

Flex Office/Industrial Space in
One of Canada's Most
Prestigious Business Parks

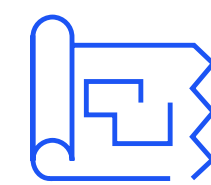
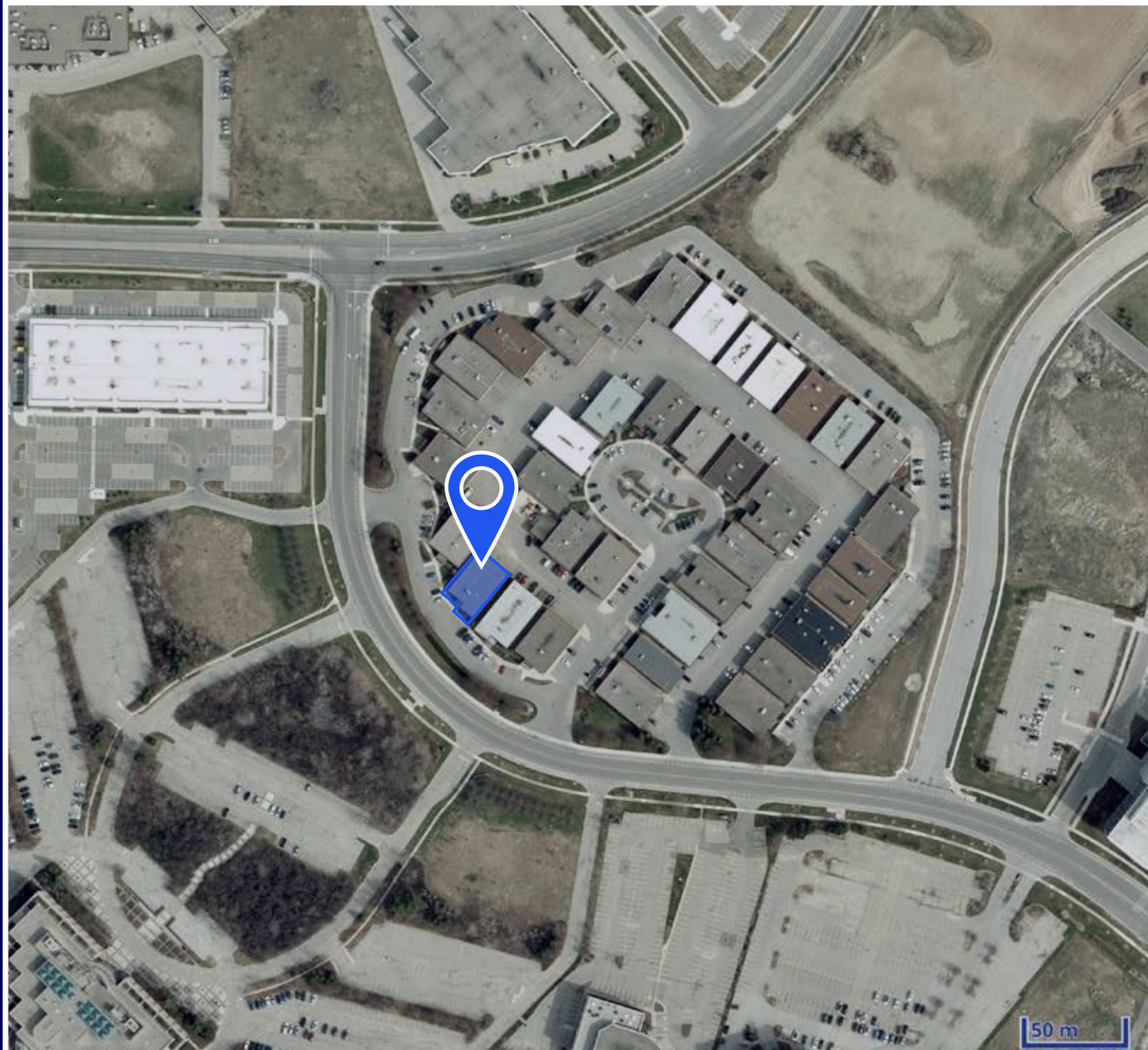
5155 Spectrum Way, Unit 3
Mississauga

FOR SALE



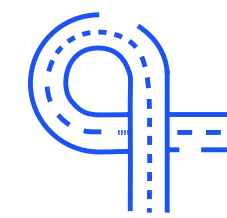
Investment Highlights

Rare opportunity to own a high-exposure, standalone 5,053 SF flex office/industrial building rarely available in Mississauga Airport Corporate Centre. Unlike typical strip-style office condos, this fully detached, single-storey unit offers premium visibility and identity. Professionally managed and well-maintained, with a functional office/warehouse layout, dedicated shipping area, and ample parking. Immediate occupancy available. Excellent access to Highways 401, 403, 410 & Pearson Airport.



