

Listing Team:

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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



400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON

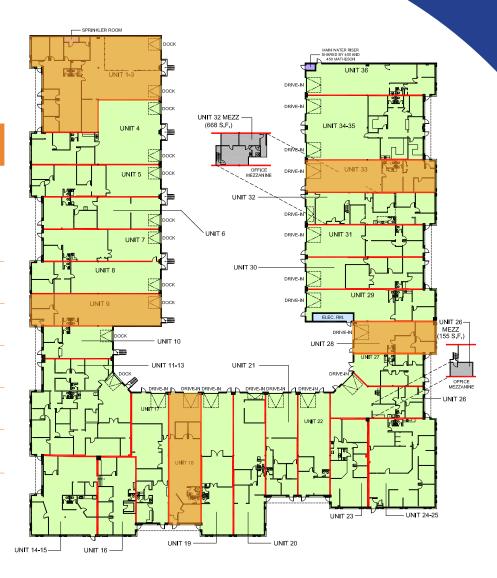
PROPERTY PROFILE

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 (Does Not Include Management Fees)



400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON

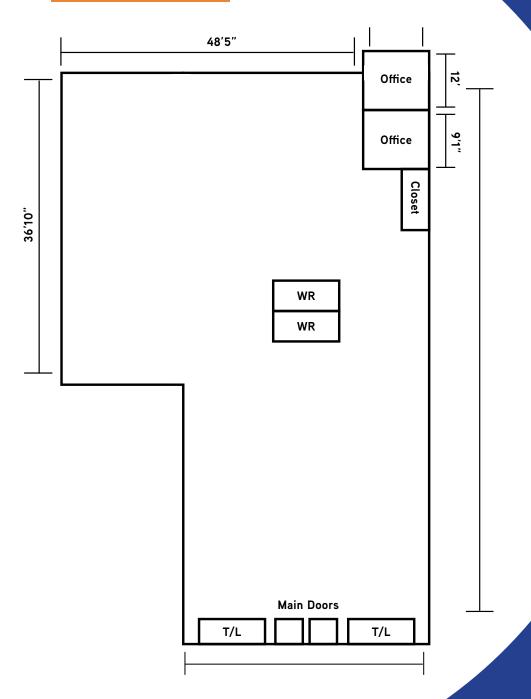


LEGEND

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

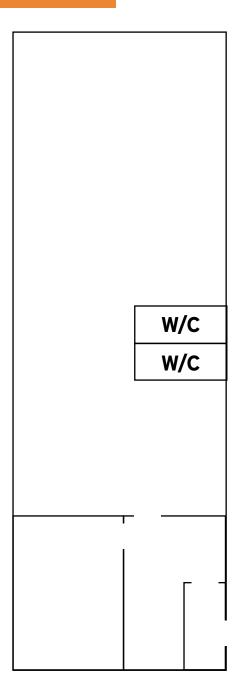
400 Matheson Boulevard East, Unit 1-3

Available Area	4,620 SF
Office Area	20% (approx)
Clear Height	18' in Warehouse
Shipping	2 Truck-Level Door
Availability	Immediate
Asking Rate	Contact Listing Agents
Estimate TMI (2023)	\$5.50 PSF (Does Not Include Management Fees)



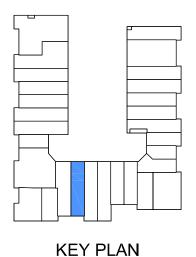
400 Matheson Boulevard East, Unit 9

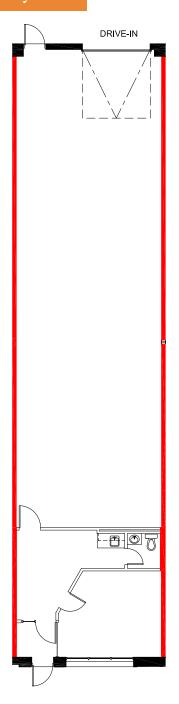
Available Area	2,014 SF
Office Area	30% (approx)
Clear Height	18' in Warehouse
Shipping	1 Truck-Level Door
Availability	Immediate
Asking Rate	Contact Listing Agents
Estimate TMI (2023)	\$5.50 PSF (Does Not Include Management Fees)



