

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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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

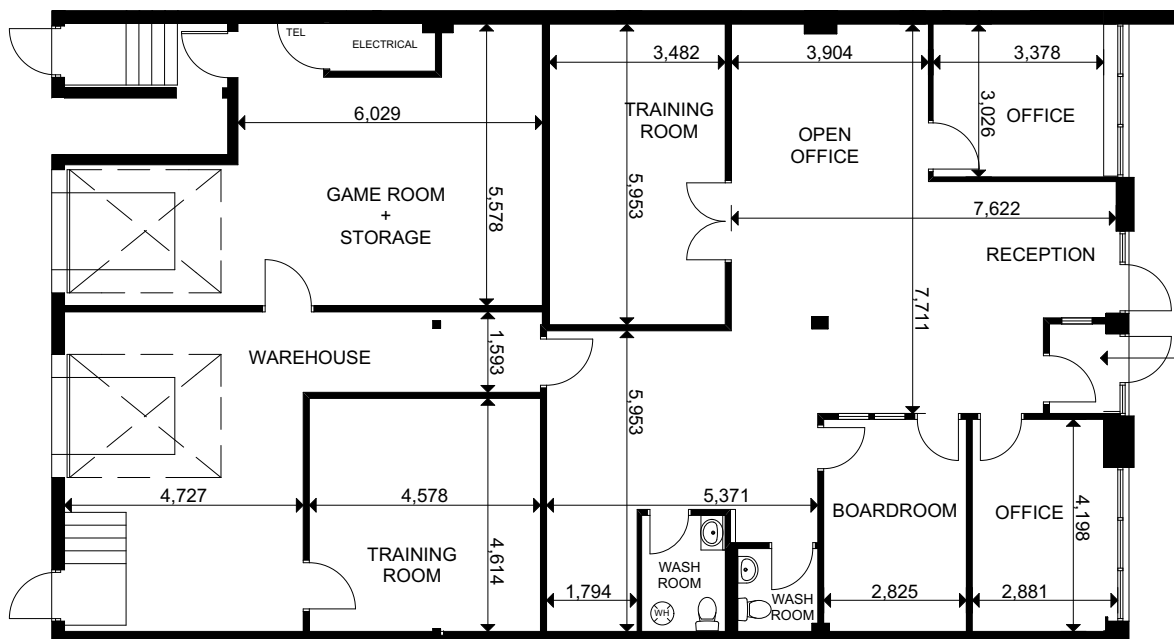


Shipping Doors:
2 Truck Level

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

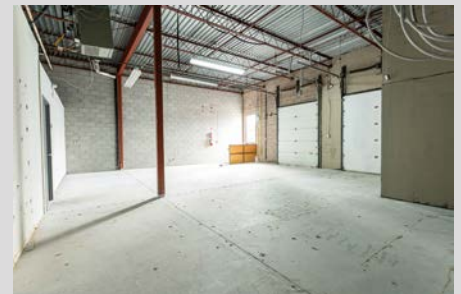
Floor Plan



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

3395 AMERICAN DRIVE | UNITS 7-8



