

# 2365

**Matheson  
Blvd East**  
Mississauga, ON



**MATHESON BLVD EAST**

**94,697 sf of Prime Industrial  
Space For Sale & Lease**



**Manulife**  
Investment Management






**AVISON  
YOUNG**



2365

Matheson  
Blvd East

Mississauga, ON

-  Modern office space with ample natural light
-  White precast with extremely high curb appeal
-  Less than 10-minute drive to Highways 401 and 427
-  Motion sensor lighting throughout the building
-  Fully fenced yard with adequate shipping area

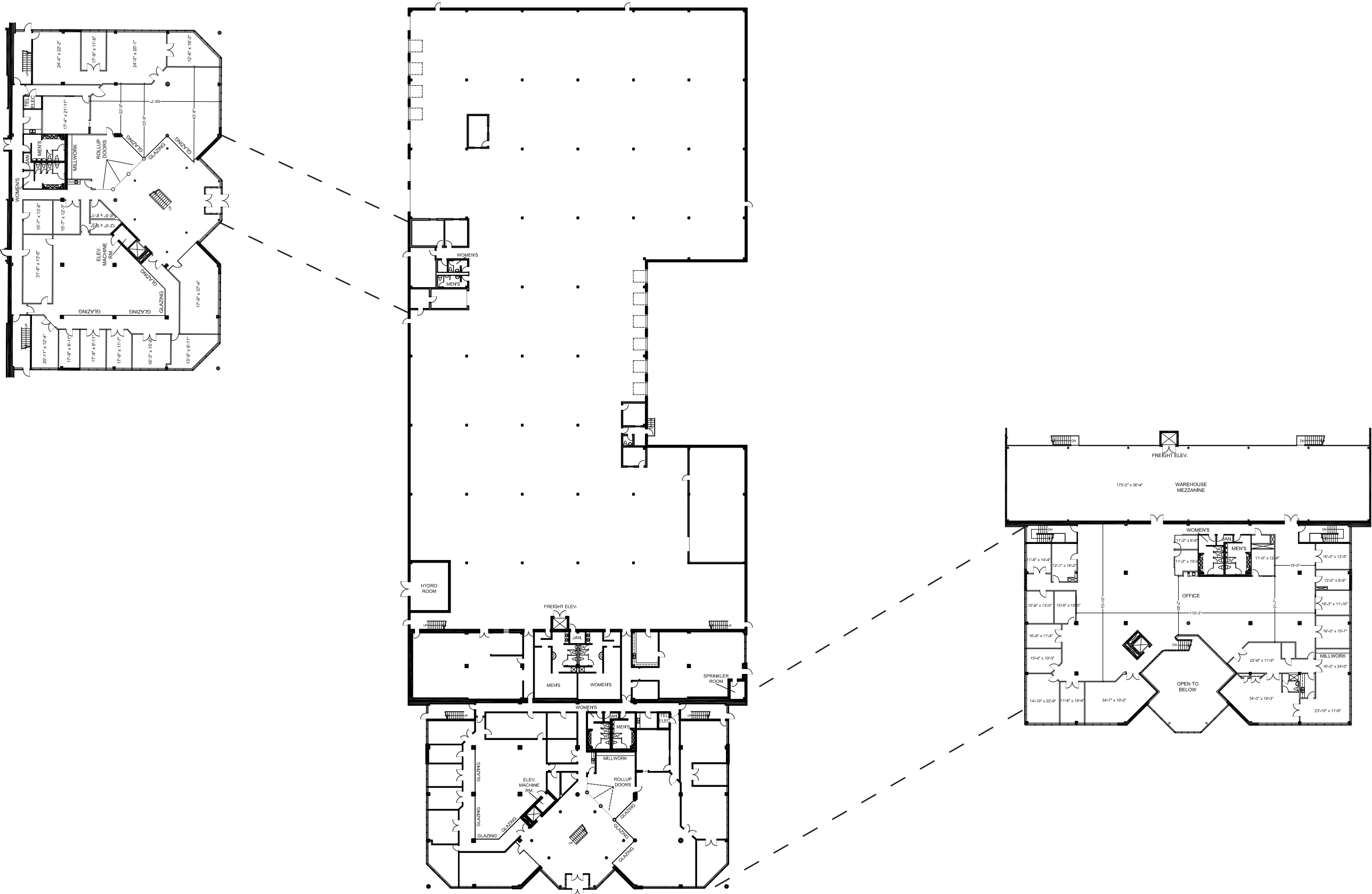
PROPERTY DETAILS

Office Area Floor 1	15,142 sf
Warehouse Area Floor 1	58,958 sf
Office Area Floor 2	13,945 sf
Mezzanine Floor 2	6,652 sf
Total Area	94,697 sf
Lot Size	4.14 acres
Clear Height	24’
Shipping	12 Truck Level & 2 Drive-In Doors
Zoning	E1-19
Asking Net Rent	\$16.95 psf
T.M.I	\$2.53 psf (2025)
Possession	Immediate
Asking Price	\$28,500,000 (\$300 psf)
Taxes	\$180,871.27 (\$1.91 psf)





