

# 2395 Speakman Drive

Mississauga, ON



FOR SALE



CBRE







# The Offering

The Property currently includes a multi-tenant office building spanning 233,668 square feet, along with two metal clad buildings totaling approximately 21,384 square feet. The Offering provides users, investors, and developers with a valuable chance to acquire a well-located development parcel in the established Sheridan Park. Sheridan Park boasts a prestigious tenant roster, primarily consisting of science and technology industry leaders. The City of Mississauga actively encourages the redevelopment of the Property to meet the increasing demand for science and technology space near downtown Toronto.

## Property Details

This 28.2 Acre property can be divided into 4 individual parcels (or a combination thereof), depending on the requirement.

Total Size	28.2 Acres
 Parcel A	5.24 Acres
 Parcel B	13.19 Acres
 Parcel C	5.94 Acres
 Additional Parcel	3.8 Acres
Land Use	Designated Employment

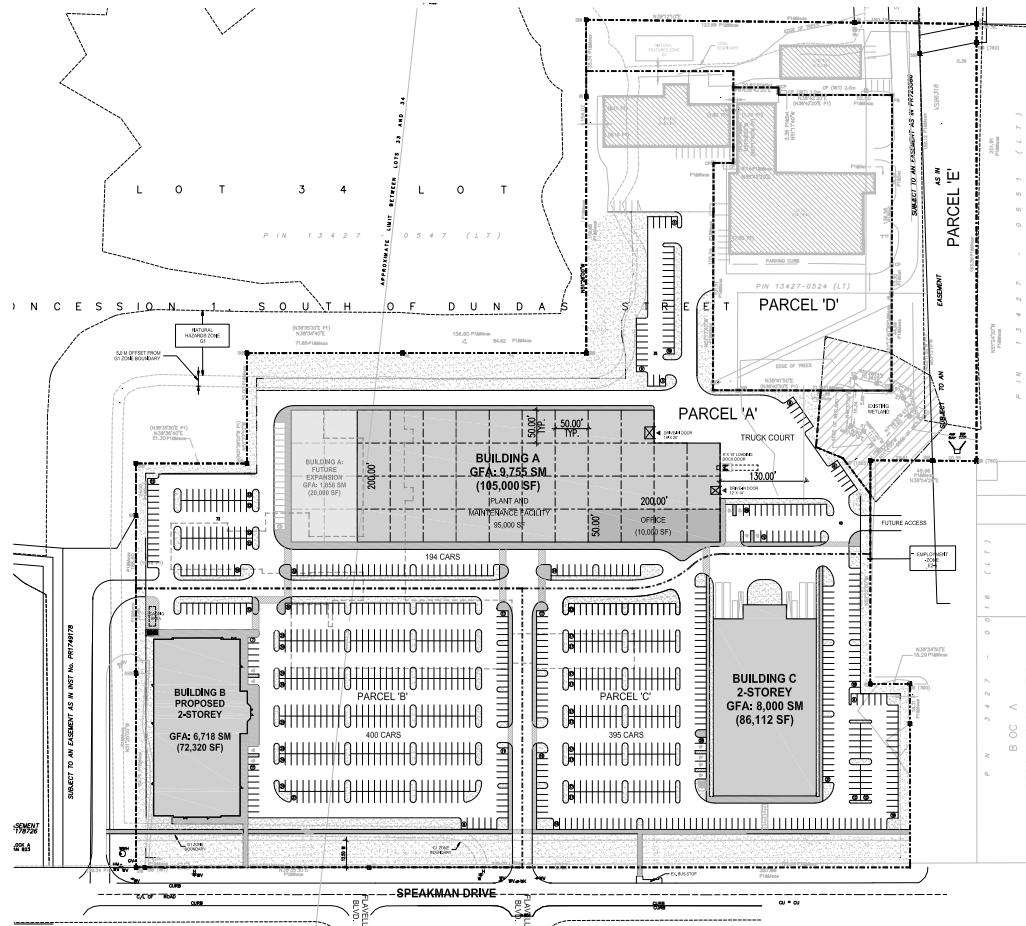








# Concept Plan



## SITE STATISTICS:

**SITE AREA:** ±27.08 ACRES (109,577 SM)  
**DEVELOPABLE AREA:** ±24.37 ACRES (98,630 SM)  
**TOTAL BUILDING AREA:**  
 BEFORE EXPANSION: 24,473 SM (263,432 SF)  
