

2400

Skymark Avenue
Unit 1
MISSISSAUGA, ON

FOR LEASE



NEW CONFIGURATION UNDERWAY
Airport Corporate Center



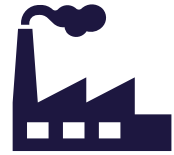
NEW CONFIGURATION OF 2400 SKYMARK AVENUE UNIT 1 UNDERWAY

LAYOUT CONFIGURATION



- Warehouse Increased to  ~35,600 SF
- Office Reduced to  ~9,500 SF

INDUSTRIAL ADVANTAGE



- Larger warehouse to office configuration
- Warehouse has natural light throughout
- Multiple access points to warehouse

INDUSTRIAL OPPORTUNITY IN MISSISSAUGA'S PREMIER BUSINESS HUB

Unit 1 at 2400 Skymark Avenue offers a rare opportunity to secure a highly functional, transformative industrial space in Mississauga's established Airport Corporate Centre. This ground-floor unit features convenient access, efficient loading capabilities, and a practical layout combining open warehouse space with finished office areas—supporting seamless integration of operations and administration. Generous clear height and a wide-span floor plate offer exceptional flexibility – ideal for storage, production, technology, assembly, or service-oriented operations.

Ideally located with direct connectivity to Highways 401, 427, 403 and 410, and in close proximity to Toronto Pearson International Airport, the property ensures efficient logistics and transportation. Ample on-site parking, easy truck access, and a well-managed commercial setting surrounded by key business amenities make this an exceptional choice for companies seeking a strategic, accessible, and versatile industrial space in the Greater Toronto Area.

ABUNDANT PARKING



- ~110 parking stalls for Tenant and Guests
- Parking surrounds the unit with convenient access at the front, side and rear

EXCEPTIONAL TRANSIT CONNECTIVITY



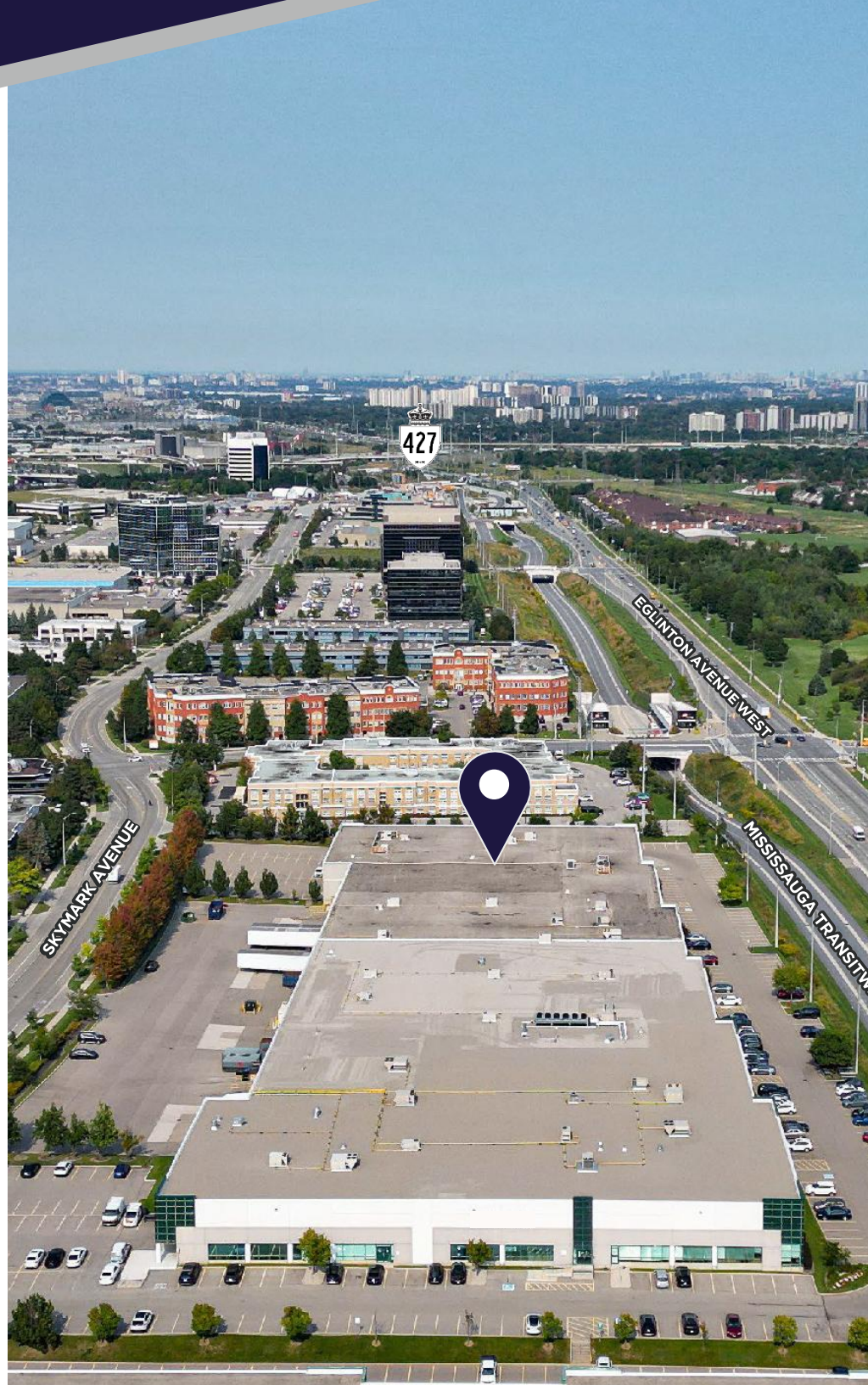
- Positioned in a highly accessible area
- Offers seamless access to major routes and public transit



