

Flex Space For Lease  
up to ±23,000 sf available

# 5055 Satellite Drive

Mississauga, ON

UNIT 7



# PROPERTY HIGHLIGHTS

Flex Space For Lease

## 5055 Satellite Drive

Mississauga, ON

UNIT 7



Move-in ready flex space in the prestigious Airport Corporate Centre!



Functional space offering open office area, and shipping/warehouse component including drive-in door



Prominent signage and branding opportunity with strong corporate neighbours



Immediate walking distance to many restaurants, hotels and amenities



Minutes from Pearson International Airport



Public transit service at your door with the new Mississauga BRT (Orbitor Station) located nearby

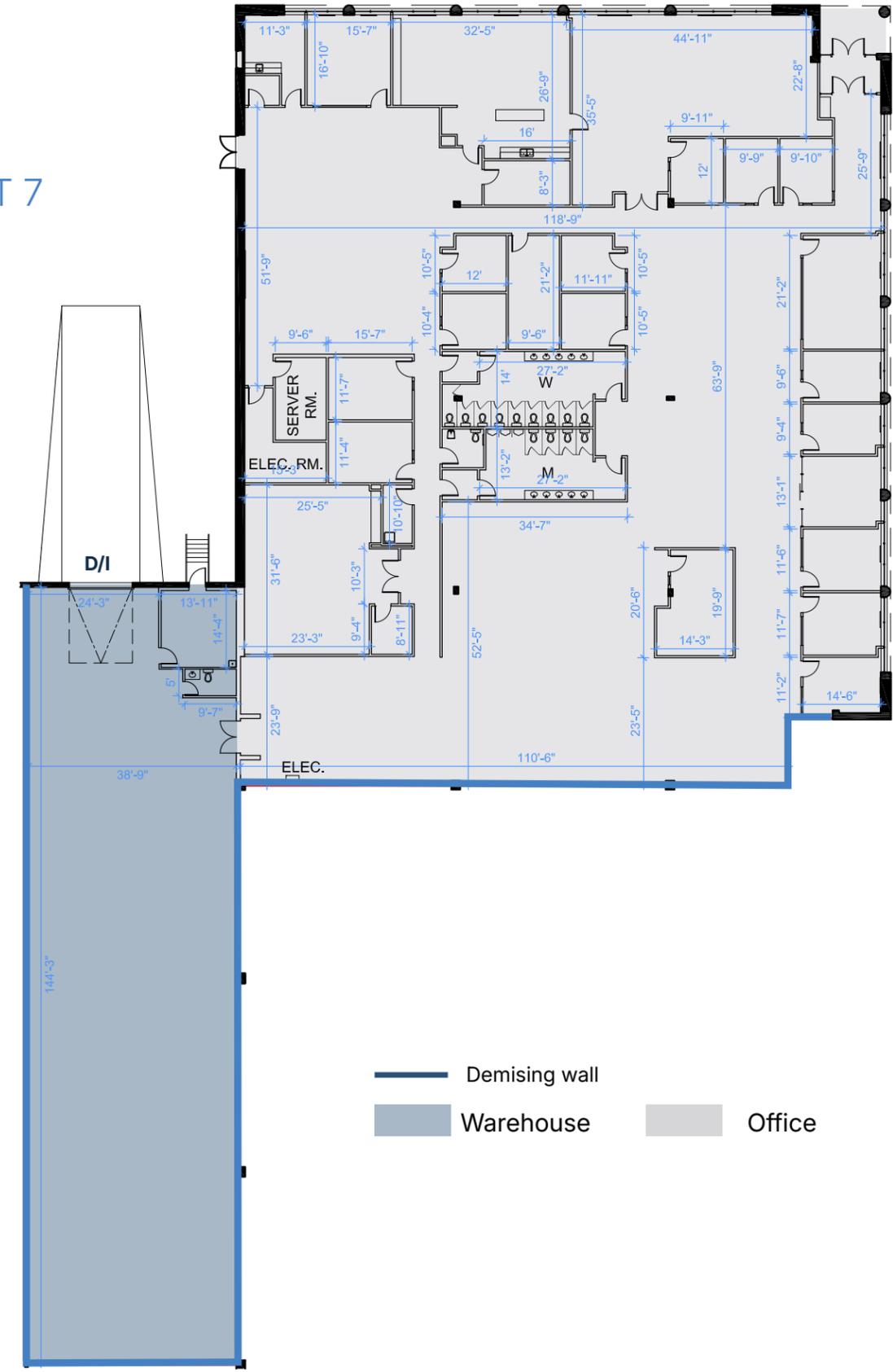


Additional size and configuration options available

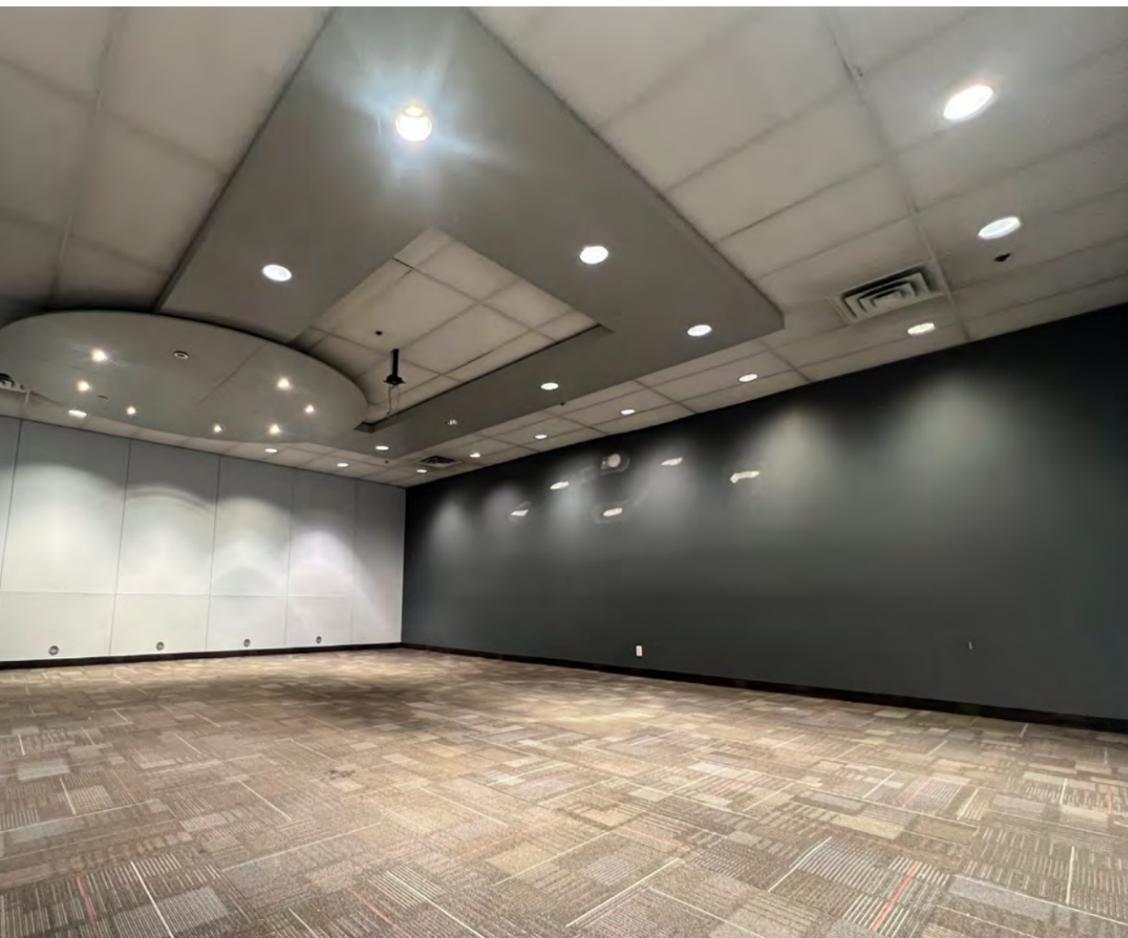
# PROPERTY PROFILE

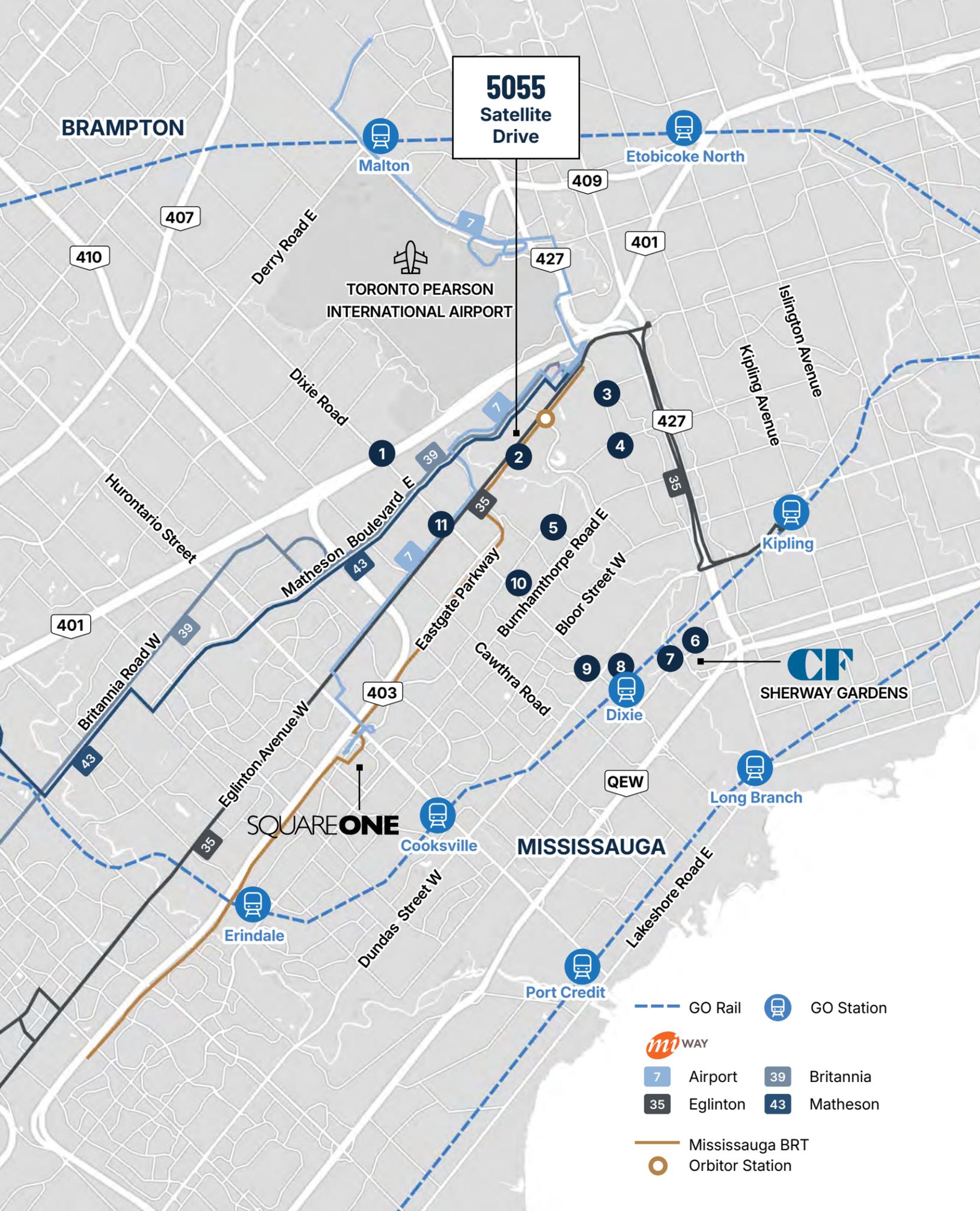
	 <b>OPTION A+B</b>	 <b>OPTION A</b>	 <b>OPTION B</b>
SIZE	<b>23,051 sf</b>	<b>17,299 sf</b>	<b>5,752 sf</b>
OFFICE	<b>17,299 sf</b>	<b>17,299 sf</b>	-
WAREHOUSE	<b>5,752 sf</b>	-	<b>5,752 sf</b>
CLEAR HEIGHT	<b>24'</b>	-	<b>24'</b>
SHIPPING	<b>1 D/I</b>	-	<b>1 D/I</b>
ZONING		<b>E1-19</b>	
Occupancy		<b>Immediate</b>	
TMI (2025)		<b>\$4.83</b>	
Asking Rate		<b>Speak to listing agents</b>	

