

EXCELLENT MANUFACTURING OR WAREHOUSING FACILITY WITH HEAVY POWER

FOR LEASE

2025

Meadowvale Blvd | Unit 2

MISSISSAUGA



For more information please contact:

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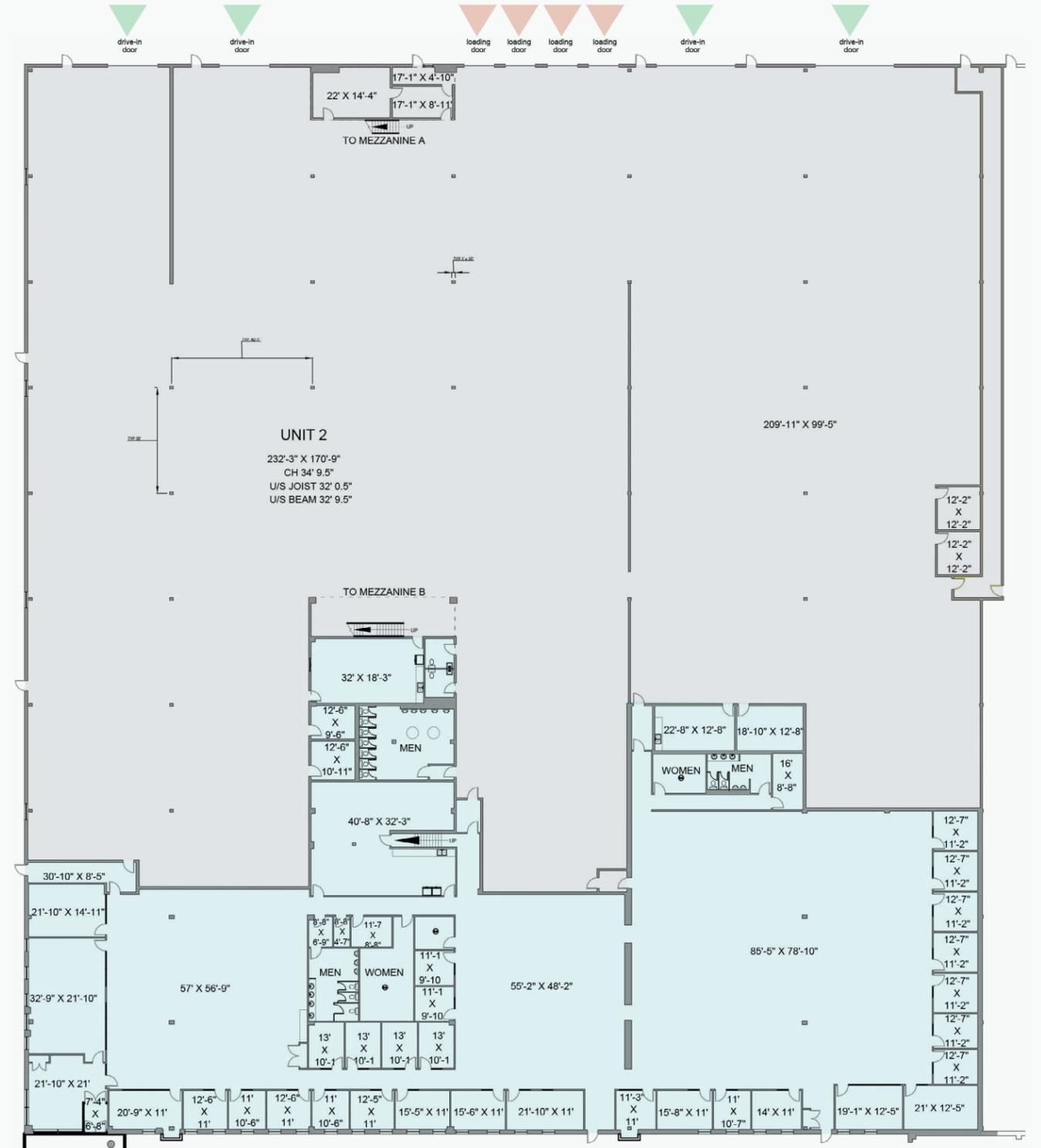
CBRE

Property Details

TOTAL SIZE	86,555 Sq. Ft.
OFFICE SIZE	26,600 Sq. Ft.
MEZZANINE SIZE	3,573 Sq. Ft.
WAREHOUSE SIZE	56,382 Sq. Ft.
T.M.I. (2026)	\$4.90 Per Sq. Ft. (Est.)
CLEAR HEIGHT	31'10"
SHIPPING DOORS	4 Truck Level 4 Drive-In
POWER	4000 Amps 600 Volts
SPRINKLERS	ESFR
CRANES	6 (2x10, 1x7, 1x5, 1x3.2, 1x2 ton)
BAY SIZES	30'0" x 40'1"
ZONING	E2-1
POSSESSION	January 1, 2027 (earlier possession may be possible - speak to L.A.)

