

MISSISSAUGA · ON



WESTERN BUSINESS PARK

PRIME INDUSTRIAL
FLEX SPACE FOR LEASE



18

BUILDINGS

1,200–24,000 SF

UNIT SIZE

915,000 SF

PORTFOLIO TOTAL



QuadReal™



WELCOME TO THE

WESTERN BUSINESS PARK

- 1

3105 Unity Dr
- 2

3135 Unity Dr
- 3

3165 Unity Dr
- 4

4181 Sladeview Cres
- 5

4161 Sladeview Cres
- 6

4120 Ridgeway Dr
- 7

4141 Sladeview Cres
- 8

4085 Sladeview Cres
- 9

3190 Ridgeway Dr
- 10

3176 Ridgeway Dr
- 11

3170 Ridgeway Dr
- 12

3150 Ridgeway Dr
- 13

3345 Laird Rd
- 14

3375 Laird Rd
- 15

3425 Laird Rd
- 16

3495 Laird Rd
- 17

3184 Ridgeway Dr
- 18

3180 Ridgeway Dr

KEY FEATURES

- ✓

Unit sizes starting from 1,200 SF
- ✓

15' to 22' ceiling heights
- ✓

Flexible office percentages available
- ✓

LED Lighting throughout
- ✓

Professional management by QuadReal Property Group, Brokerage
- ✓

Customizable spaces to fit your business requirements
- ✓

Combination of truck level and drive-in shipping options
- ✓

Move-in ready, refreshed units

Strategically located with immediate access to Highways 403, 407, and the QEW, this well-established park offers a range of industrial flex spaces to suit diverse business needs.



BUILDINGS

MISSISSAUGA • ON

- 1

3105 Unity Drive
- 2

3135 Unity Drive
- 3

3165 Unity Drive
- 4

4181 Sladeview Crescent
- 5

4161 Sladeview Crescent
- 6

4120 Ridgeway Drive
- 7

4141 Sladeview Crescent
- 8

4085 Sladeview Crescent
- 9

3190 Ridgeway Drive
- 10

3176 Ridgeway Drive
- 11

3170 Ridgeway Drive
- 12

3150 Ridgeway Drive
- 13

3345 Laird Road
- 14

3375 Laird Road
- 15

3425 Laird Road
- 16

3495 Laird Road
- 17

3184 Ridgeway Drive
- 18

3180 Ridgeway Drive

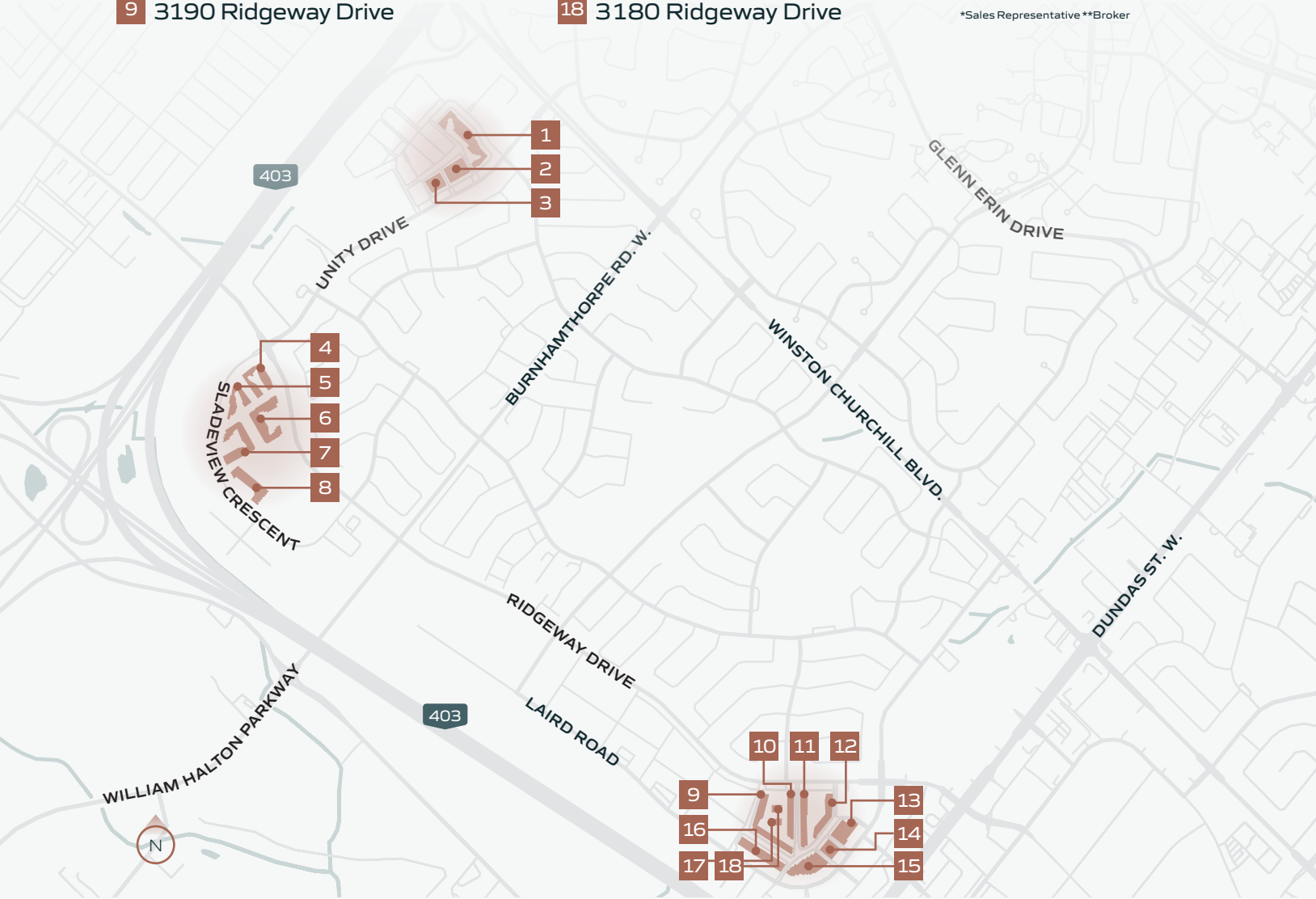
FOR UP-TO-DATE AVAILABILITIES:

RODRIGO SILVA*
+1 905 334 0088
rod.silva@jll.com

DANIEL SMITH, SIOR**
+1 647 627 3172
dan.smith@jll.com

LUIS ALMEIDA, SIOR*
+1 647 298 7550
luis.almeida@jll.com

*Sales Representative **Broker



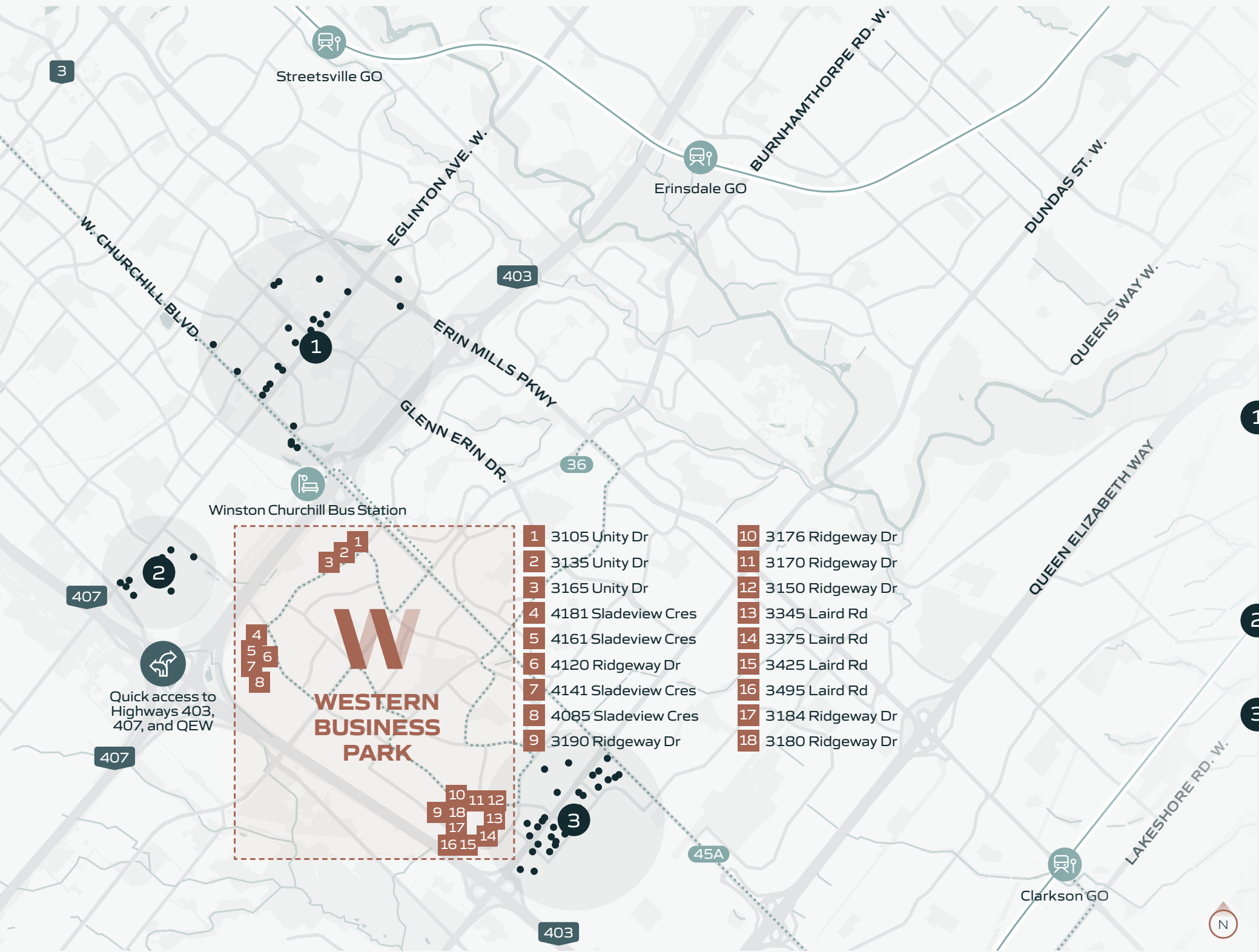
NEARBY AMENITIES

CLOSE PROXIMITY TO VARIOUS AMENITIES

27 KM
PEARSON AIRPORT

35 KM
DOWNTOWN TORONTO

101 KM
US BORDER



TRANSIT

miWAY BUS:

- 36 36 Ridgeway
- 45A ... 45/45A Winston Churchill

GO TRANSIT:

- Clarkson GO Station
- Streetsville GO Station
- Erindale GO Station
- Winston Churchill Bus Station

AMENITIES

- 1**

 - Credit Valley Hospital
 - Esso
 - IHOP
 - Erin Mills Town Centre
 - Tim Hortons
 - LCBO
 - CIBC
- 2**

 - Matari Coffee Co.
 - Burger Factory
 - Potato Bar
- 3**

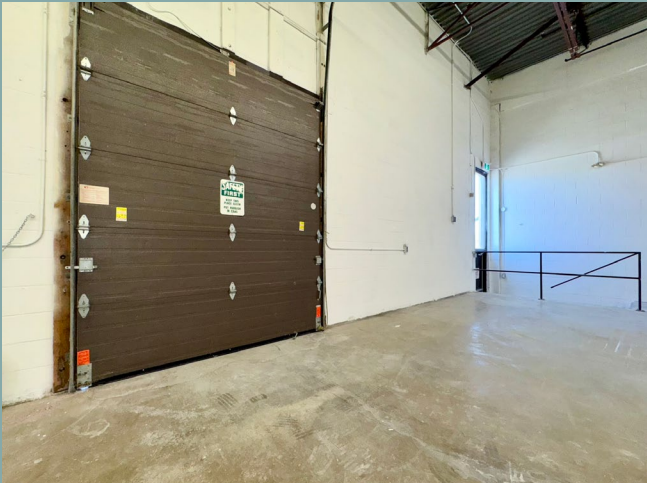
 - LA Fitness
 - Jack Astor's
 - Milestones
 - Tim Hortons
 - Shell
 - Chipotle Mexican Grill
 - Montana's BBQ
 - Canadian Tire
 - Lone Star Texas Grill
 - Healthy Planet
- Indigo
 - Starbucks
 - Shoppers Drug Mart
 - HomeSense
 - Dollarama
 - Boston Pizza
 - Sunset Grill
 - TD Bank
- Smash
 - Petro-Canada
 - Tim Hortons
- Dollarama
 - PetSmart
 - Firehouse Subs
 - Best Buy
 - Basil Box
 - Blaze Pizza
 - The Brick
 - Home Depot
 - Costco
 - McDonald's
- McDonald's
 - Chipotle Mexican Grill
 - RBC
 - Shell
 - Petro-Canada
- Rogers
 - Auto Spa Mississauga
- St. Louis Bar & Grill
 - Karahi Point
 - D Spot Desserts
 - Mandarin Restaurant
 - RBC