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

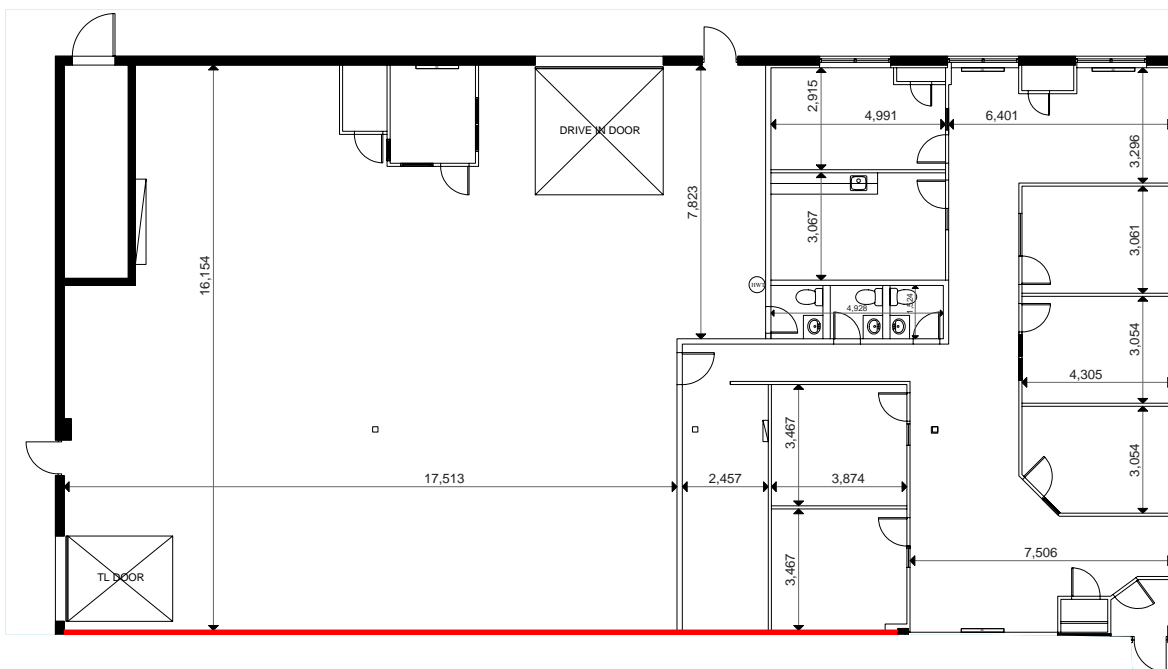


Shipping Doors:
1 Truck Level + 1 Drive-in

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

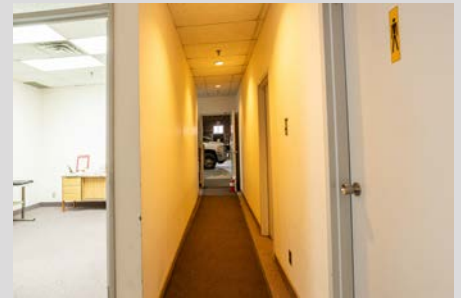
Floor Plan



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

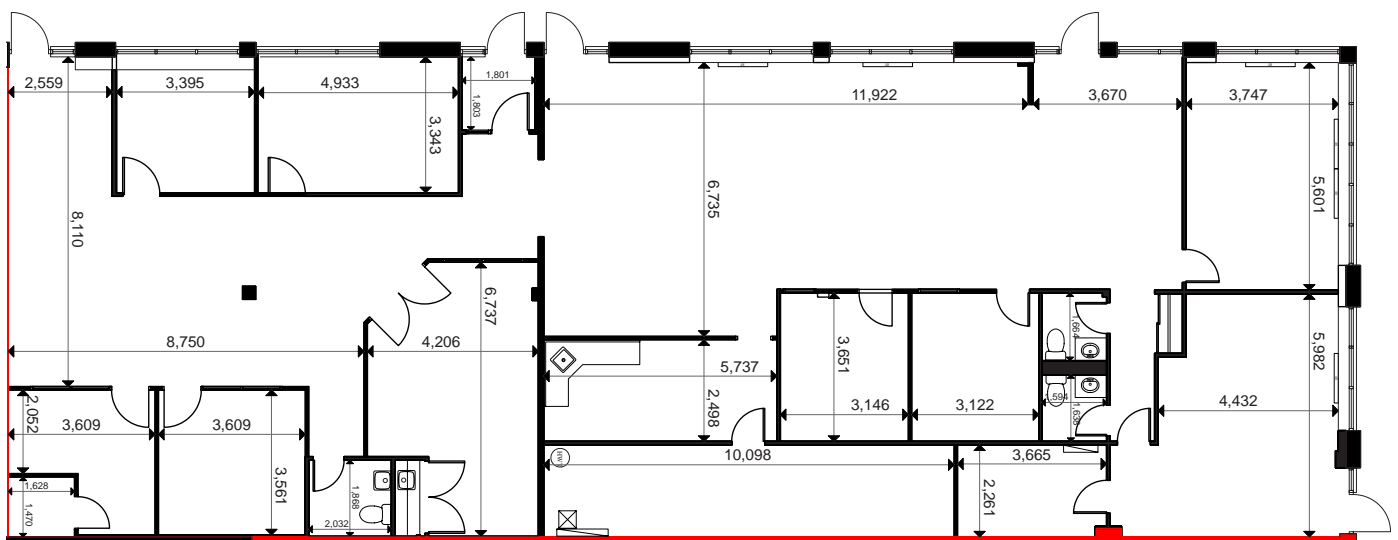


Shipping Doors:
N/A

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



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