-  Prominent corner location fronting along Meadowvale Blvd & Mississauga Rd
-  Superior manufacturing capacity featuring 4000 Amps and 6 internal cranes
-  Recently updated modern office area with ample employee parking
-  Ideal logistics location offering quick access to Highway 401 & 407
-  Potential for outside storage

-  OFFICE AREA
-  WAREHOUSE AREA
-  TRUCK LEVEL DOOR
-  DRIVE-IN DOOR

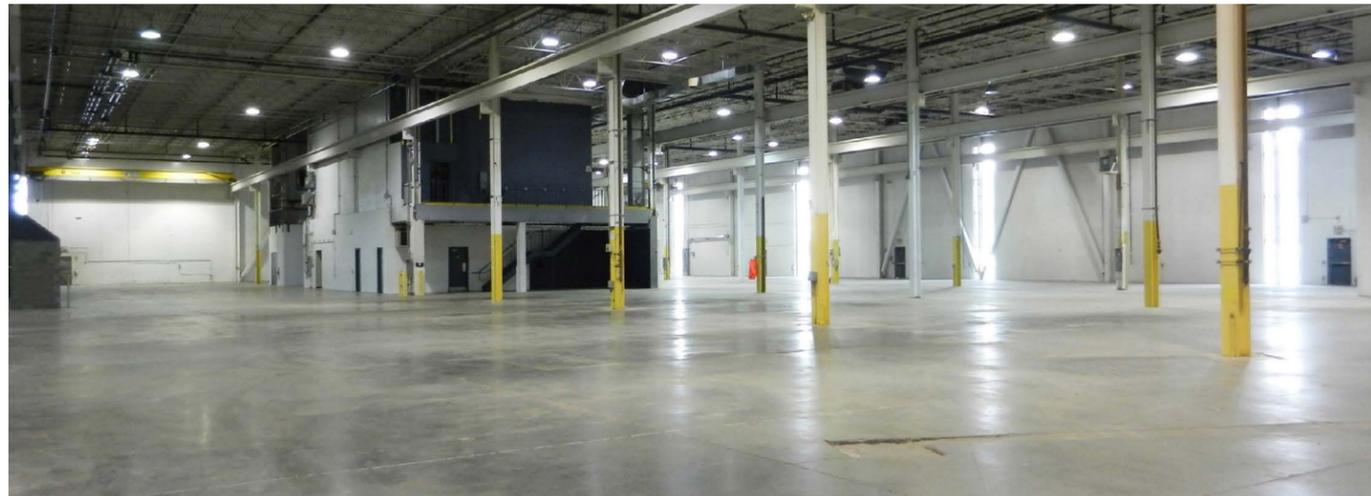
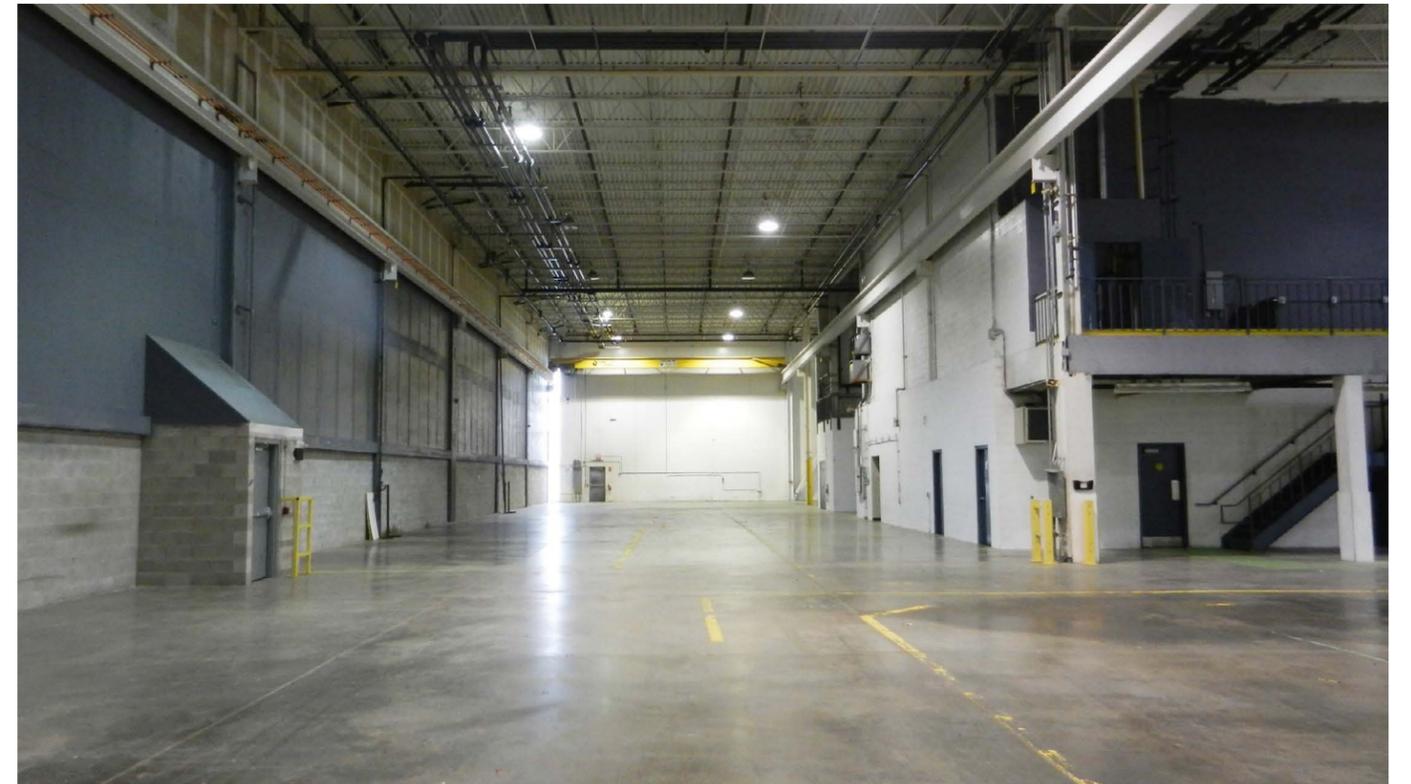
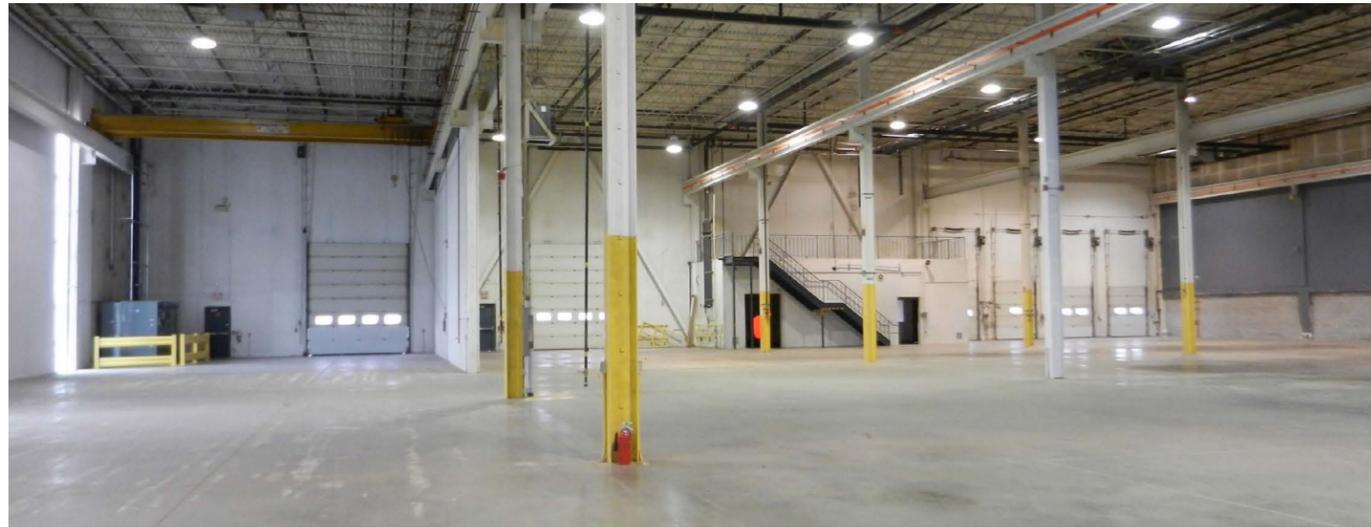
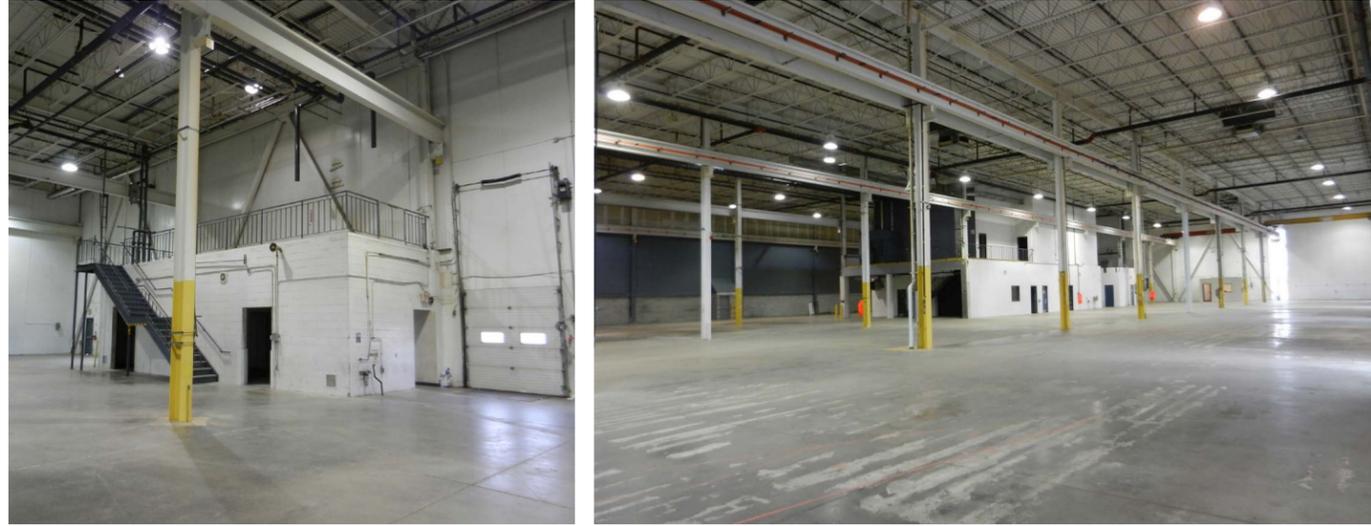


