

GATE 33

BUSINESS CENTRE

1833 Buckhorn Gate | Mississauga, ON



AVISON
YOUNG



BUILDING 1

BUILDING 2

BUILDING 3

Eastgate Parkway

Tahoe Boulevard

Buckhorn Gate



Property Overview

Gate 33 Business Centre is Mississauga's premier industrial condominium development. This 3-building, 111,000 sf project is being developed to meet the market's high demand for ownership of well-located, well-designed industrial condominiums. This prestigious location offers users/investors access to 401/403/QEW, steps to Pearson Airport, fantastic amenities and the opportunity to build equity by owning commercial real estate in Mississauga.

Availabilities

BUILDING 1 - 43,807 sf

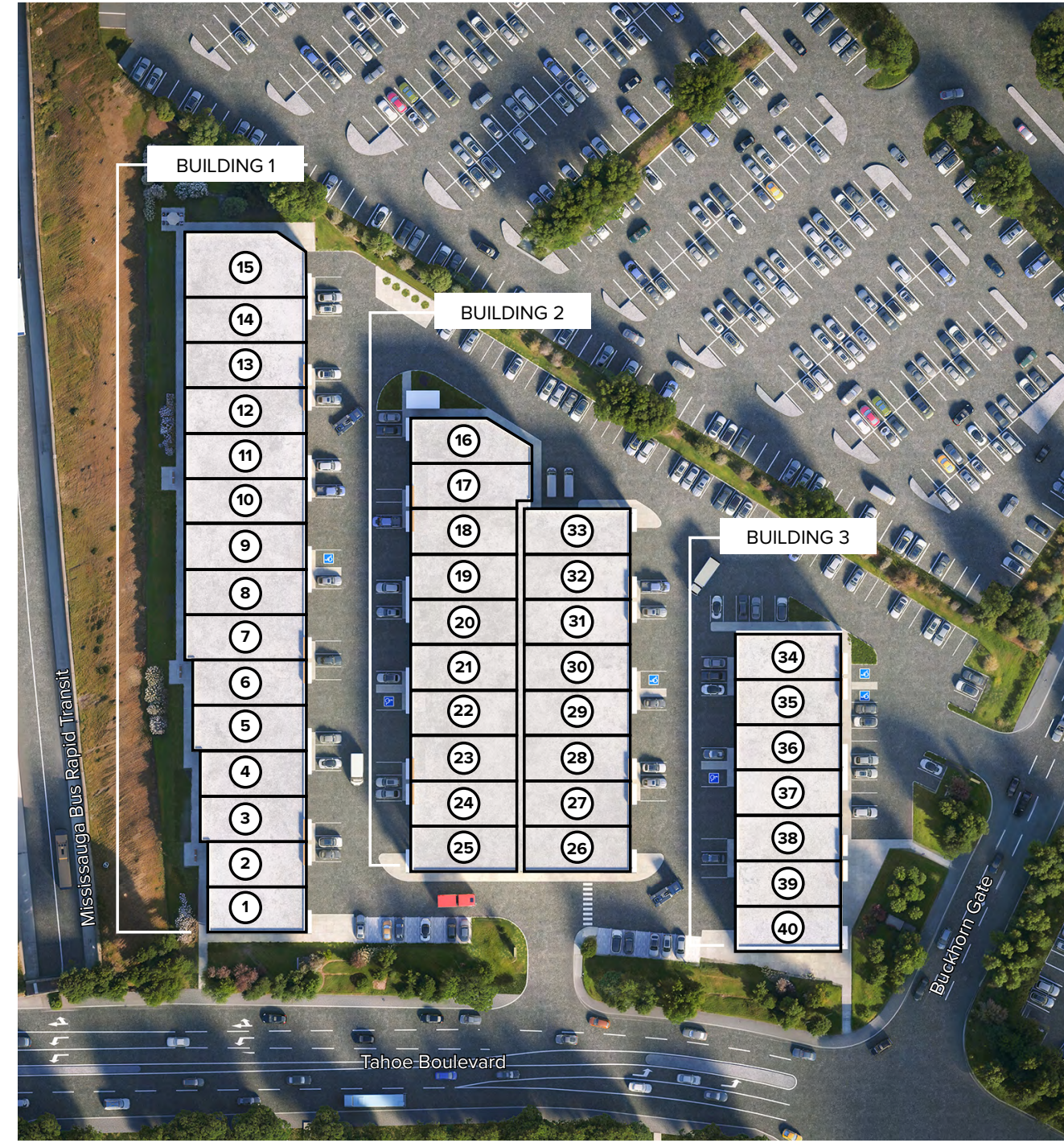
| Unit | Ground Floor (sf) | Mezzanine (sf) | Unit Size (sf) | Price |
|------|-------------------|----------------|----------------|-------------|
| ① | 1,661 | 529 | 2,190 | \$1,259,000 |
| ② | 1,964 | 529 | 2,493 | \$1,433,000 |
| ③ | 2,115 | 529 | 2,644 | \$1,427,000 |
| ④ | 2,115 | 529 | 2,644 | \$1,427,000 |
| ⑤ | 2,265 | 529 | 2,794 | \$1,509,000 |
| ⑥ | 2,265 | 529 | 2,794 | \$1,509,000 |
| ⑦ | 2,417 | 604 | 3,021 | \$1,616,000 |
| ⑧ | 2,417 | 604 | 3,021 | \$1,616,000 |
| ⑨ | 2,417 | 604 | 3,021 | \$1,616,000 |
| ⑩ | 2,417 | 604 | 3,021 | \$1,616,000 |
| ⑪ | 2,417 | 604 | 3,021 | \$1,616,000 |
| ⑫ | 2,417 | 604 | 3,021 | \$1,616,000 |
| ⑬ | 2,417 | 604 | 3,021 | \$1,616,000 |
| ⑭ | 2,417 | 604 | 3,021 | \$1,616,000 |
| ⑮ | 3,339 | 741 | 4,080 | \$2,183,000 |

