

2395-2421 DREW ROAD & 7290 TORBRAM ROAD, MISSISSAUGA

Premium Small Bay Industrial Units
For Lease



EXCLUSIVE OFFER

3 months of net free rent on 5-year deals
completed before August 31, 2026.*

*Terms apply. Please reach out to Listing Team for more information.

Listing Team:

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Presented By:





PROPERTY OVERVIEW

Colliers is pleased to offer a multi-unit industrial leasing opportunity in the heart of Central Mississauga, prominently located at the intersection of Drew Road and Torbram Road. The buildings benefit from strong corner exposure along a heavy trafficked corridor, providing excellent visibility and accessibility.

Ideally situated with convenient access to Highways 401, 410, and 403, and within minutes of Toronto Pearson International Airport, public transit, and a wide range of nearby amenities, this offering caters to a variety of industrial users.

The buildings offers some move-in ready units featuring office areas, washrooms, and efficient shipping, along with separately metered services. Professionally managed by Pure Industrial and well maintained, the property also provides ample on-site parking.

PHOTOS

7290 Torbram Road



2395 Drew Road

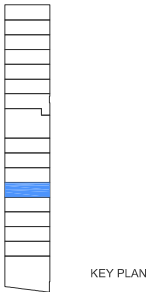


2405 - 2421 Drew Road

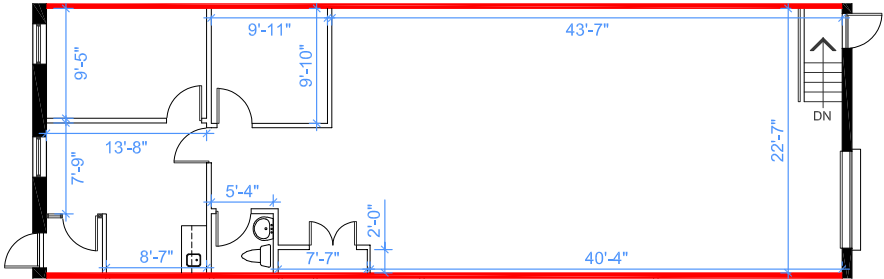


UNIT OVERVIEW

7290 Torbram Road, Unit 7, Mississauga

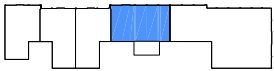


7290 Torbram Road	Unit 7
Total Area (SF)	1,655
Office Area (SF)	516
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	30 Amps
Asking Price (PSF)	\$19.25
Additional Rent (PSF)	\$6.92
Gross Rent	\$26.17
Possession	September 1, 2026



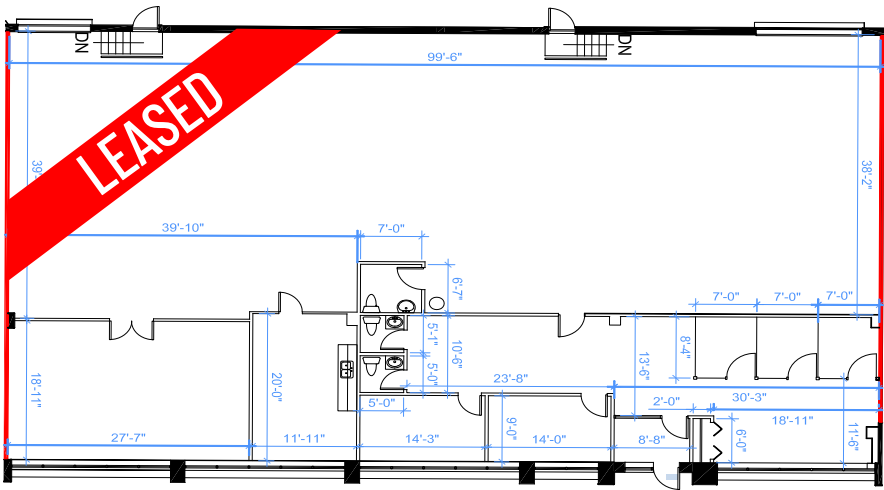
UNIT OVERVIEW

2395 Drew Road, Unit 2-3, Mississauga



KEY PLAN

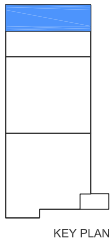
2395 Drew Road	Unit 2-3
Total Area (SF)	6,364
Office Area (SF)	1,419
Clear Height	18'
Shipping	2TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$19.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$26.42
Possession	Immediate