 AFTER EXPANSION: 26,331 SM (283,432 SF)  
**TOTAL PARKING PROVIDED:**  
 BEFORE EXPANSION: 989 CARS (3.75/1000 SF)  
 AFTER EXPANSION: 1,007 CARS (3.55/1000 SF)  
**PARCEL 'A':** ±9.60 ACRES  
 BUILDING 'A' BEFORE EXP.: 9,755 SM (105,000 SF)  
 BUILDING 'A' AFTER EXP.: 11,613 SM (125,000 SF)  
**PARKING PROVIDED:**  
 BEFORE EXPANSION: 194 CARS (1.85/1000 SF)  
 AFTER EXPANSION: 212 CARS (1.70/1000 SF)

**PARCEL 'B':** ±5.68 ACRES  
 BUILDING 'B': 6,718 SM (72,320 SF)  
 PARKING PROVIDED: 400 CARS (5.53/1000 SF)  
**PARCEL 'C':** ±5.85 ACRES  
 BUILDING 'C': 8,000 SM (86,112 SF)  
 PARKING PROVIDED: 395 CARS (4.59/1000 SF)  
**PARCEL 'D':** ±2.73 ACRES  
**PARCEL 'E':** ±3.22 ACRES

THIS SITE PLAN HAS BEEN PREPARED AS AN "ILLUSTRATION OF CONCEPT" ONLY, AND SUCH CONCEPT MUST BE CONFIRMED FOR ALL BUILDING CODE, FIRE EXPOSING FACE, AND RELATED ISSUES, BASED UPON INFORMATION TO BE PROVIDED REGARDING ALL EXISTING CONSTRUCTION, LOT LINE PROXIMITY ETC.

Contractor must check and verify all dimensions on the job and report any discrepancies before proceeding with the work.  
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**PROPOSED**  
**2395 SPEAKMAN DRIVE**