BUILDING 3 - 18,378 sf

| Unit | Ground Floor (sf) | Mezzanine (sf) | Unit Size (sf) | Price |
|------|-------------------|----------------|----------------|-------------|
| ⑳ | 2,135 | 534 | 2,669 | \$1,668,000 |
| ㉑ | 2,135 | 534 | 2,669 | \$1,668,000 |
| ㉒ | 2,135 | 534 | 2,669 | \$1,601,000 |
| ㉓ | 2,135 | 534 | 2,669 | \$1,601,000 |
| ㉔ | 2,135 | 534 | 2,669 | \$1,601,000 |
| ㉕ | 2,135 | 534 | 2,669 | \$1,695,000 |
| ㉖ | 1,830 | 534 | 2,364 | \$1,501,000 |

BUILDING 2 - 48,836 sf

| Unit | Ground Floor (sf) | Mezzanine (sf) | Unit Size (sf) | Price |
|------|-------------------|----------------|----------------|-------------|
| ㉗ | 2,193 | 543 | 2,736 | \$1,491,000 |
| ㉘ | 2,427 | 543 | 2,970 | \$1,619,000 |
| ㉙ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㉚ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㉛ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㉜ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㉝ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㉞ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㉟ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㊱ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㊲ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㊳ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㊴ | 2,172 | 543 | 2,715 | \$1,520,000 |
| ㊵ | 2,017 | 543 | 2,560 | \$1,434,000 |
| ㊶ | 2,017 | 543 | 2,560 | \$1,434,000 |
| ㊷ | 2,172 | 543 | 2,715 | \$1,520,000 |
| ㊸ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㊹ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㊺ | 2,172 | 543 | 2,715 | \$1,452,000 |
| ㊻ | 2,172 | 543 | 2,715 | \$1,520,000 |
| ㊼ | 2,172 | 543 | 2,715 | \$1,520,000 |
| ㊽ | 2,172 | 543 | 2,715 | \$1,520,000 |



*Areas shown reflect the grossed up square footage

Zoning E2-40

Gate 33 Business Centre is zoned Employment (E2), which accommodates a wide range of uses:

Employment

- Office

Business Activities

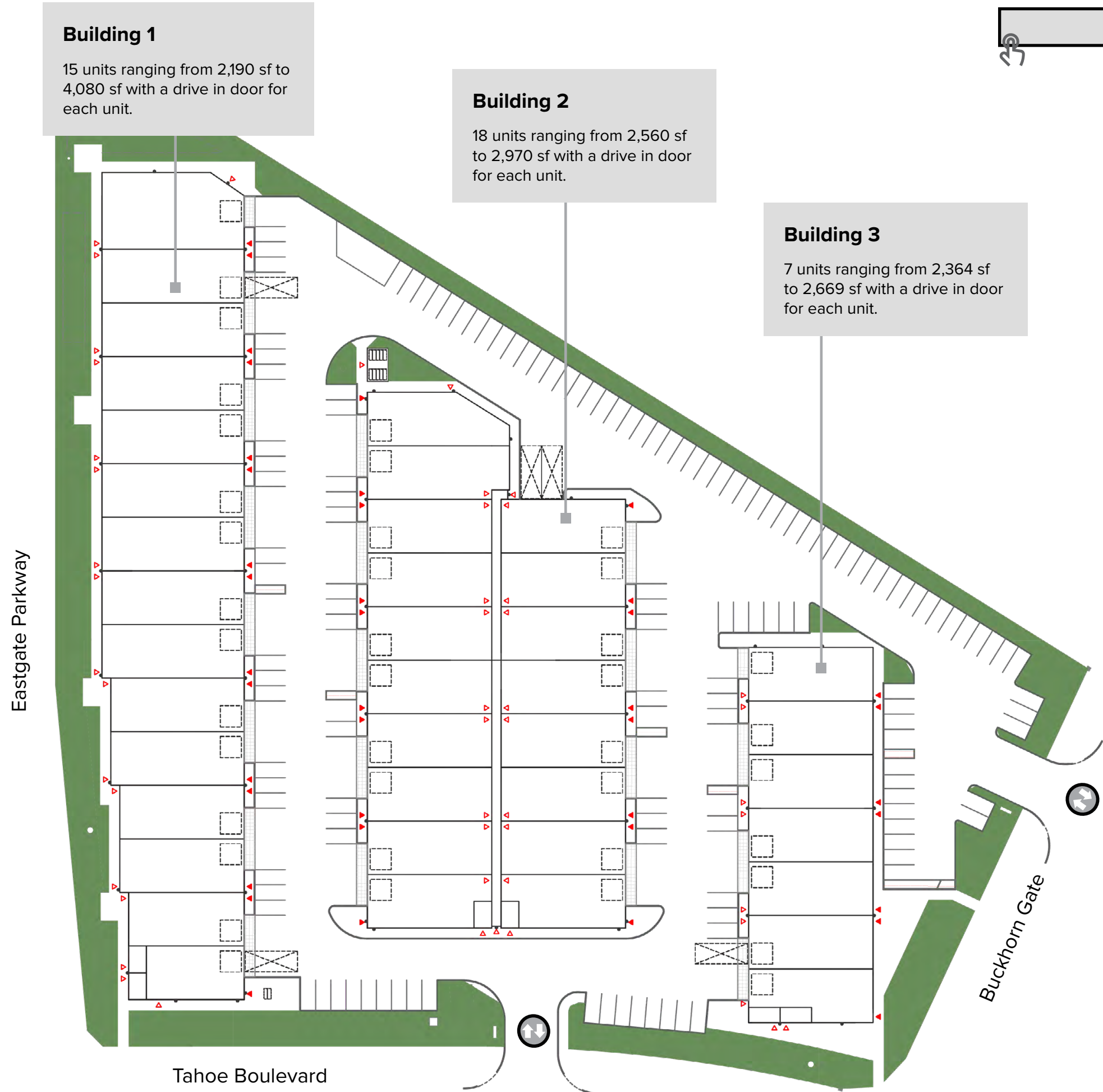
- Broadcasting/communication facility
- Manufacturing facility
- Science & technology facility
- Warehouse/distribution facility
- Wholesaling facility
- Contractor service shop
- Medicinal product manufacturing facility
- Plant-based manufacturing facility

Commercial

- Commercial school
- Financial institution
- Veterinary clinic
- Animal care establishment

Other

- Animal boarding establishment
- Active recreational use
- Recreational establishment
- Private club
- Repair establishment
- University/college
- Courier/messenger service



Location

AMENITIES AND TRANSIT

- 1 Heartland Town Centre**
 Best Buy
 Dollarama
 Sephora
 Loblaws
 Walmart
 Canadian Tire
 Costco
 Sport Chek
 McDonald's
 Seafood City

- 5** Staples
 Boston Pizza
 Chipotle
 LA Fitness
 Mr. Sub
 Burger Factory
 Esso/Tim Hortons
 Canadian Tire Gas
 Starbucks
 Mary Brown's
 Hilton Garden Inn

- 2 Mississauga Centrum**
 Cineplex
 Boston Pizza
 Osmow's
 Moxies
 Mucho Burrito
 LA Fitness
 Turtle Jack's
 McDonald's
 Denny's
 Demetres
 Booster Juice
 Montana's

- 6 Rockwood Mall**
 Food Basics
 Homesense
 Beer Store
 Burger King
 Chuck-E-Cheese
 Dollarama

