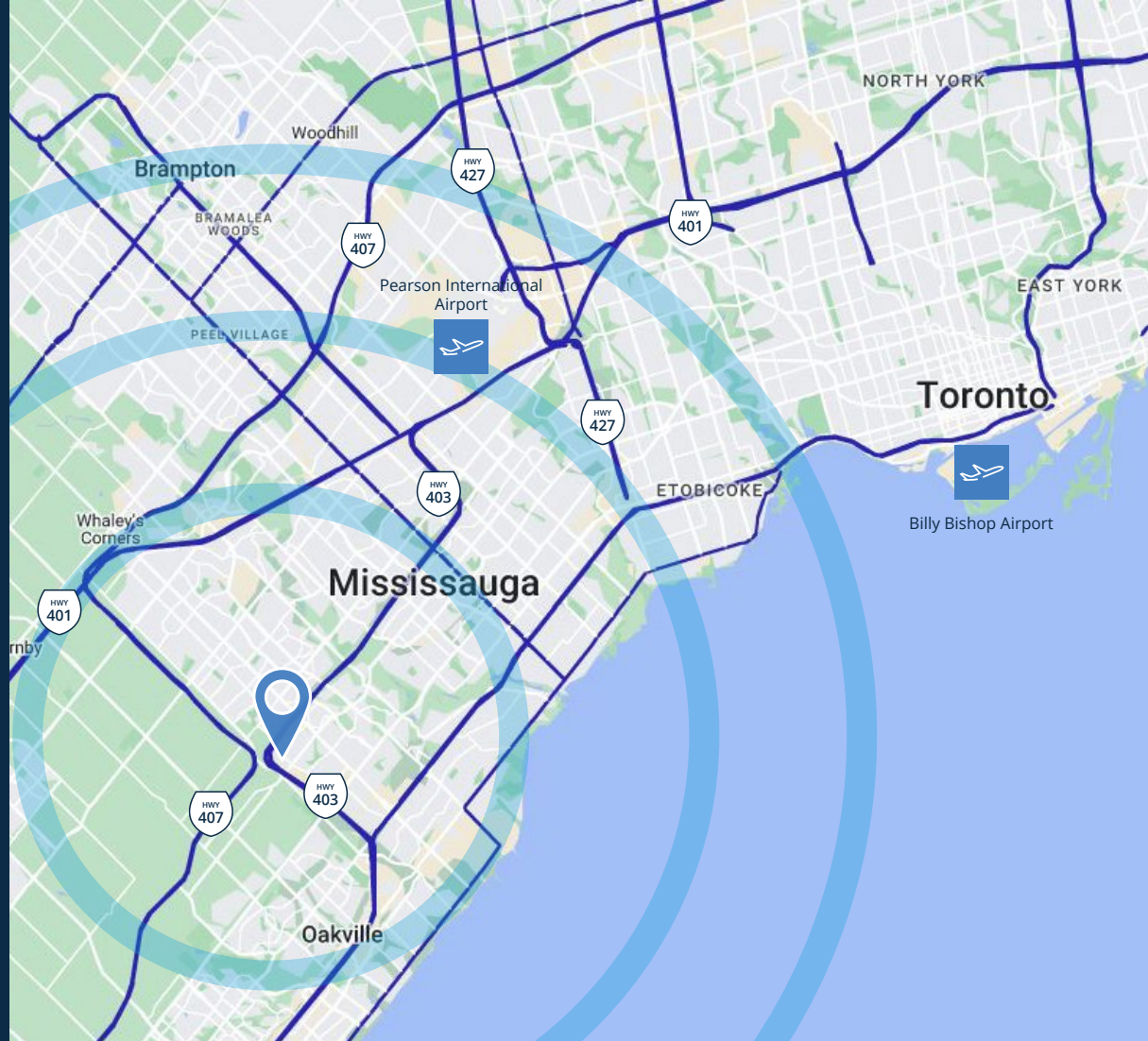
Transit

- 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.

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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.

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