UNIT OVERVIEW

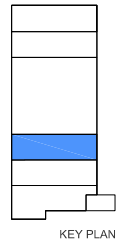
2405 Drew Road, Mississauga

2405 Drew Road	
Total Area (SF)	3,225
Office Area (SF)	518
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	60 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$25.42
Possession	November 1, 2026



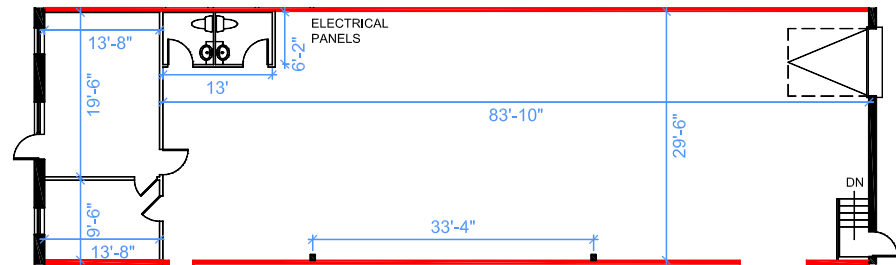
UNIT OVERVIEW

2417 Drew Road, Mississauga



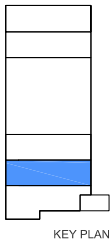
2417 Drew Road

Total Area (SF)	3,135
Office Area (SF)	566
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$25.42
Possession	September 1, 2026

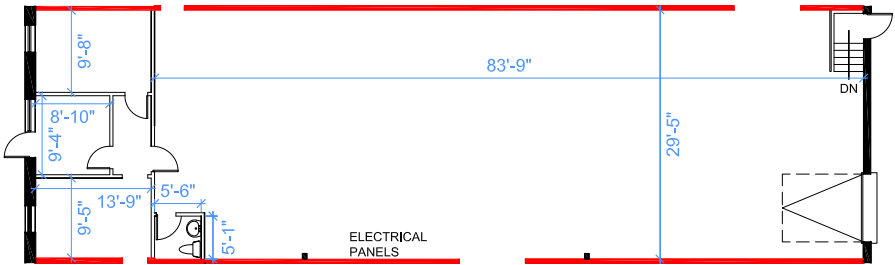


UNIT OVERVIEW

2419 Drew Road, Mississauga

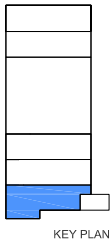


2419 Drew Road	
Total Area (SF)	3,124
Office Area (SF)	505
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$25.42
Possession	September 1, 2026

