

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

5155 Spectrum Way, Unit 3  
Mississauga

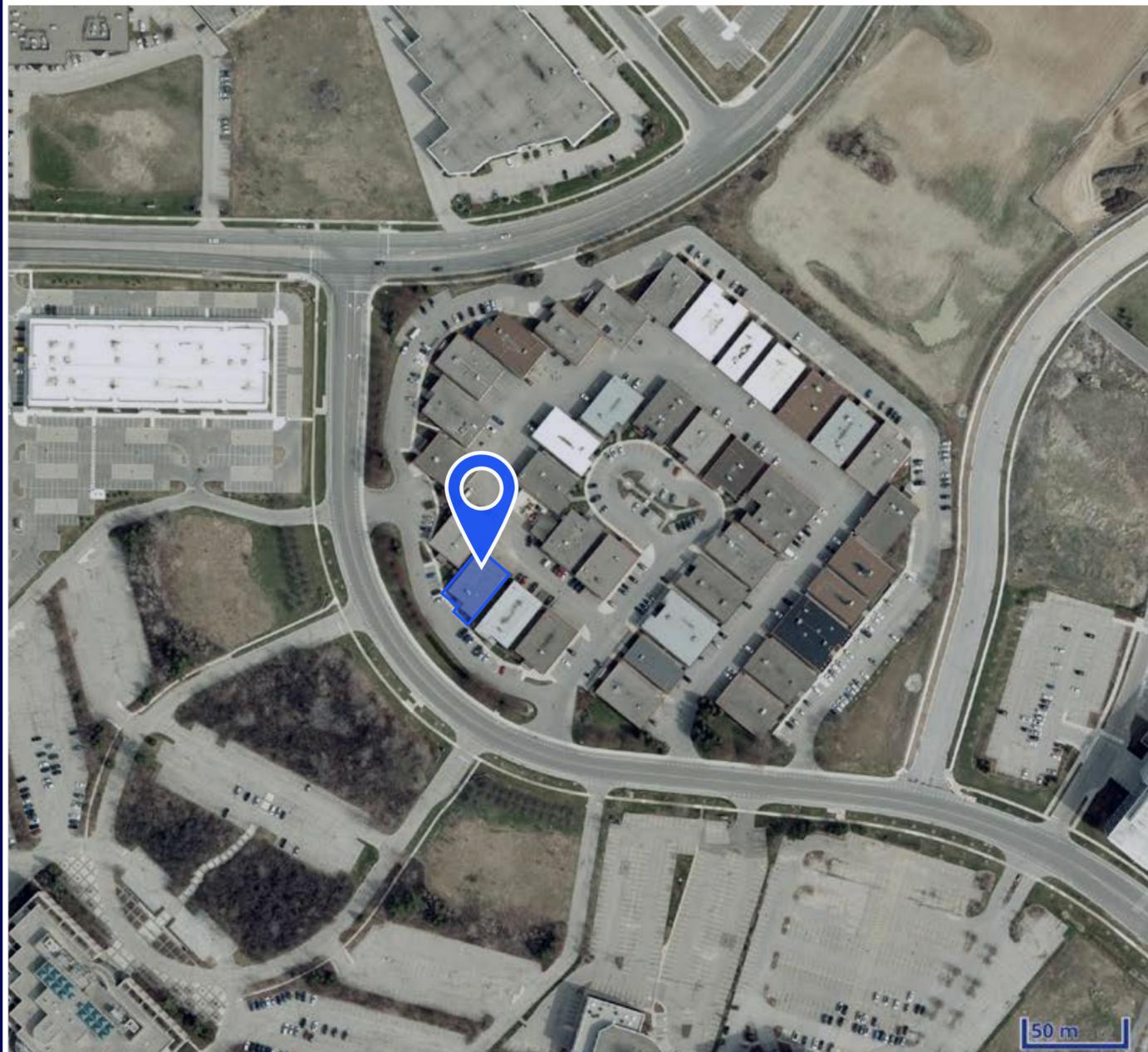
FOR SALE

Colliers



# 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

