



2400
Unit 1 SKYMARK AVENUE
MISSISSAUGA

VARIOUS CONFIGURATIONS FOR LEASE
AIRPORT CORPORATE CENTRE



PROPERTY HIGHLIGHTS

ADDRESS	2400 SKYMARK AVENUE, UNIT 1 MISSISSAUGA
OFFICE SPACE	<ul style="list-style-type: none"> Private offices and open concept Lunchroom and meeting rooms T8 fluorescent lighting Potential to reduce office space
WAREHOUSE SPACE	<ul style="list-style-type: none"> Sprinkler System

ADDITIONAL DETAILS:

- Current configuration is Option 1
- Proposed configuration is Option 2 (flexible)
- End unit with an abundance of natural light
- Approximately 110 surface parking stalls
- Security system
- Shipping yard accommodates 53' trailers
- Close proximity to Toronto Pearson International Airport, major highways and many amenities



PROPERTY DETAILS



	OPTION 1	OPTION 2
TOTAL AVAILABLE SPACE	45,184 SF	45,184 SF
OFFICE SPACE	35,447 SF	9,788 SF
WAREHOUSE SPACE	9,737 SF	35,396 SF
CLEAR HEIGHT	24'	
TRUCK LEVEL DOORS	3	
DRIVE-IN DOOR	1	
POWER	400 Amps / 600 Volts	
ZONING	E1-19	
AVAILABLE	Immediate	To be Determined
ASKING RATE	\$19.95 PSF	\$18.95 PSF
TMI*	\$5.55 PSF (2026)	\$5.55 PSF (2026)

