

# FOR LEASE

 **JLL** Triovest

American Business Park  
Mississauga, ON



**AMERICAN DRIVE 3395 #7-8 | 3397 #13 & 3405 #2-6**  
**NORTHAM DRIVE 6295 #5-7 & 6305 #1-4**

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FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 3395 AMERICAN DRIVE | UNITS 7-8

Total Unit Area 2,909 sf



List Price:  
Contact listing agent



T.M.I. (2023)  
\$7.94 PSF



Possession:  
Immediate



Ample free  
surface parking



14' 0"  
Clear Height

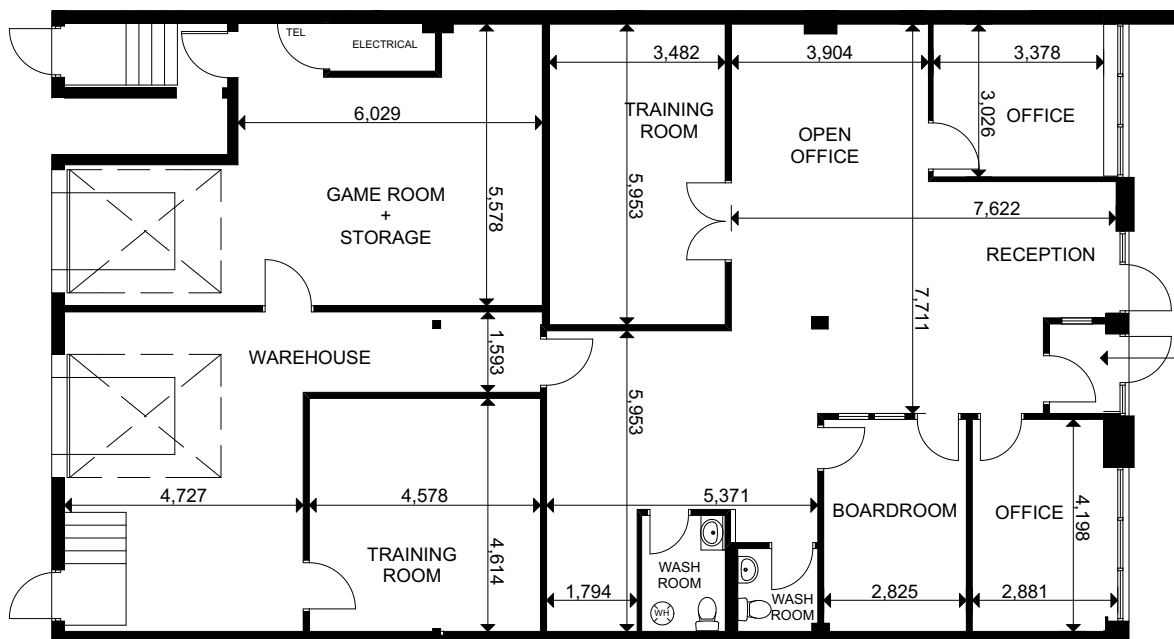


Shipping Doors:  
2 Truck Level

## Property Highlights

- Office size can be reduced
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team

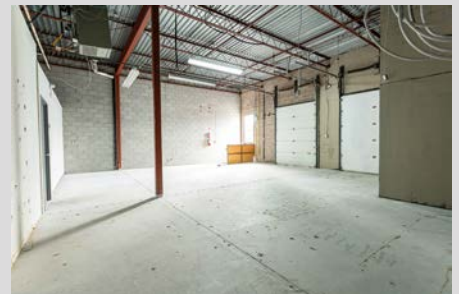
## Floor Plan



**FOR LEASE**

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 3395 AMERICAN DRIVE | UNITS 7-8



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 3397 AMERICAN DRIVE | UNIT 13