**LOCATION: MISSISSAUGA, ON.**

**FOR: FIRST GULF**

**DATE: 05/22/2024**

**SCALE: N.T.S.**

**PROJECT #: 00008**

**DWG #: SD-018**







# Zoning

## E2-5

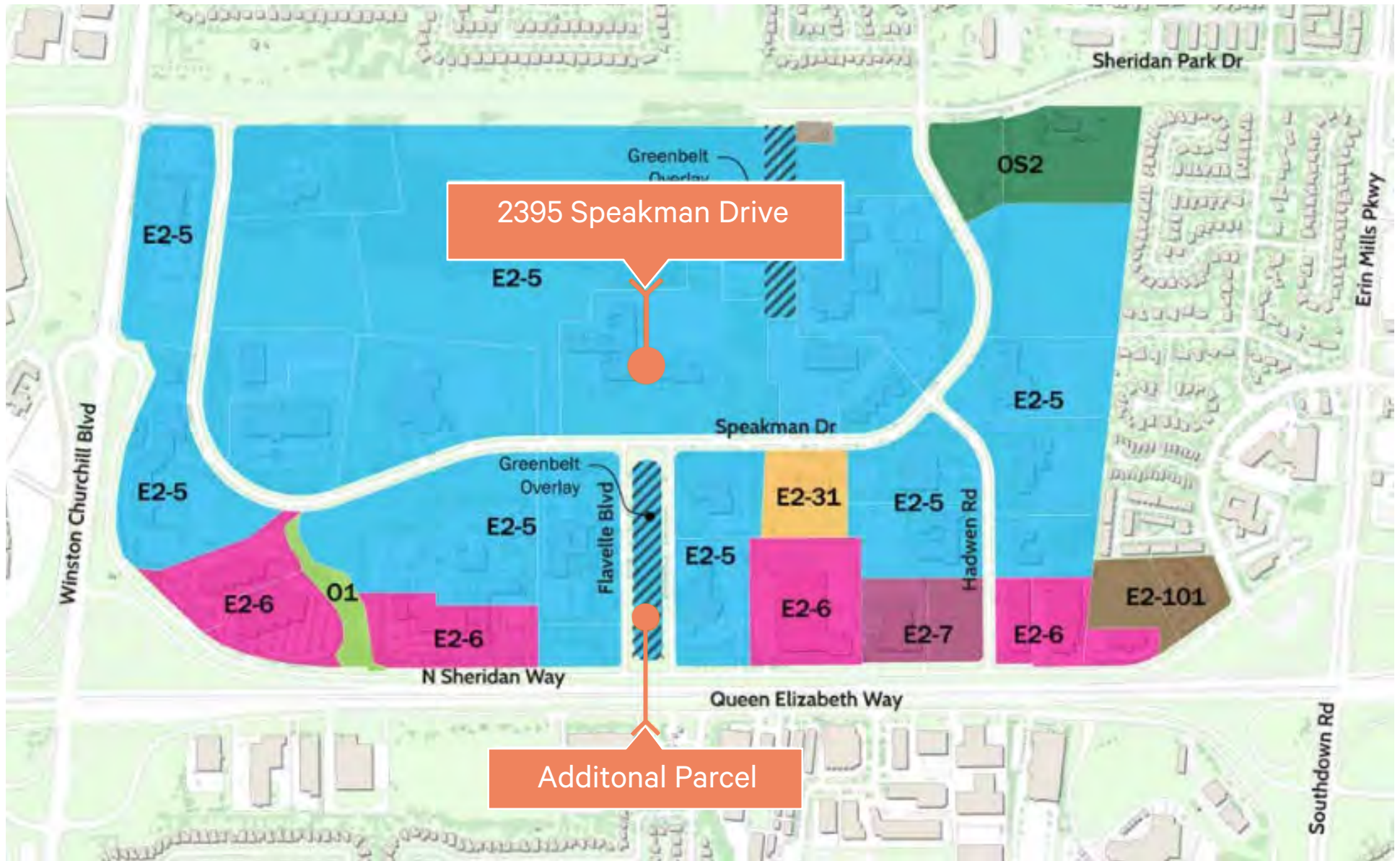
### Permitted Uses

- Science and Technology
- Education and Training Facilities
- Broadcasting and Communication Facilities
- Offices
- Pilot Plant
- Prototype Production Facility
- University or College

The Zoning By-law defines a science and technology facility as “a building, structure or part thereof, used for scientific and technological research and development including laboratories, pilot plants, prototype production facilities, software development, data processing services and engineering services.” and a pilot plant as “a building, structure or part thereof, used to test manufacturing processes for use in production.”. Accessory commercial uses, including conference centres, fitness centres, financial institutions and restaurants, are also permitted but cannot exceed 15% of the gross floor area. The maximum permitted density is 0.4 times the lot area.