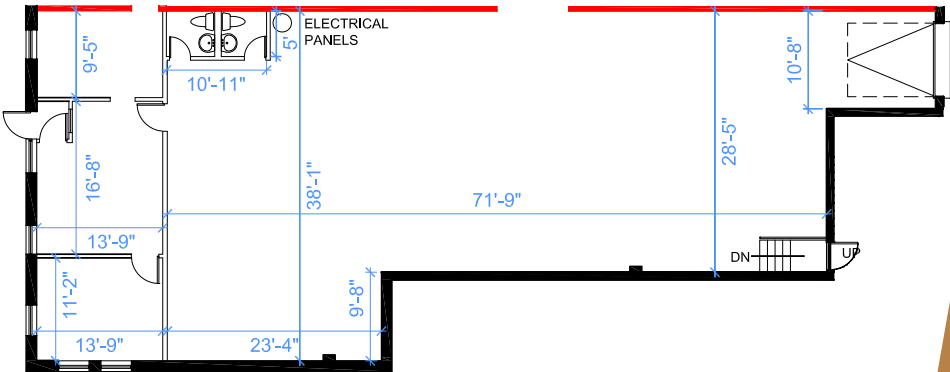


UNIT OVERVIEW

2421 Drew Road, Mississauga



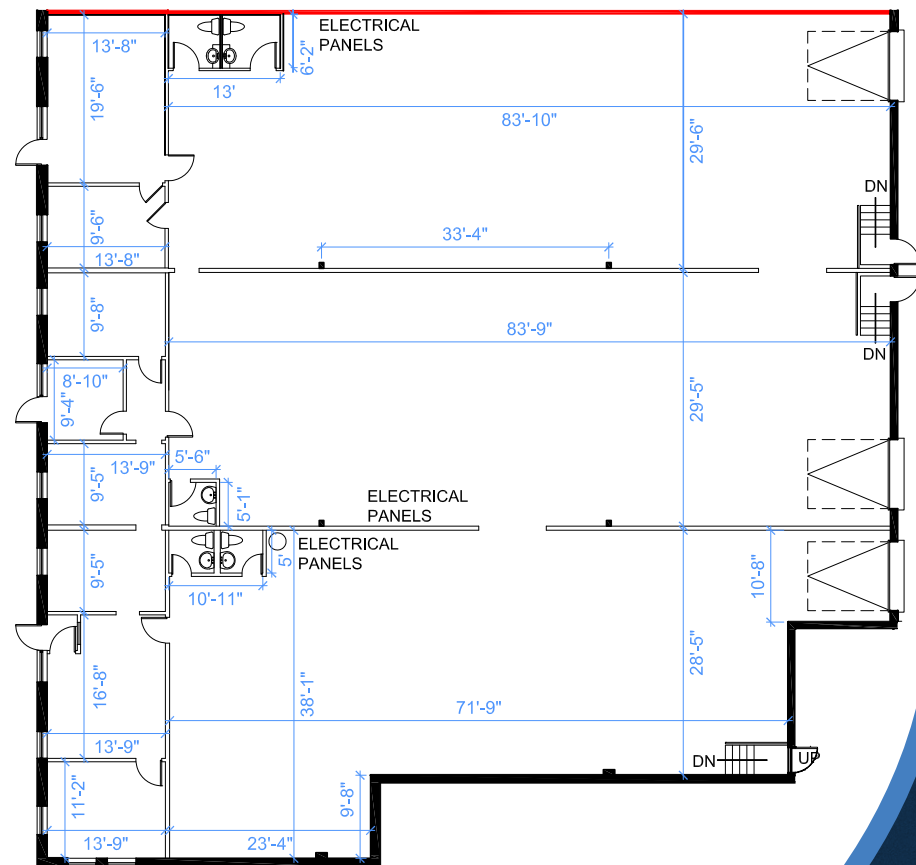
2421 Drew Road	
Total Area (SF)	3,250
Office Area (SF)	690
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$25.42
Possession	August 1, 2026