- 3 401 Pearson Automall**
 Honda
 Toyota
 Best Western Plus
 Hyundai
 Audi

- 7 Sherway Gardens**
 Sport Chek
 Indigo
 Hudson's
 Bay
 Sporting Life
 Joey
 Eataly
 The Keg
 Cactus Club

- 4 401 Dixie Automall**
 Volkswagen
 Harley
 Davidson
 Mazda
 Montana's
 Kelseys
 Kia
 Infinity
 Nissan
 Subway
 A&W

- 8 Square One Shopping Centre**
 Uniqlo
 The Rec Room
 Indigo
 Moxies
 Earls
 Simons
 Zara
 Bath & Body
 Chipotle
 The Food District

Drive Times

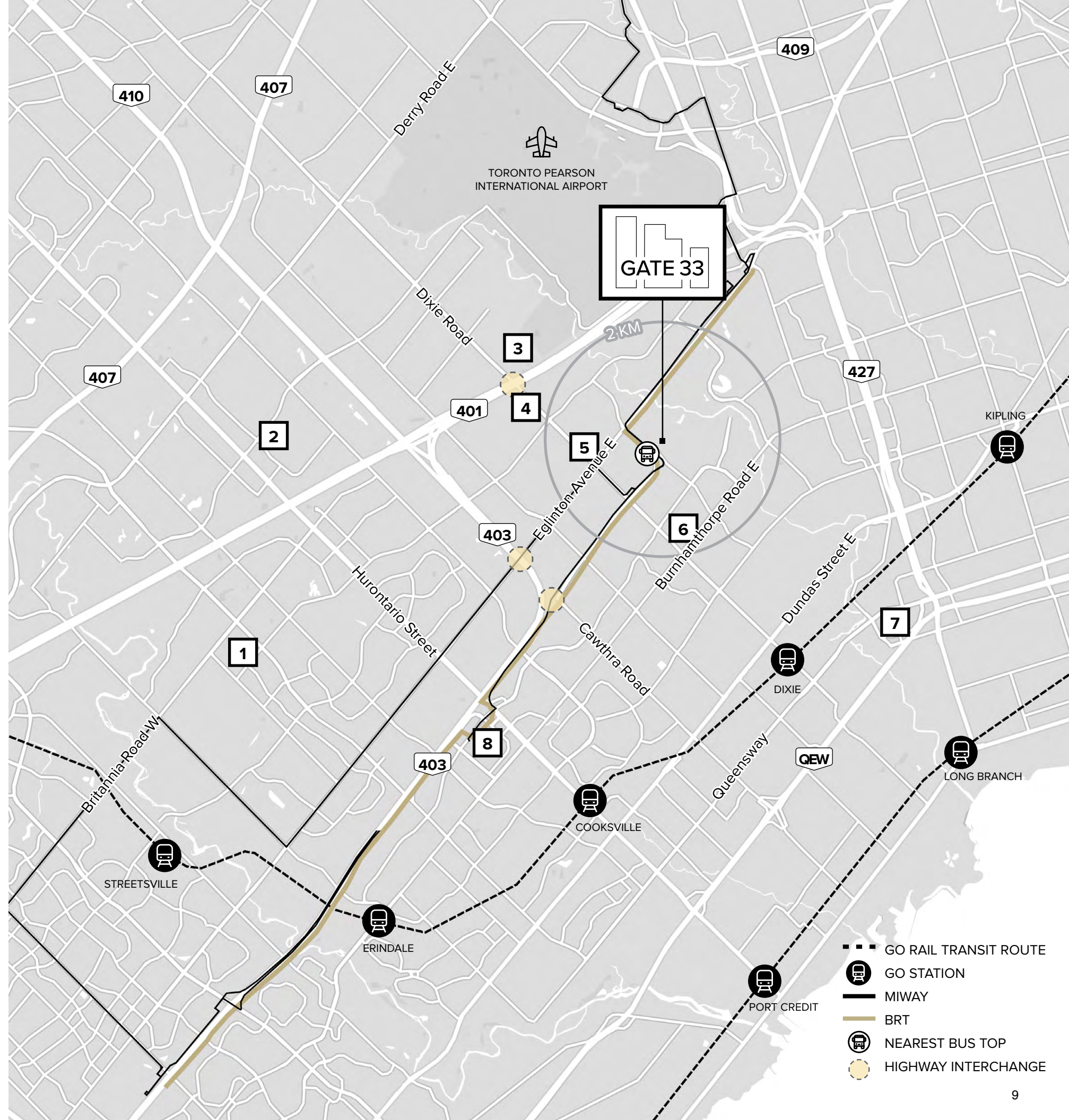
10 MINS | 8 KM
 Toronto Pearson
 International Airport

30 MINS | 20 KM
 Downtown
 Toronto

60 MINS | 112 KM
 Niagara-US
 Border

52 Walker's paradise
 Daily errands do not require a car

56 Transit Score
 World class public transportation





Roof

Designed to conform to CSA and OBC standards. R35 60mil TPO on vapour barrier (VB) polyiso, metal deck.