# Zoning Map

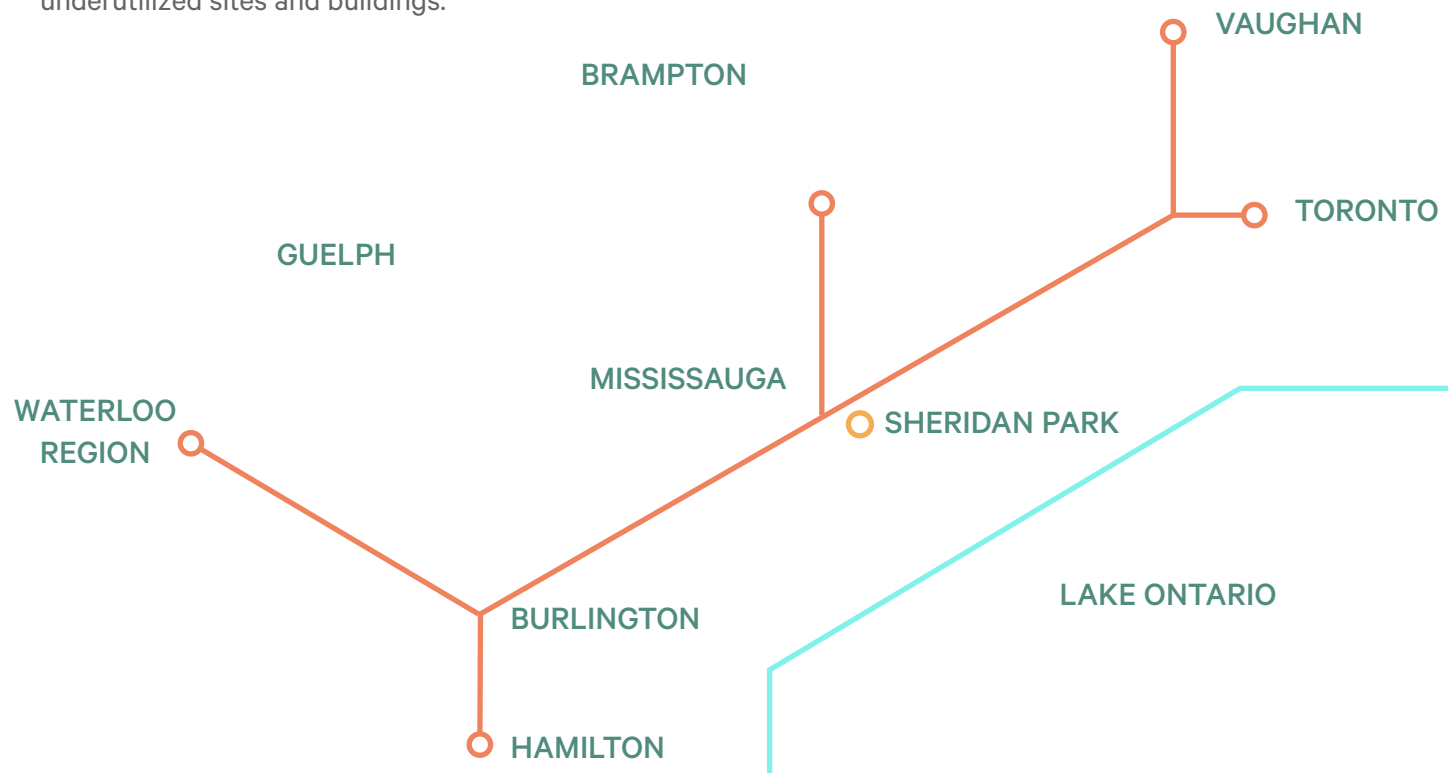


# Location Advantage

## Sheridan Park

Located on the north side of the Queen Elizabeth Way (QEW), between Winston Churchill Boulevard and Erin Mills Parkway, giving it excellent highway visibility and access. The Park is midway between Hamilton and downtown Toronto, just 1.5 kilometers east of Highway 403 and less than 30 kilometers from Pearson International Airport. Employers in the Park report that the Park's location within the Region and its accessibility are important advantages over other locations.

One of the earliest campus-style research parks in North America, Sheridan Park has remained an important hub of science and technology for 50 years while evolving to accommodate a range of businesses and land uses. The long-established businesses in the Park are essential to its identity as a science and technology hub. The Park today is anchored by significant employers, such as Xerox, Hatch, Suncor, Imax and Candu Energy, yet also has a number of underutilized sites and buildings.