Opportunity to Combine Units



2417: 100A @ 347/600V
2419: 100A @ 347/600V
2421: 100A @ 347/600V

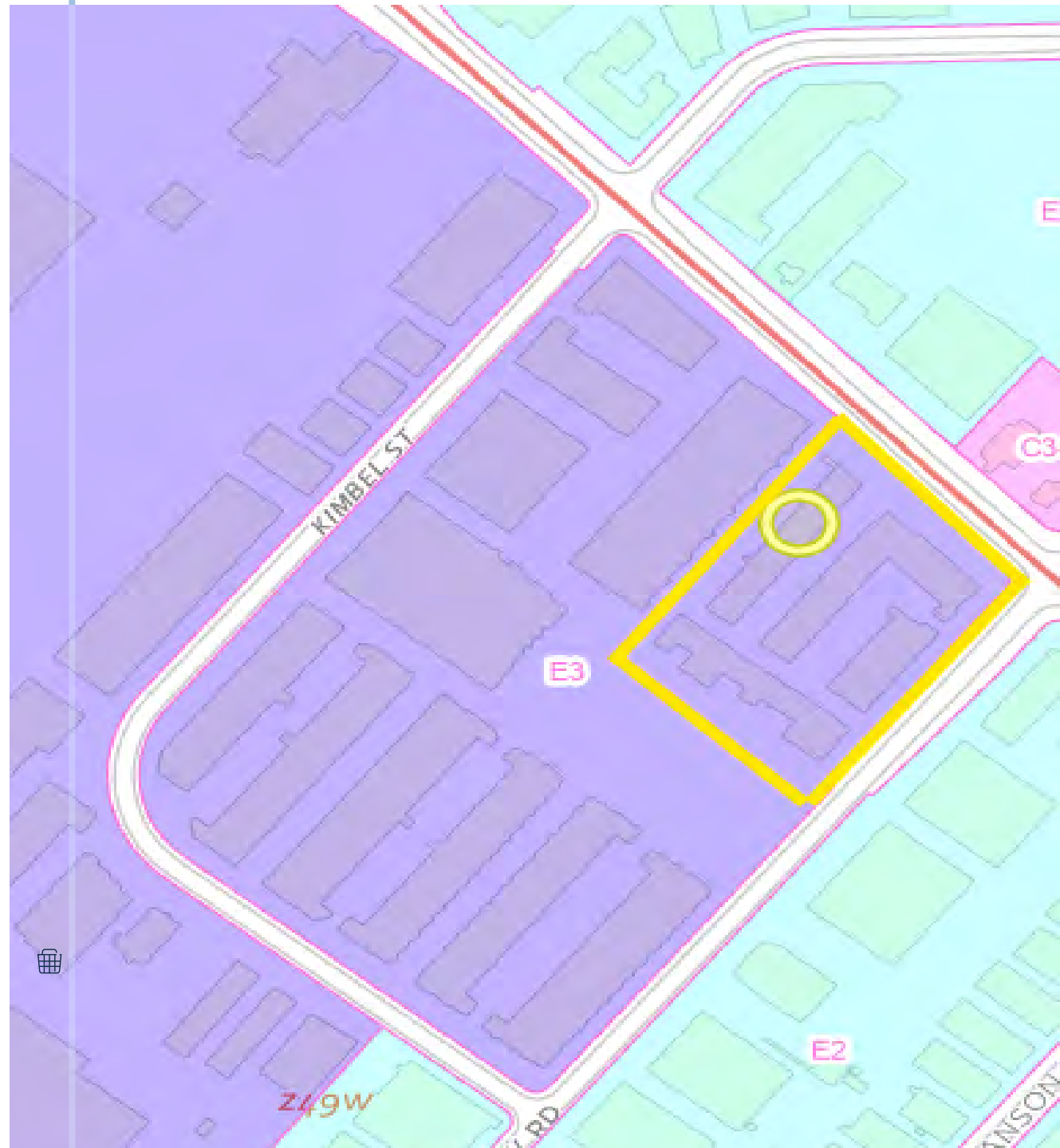


ZONING OVERVIEW

Zone E3 Industrial

Permitted Uses

- Office
- Broadcasting/Communication Facility
- Medical Office
- Manufacturing Facility
- Waste Processing Station
- Composting Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Warehouse Distribution Facility
- Self-Storage Facility
- Contractor Service Shop
- Restaurants
- Convenience
- Take-Out Restaurants
- Commercial School
- Financial Institution*
- Veterinary Clinic
- Banquet Hall/Conference Centre/
Convention Centre
- Animal Boarding Establishment
- University/College