400 Matheson Boulevard East, Unit 18

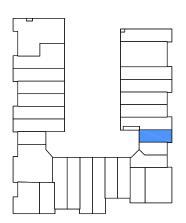
Available Area	2,020 SF
Office Area	15% (approx)
Clear Height	18' in Warehouse
Shipping	1 Drive-In Door
Availability	Immediate
Asking Rate	Contact Listing Agents
Estimate TMI (2023)	\$5.50 PSF (Does Not Include Management Fees)





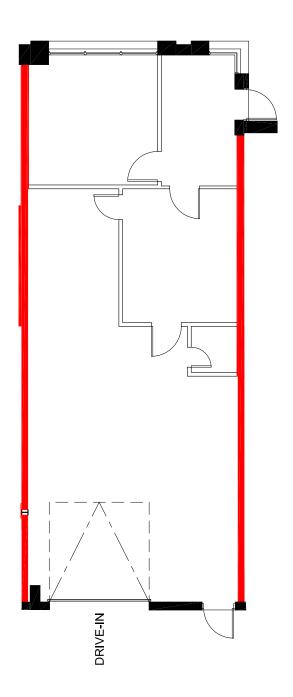
400 Matheson Boulevard East, Unit 28

Available Area	1,260 SF
Office Area	20-30% (approx)
Clear Height	18' in Warehouse
Shipping	1 Drive-In Door
Availability	November 1, 2023
Asking Rate	Contact Listing Agents
Estimate TMI (2023)	\$5.50 PSF (Does Not Include Management Fees)



KEY PLAN

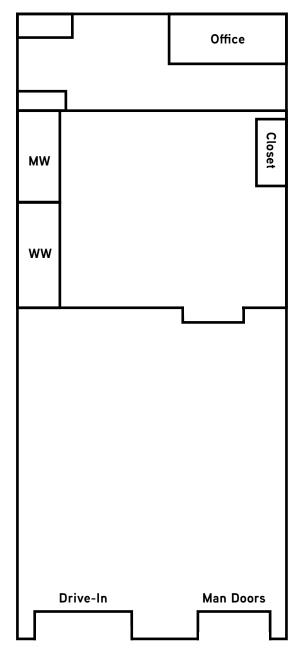
400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON



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 (2023)	\$5.50 PSF (Does Not Include Management Fees)

Current Layout



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

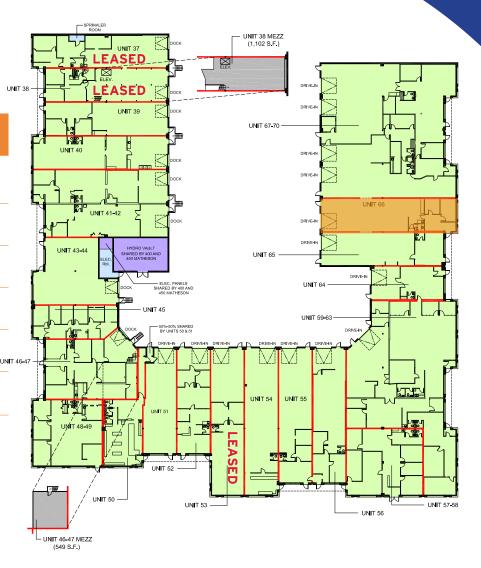
PROPERTY PROFILE

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 (Does Not Include Management Fees)



400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON



LEGEND

Tenant Occupant Area

Available Units

Building Service Area

Campus Common Area

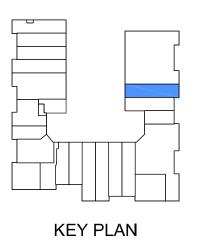
Tenant Mezzanines (excluded from BOMA Calculation)