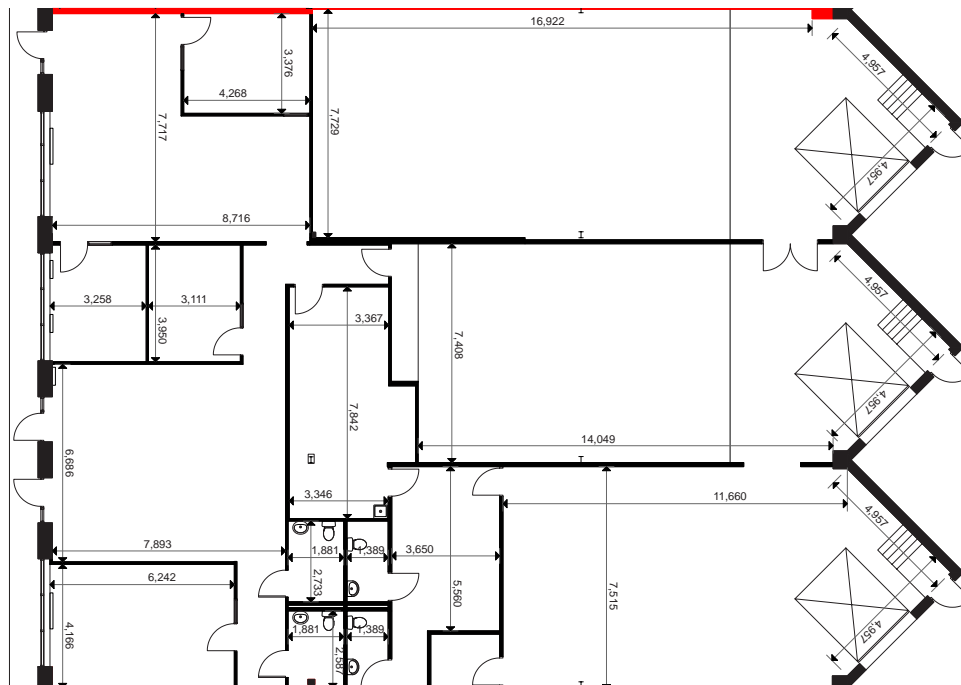


Shipping Doors:
3 Truck Level

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



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

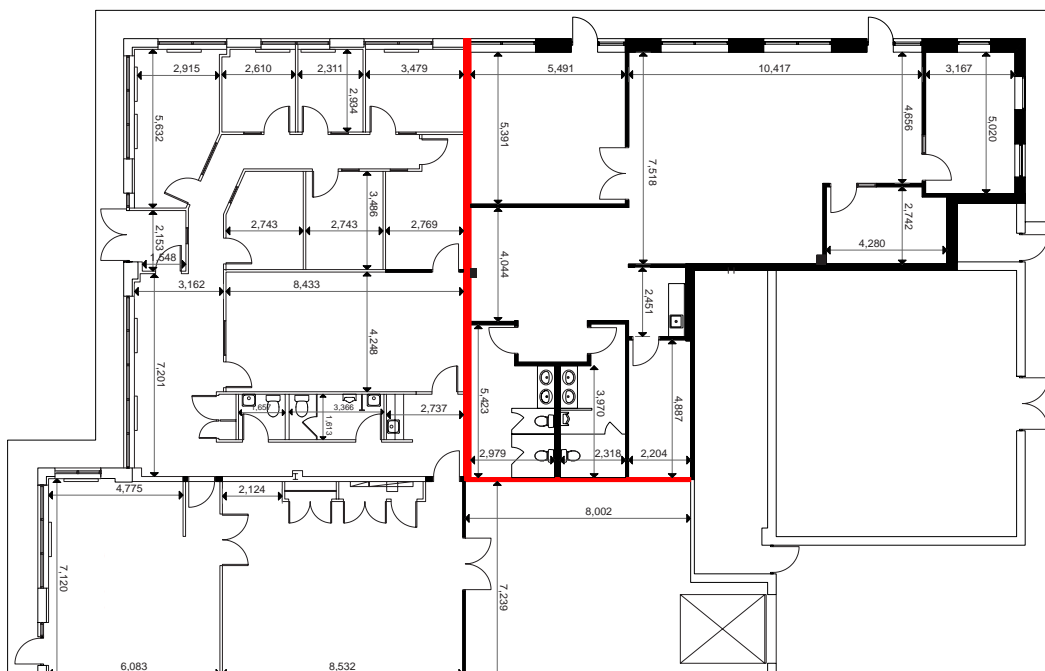


Shipping Doors:
1 Truck Level

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

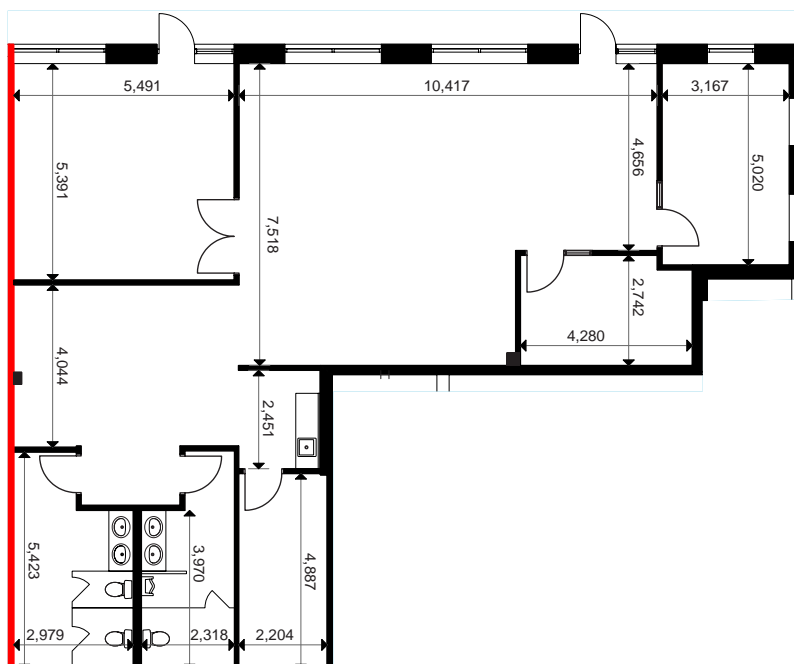


Shipping Doors:
N/A

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