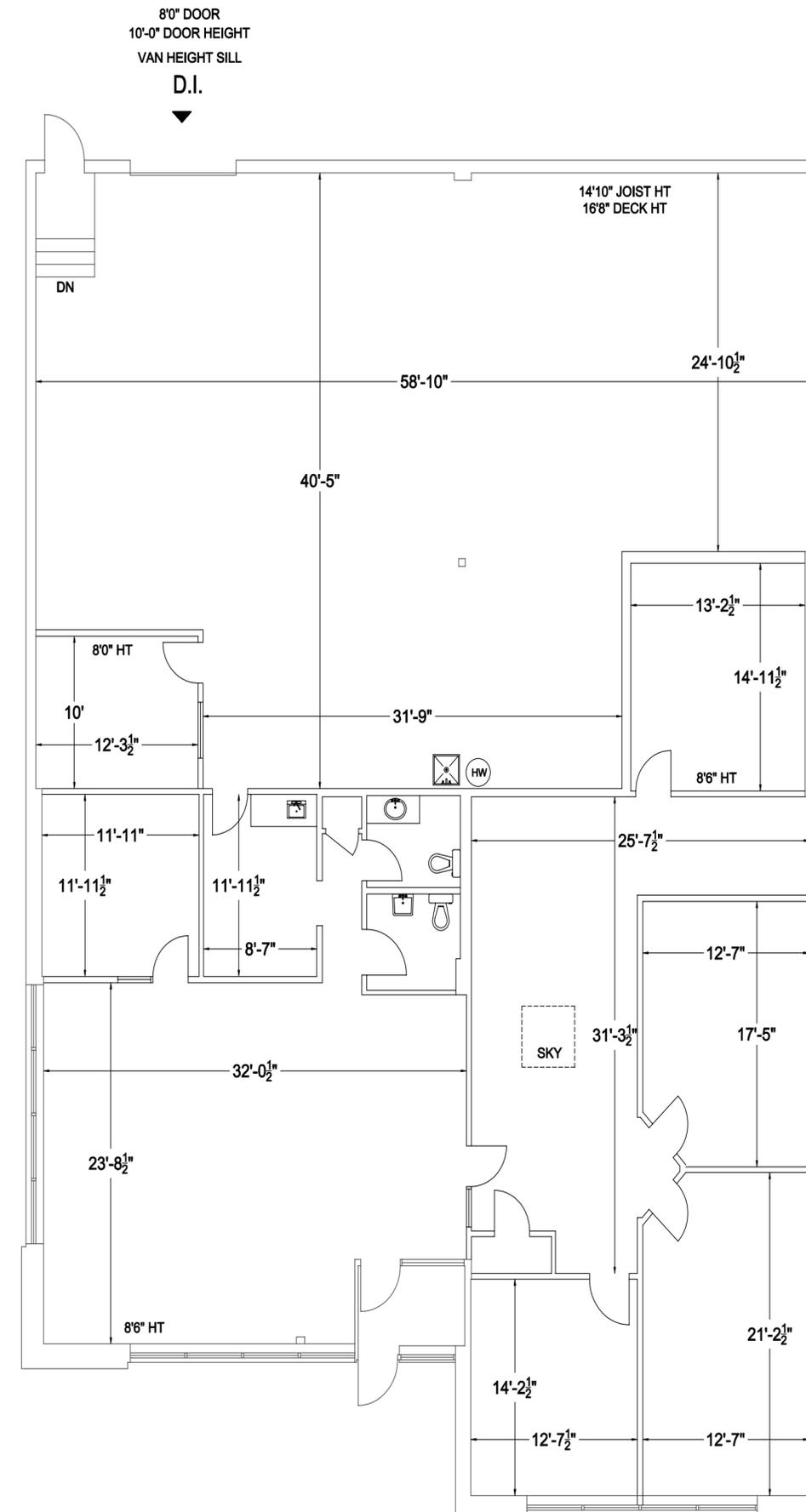
# Property Overview

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



# Floor Plan

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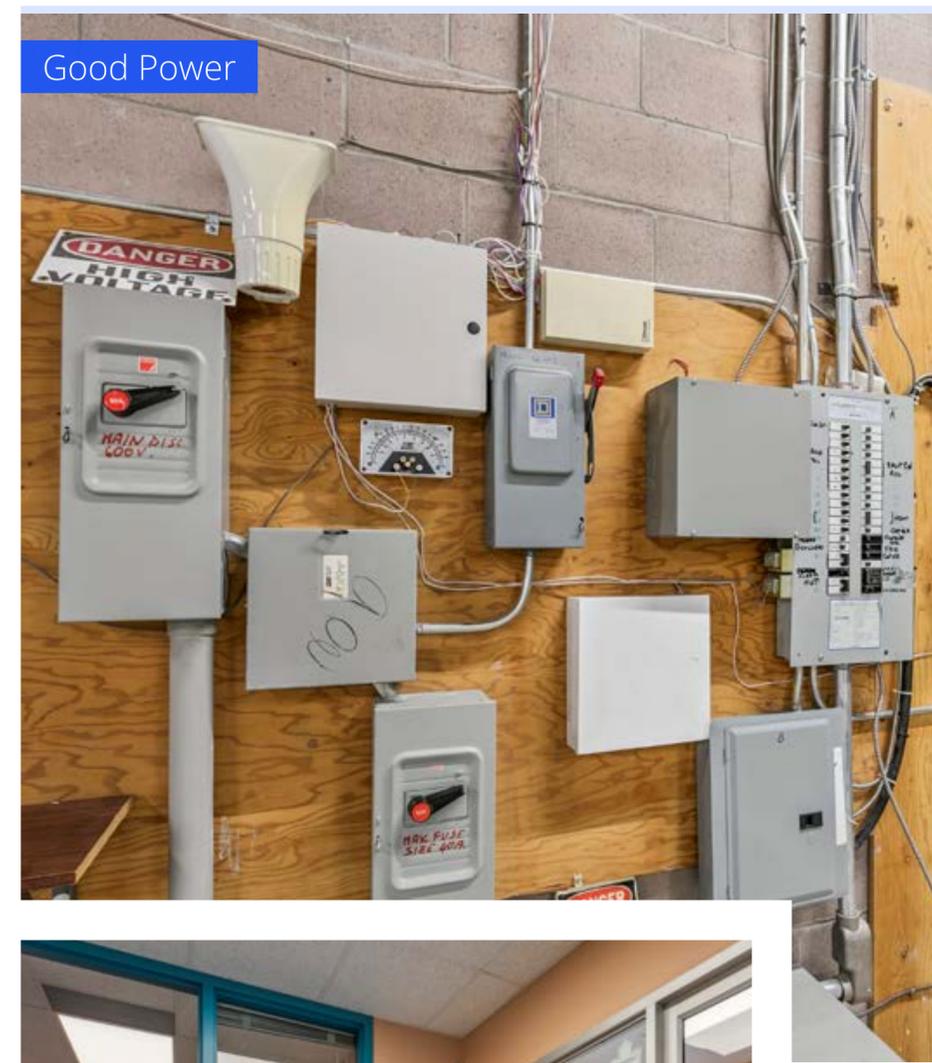




