

2495-2501 Stanfield Road

Mississauga, ON

Industrial Investment Opportunity

Investment Summary

Capital Markets Group



Property Video



2495-2501

Stanfield Road

Mississauga, ON

Opportunity

Avison Young Capital Markets Group has been retained by BentallGreenOak on behalf of Sun Life Assurance Company of Canada on an exclusive basis to offer for sale a 100% freehold ownership interest in 2495-2501 Stanfield Road, Mississauga ("Property"). This offering represents an opportunity to acquire three institutionally managed industrial buildings totalling 245,735 sf on an 11.7 acre site.

The Property is 100% leased with an in-place weighted average rent significantly below today's market rent. The tenancy consists of three national tenants with an average tenure of 14 years. The tenant profile and below market rents offer a robust current financial profile with an exceptional NOI growth trajectory of 2.7x by the end of year three.

The offering is located in the South Mississauga industrial market, a highly sought-after last mile location with unrivalled access to major urban centres, <6km to Downtown Mississauga, <18km to Downtown Toronto. This centre-ice location is critical to the success of a diverse and growing tenant base and provides businesses with an abundant labour pool. South Mississauga has an availability rate of 2.1% and vacancy of 0.8%. Demand remains at a record level as a result of its proximity to two of the largest and fastest growing urban centres in Canada. The South Mississauga industrial node is fully built out where new supply is limited to in-fill redevelopment projects. This supply demand imbalance dynamic will be a key driver to strong rental growth for the long term.



Property Details

245,735 sf total building area	11.67 acre site area
3.2 years weighted average lease term	48% site coverage ratio
\$6.71 psf weighted average rent	\$18.13 psf weighted average market rent
2.7x potential rental upside in year 3	



Building Size	2501 Stanfield Rd	2501A Stanfield Rd	2495 Stanfield Rd
Clear Height	114,124 sf	50,488 sf	81,123 sf
TL Doors	16'	20-23' (est)	28'
Occupancy	10	7	16
	100%	100%	100%

Tenants



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Investment Highlights

Exceptional Income Growth Opportunity

- Average in-place rent significantly below market, NOI is projected to grow by 2.7x by the end of year three.
- Strategically situated in close proximity to two of the largest and fastest growing population centres in Canada, the ongoing demographic growth will drive tenant demand.
- Record low vacancy rate of 0.8% in South Mississauga will continue to drive rental growth at record pace.

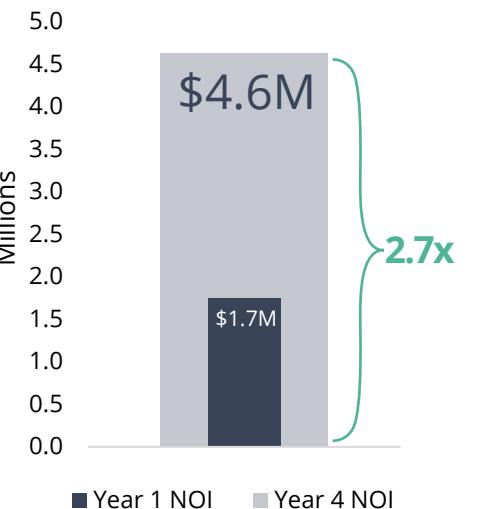
Robust Financial Profile

- 100% leased to three major national tenants with an average tenure of 14 years.
- Property location is critical to the tenants' operations, and significant capital has been invested in the building by the tenants.
- Institutionally managed and maintained with minimal capex requirements in the near term.

Strong South Mississauga Market Fundamentals

- Vacancy rate in South Mississauga is near a record low 0.8% and rental rate grew at a CAGR of 20% over the past 5 years.
- Urban location is critical to the operations of a diverse tenant base such as logistics, e-commerce, food and film/studio industries.
- Fully built out industrial node where new supply is limited to in-fill redevelopment opportunities.
- Increasing institutional presence in South Mississauga industrial market in recognition of key trends such as E-commerce, same day delivery.