## UNIT 7



-  Demising wall
-  Warehouse
-  Office





**5055**  
Satellite Drive

# AMENITIES + TRANSIT

- 1 401 Pearson Automall**  
Honda Hyundai  
Toyota Audi
- 401 Dixie Automall**  
Mazda Montana's  
Kia Kelseys  
Infinity Subway  
Nissan A&W
- 2** Planet Bowl Union Social  
Tim Hortons Pumpernickel's  
Subway Starbucks  
Eggstatic Teriyaki Experience  
Anytime Fitness
- 3** Tim Hortons Subway  
Pizza Pizza BMO
- 4** No Frills IDA  
Scotiabank Domino's
- 5** Longo's Shoppers Drug Mart  
Starbucks Scotiabank
- 6 SmartCentres Etobicoke**  
Earls Old Navy  
Home Depot Five Guys  
Winners Marshalls  
Best Buy Party City  
Walmart Sport Chek
- 7** Staples Canada Computers  
LCBO Scaddabush  
Red Lobster Jack Astor's  
Homesense Leon's
- 8 SmartCentres Creekside Crossing**  
Costco RBC  
Walmart Dollarama  
Beer Store CIBC  
LCBO M&M Foodmart  
TD Pizzaville
- 9** Circle K LA Fitness  
Swiss Chalet Freshco  
Value Village Tim Hortons  
Dollarama Rexall  
Healthy Planet Esso
- 10 Rockwood Mall**  
Food Basics Burger King  
Homesense Chuck-E-Cheese  
Beer Store Dollarama
- 11** Staples Esso/Tim Hortons  
Boston Pizza Canadian Tire Gas  
Chipotle Starbucks  
LA Fitness Mary Brown's  
Burger Factory Hilton Garden Inn

## DRIVE TIMES

<b>6 MINS   3.8 KM</b> Highway 401	<b>10 MINS   3.8 KM</b> Pearson Airport	<b>11 MINS   11.2 KM</b> Gardiner Expressway
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## AMENITIES WITHIN 5 KM

<b>323</b> Restaurants	<b>758</b> Retail	<b>39</b> Hotels	<b>37</b> Banks	<b>39</b> Gas Stations
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# OUR TEAM

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Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

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## AVISON YOUNG

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Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

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**Colin Bell\*\***  
Principal  
647.627.4722  
[colin.bell@avisonyoung.com](mailto:colin.bell@avisonyoung.com)

**Kurt Love\* SIOR**  
Vice President  
416.997.9460  
[kurt.love@avisonyoung.com](mailto:kurt.love@avisonyoung.com)

\*\*Broker, \*Sales Representative

**Avison Young Commercial Real Estate Services, LP, Brokerage**  
77 City Centre Drive, Suite 301  
Mississauga, Ontario, Canada L5B 1M5  
T 905.712.2100 F 905.712.2937  
[avisonyoung.ca](http://avisonyoung.ca)

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