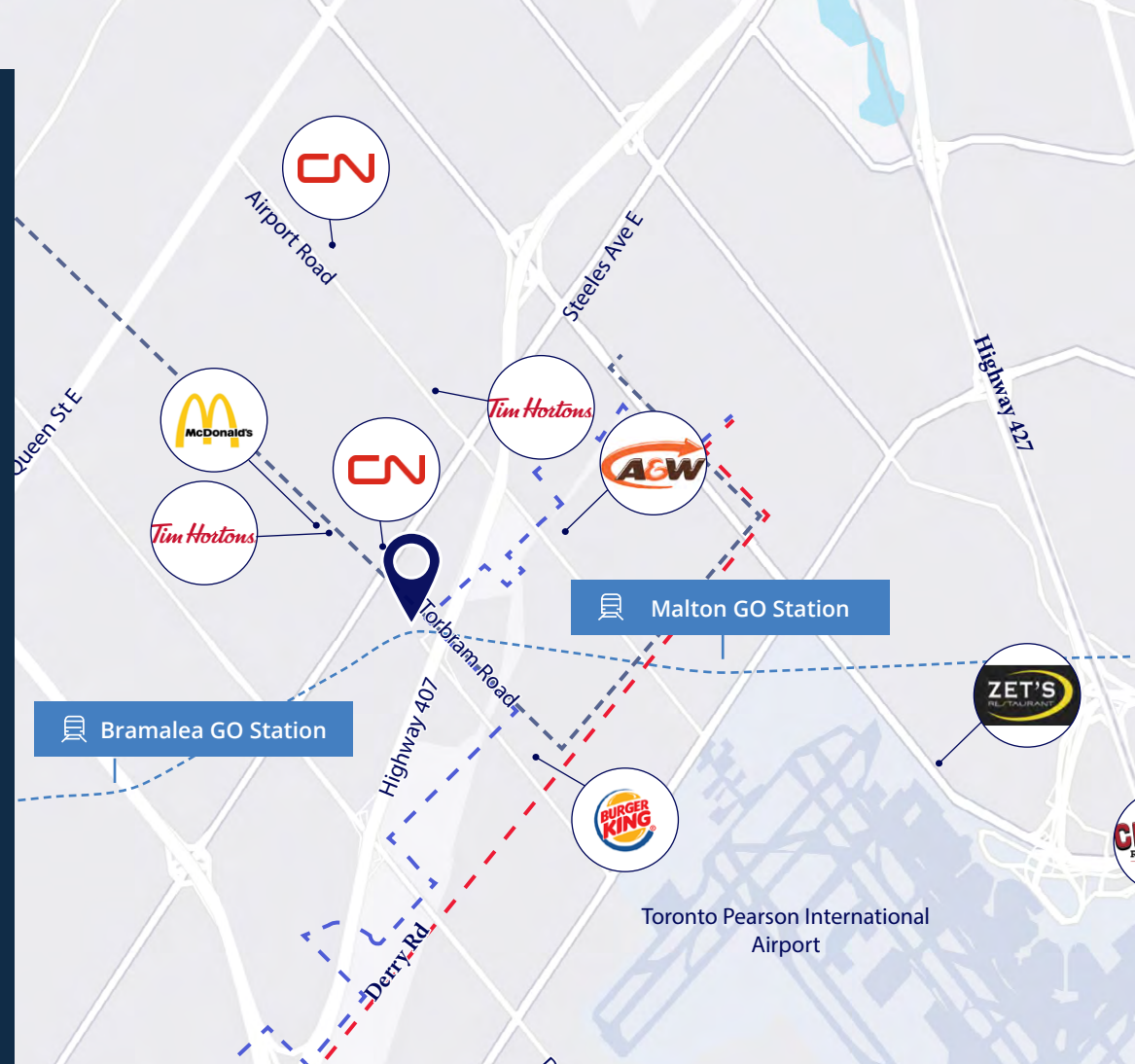
*Prospective tenants will be responsible for confirming and satisfying zoning requirements

CONNECTIVITY & ACCESS

Amenities, ease of access, transit, quick access to major highways and airport, and well-developed infrastructure supports workforce attraction and retention.

Located in Northeast Mississauga, 2395-2421 Drew Road and 7270 Torbram Road form a highly strategic location with an extensive range of surrounding amenities that enhance its appeal for both tenants and employees.

The Property is exceptionally well-served by regional and local transit, providing convenient options for employees and visitors. It is located just minutes from major highways including Highways 410, 427, and 407, offering direct connections to the Greater Toronto Area. GO Transit services are accessible nearby, while local bus routes provide additional commuting options.



DRIVE TIMES

407	Highway 407	6 MIN	400	Highway 400	25 MIN		
410	Highway 410	12 MIN	QEW	Queen Elizabeth Way	25 MIN		U.S.A. Border 90 MIN
427	Highway 427	12 MIN	CPKC	CPKC Intermodal	26 MIN		Pearson Airport 13 MIN
401	Highway 401	16 MIN		Downtown Toronto	45 MIN	CN	CN MacMillan Yard 27 MIN

OUR TEAM



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 43M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,200 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.

[PUREINDUSTRIAL.CA](https://pureindustrial.ca)



Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

Learn more at corporate.colliers.com
Twitter @Colliers or LinkedIn.

[COLLIERSCANADA.COM](https://collierscanada.com)





7270
TORBRAM

Unit 200

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