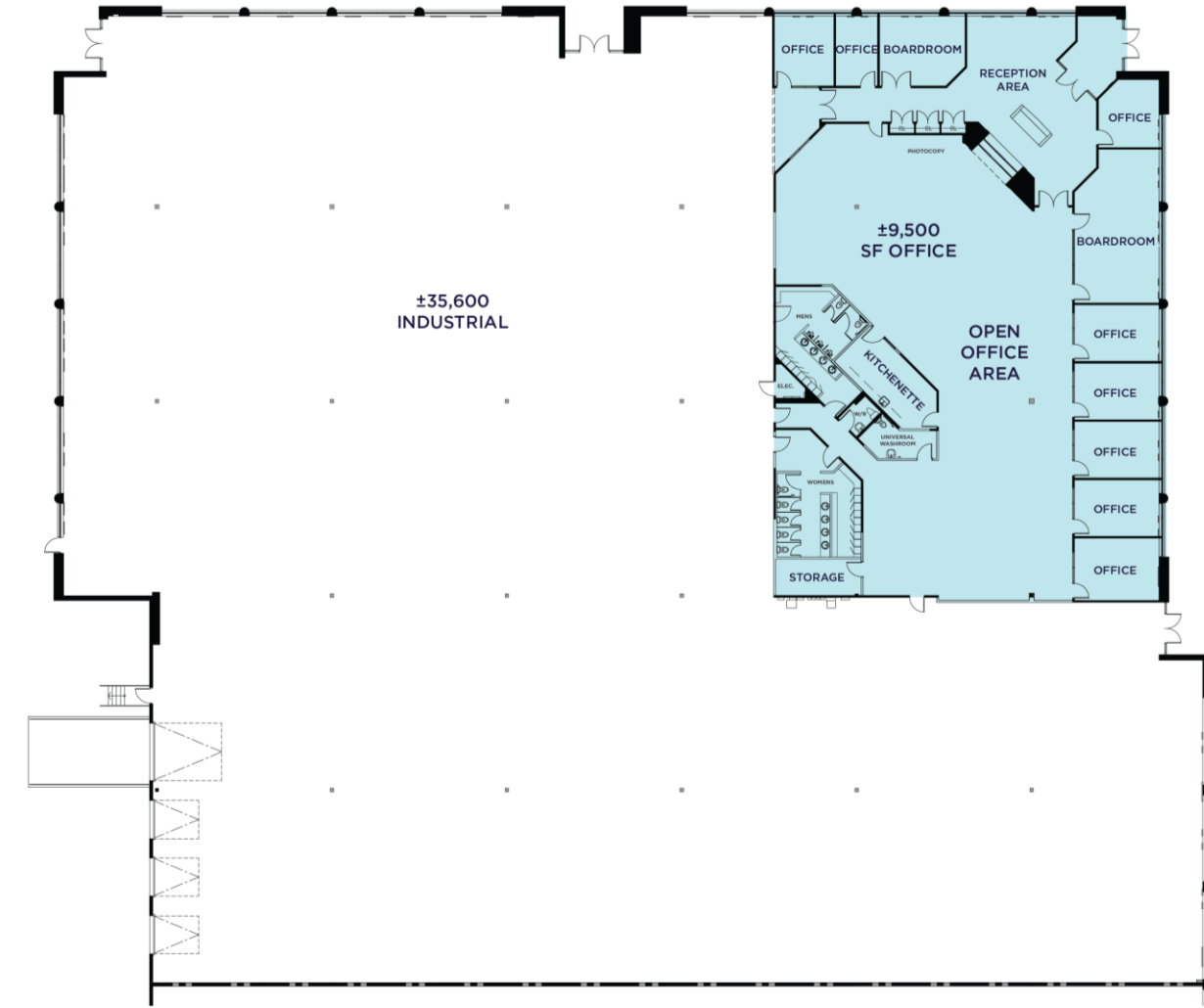
2400
SKYMARK AVENUE
UNIT 1

PROPERTY DETAILS

Total Available Space	~45,100 SF
Office Space	~9,500 SF
Warehouse Space	~35,600 SF
Clear Height	24'
Shipping	3 Truck Level 1 Drive-in
Parking	110 Stalls
Power	400 Amps/600 Volts (3 phase)
Zoning	E1-19
Availability	Contact Listing Agents
