



FIVE/EIGHT/FIVE
SECRETARIAT COURT
MISSISSAUGA

High Profile Precast Building

FOR SALE & LEASE





Property Features

- Modern precast building with excellent curb appeal
- Extensive rear lot providing excellent shipping door access
- Plenty of natural light from warehouse skylights
- Central Mississauga location with easy access to Highways 410, 401, and 407



Great Curb Appeal & Truck Access to Shipping from Two Sides



Desirable Location with proximity to Highways 410, 401, 407 and Pearson International Airport



Abundance of Natural Light through Warehouse Skylights



Excellent 23'6" Clear Height



Two Floors of Office Space

Property Profile

Total Area	20,954 SF
Office Area	5,816 SF
Warehouse Area	15,138 SF
Lot Size	1.20 Acres
Clear Height	23'6"
Shipping	2 TL / 1 DI
Power	400 A / 600 V
Sprinklers	Yes
Zoning	E2
Year Built	2004
Bay Size	41 & 46 feet x 36 feet
Taxes (2025)	\$33,801.00
TMI (2024)	\$4.25 PSF

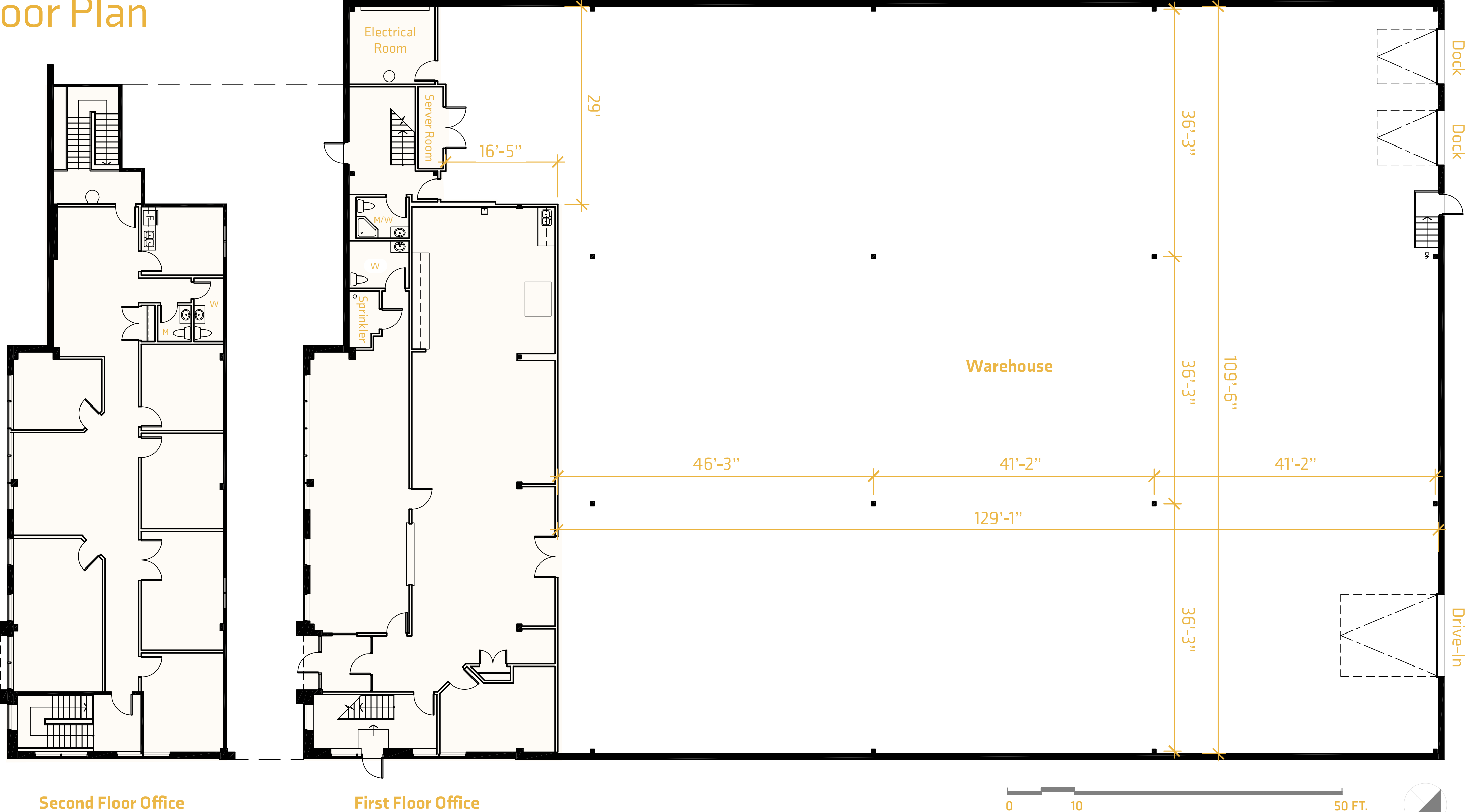
Vacant Possession **December 1, 2025**
Earlier possession is available if the Purchaser wishes to assume the existing lease.

Sale Asking Price **\$11,000,000 [\$ 525 PSF]**

Lease Asking Price **\$ 20.50 NET PSF**



Floor Plan



Gallery



The contents are not included in the sale. Please contact Listing Agent for details.