**2nd Largest**  
life sciences  
cluster in Canada



Home to  
**75 Fortune 500**  
Companies



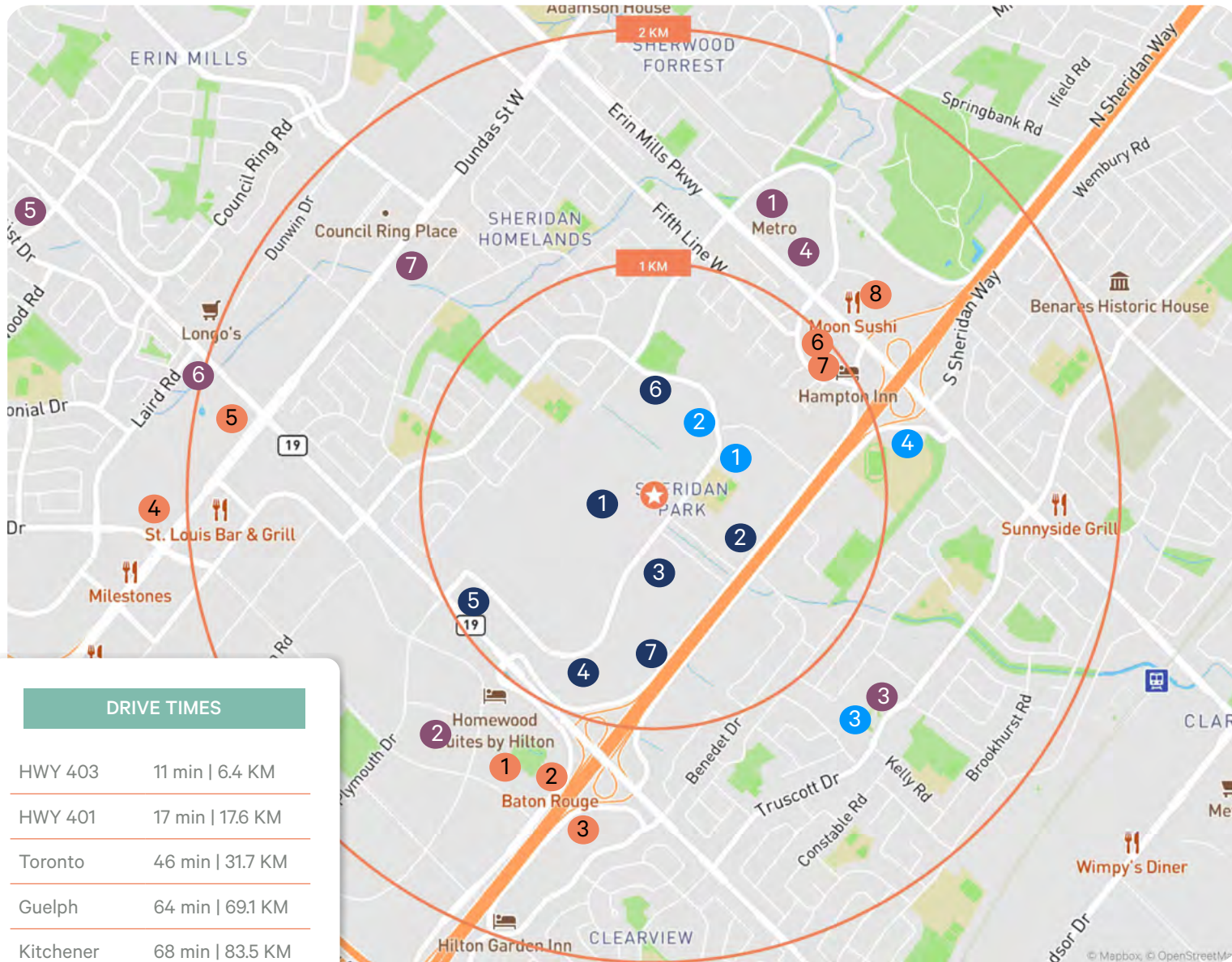
**32 Universities  
& Colleges**  
in commuting  
distance



Connected by  
**7 Major  
Highways**



# Amenities & Transit



## LOCAL AMENITIES

### RESTAURANTS

- 1 Wild Wing
- 2 Baton Rouge
- 3 Tim Horton's
- 4 Starbucks
- 5 McDonalds
- 6 Thai Cuisine Experts
- 7 Senor Burrito
- 8 barBurrito

### CONVENIENCE

- 1 Metro
- 2 Multifood Warehouse
- 3 Food Basics
- 4 Scotiabank
- 5 National Bank
- 6 RBC
- 7 TD Bank