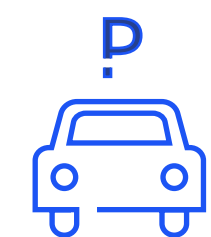
Modern & Functional Design

Great curb appeal with good existing Buildout/ Flexible space



Exceptional Accessibility

Easy access to Highways 401, 403, 410, and Toronto Pearson Airport



Ample Surface Parking

Ample parking with high-visibility, well-lit, and secure access



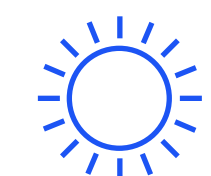
Prime Ground-Floor Location

Spacious shipping/receiving area with dedicated shipping courtyard



Operable Windows

Allow for natural airflow and improved indoor comfort



Sky Light

Brings in natural light for a brighter workspace

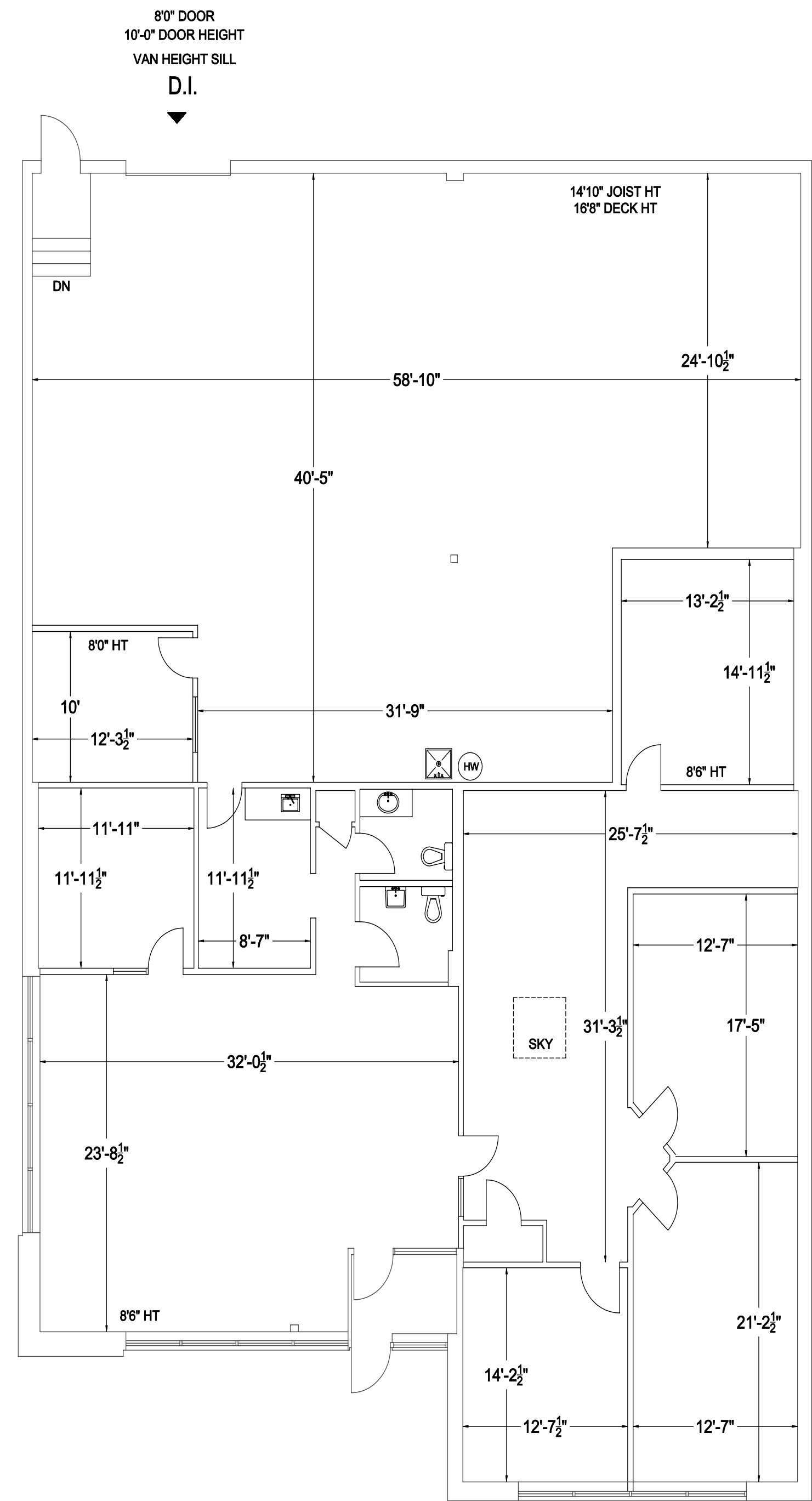
Property Overview

Address	5155 Spectrum Way, Unit 3, Mississauga
Zoning	E1-19
Municipality	Mississauga
Area	Airport Corporate Centre
Site Area	5,053 SF
Taxes	\$23,026.84 (2025) per annum
Condo Fees	\$820.47 (2025) per month, including taxes
List Price	\$3,097,500