Asking Rate	\$18.95 PSF Net
TMI	\$6.38 PSF



NEW CONFIGURATION FLOOR PLAN



Sample Floor Plan with Furniture 

2400
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UNIT 1

RENDERED PHOTOS

Office to Reception



Reception

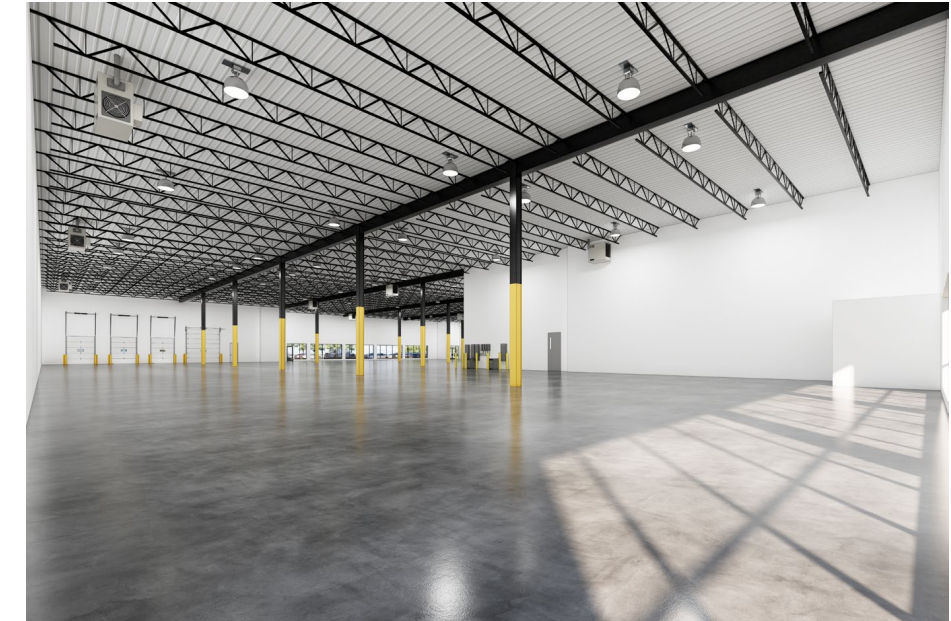
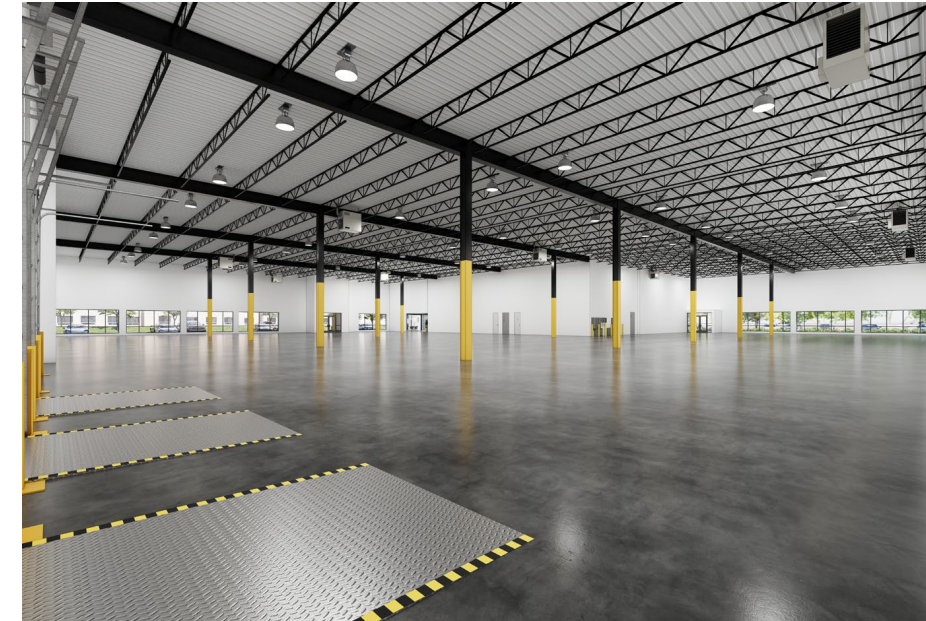