*TMI does not include management fee



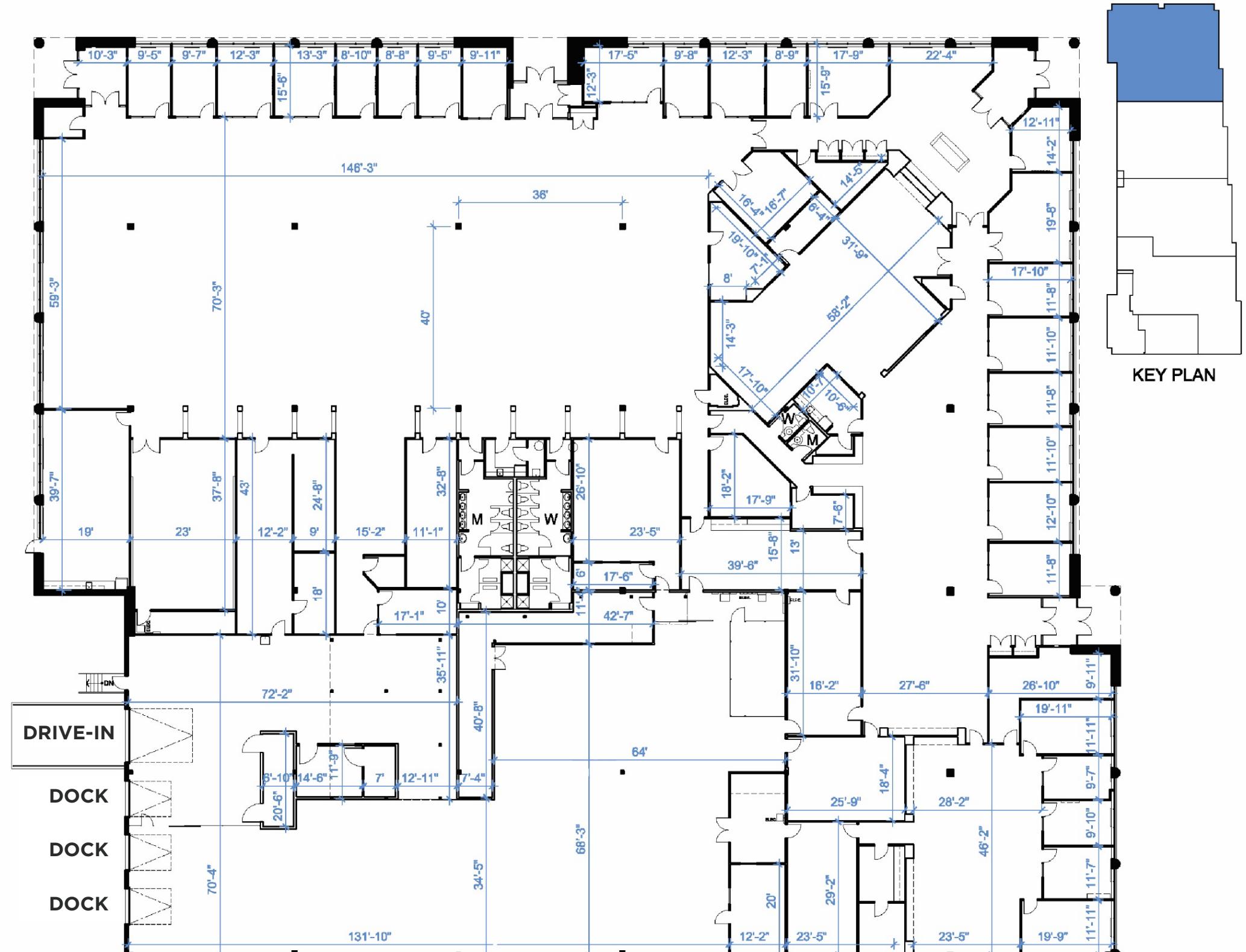
CUSHMAN &
WAKEFIELD

PURE INDUSTRIAL

FLOOR PLAN OPTION 1

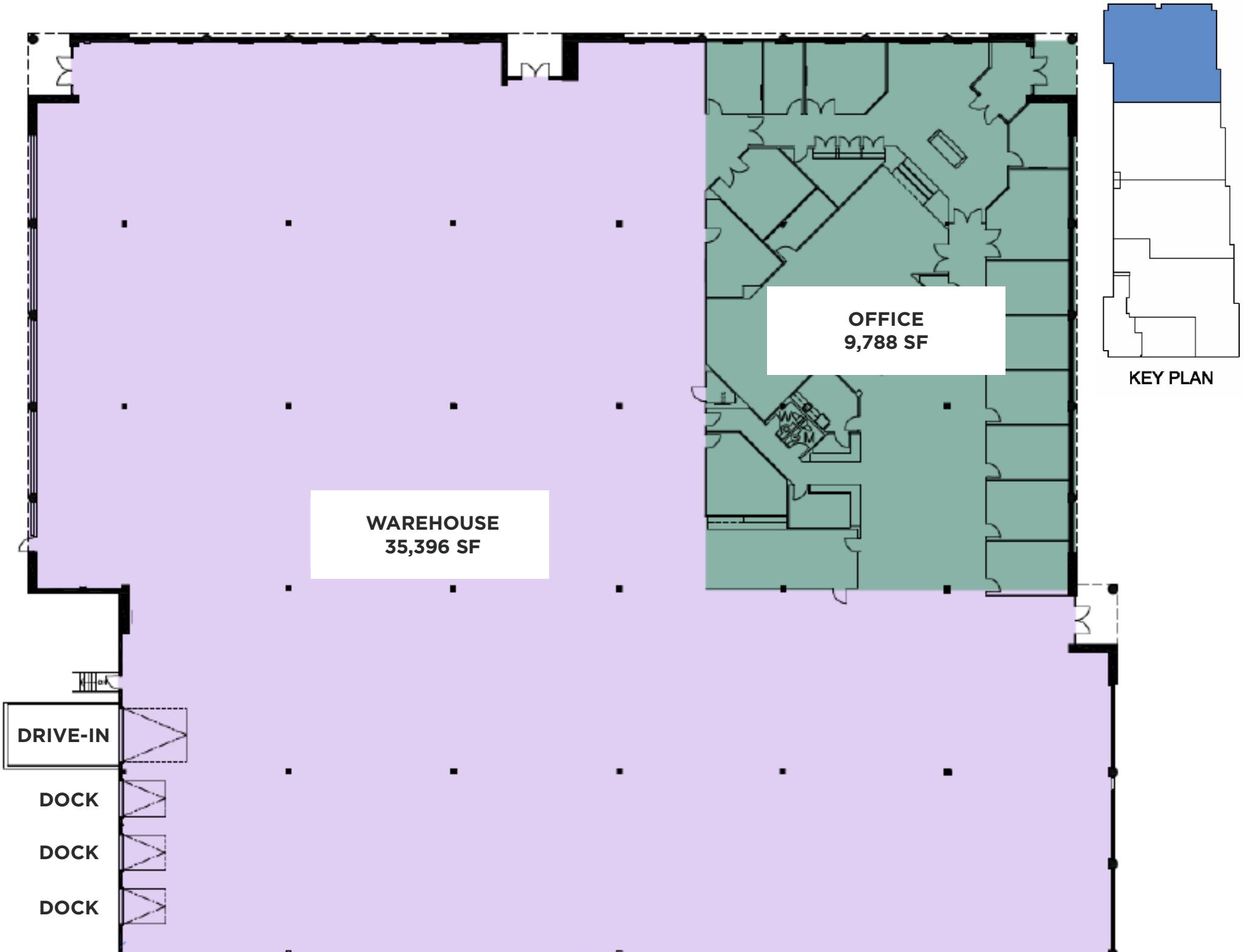
CURRENT CONFIGURATION

AREA SUMMARY	
	RENTABLE AREA
OFFICE	35,447 SF
WAREHOUSE	9,737 SF
TOTAL	45,184 SF



FLOOR PLAN OPTION 2

PROPOSED CONFIGURATION



AREA SUMMARY

	RENTABLE AREA
OFFICE	9,788 SF
WAREHOUSE	35,396 SF
TOTAL	45,184 SF

Note: For illustrative purposes only. The Landlord and Cushman & Wakefield make no representation as to the accuracy and/or completeness of this information. Square footage is approximate and to be confirmed upon construction completion.