Roof Curbing for HVAC

Roof curb with gas piping will be installed to accommodate a future 3-6 tonne rooftop unit.



Electrical Service

One (1) 600 volt, three-phase, four-wire service to an infused disconnect switch, with a minimum of 100 amps.



Unit Heater

A natural gas line will be provided on the roof feeding the interior unit heater in each unit as well as feeding any future roof-top-units.



25'
Clear
Height



Exterior Finishes

Exterior cladding consists of a combination of architectural insulated metal panels and siding assembly, each with an insulation value of R20. Front office glazing to have R5 insulation value.



Floor Slab

Exposed 6" sealed-concrete slab-on-grade with 600 lbs/sf capacity.



Lease Vs. Own

| Purchase Comparison | | | |
|------------------------|-----------|--------------------------|-------------|
| The Facts | | The Costs | |
| Size of Unit | 2,626 sf | Initial Purchase | \$1,483,690 |
| Cost PSF of Unit | \$540 psf | Loan Amount (70%) | \$1,038,583 |
| Cost PSF of Leaseholds | \$25 psf | Initial Investment (30%) | \$445,107 |
| Amortization Period | 25 Years | ① Average Annual Cost: | \$91,982.49 |
| Interest Rate | 4.50% | | |
| Lease Comparison | | | |
| Size of Unit | 2,626 sf | ② Average Annual Cost: | \$81,535.79 |