Zoning: E2- Employment Zone

Permitted Uses

Medical Office

Office

Broadcasting / Communication Facility

Manufacturing Facility

Science & Technology Facility

Truck Terminal

Warehouse / Distribution Facility

Wholesaling Facility

Waste Processing Station

Waste Transfer Station

Composting Facility

Self Storage Facility

Contractor Service Shop

Medicinal Product Manufacturing Facility

Medicinal Product Manufacturing Facility - Restricted

Plant-Based Manufacturing Facility

Restaurant

Convenience Restaurant

Take-out Restaurant

Commercial School

Financial Institution

Veterinary Clinic

Animal Care Establishment

Motor Vehicle Repair Facility - Restricted

Motor Vehicle Rental Facility

Motor Vehicle Wash Facility - Restricted

Gas Bar

Motor Vehicle Service Station

Motor Vehicle Service Station

Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

Banquet Hall/Conference Centre/Convention Centre

Night Club

Overnight Accommodation

Adult Video Store

Adult Entertainment Establishment

Animal Boarding Establishment

Active Recreational Use

Body-Rub Establishment

Truck Fuel Dispensing Facility

Entertainment Establishment

Recreational Establishment

Funeral Establishment

Private Club

Repair Establishment

Parking Lot

University/College



Site Access



Highway 410	4 mins
Highway 407	8 mins
Highway 401	9 mins



Mississauga Square One	12 mins
Etobicoke	16 mins
Downtown Toronto	26 mins
Oakville	24 mins



Public Transit	4 mins walk
GO Station - Bramalea	10 mins drive
GO Station - Malton	12 mins drive

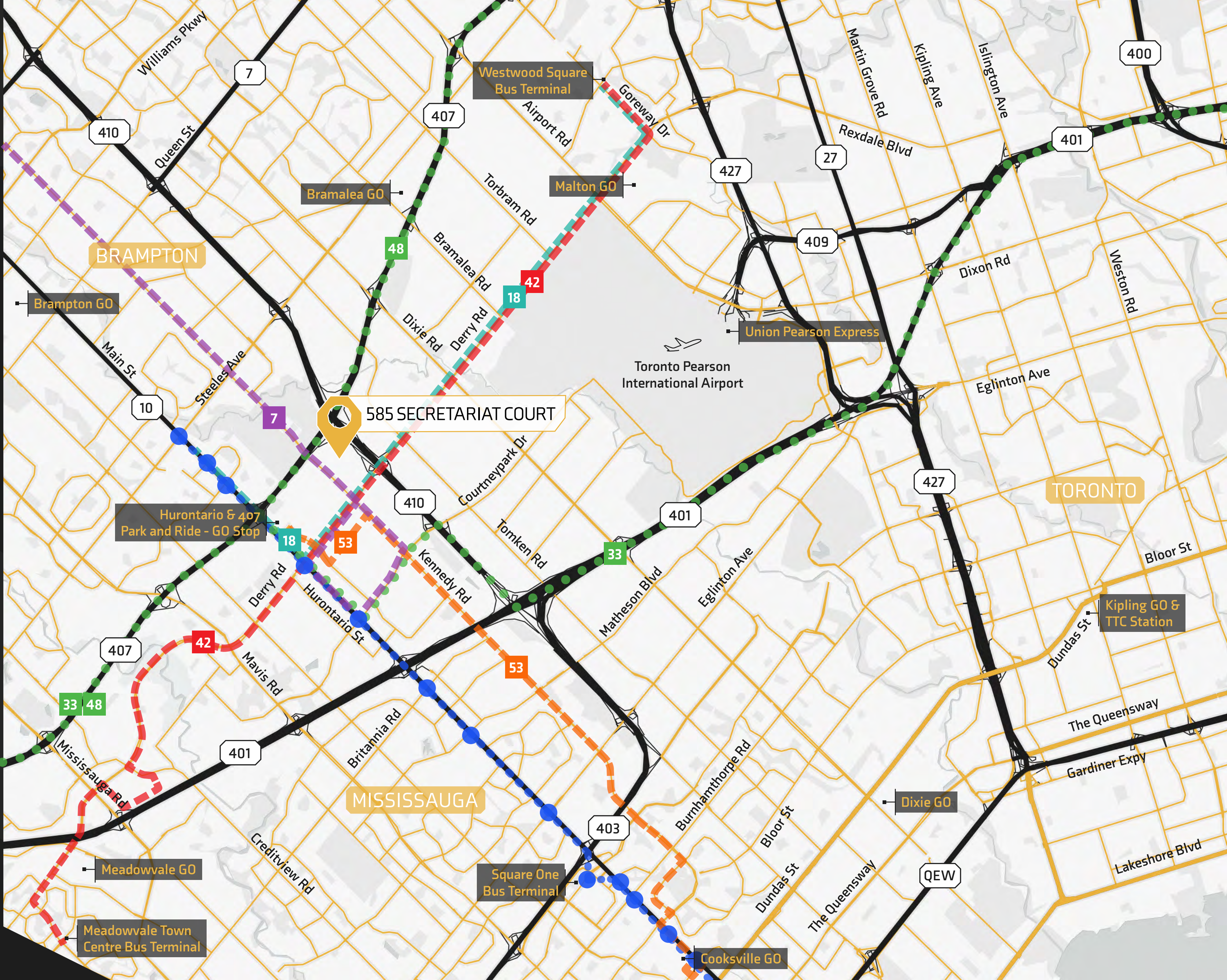


Toronto Pearson Int. Airport	12 mins drive
Hamilton Int. Airport	45 mins drive

Transit Lines



Mississauga	53 Kennedy
	42 Derry
	18 Derry
Brampton	7 Kennedy
GO Bus	33 Guelph-York Mills
	48 Guelph-York Univ.
Hurontario Light Rail	Under Construction



FOR SALE & LEASE



FIVE/EIGHT/FIVE SECRETARIAT COURT

High Profile Precast Building in Central Mississauga

Ben Williams*, SIOR

Executive Vice President

+1 416 620 2874

Ben.Williams@Colliers.com



Colliers 401 The West Mall, Suite 800, Toronto, ON M9C 5J5 +1 416 777 2200

*Sales Representative. This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage



collierscanada.com