 - Winners
 - Staples
 - Sport Chek
 - Burger King

SAMPLE INTERIORS

SAMPLE OFFICE SPACES



SAMPLE INDUSTRIAL SPACES



THE TEAM



ABOUT QUADREAL PROPERTY GROUP

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management are \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating platforms in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

quadreal.com



ABOUT JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 110,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



RODRIGO SILVA*
Associate Vice President
+1 905 334 0088
rod.silva@jll.com



DANIEL SMITH, SIOR**
Senior Vice President
+1 647 627 3172
dan.smith@jll.com



LUIS ALMEIDA, SIOR*
Executive Vice President
+1 647 298 7550
luis.almeida@jll.com



KAUSI VICKNESHWARAN*
Transaction Manager
+1 647 971 9870
kausi.vick@jll.com

MISSISSAUGA · ON



WESTERN BUSINESS PARK

PRIME INDUSTRIAL
FLEX SPACE FOR LEASE

RODRIGO SILVA*

Associate Vice President

+1 905 334 0088

rod.silva@jll.com

LUIS ALMEIDA, SIOR*

Executive Vice President

+1 647 298 7550

luis.almeida@jll.com

DANIEL SMITH, SIOR**

Senior Vice President

+1 647 627 3172

dan.smith@jll.com

KAUSI VICKNESHWARAN*

Transaction Manager

+1 647 971 9870

kausi.vick@jll.com

JLL Mississauga

1020 – 1 City Centre Drive

Mississauga, ON L5B 1M2

jll.com

© 2025 JLL Canada. All rights reserved. Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. *Sales Representative **Broker