Total Unit Area 5,621 sf



List Price:  
Contact listing agent



T.M.I. (2023)  
\$5.77 PSF



Possession:  
Immediate



Ample free  
surface parking



14' 0"  
Clear Height

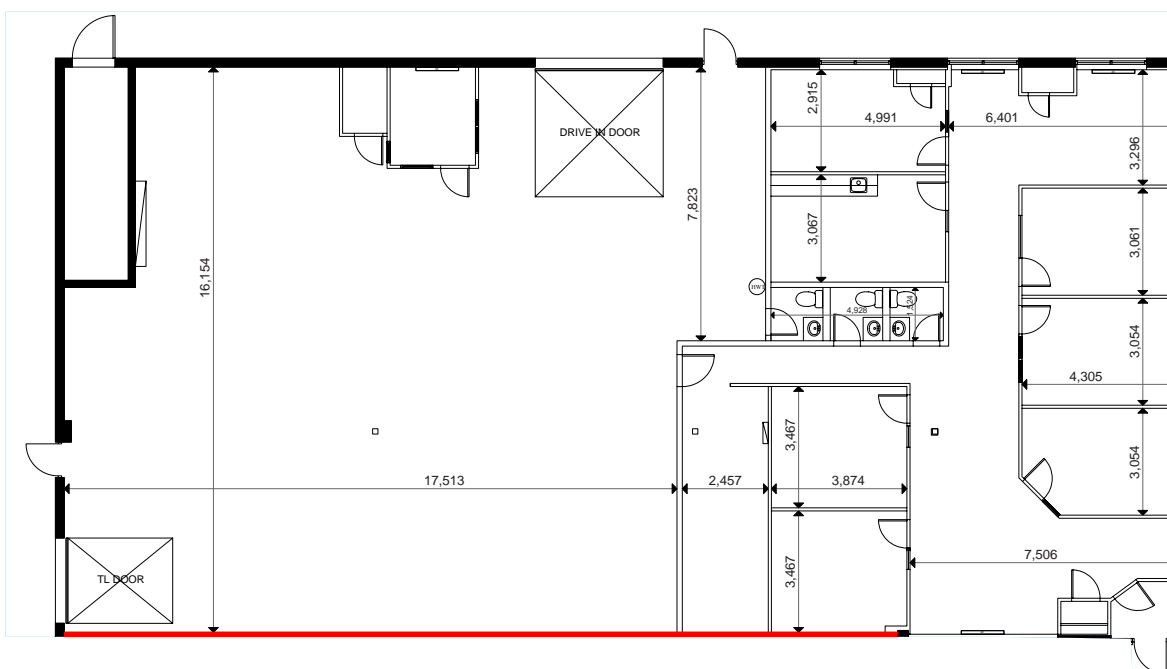


Shipping Doors:  
1 Truck Level + 1 Drive-in

## Property Highlights

- Office size can be reduced
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team

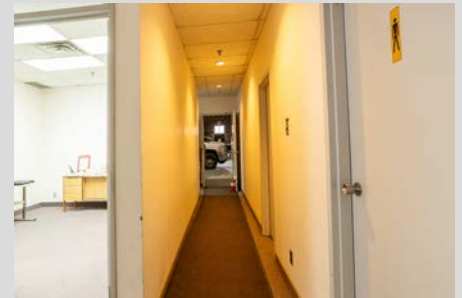
## Floor Plan



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 3397 AMERICAN DRIVE | UNIT 13