These photos are conceptual and do not illustrate the current design of the unit. Speak to Listing Team for additional information.

2400
SKYMARK AVENUE
UNIT 1

RENDERED PHOTOS

Warehouse



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2400 SKYMARK AVENUE UNIT 1

Area Amenities

FOOD & RESTAURANTS

- | | |
|------------------------|--------------------|
| 1. Union Social | 7. London Gate Pub |
| 2. Subway | 8. Tim Hortons |
| 3. Bravo Bistro | 9. Pizza Pizza |
| 4. La Scala Ristorante | 10. Kelseys |
| 5. Starbucks | 11. Montana's |
| 6. McDonalds | |

BANKS

1. CIBC
2. BMO
3. RBC
4. Scotiabank

HOTELS

1. TownPlace Suites
2. Best Western
3. Homewood Suites by Hilton
4. Hampton Inn by Hilton
5. Courtyard
6. Hilton Garden Inn

OTHER AMENITIES

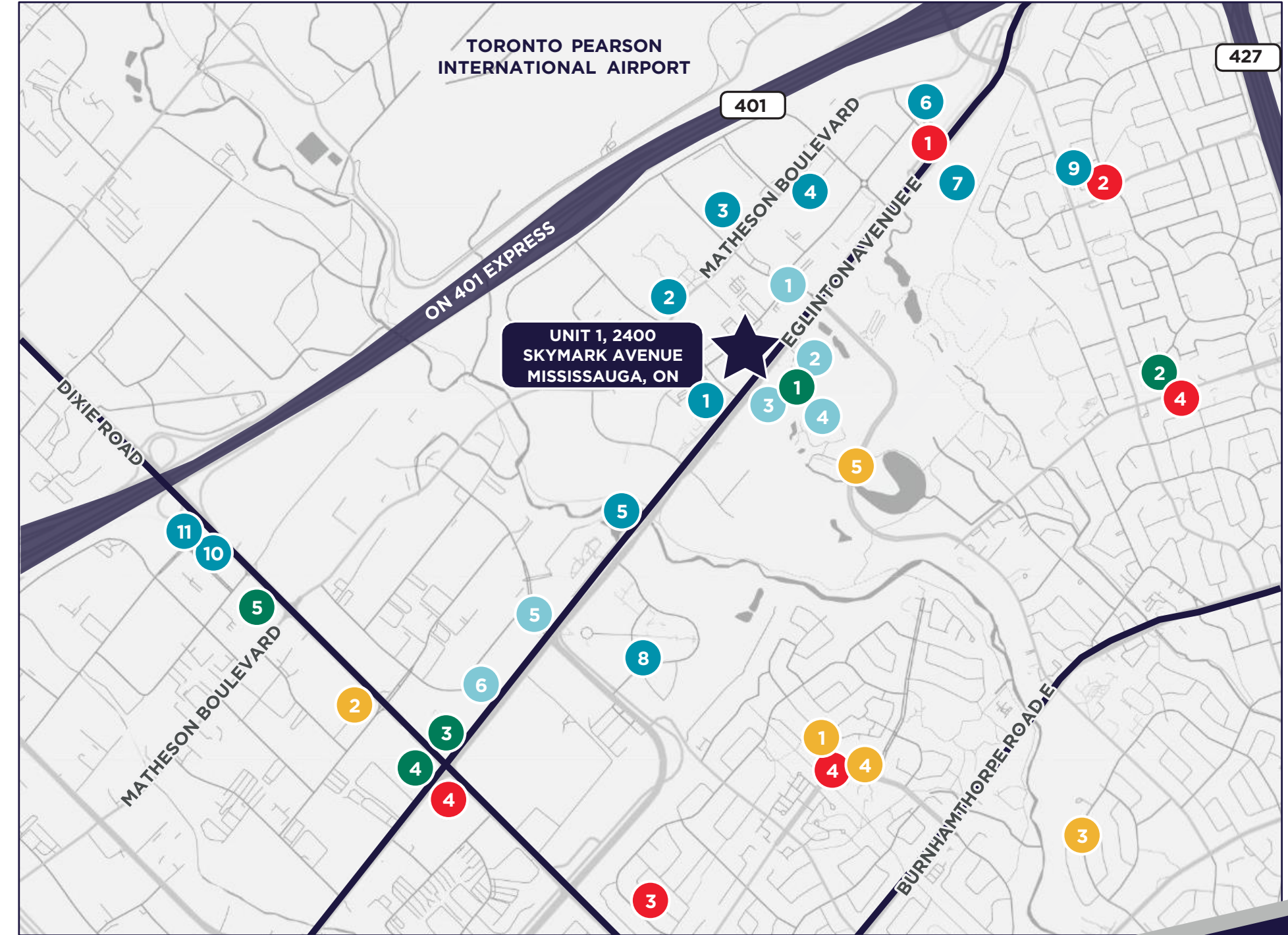
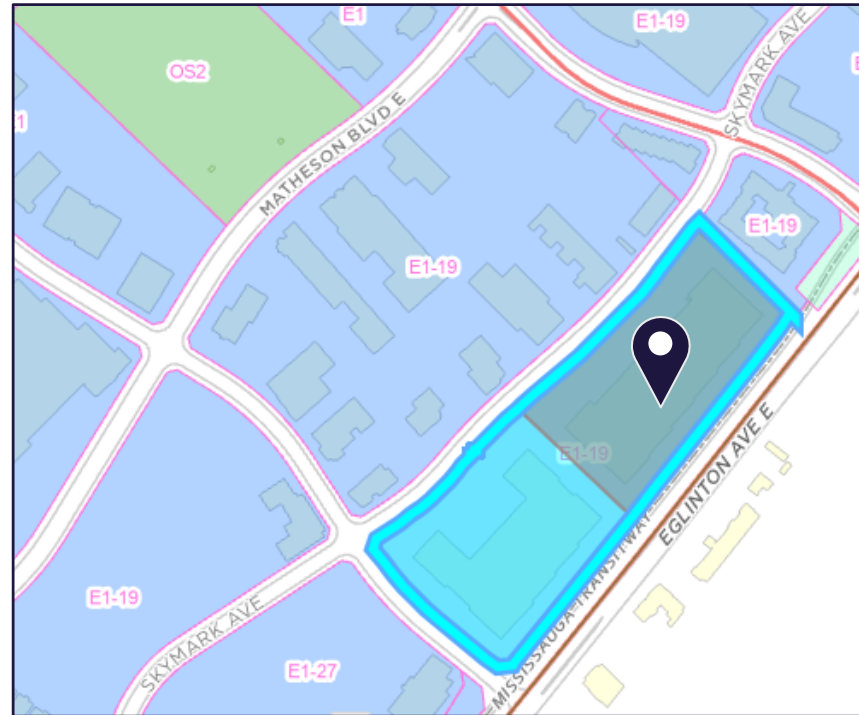
1. Longo's
2. LA Fitness
3. No Frill's
4. Shopper's Drug Mart on Rathburn
5. Centennial Park Golf Centre