1Floor Plan is provided for reference only and may not be exactly as shown

Property Aerials



Property Pictures



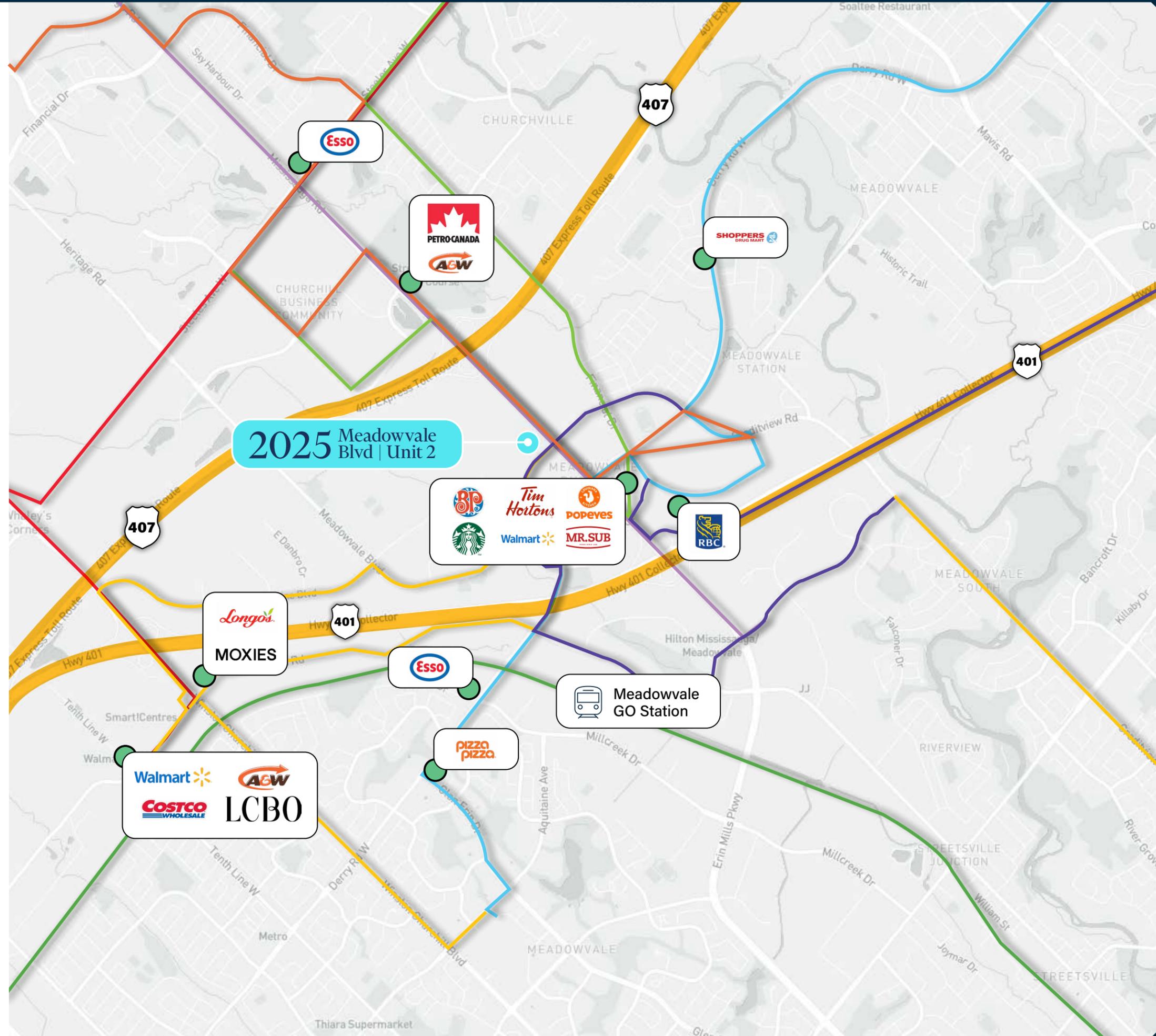
Located in the Heart of the GTA West

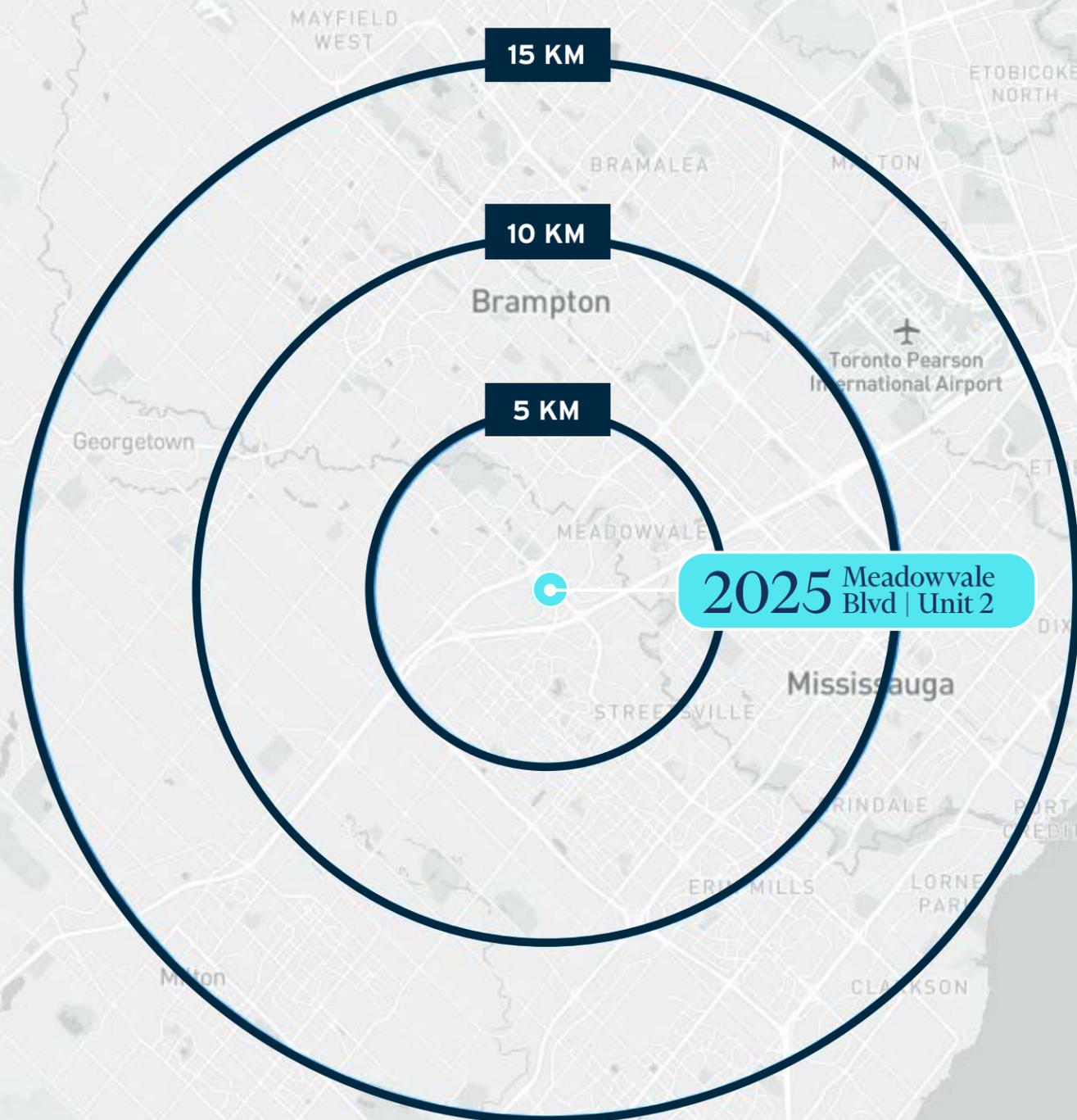
Travel Times

Highway 407	1 km	3 mins
Highway 401	1 km	3 mins
Closest GO Station	3 km	6 mins
Highway 410	8.5 km	7 mins
Highway 403	10 km	10 mins
Pearson Airport	10 km	15 mins
Highway 409	10 km	15 mins
Highway 427	16.5 km	15 mins
QEW	40 km	25 mins

Transit Routes

-  Route 108 - Meadowvale Express [MiWay Transit]
-  Route 38 - Credit View [MiWay Transit]
-  Route 51 - Henford [Brampton Transit]
-  Route 60 - Mississauga Road [Brampton Transit]
-  Route 11 - Steeles [Brampton Transit]
-  Route 42 - Derry [MiWay Transit]
-  Route 58 - Financial [Brampton Transit]
-  Milton [Go Transit Line]





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5 KM	
Population	197,613
Labour Force	119,770
Median Age	35.9 years

10 KM	
Population	700,208
Labour Force	413,264
Median Age	36.2 years

15 KM	
Population	1,463,638
Labour Force	853,287
Median Age	36.7 years

MISSISSAUGA DEMOGRAPHICS

Access to high quality, robust talent. Mississauga is part of the largest labour force in Canada with access to a labour pool of over 4.3 million people.



853,287

POPULATION IN LABOUR FORCE



#1

LARGEST LOGISTICS SECTOR IN THE GREATER TORONTO AREA (GTA)



1,463,638

TOTAL POPULATION



68%

EMPLOYMENT RATE

Businesses and innovation thrive in Mississauga. The city offers unlimited possibilities of growth and development

765+ businesses in Food & Beverage

555+ businesses in Automotive

445+ businesses in Clean Tech

345+ businesses in Aerospace

MISSISSAUGA IS HOME TO...

- 75+ Fortune 500 Companies and 66 Global 500 companies
- University of Toronto Mississauga (UTM), part of Canada's largest university
- 1,400 + Multinational firms
- 30% of the Greater Toronto Area's (GTA) logistics sector. Mississauga's logistics sector has grown by 30% over the past three years and is considered one of the fastest growing logistics sectors in Canada.

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***Sales Representative | All Outlines Are Approximate**

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