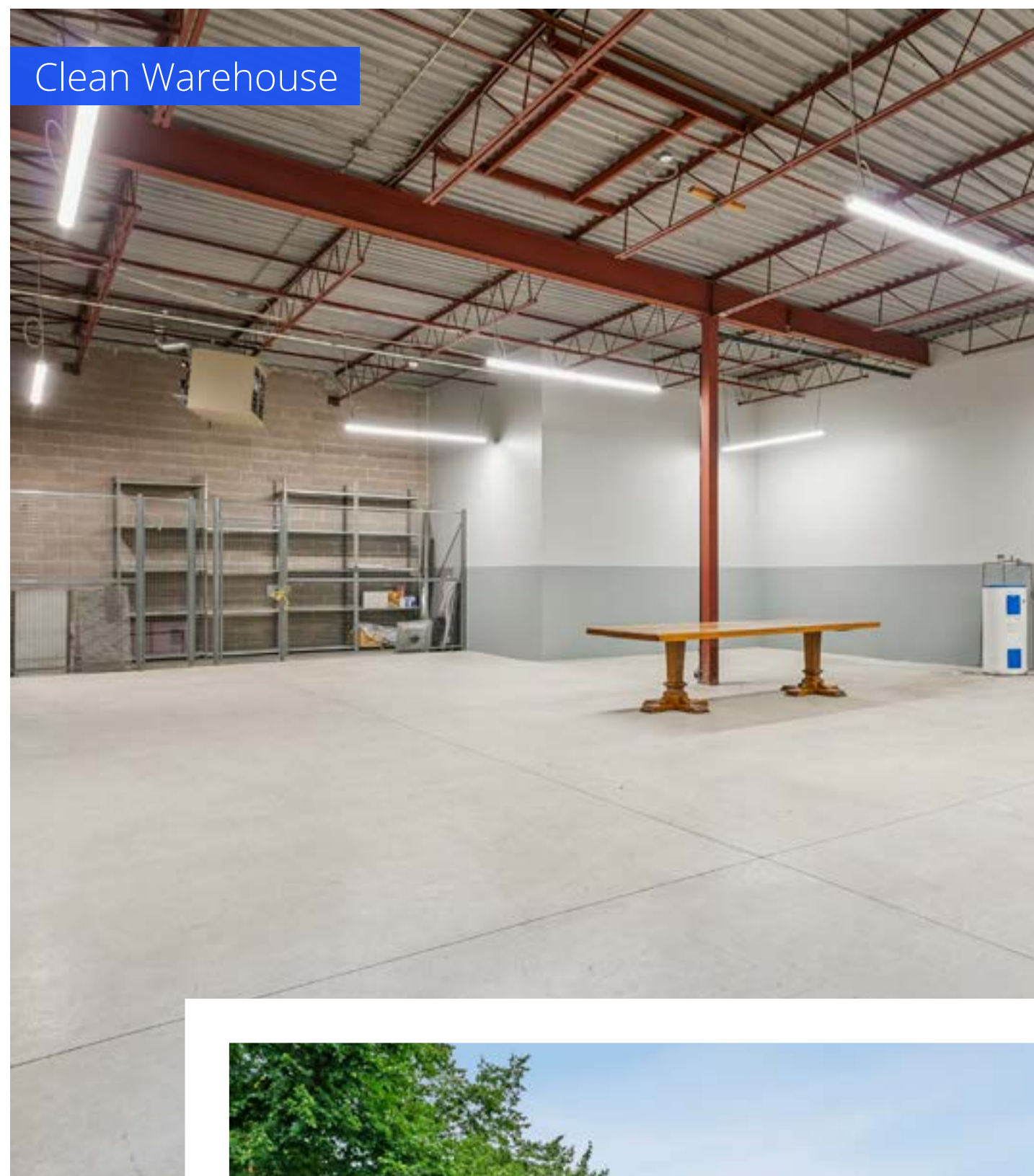
Floor Plan