GAS STATIONS

1. Petro Canada
2. Shell
3. Esso
4. Canadian Tire
5. Pioneer

ZONING - E1-19 Permitted Uses

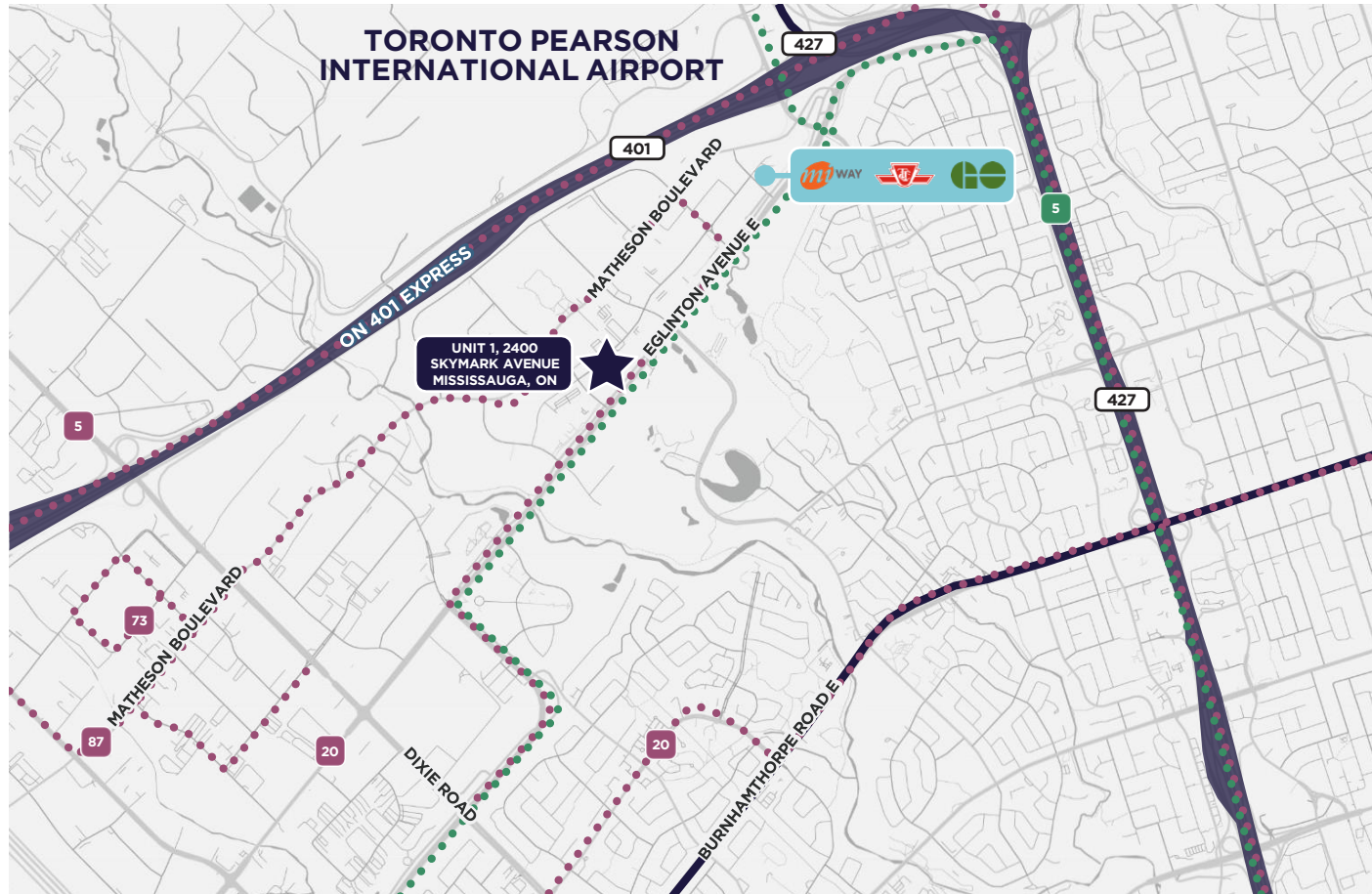
- | | |
|--|---|
| <ul style="list-style-type: none"> • Medical office • Office • Manufacturing facility • Science and Technology Facility • Warehouse/Distribution Facility • Medicinal Product Manufacturing Facility ⁽¹⁴⁾ • Medicinal Product Manufacturing Facility - Restricted • Plant-Based Manufacturing Facility • Commercial School | <ul style="list-style-type: none"> • Financial Institution ⁽¹²⁾ • Veterinary Clinic • Banquet Hall/Conference Centre/Convention Centre • Overnight Accommodation • Active Recreational Use • Entertainment Establishment • Recreational Establishment • University/College |
|--|---|



2400 SKYMARK AVENUE UNIT 1

Transit and Area Overview

APPROXIMATE DISTANCE	
Highway 427	3 km
Highway 401	4 km
Toronto Pearson International Airport	7 km
Highway 410	8 km
Highway 403	8.5 km
Queen Elizabeth Way	11 km
Gardiner Expressway	11 km
Highway 407	13 km



**MISSISSAUGA
TRANSIT ROUTES**

**MISSISSAUGA
EXPRESS ROUTES**

**TTC
RENFORTH STATION**



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We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

pureindustrial.ca

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Skymark Avenue Unit 1

MISSISSAUGA, ON

FOR LEASE

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