



# 745-795 HAZELHURST ROAD

MISSISSAUGA, ON

**NEW STATE-OF-THE-ART INDUSTRIAL FACILITY**

## UP TO 428,138 SF FOR LEASE

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**Hopewell**<sup>®</sup>  
DEVELOPMENT

**AVISON  
YOUNG**



INTERIOR WHITE-BOXING COMPLETED

# HAZELHURST BUSINESS PARK

## THE OPPORTUNITY

Avison Young, in partnership with Hopewell Development, is proud to announce Hazelhurst Business Park, a new 757,237 sf state-of-the-art industrial park located in the heart of South Mississauga. The speculative development comprises a total of three buildings and provides a flexible number of size configurations to suit a range of operational needs.



AVAILABLE AREA  
**40,000 - 428,138 sf**



CLEAR HEIGHT  
**36 ft**



TOTAL SHIPPING  
**89 TL / 3 DI doors**



CAR PARKING  
**1:1,294 sf**



BAY SIZE  
**55 ft x 52 ft**



STAGING BAY  
**60 ft**



POWER  
**2,000 amps, 600 volts**



LIGHTING  
**LED**



CONCRETE APRON  
**60 ft**



FLOOR SLAB  
**8 in**

PROPERTY DETAILS

705 HAZELHURST ROAD

LEASED 284,992 sf

745 HAZELHURST ROAD

AVAILABLE AREA 257,121 sf

POWER 2,000 amps

SHIPPING 50 TL / 2 DI

MIN DIVISIBLE 64,131 sf

DELIVERY Immediate

795 HAZELHURST ROAD

AVAILABLE AREA 171,017 sf

POWER 2,000 amps

SHIPPING 39 TL / 1 DI

MIN DIVISIBLE 40,000 sf

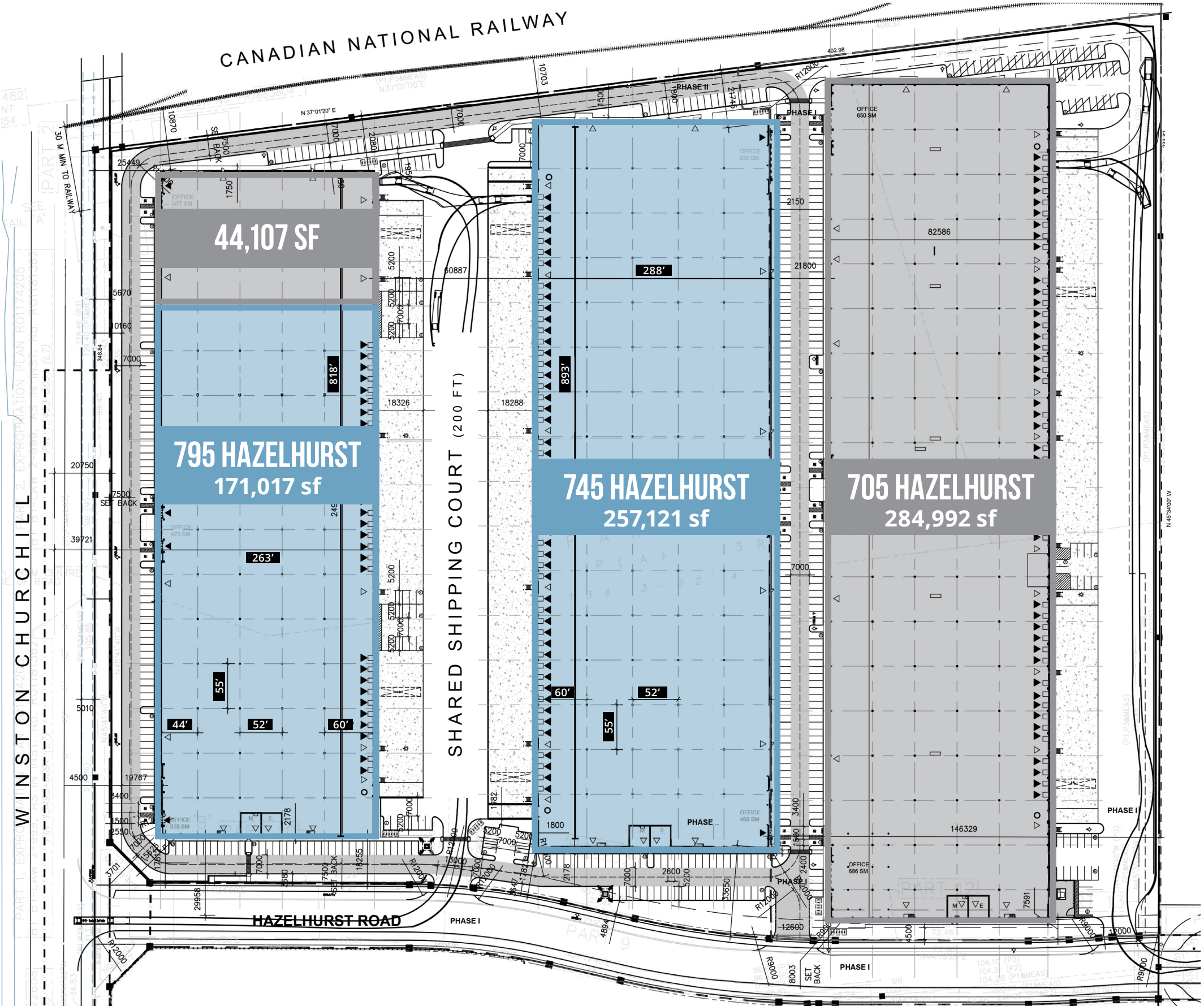
DELIVERY Q3 2026

PRICING

ASKING RENT Market Rent T.M.I\* \$4.00 psf

\*2026 estimate - to be confirmed upon completion of construction

Available Leased

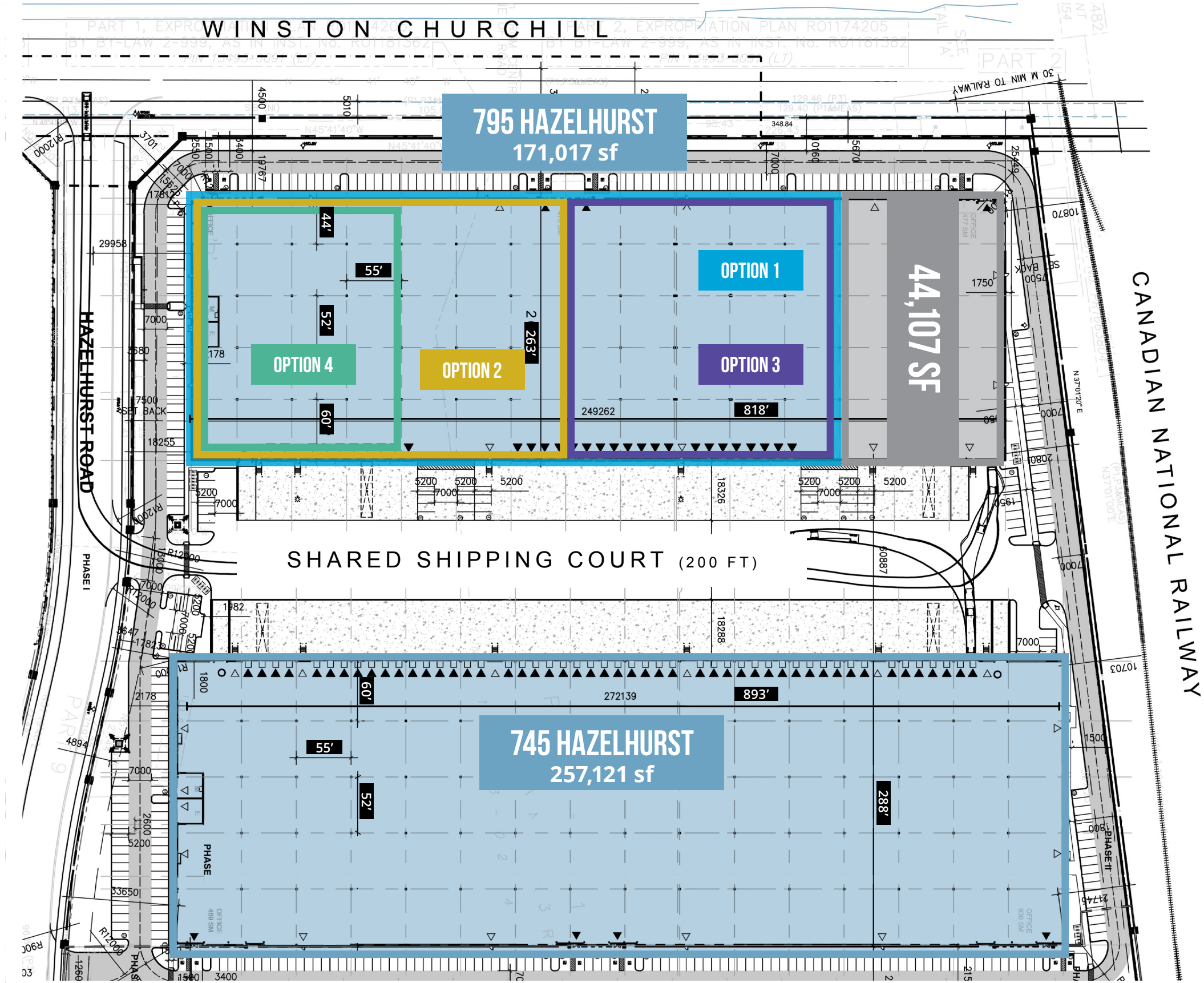


DEMISING OPTIONS

| 745 + 795 HAZELHURST ROAD |              |
|---------------------------|--------------|
| AVAILABLE AREA            | 428,138 sf   |
| SHIPPING                  | 89 TL / 3 DI |