# 3405 AMERICAN DRIVE | UNITS 2-6

**Total Unit Area** 4,969 sf



List Price:  
Contact listing agent



T.M.I. (2023)  
\$7.88 PSF



Possession:  
Immediate



Ample free  
surface parking



14' 0"  
Clear Height

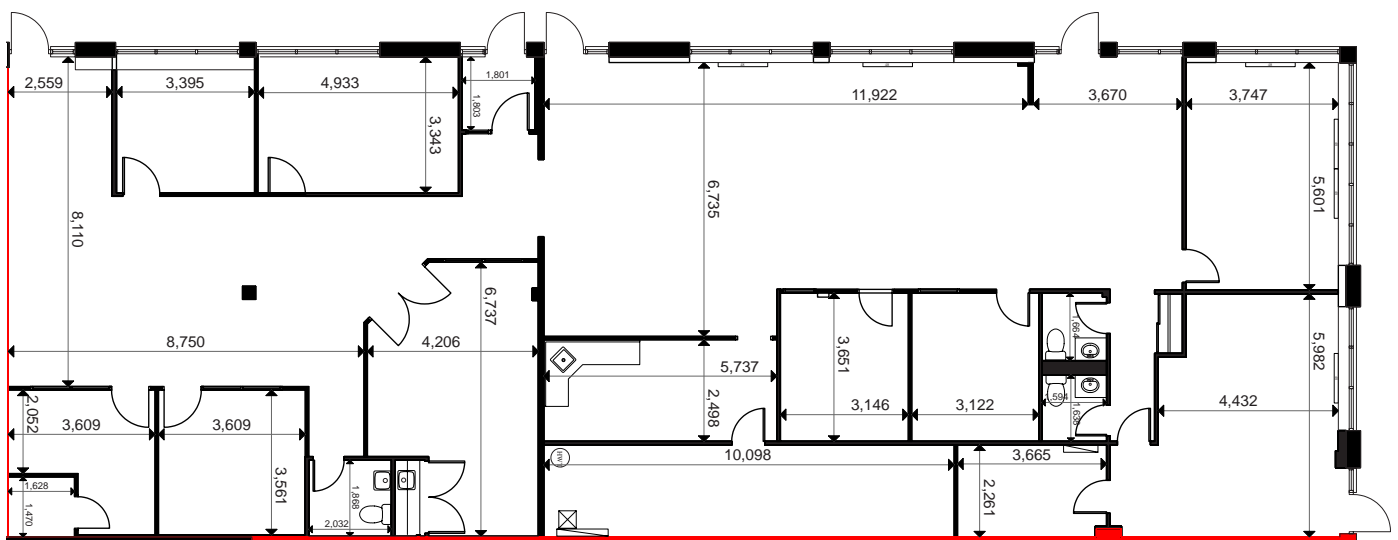


Shipping Doors:  
N/A

## Property Highlights

- 100% office space
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team

## Floor Plan



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 6295 NORTHAM DRIVE | UNITS 5-7

Total Unit Area 7,645 sf



List Price:  
Contact listing agent



T.M.I. (2023)  
\$7.77 PSF



Possession:  
Immediate



Ample free  
surface parking



14' 0"  
Clear Height

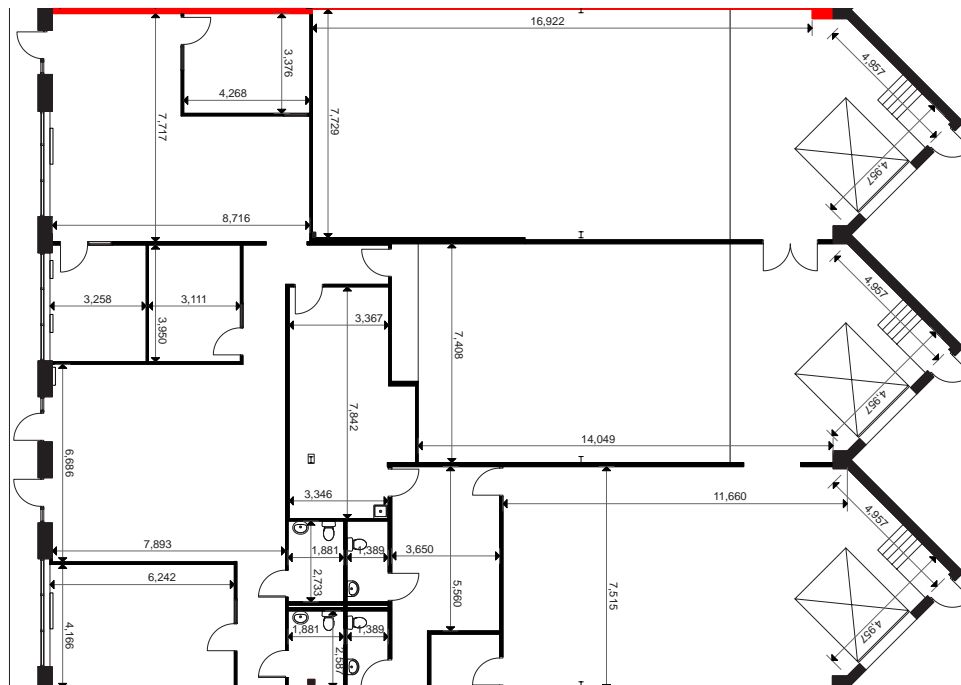


Shipping Doors:  
3 Truck Level

## Property Highlights

- Office size can be reduced
- Walking distance from Pearson Airport and future Union West Station
- On-site property management and operations team
- Close to highways 409, 427, 401 & 407

