## FLEX UNITS FOR LEASE IN A WELL-ESTABLISHED BUSINESS PARK 400-450 MATHESON BLVD EAST MISSISSAUGA

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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 400 series highways and is in close proximity to Pearson International Airport.

2505
Professionally owned and managed by Pure Industrial

Strategically located in close proximity to major 400 series arterial Highways

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


## PROPERTY PROFILE

400 Matheson Boulevard East

| Building Size | 61,666 SF |
| :---: | :---: |
| Available Units | Unit 1-3-4,620 SF |
|  | Unit 9-2,014 SF |
|  | Unit 18-2,020 SF |
|  | Unit 28-1,260 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 (2023) | \$5.50 PSF <br> (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


## AVAILABILITY DETAILS

400 Matheson Boulevard East, Unit 1-3

| Available Area | 4,620 SF |
| :--- | :--- |
| Office Area | $\mathbf{2 0 \%}$ (approx) |
| Clear Height | $\mathbf{1 8}$ ' in Warehouse |
| Shipping | $\mathbf{2}$ Truck-Level Door |
| Availability | Contact Listing Agents |
| Asking Rate | \$5.50 PSF <br> (Does Not Include Management Fees) |
| Estimate TMI (2023) |  |



## AVAILABILITY DETAILS

400 Matheson Boulevard East, Unit 9

| Available Area | 2,014 SF |
| :--- | :--- |
| Office Area | $\mathbf{3 0 \%}$ (approx) |
| Clear Height | $18^{\prime}$ in Warehouse |
| Shipping | $\mathbf{1}$ Truck-Level Door |
| Availability | Immediate |
| Asking Rate | \$5.50 PSF <br> (Does Not Include Management Fees) |
| Estimate TMI (2023) |  |



## AVAILABILITY DETAILS

400 Matheson Boulevard East, Unit 18

| Available Area | $2,020 \mathrm{SF}$ |
| :--- | :--- |
| Office Area | $15 \%$ (approx) |
| Clear Height | $18^{\prime}$ in Warehouse |
| Shipping | $\mathbf{1}$ Drive-In Door |
| Availability | Immediate |
| Asking Rate | \$5.50 PSF <br> (Does Not Include Management Fees) |
| Estimate TMI (2023) |  |



KEY PLAN

400-450 MATHESON BOULEVARD EAST, MISSISSAUGA \| ON

## Current Layout



## AVAILABILITY DETAILS

400 Matheson Boulevard East, Unit 28

| Available Area | 1,260 SF |
| :--- | :--- |
| Office Area | $\mathbf{2 0 - 3 0 \%}$ (approx) |
| Clear Height | 18' in Warehouse |
| Shipping | November 1, 2023 |
| Availability | Contact Listing Agents |
| Asking Rate | \$5.50 PSF <br> (Does Not Include Management Fees) |
| Estimate TMI (2023) |  |



KEY PLAN
400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON


AVAILABILITY DETAILS
400 Matheson Boulevard East, Unit 33

| Available Area | $2,001 \mathrm{SF}$ |
| :--- | :--- |
| Office Area | 30\% (approx) |
| Clear Height | $18^{\prime}$ in Warehouse |
| Availability | Immediate |
| Asking Rate | \$5.50 PSF <br> (Does Not Include Management Fees) |
| Estimate TMI (2023) |  |

## PROPERTY PROFILE

450 Matheson Boulevard East

| Building Size | 53,384 SF |
| :---: | :---: |
| Available Units | Unit 66-2,011 SF |
| Clear Height | 18' in Warehouse |
| Car Parking Stalls | Ample Surface Parking |
| Zoning | E2-Industrial |
| Year Built | 1981 |
| Estimate TMI (2023) | \$5.50 PSF <br> (Does Not Include Management Fees) |



- Campus Common Area
- Tenant Mezzanines (excluded from BOMA Calculation)
- Demising Wall


## AVAILABILITY DETAILS

450 Matheson Boulevard East, Unit 66

| Available Area | $2,011 \mathrm{SF}$ |
| :--- | :--- |
| Office Area | $\mathbf{2 0 - 2 5 \%}$ (approx) |
| Clear Height | $\mathbf{1 8}$ ' in Warehouse |
| Shipping | $\mathbf{1}$ Drive In Door |
| Availability | Contact Listing Agents |
| Asking Rate | \$5.50 PSF <br> (Does Not Include Management Fees) |
| Estimate TMI (2023) |  |



400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON


## PHOTO GALLERY

Nearby Bus Routes
.... 43 Matheson
-... 53 Kennedy


## AMENIIIES

## 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

品 Hotels
Within a 5-10 min drive
$\underset{\text { Grocery Stores }}{6}$

400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON


## 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.



20 Minutes Brampton CN Intermodal Yard

15 Minutes Toronto Pearson International Airport

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## 10 minutes

 Square One Bus Terminal4 Minutes Highway 401

5 Minutes
Highway 410

5 Minutes Highway 403

## MISSISSAUGA

## Canada's Innovation Corridor

## DEMOGRAPHICS

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

## OUR TEAM

PURE INDUSTRIAL
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

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