



Investment Opportunity

Rarely Available, "Small-Bay" Multi-Tenant Industrial on High-Exposure, Corner Lot

5015 Maingate Drive, Mississauga, ON

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The Offering

Colliers International (the "Agent") has been retained by Stack Investments Limited (the "Vendor") as exclusive agent to arrange for the offering and sale of a 100% freehold interest in an approximately 1.09-acre site improved with a "small-bay" multi-tenant industrial building, municipally described as 5015 Maingate Drive, Mississauga (the "Property").

The Agent is also currently marketing for sale three other multi-tenant industrial properties in Mississauga: 1200 Aimco Boulevard, 2390 Cawthra Road, and 3611-3663 Mavis Road. These three other properties can be acquired individually or in combination with the subject Property as a portfolio. For more information on these other properties, please contact the Agent.

The Property is an irreplaceable, "small-bay", 22,907 SF multi-tenant industrial building located on a corner lot in central Mississauga with prominent exposure to Eglinton Avenue East, a significant arterial road. The Property is comprised of seven ground floor industrial units of approximately 2,800 SF each and eight second floor office units of approximately 500 SF each. The industrial units are predominately demised using concrete-block walls and each have their own truck-level shipping door. The industrial units are all separately metered whereas the second floor office units share a service meter. The Property has been professionally managed and maintained throughout the years. Recent capital improvements include a roof replacement (2016) and partial re-paving of the asphalt areas (2021-2023).

The Property is located at the signalized intersection of Eglinton Avenue East and Maingate Drive, just west of Dixie Road. The Property benefits from exceptional exposure to the busy road of Eglinton Avenue East which has over 19,000 vehicles passing by on a daily basis. The central location allows for a quick drive to multiple 400 series highways and Pearson International Airport. The Property is also well-connected to public transit and within a 12-minute bus ride to the Renforth Station transit hub which connects to MiWay routes, GO bus routes and the TTC system via the Eglinton Crosstown Extension. The immediate surrounding area hosts various amenities, including retail outlets, shopping centers, and restaurants along Dixie Road.

The Property is currently 98% occupied by nine tenants. In-place rents are approximately 40% below the current market rates and the weighted average lease term (WALT) is less than 3.5 years, providing a near-term opportunity for investors to raise rental income by leasing the vacant units and bringing current leases to market rates as they expire. Alternatively, given its unit sizes and strategic location, the Property is potentially well suited for conversion into "strata-condos." Potentially allowing an investor to sell individual condo units at a significant premium over the initial acquisition cost.

Over the last three decades, soaring land values and construction costs have made "small-bay" industrial multi-tenant properties, like the subject Property cost prohibitive to develop in the GTA. Consequently, the inventory of such buildings in the GTA has remained limited, intensifying competition among tenants/businesses for such space and driving rental rates upwards. The Property is expected to transact significantly below the cost of replacement, presenting an opportunity for an investor to capitalize on the upward rental rate pressure for this building type without incurring the corresponding development costs and risks.

Opportunity at a Glance

22,907
Rentable Area (SF)

98%
Occupancy

2,800 SF
Median Unit Size

3.36
Years WALT



Investment Highlights



Highly Functional and Irreplaceable, "Small-Bay" Multi-Tenant Industrial with 2,800 SF Units

- Designed for up to seven, highly functional rectangular industrial units of approximately 2,800 SF each
- Second floor office units, are approximately 500 SF each, a highly desirable size range for smaller tenancies
- Industrial units are separately metered and predominately demised using concrete-block walls
- Each industrial unit has direct access to a truck-level shipping door
- Flexible zoning permitting a wide range of commercial and industrial uses



Corner Property in Prime Mississauga Location

- Corner location at signalized intersection offering prominent exposure along Eglinton Avenue East (over 19,000 vehicles pass by on a daily basis)
- Central Mississauga location within close proximity of 400 series highways, public transit, retail amenities and a strong labour pool
- Within 12-minute bus ride to Renforth Station transit hub which connects to MiWay routes, GO bus routes and the TTC system via the Eglinton Crosstown Extension
- The Mississauga sub-market boasts one of the lowest availability rates in the GTA and some of the highest rental rates, land values, development charges and sale prices



Professionally Managed & Maintained

- The Property has been professionally managed and maintained throughout the years
- Recent capital improvements include a roof replacement (2016) and partial re-paving of the asphalt areas (2021-2023)
- Tenant leases are standardized and follow a landlord friendly "net" structure allowing for administration fee recoveries and the ability to amortize and recover capital expenditures (with the exception of office units which are on a "gross" basis)



Stable Cashflow with Rental Growth Potential

- The Property is 98% occupied by nine tenants with a WALT of less than 3.5 years and in-place rents that are estimated to be $\pm 40\%$ below current market rates
- Investors will benefit from immediate cashflow from a diverse tenant mix as well as near-term potential to significantly increase rents as current tenant leases expire and through leasing the current vacant units
- Potentially well suited for conversion to strata-condo due to unit sizes and layout