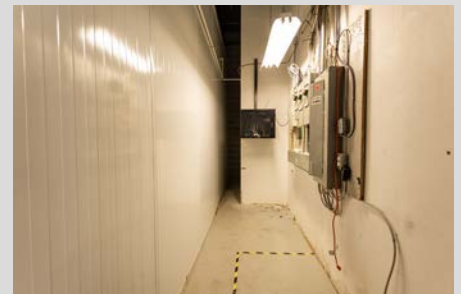
## Floor Plan



**FOR LEASE**

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 6295 NORTHAM DRIVE | UNITS 5-7





FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 6305 NORTHAM DRIVE | UNITS 1-4

Total Unit Area 7,213 sf



List Price:  
Contact listing agent



T.M.I. (2023)  
\$8.39 PSF



Possession:  
Immediate



Ample free  
surface parking



14' 0"  
Clear Height

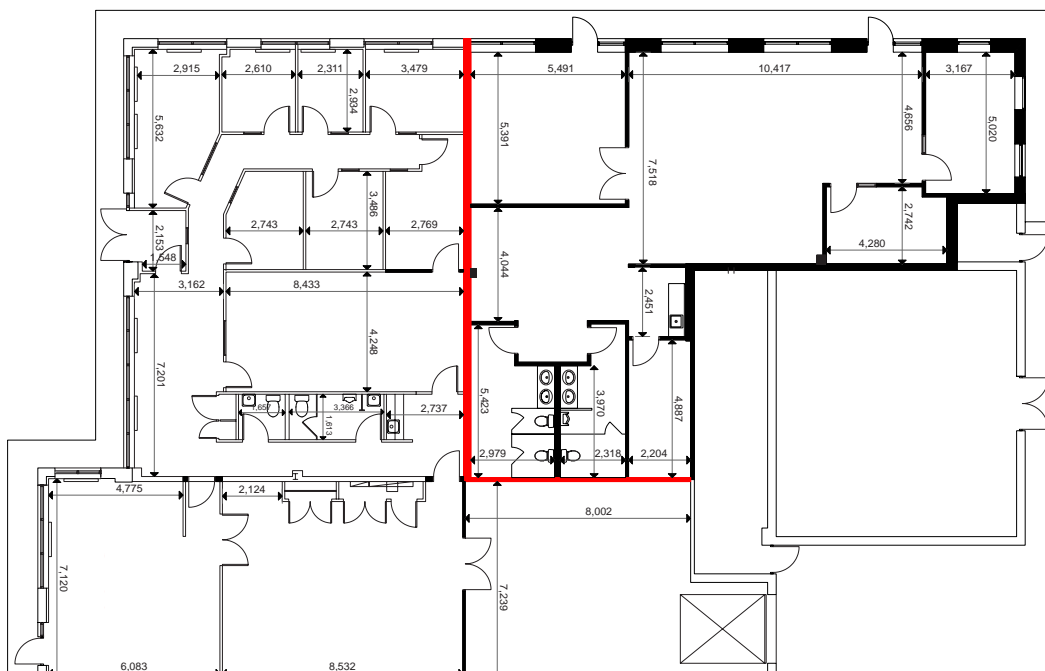


Shipping Doors:  
1 Truck Level

## Property Highlights

- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team
- Flex industrial space, landlord can work with the tenant to open up and create workstation area