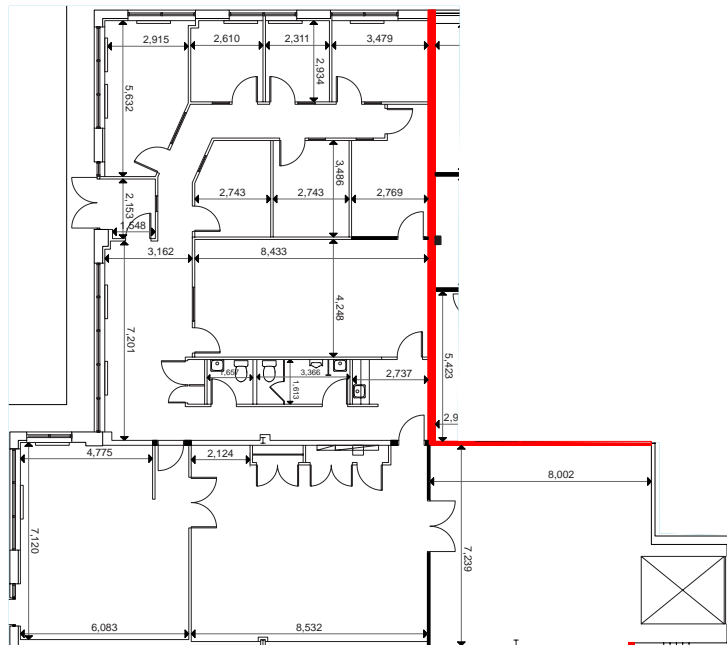


Shipping Doors:
1 Truck Level

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

Banks

- TD
- CIBC
- RBC
- BMO

Hotels

- Sheraton
- Hilton

Transit



Cafes

- Starbucks
- Tim Horton's
- Country Style

Attractions

- International Centre
- Woodbine Slots
- Woodbine Shops

Fitness

- GoodLife
- Planet Fitness

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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