| 745 HAZELHURST ROAD |              |
|---------------------|--------------|
| AVAILABLE AREA      | 257,121 sf   |
| SHIPPING            | 50 TL / 2 DI |

| 795 HAZELHURST ROAD |              |
|---------------------|--------------|
| OPTION 1            |              |
| AVAILABLE AREA      | 171,017 sf   |
| SHIPPING            | 39 TL / 1 DI |
| OPTION 2            |              |
| AVAILABLE AREA      | 98,230 sf    |
| SHIPPING            | 20 TL / 1 DI |
| OPTION 3            |              |
| AVAILABLE AREA      | 72,787 sf    |
| SHIPPING            | 19 TL        |
| OPTION 4            |              |
| AVAILABLE AREA      | 54,557 sf    |
| SHIPPING            | 9 TL / 1 DI  |





PUBLIC TRANSIT

| OAKVILLE    |                   |
|-------------|-------------------|
|             | Speers-Cornwall   |
|             | Linbrook          |
|             | Winston Park      |
| MISSISSAUGA |                   |
|             | Sheridan          |
|             | Lorne Park        |
|             | Park Royal        |
|             | Winston Churchill |

Mississauga Transit routes run along Royal Windsor Drive with stops directly in front of Hazelhurst Business Park.

These routes connect to the nearby GO Station, offering seamless transfers, access to surrounding neighbourhoods and cities, and convenient Rush Hour Express Train service to Toronto.

10 MIN  
to Oakville GO

5 MIN  
to Clarkson GO

## GREAT ACCESSIBILITY

Hazelhurst Business Park offers easy access to major highways and the downtown core, situated in a well-established neighbourhood that supports efficient logistics throughout the Greater Toronto Area (GTA).

Just 3 km away, both Highway 403 and the Queen Elizabeth Way provide key regional connectivity. The site is also ideally located—only a 1-hour drive to the U.S. border crossing at St. Catharines and approximately 3 hours and 20 minutes to the Windsor/Detroit border.

## DRIVE TIMES

|                 |                                |
|-----------------|--------------------------------|
| Q.E.W           | <b>2.8 KM</b><br>(4 minutes)   |
| HIGHWAY 403     | <b>4.3 KM</b><br>(5 minutes)   |
| HIGHWAY 407     | <b>10.8 KM</b><br>(11 minutes) |
| HIGHWAY 401     | <b>24.0 KM</b><br>(20 minutes) |
| HIGHWAY 410     | <b>26.9 KM</b><br>(27 minutes) |
| PEARSON AIRPORT | <b>29.6 KM</b><br>(30 minutes) |
| DOWNTOWN CORE   | <b>32.0 KM</b><br>(26 minutes) |
| CN INTERMODAL   | <b>41.2 KM</b><br>(30 minutes) |
| CP INTERMODAL   | <b>52.7 KM</b><br>(43 minutes) |





Hazelhurst Business Park is situated on the southeast corner of Winston Churchill Boulevard and Royal Windsor Drive, at the southwestern edge of Mississauga in the Clarkson neighbourhood, just minutes from the Oakville border.

### NEARBY AMENITIES

- 1 Hazelhurst Business Park is complemented with a variety of recently developed industrial, office, commercial/retail properties along Royal Windsor Dr, including Clarkson Crossing Commercial Centre as well as residential redevelopment that is gentrifying the area.
- 2 Both Southdown Rd and Winston Churchill Blvd provide connections to numerous amenities throughout the Clarkson neighbourhood including Lake Ontario. The Clarkson neighbourhood has 25 km of walking trails and access to a variety of quality parks including waterfront parks.
- 3 Just north of Hazelhurst Business Park on the north side of the CNR tracks is Clarkson Park, a 19.62 acre park with a baseball diamond, soccer and football field that is lit and fenced.
- 4 Ontario Racquet Club. Canada's Leading premier sports club covering 150,000 sf on 8.5 acres, offering year-round squash, tennis, pickleball, badminton, golf, aquatics; over 100 weekly group fitness, yoga, spinning programs; sports training; fine dining; parties and social events.

### AMENITIES WITHIN 5KM RADIUS OF HAZELHURST BUSINESS PARK



11  
Hotels



174  
Restaurants



214  
Retail



244  
Gas Stations



55  
Banks



7  
Fitness Centres

MEET THE TEAM



Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

AVISON  
YOUNG

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.





# HAZELHURST BUSINESS PARK

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