## Floor Plan



# 6305 NORTHAM DRIVE | UNITS 1-2

Total Unit Area 2,621 sf



List Price:  
Contact listing agent



T.M.I. (2023)  
\$8.39 PSF



Possession:  
Immediate



Ample free  
surface parking



14' 0"  
Clear Height

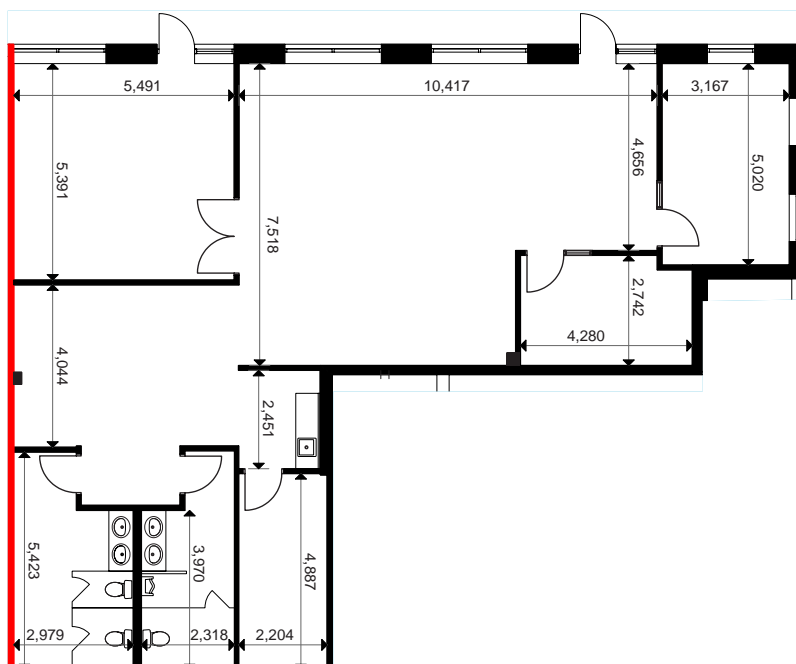


Shipping Doors:  
N/A

## Property Highlights

- 100% office area
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team
- Flex industrial space, landlord can work with the tenant to open up and create workstation area

## Floor Plan



# 6305 NORTHAM DRIVE | UNITS 3-4

Total Unit Area 4,592 sf



List Price:  
Contact listing agent



T.M.I. (2023)  
\$8.39 PSF



Possession:  
Immediate



Ample free  
surface parking



14' 0"  
Clear Height

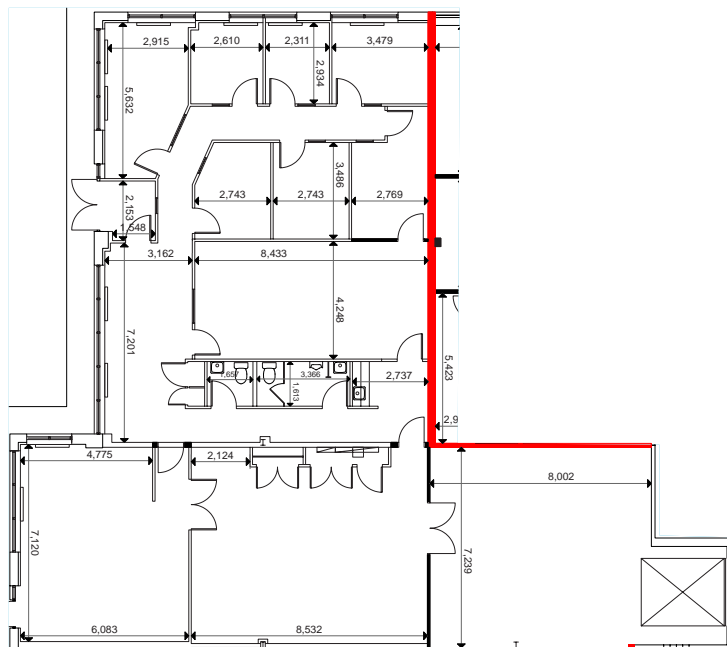


Shipping Doors:  
1 Truck Level

## Property Highlights

- 80% industrial area; 20% office area
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team
- Flex industrial space, landlord can work with the tenant to open up and create workstation area

## Floor Plan



# FOR LEASE

# AMERICAN BUSINESS PARK | MISSISSAUGA, ON

## Corporate Neighbours



### Area Amenities

#### Restaurants

- Freshii
- Wahlburgers
- The Keg Steakhouse
- Jack Astor's

#### Cafes

- Starbucks
- Tim Horton's
- Country Style

#### Banks

- TD
- CIBC
- RBC
- BMO

#### Attractions

- International Centre
- Woodbine Slots
- Woodbine Shops

#### Hotels

- Sheraton
- Hilton

#### Fitness

- GoodLife
- Planet Fitness

### Transit



### Drive Times

**5 mins** to  
Pearson Airport

**7 mins** to  
Malton GO

**10 mins** to  
Highway 427

**12 mins** to  
Highway 407

**13 mins** to  
Highways 403/401

**15 mins** to  
Bramalea GO

**17 mins** to  
CN Intermodal

**25 mins** to  
DT Toronto

**32 mins** to  
CP Vaughan

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