Stand Alone and Secure



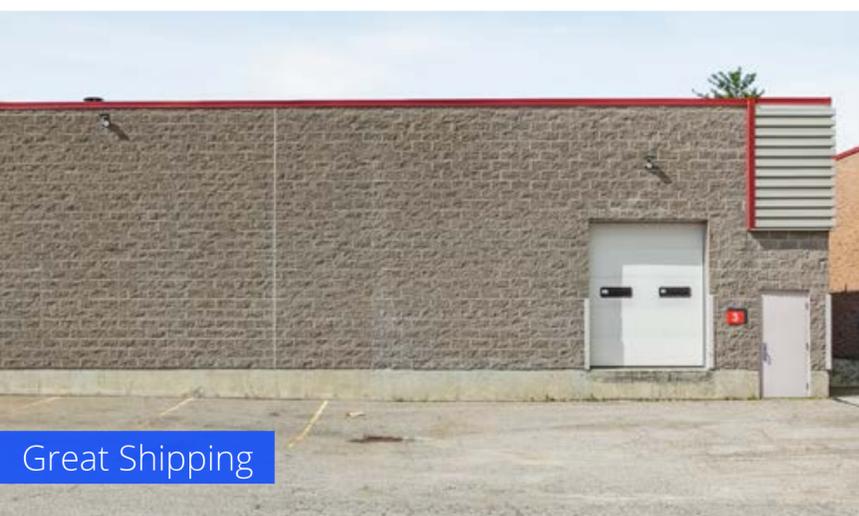
Clean Warehouse



Good Power



Operable Windows



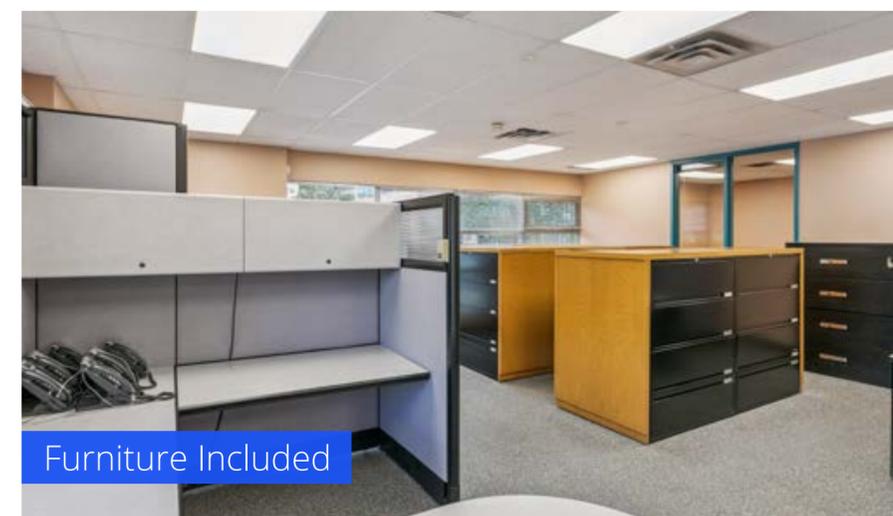
Great Shipping