Significant Discount to Replacement Value

- Rising land values and construction costs over the past 30 years have significantly increased replacement values for "small-bay" multi-tenant industrial properties in core GTA submarkets like Mississauga
- The Property provides the opportunity to generate development-like returns without the associated development costs and risks



Property Specifications

Rentable Area	Ground Floor (Industrial):	19,300 SF (84%)
	Second Floor (Office):	3,607 SF (16%)
	Total:	22,907 SF
Lot Size	1.09 acres	
Number of Units	7 Industrial (median unit size of 2,800 SF) 8 Office (median unit size of 400 SF)	
Number of Tenants	9	
Shipping Doors	7 Truck Level	

Property Highlights

- Irreplaceable, highly functional, "small-bay" industrial multi-tenant
- Corner Property with prominent exposure to Eglinton Ave E
- Professionally managed and maintained
- Recent capital improvements include a roof replacement (2016) and partial re-paving of the asphalt areas (2021-2023)
- Stable cashflow with rental growth potential
- Significant discount to replacement value
- Near-term rental upside (less than 3.5 years WALT and ±40% below market rates)



Offering Details

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this Offering.

Please [click this link](#) for a copy of the Confidentiality Agreement.

A date for submission of offers will be communicated through the Agent.

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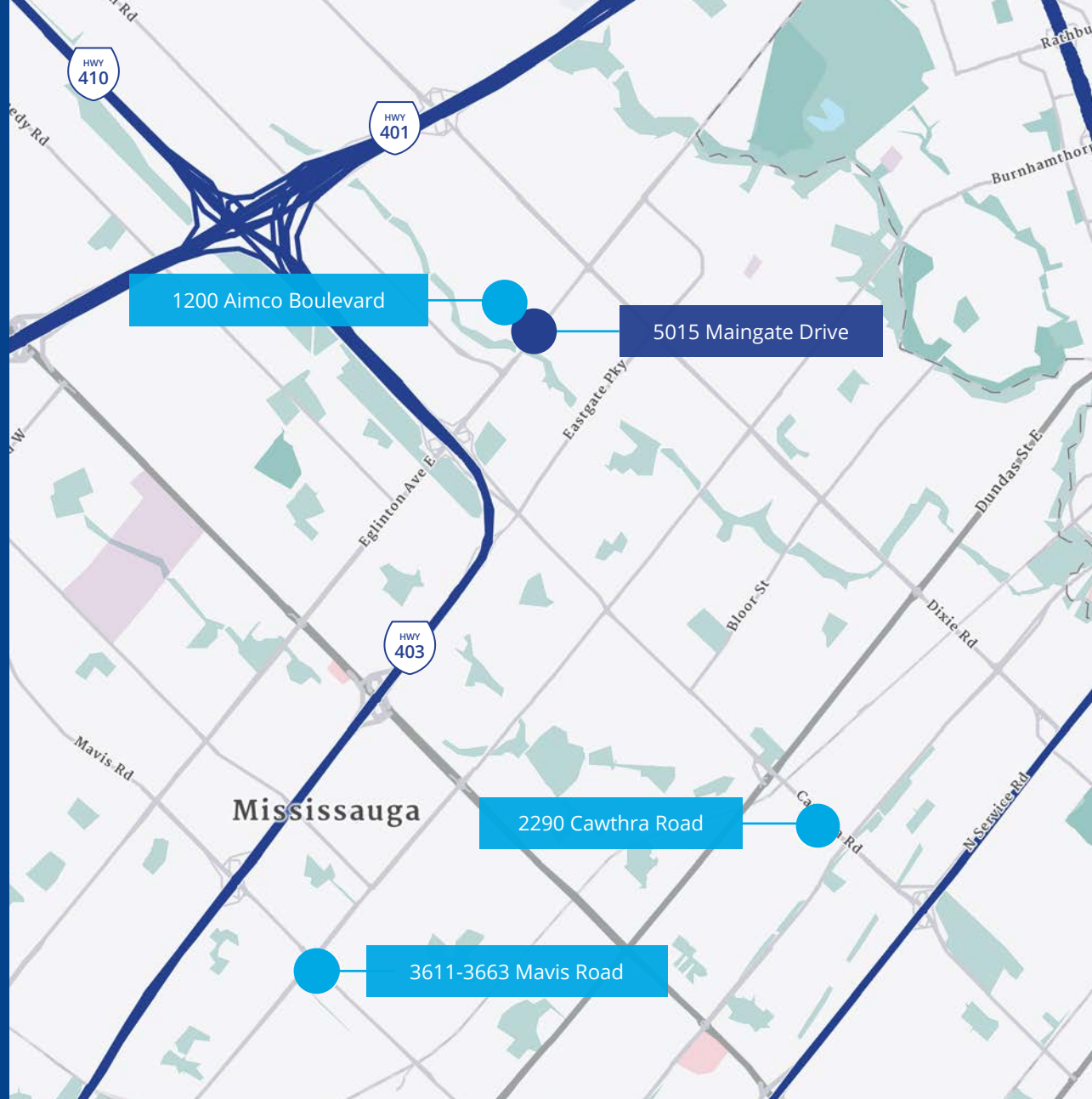
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*Sales Representative



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