### COMMUNITY

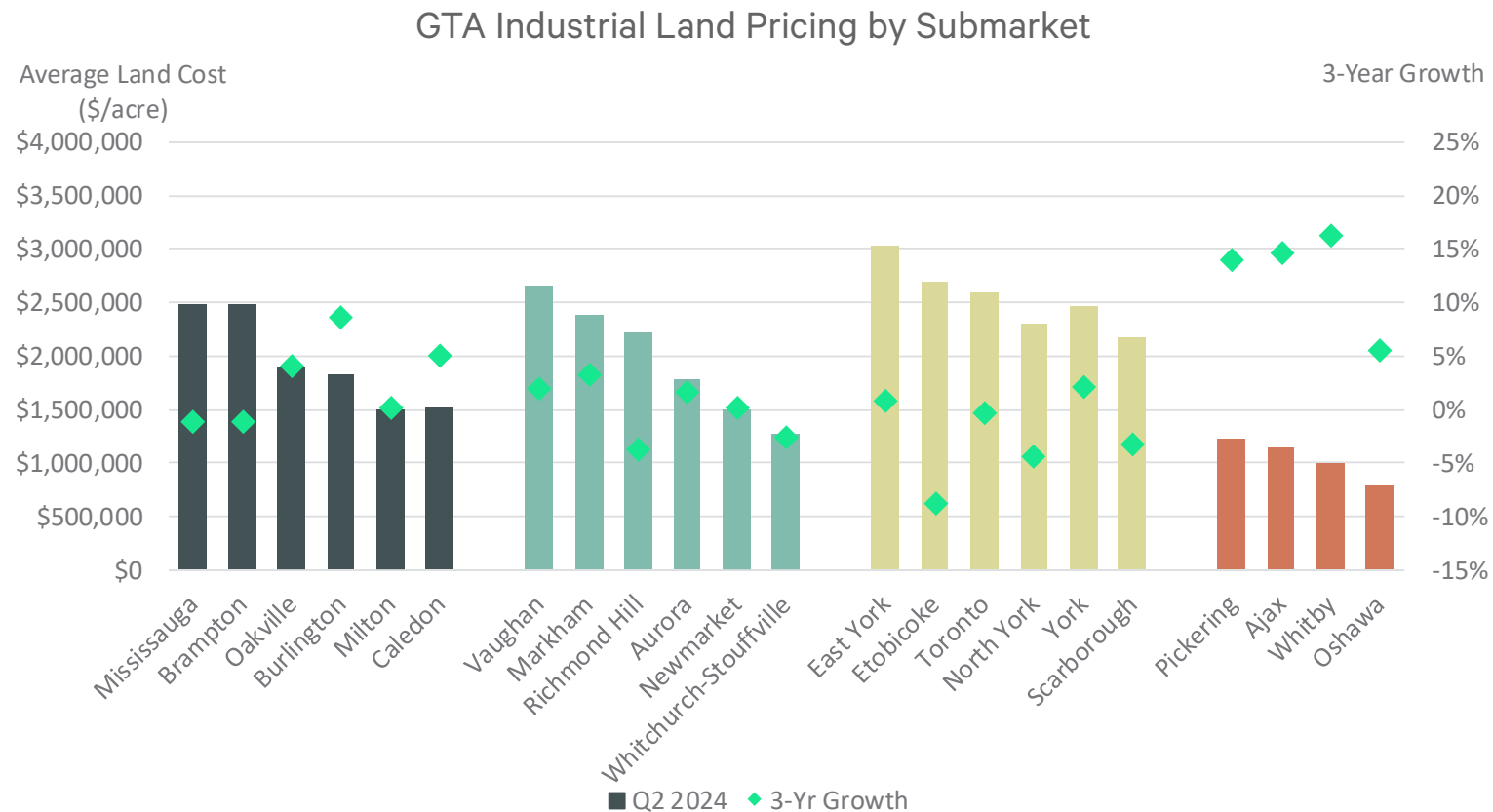
- 1 Olive Grove School
- 2 Kids Zone Child Care Centre
- 3 Clarkson Community Centre
- 4 Iona Catholic Secondary School

### CORPORATE NEIGHBOURS

- 1 Element – 2395 Speakman Dr.
- 2 Shaw – 2055 Flavelle Blvd.
- 3 Suncor Energy – 2489 North Sheridan Way
- 4 Xerox – 2660 Speakman Dr.
- 5 Hatch – 2800 Speakman Dr.
- 6 SNC – 2251 Speakman Dr.
- 7 Opentext – 2655 North Sheridan Way



# Land Market Overview



For core GTA markets, industrial land price growth remains sluggish.



#### INDUSTRIAL DEVELOPMENT CHARGES PER SQ. FT. - Q2 2024

Market	Municipality	Municipality DC	Regional DC	Educational DC	Total	Valid From	Valid Until
Toronto West	Mississauga	\$13.86	\$20.90	\$1.10	\$35.87	1-Aug-24	31-Jan-25

#### OFFICE DEVELOPMENT CHARGES PER SQ. FT. - Q2 2024

Market	Municipality	Municipality DC	Regional DC	Educational DC	Total	Valid From	Valid Until
Toronto West	Mississauga	\$17.03	\$27.87	\$1.10	\$46.00	1-Aug-24	31-Jan-25

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# 2395 Speakman Drive

Mississauga, ON



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