LOCATION AMENITIES

FOOD & RESTAURANTS

1. Union Social
2. Subway
3. Bravo Bistro
4. La Scala Ristorante
5. Starbucks
6. McDonalds
7. London Gate Pub
8. Tim Hortons
9. Pizza Pizza
10. Kelseys
11. Montana's
12. Wahlburgers

BANKS

1. CIBC
2. BMO
3. RBC
4. Scotiabank

HOTELS

1. TownPlace Suites
2. Best Western
3. Homewood Suites by Hilton
4. Hampton Inn by Hilton
5. Courtyard
6. Hilton Garden Inn

OTHER AMENITIES

1. Longo's
2. LA Fitness
3. No Frill's
4. Shopper's Drug Mart on Rathburn
5. Centennial Park Golf Centre

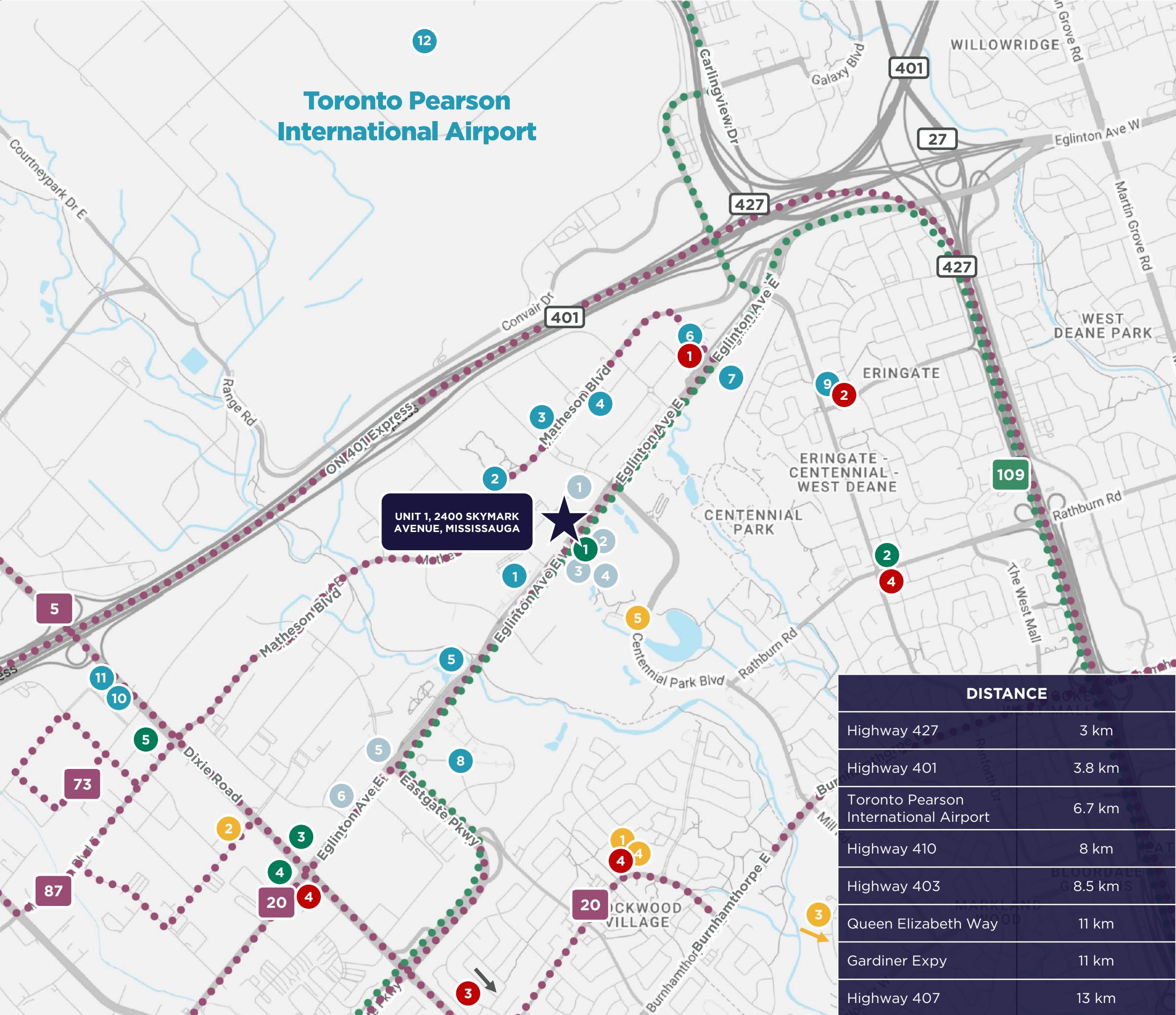
GAS STATION

1. Petro Canada
2. Shell
3. Esso
4. Canadian Tire
5. Pioneer

MISSISSAUGA TRANSIT ROUTES

MISSISSAUGA EXPRESS ROUTES

Toronto Pearson International Airport



OUR TEAM



Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large Industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

PUREINDUSTRIAL.CA



Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries.

In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services.

It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit.

CUSHMANWAKEFIELD.CA



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*Sales Representative

Better never settles

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