Demising Wall

Current Layout

450 Matheson Boulevard East, Unit 66

Available Area	2,011 SF
Office Area	20-25% (approx)
Clear Height	18' in Warehouse
Shipping	1 Drive In Door
Availability	Immediate
Asking Rate	Contact Listing Agents
Estimate TMI (2023)	\$5.50 PSF (Does Not Include Management Fees)



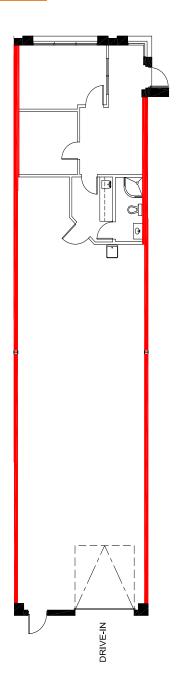
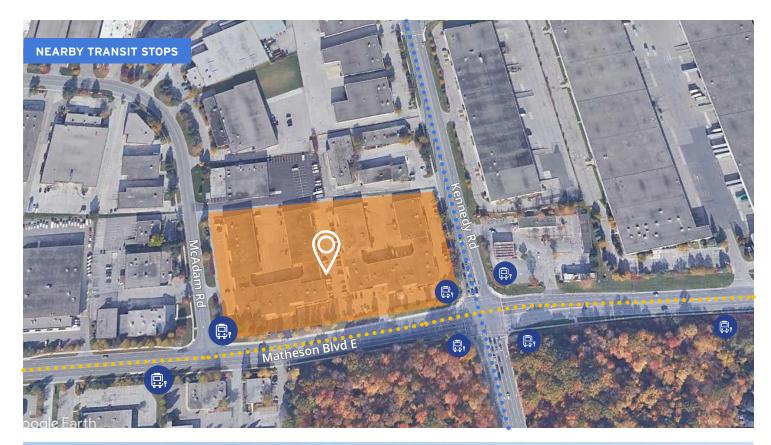


PHOTO GALLERY

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

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







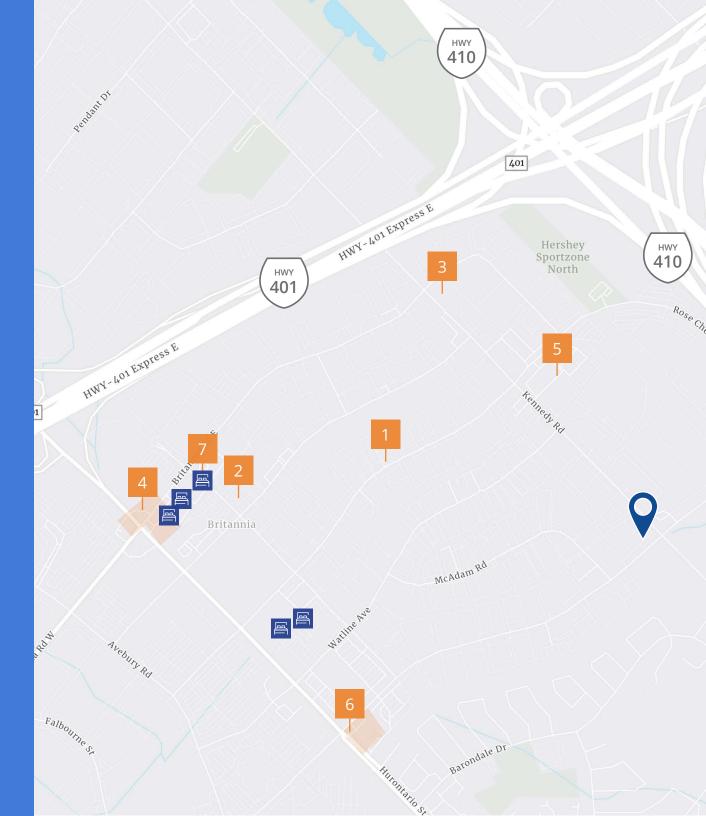
6

10

30+

Grocery Stores Gas Stations

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.









20 MinutesBrampton CN
Intermodal Yard



15 MinutesToronto Pearson
International Airport



10 minutesSquare 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.

PUREINDUSTRIAL.CA

Colliers

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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