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+

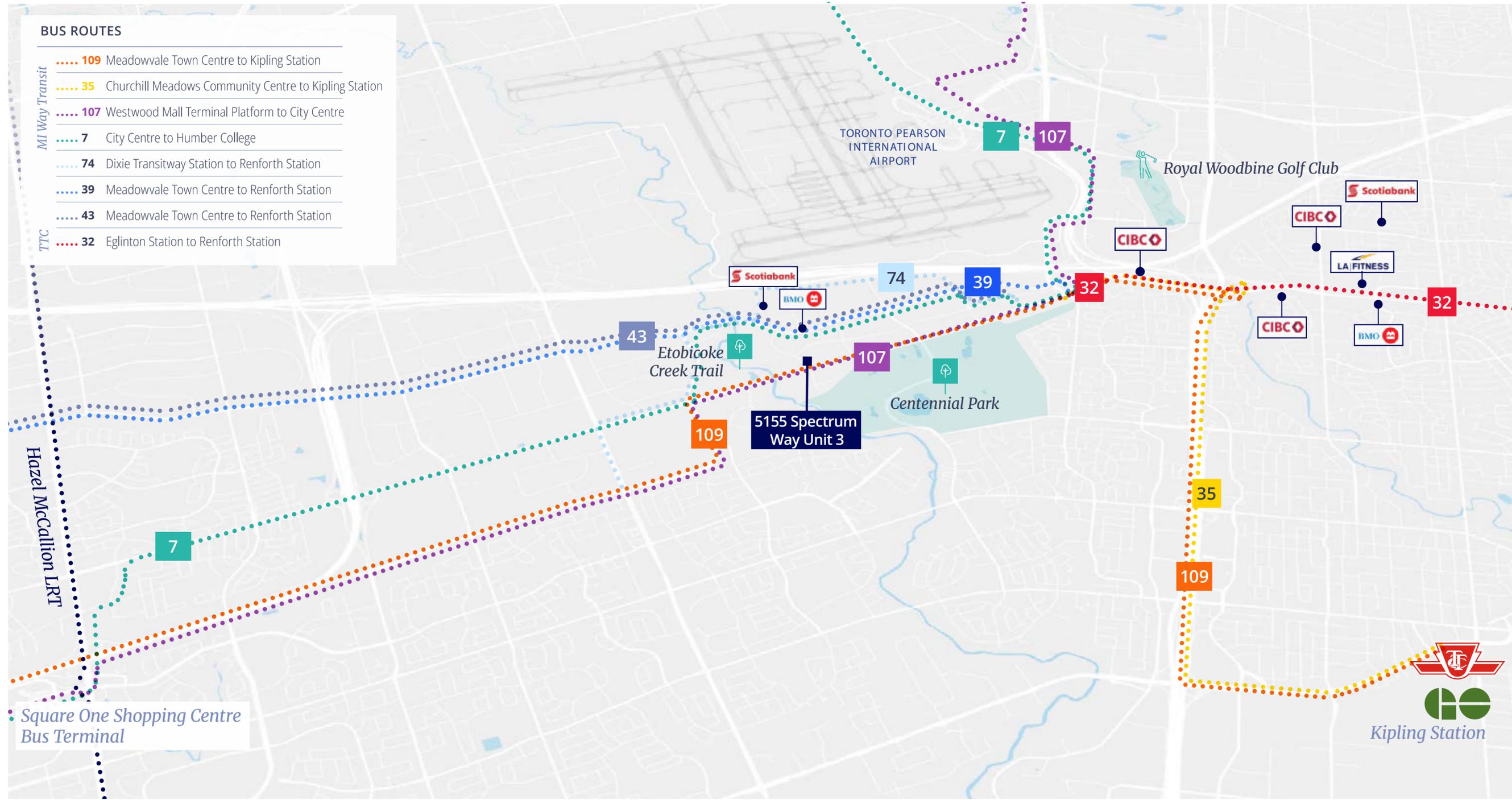


Retail/Plaza

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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