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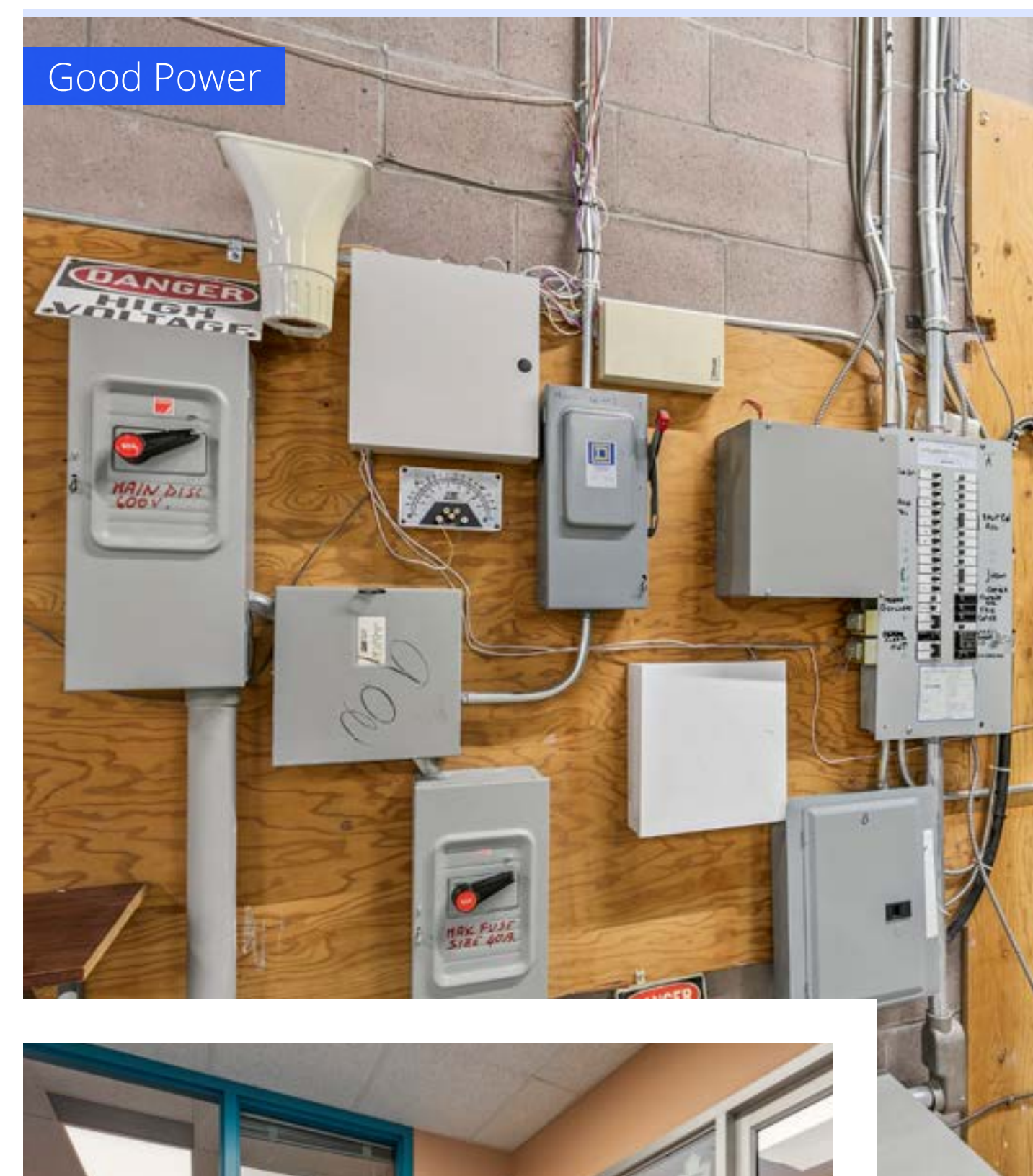