FLOOR PLANS



# 2024 Demographics

## The City of Mississauga & the Industrial Sector

### MISSISSAUGA

46%

of labour force are in the industrial sector

425,530

In the Labour Force

\$137,077

Average Household Income

### WITHIN A 20 KM RADIUS OF THE PROPERTY

45%

of labour force are in the industrial sector



Average household income: \$145,785

### Labour Force Activity\*

670,512

Labour Force Household Population 15 Years or Over

381,202

Labour Force - Employed

44,328

Labour Force - Unemployed

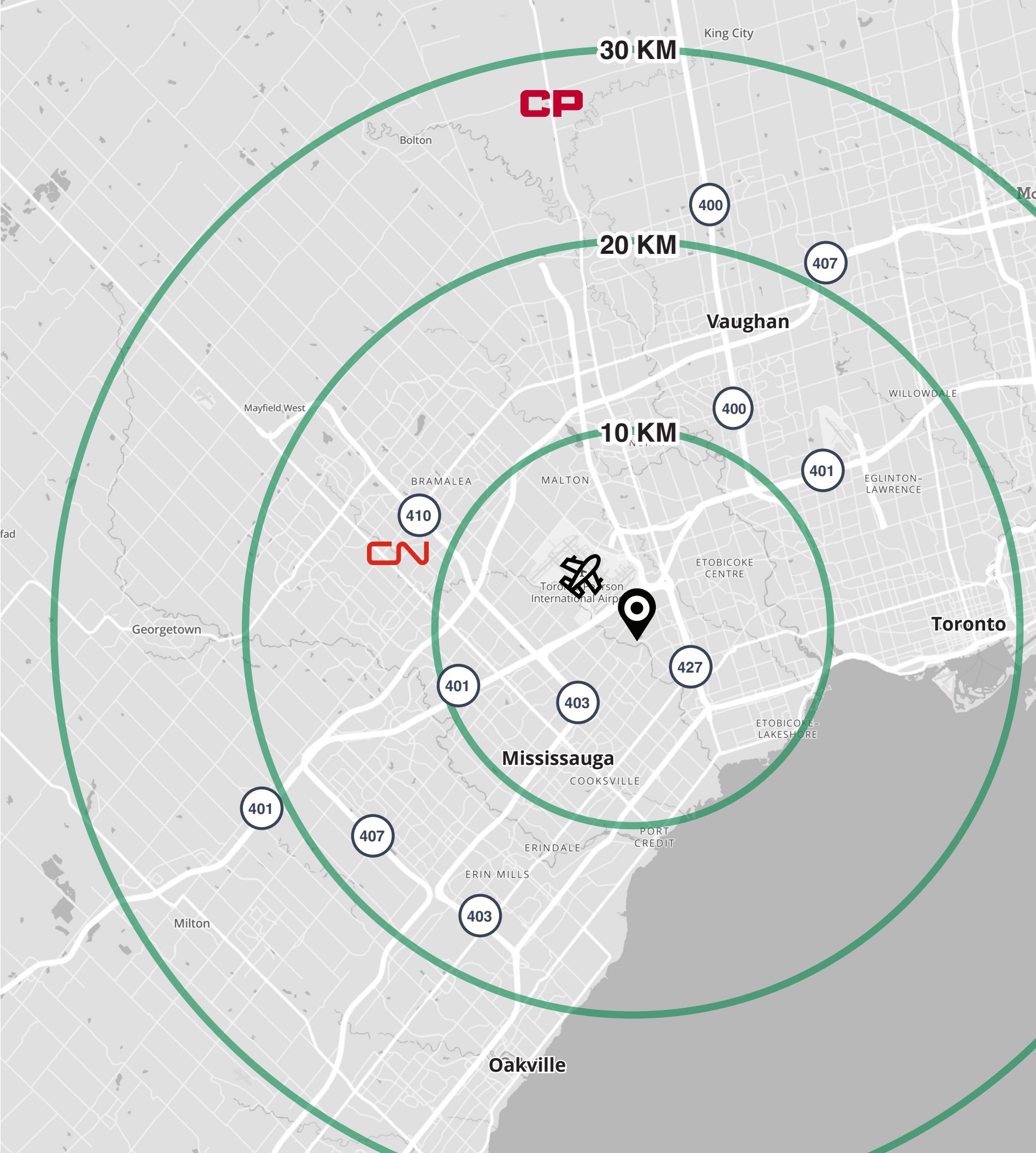
90%

Labour Employment Rate

10%

Labour Unemployment Rate

\*Population 15 Years or Over







# TORONTO PEARSON INTERNATIONAL AIRPORT

MATHESON BLVD EAST





# Unmatched Connectivity



5.0 KM

Distance to Highway 403



3.3 KM

Distance to Highway 401



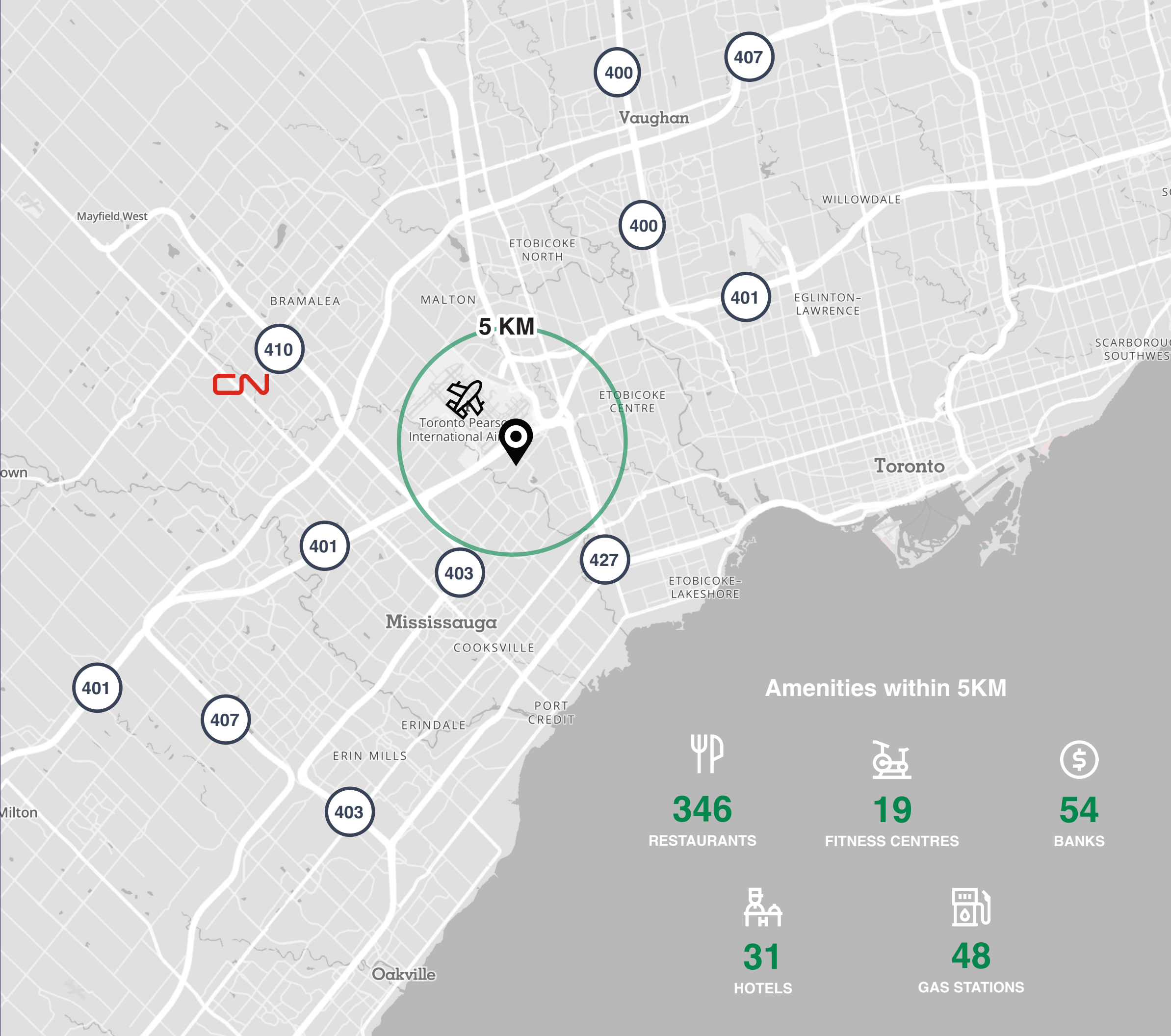
5.0 KM

Distance to Toronto Pearson International Airport



25 KM

Distance to Downtown Toronto







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