Significant Growth Potential



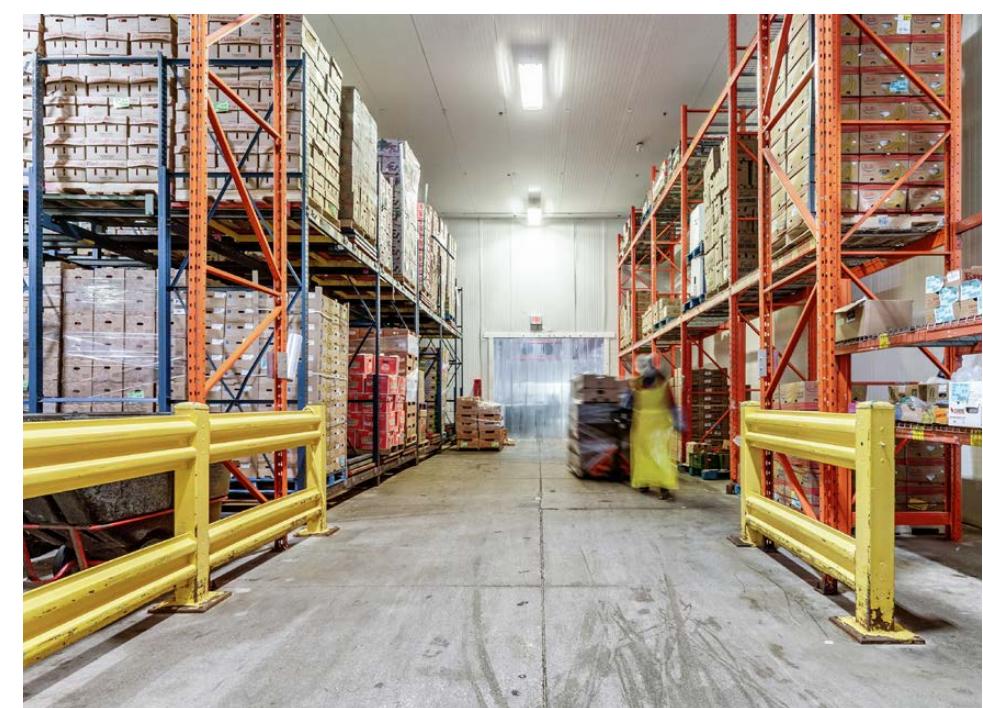
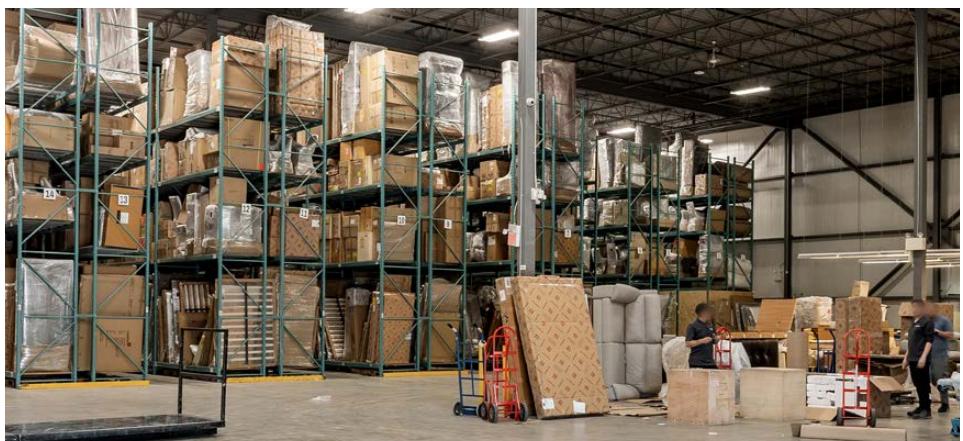
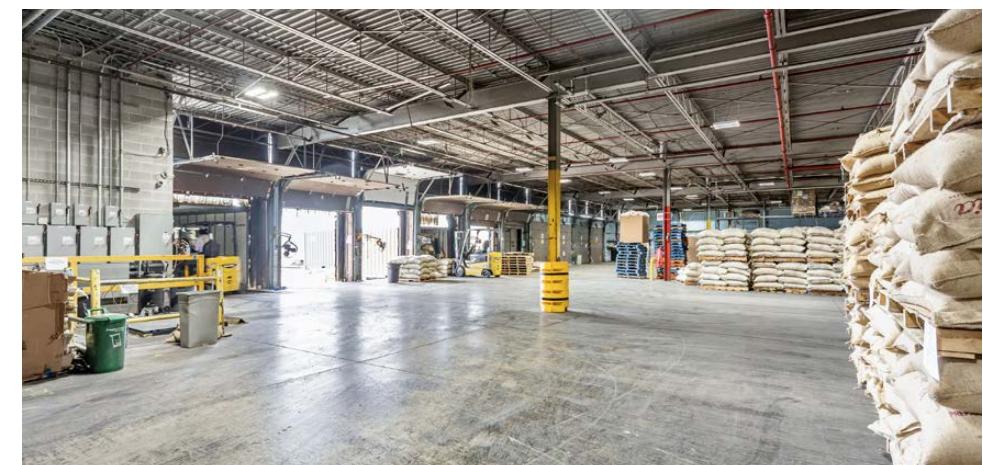
Mississauga Industrial Market

0.7% vacancy

1.7% availability

Mississauga

21.5% - 5 year rent CAGR



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