Stand Alone and Secure



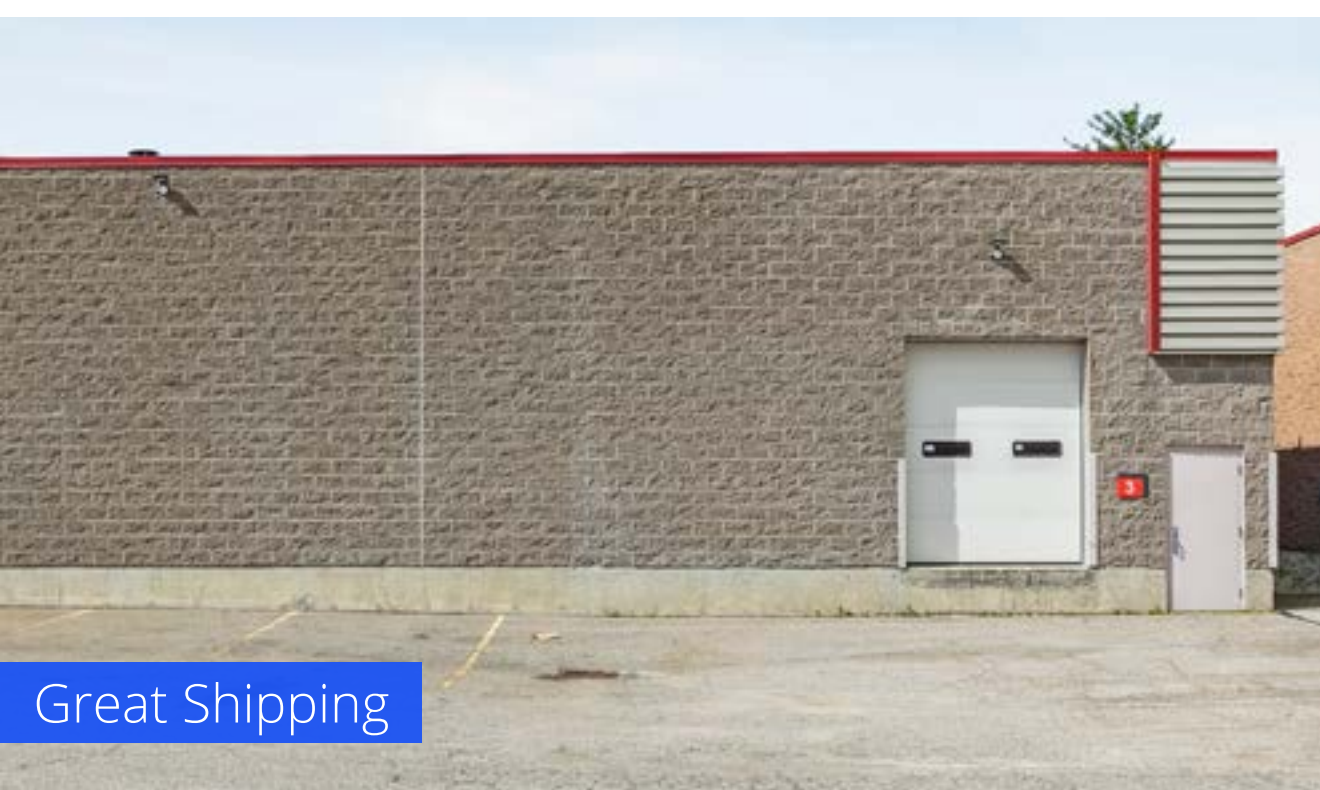
Clean Warehouse



Good Power



Operable Windows



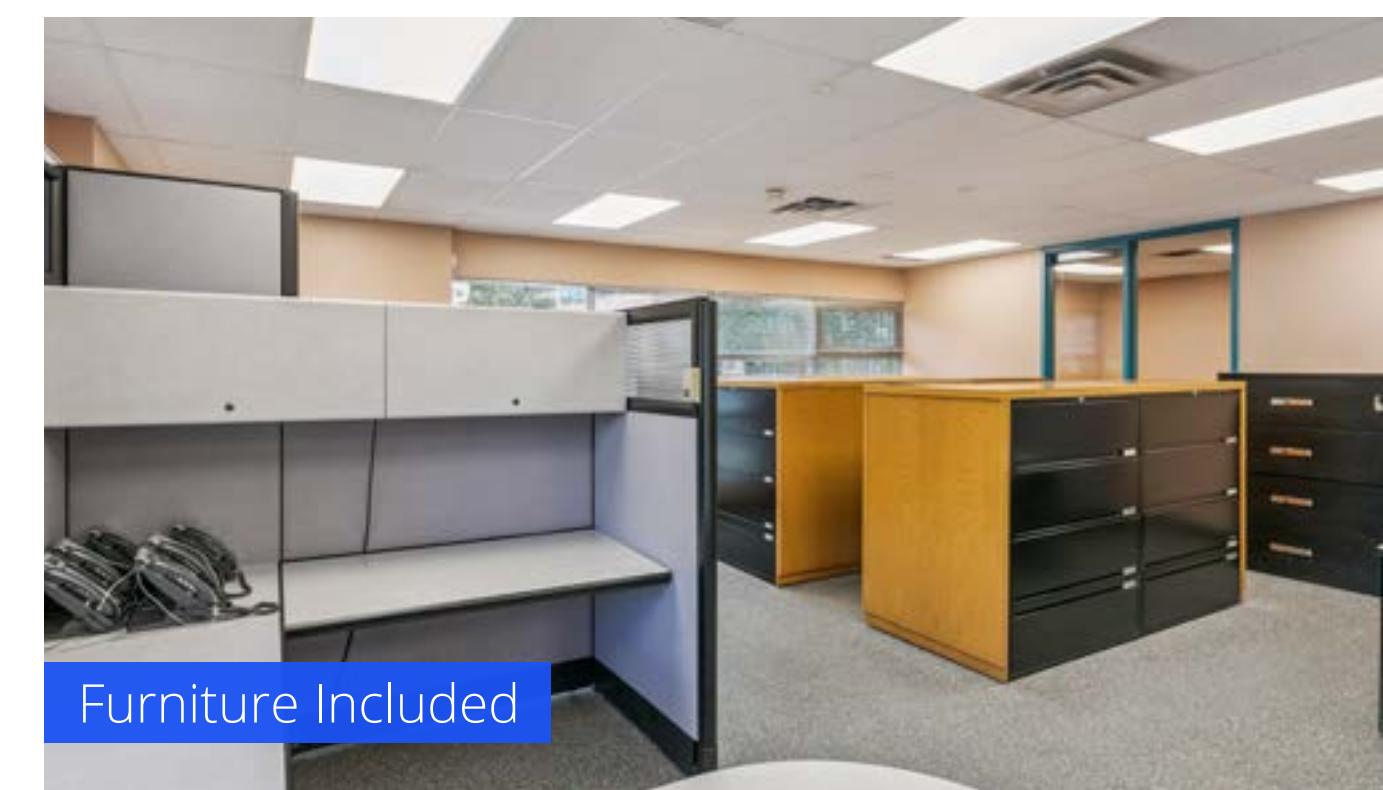
Great Shipping



Way Finding

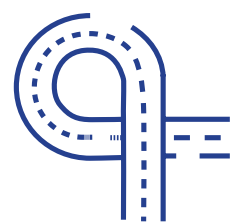


Unit Entrance



Furniture Included