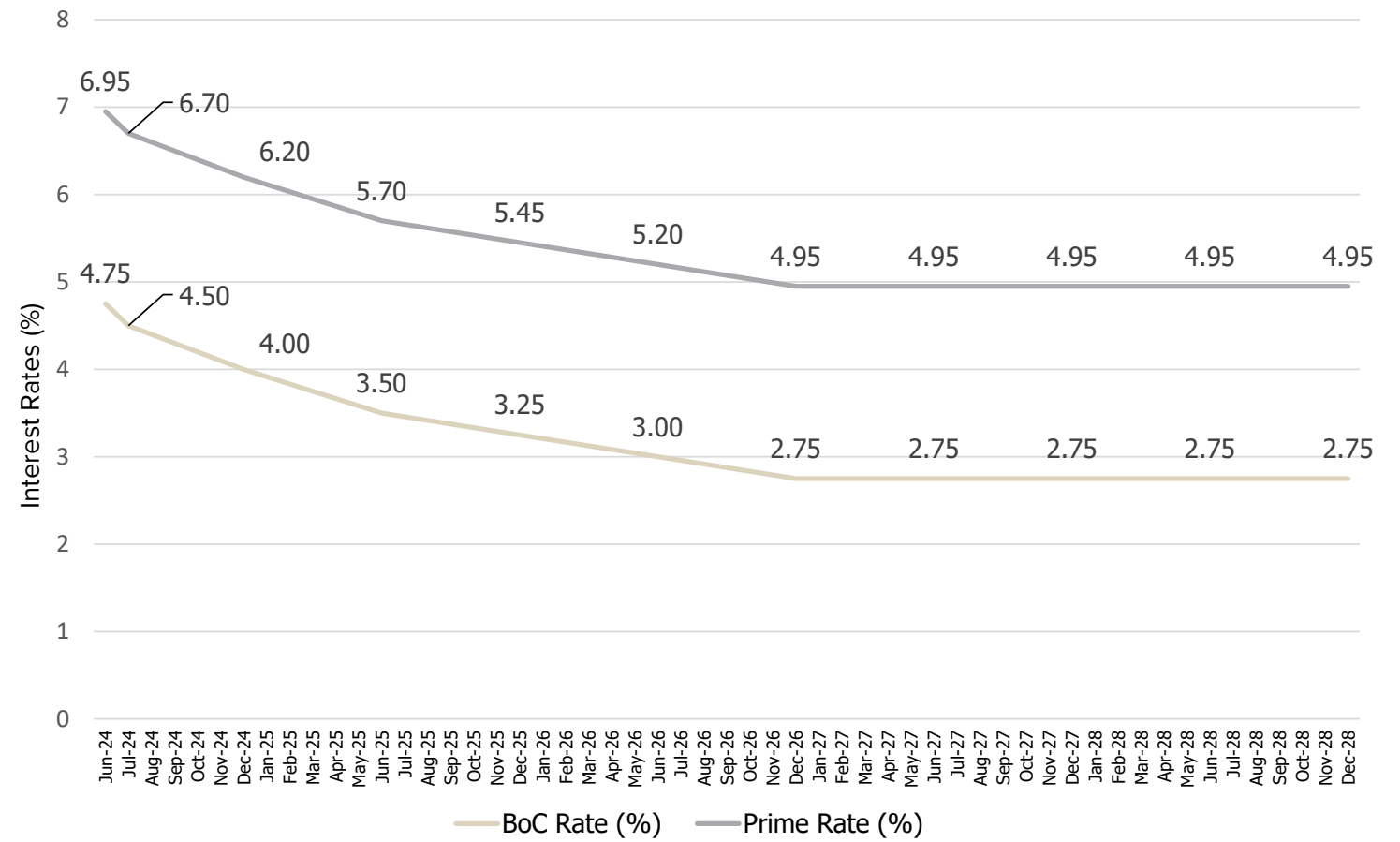
Summary 1 & 2

Equity in unit after 10 years (assuming no appreciation in market value):

\$730,181.49

Bank Of Canada

FORECAST OF CANADIAN MORTGAGE INTEREST RATES (2024-2028)



Source: WOVA Leads Inc.

Assumptions

Purchase Assumption

- 2,626 sf
- \$25 psf capital upgrades / leaseholds
- 30% down payment
- 4.5% interest rate
- Condo fees & real estate taxes \$8.00 psf

Lease Assumption

- 2,626 sf
- 10 year lease term
- Yr 1 \$19.00 psf net
- 3.50% escalator on net rent Yrs 2-10
- \$25.00 psf capital upgrade
- Additional rent \$8.00 psf

FAQs

What are the annual condo fees?

Estimated to be \$2.43 per sf per annum

Who is the property manager?

(<https://www.keytreepm.com>)

Estimated condo registration date?

Q1 2027

How many parking spaces are available?

136 total parking spaces

Estimate completion date for owner occupancy?

Q2 2026

What signage opportunities are available?

- Exterior building signage
- Pylon signage – quantity and location to be determined by City

What is the deposit structure?

- 5% due upon signing the APS
- 5% due within 60 days
- 5% due within 180 days
- 5% due within 365 days



Project Team

DEVELOPED BY



FAX Real Estate is a commercial real estate investment and asset management company focused on value-add opportunities that deliver strong risk-adjusted returns. The team has a nimble and creative approach to real estate investment and is known for sourcing unique transactions through an extensive network of owners, brokers, and lenders. Management has a long history of acquiring assets at an attractive cost basis and adding value through income growth, repositioning and strategic capital investment. FAX Real Estate benefits from the platform and infrastructure of FAX Capital Corp., an investment company focused on long-term asset management of high-quality mid-market investments.

DEVELOPED BY



Black Dog is a leading developer known for delivering results through proven methods and flawless execution. With a trusted team of top consultants, we manage projects with the highest standards of quality and trust. Our partnership with Penalta Group Ltd., unique process, and extensive industry experience ensure outstanding results. As an industry leader, we handle projects from acquisition to disposition with dedication and accountability. Alongside our partners, we've delivered over 7,000,000 square feet of exceptional projects across multiple asset classes in the past decade. At Black Dog Development, we transform visions into reality with innovative design and modern building solutions, creating sustainable environments for living, working, and playing. Our commitment to integrity, quality, and trust is unwavering.

CONSTRUCTION BY



Penalta Group has been a trusted multi-sector and multi-service build partner for 25 years. Whether it's as a Construction Manager, General Contractor or Design Builder, Penalta Group has delivered construction excellence across a broad range of sectors for our client partners and communities across Ontario and Canada. Our team specializes in the delivery of large-scale industrial project construction, with over \$400M in industrial new-build construction delivered to date. We are a solutions-driven build partner that is committed to delivering safe, efficient and high-quality construction projects and a best-in-class construction experience for our clients, as we work together to turn their visions into reality.

SALES AND MARKETING BY



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.



GATE 33

BUSINESS CENTRE

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