Property Transit



10min Drive from 400 Series Highways



Adjacent to Pearson International Airport



Steps to Public Transit

AMENITIES

Within a 10-minute drive



Parks & Activities

5+



Restaurants/Pubs

25+

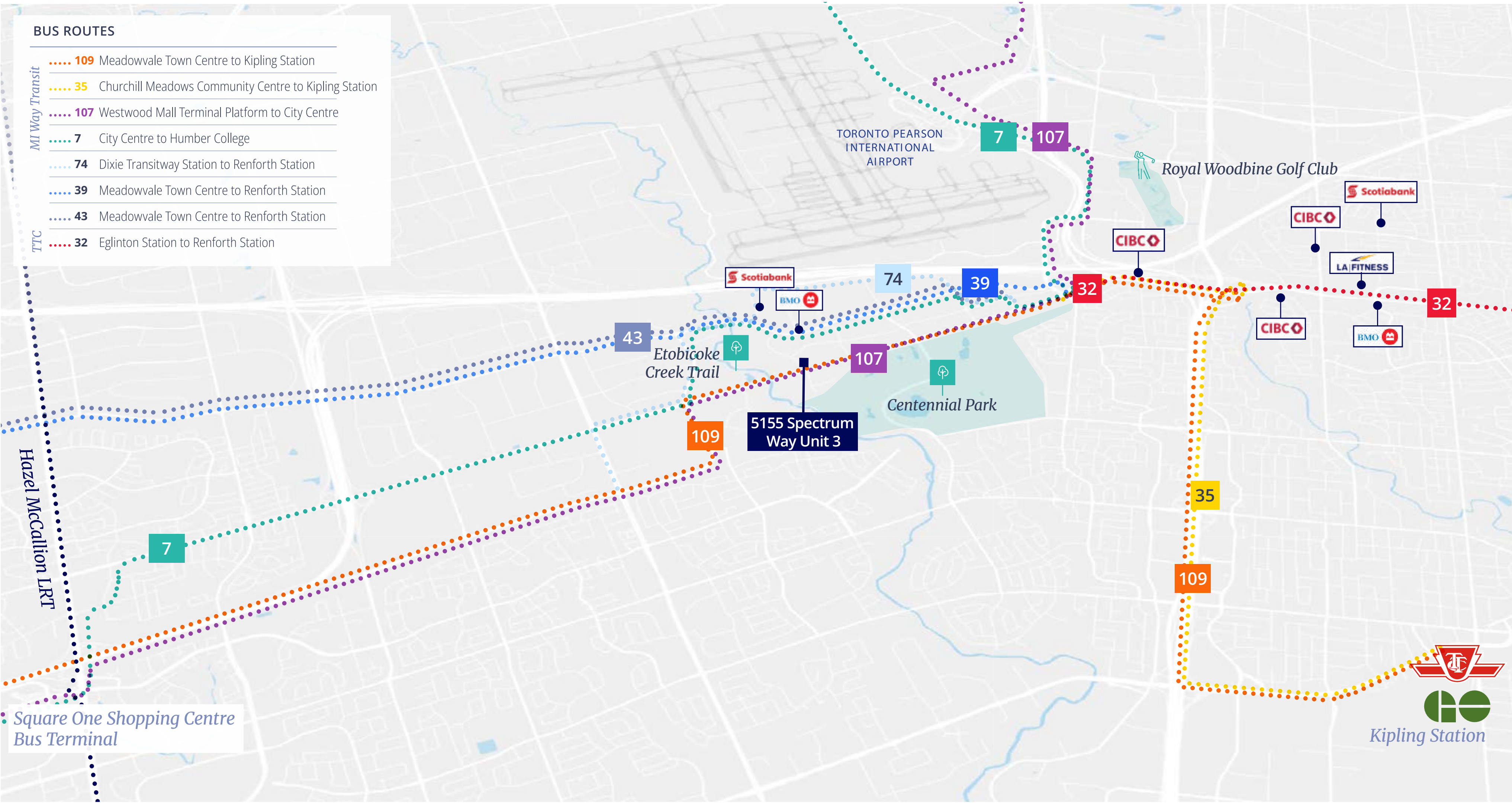


Retail/Plaza

7+

Drive Times

Toronto Pearson Airport	10 min
Renforth Transitway Station	6 min
Square One Mall	15 min
Kipling Station	16 min
Mississauga City Centre	17 min
Sherway Mall	15 min
Downtown Toronto (Union Station)	38 min
U.S. Border	75 min





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