

2333 North Sheridan Way

Mississauga, Ontario

For Lease: Up to $\pm 161,727$ Sq. Ft.

Building Improvements Underway!
QEW Exposure











**Tenant
Incentives
Available!**

3 Months Net Rent Free and \$3.00 Per Sq. Ft. Tenant Improvement Allowance for a Minimum 5 Year Term

(Subject to the Lease being fully executed on or before November 30, 2025)

Property Details

	Total Size	±161,727 Sq. Ft. (±6,153 Sq. Ft. of Office) Ability to demise down to 48,000 sq. ft. See next page for details 6,194 sq. ft. of mezzanine not included in total square footage
	Asking Rate	Full Building: \$15.95 Per Sq. Ft. Net Demised Options: \$16.50 Per Sq. Ft. Net
	TMI (est. 2025)	\$5.08 per Sq. Ft.
	Shipping	17 Truck Level Doors
	Clear Height	±15'9" up to ±24'5"
	Power	1,600 Amps, 600 Volts to be verified
	Possession	Immediate
	Zoning	E2-5 Employment

Highlights



Ability to secure yard



Large lunch room included



Shipping can accommodate 53' trailers



Immediate access to the Q.E.W., transit and amenities nearby

Building Improvements Underway!

- ✓ Asphalt repairs

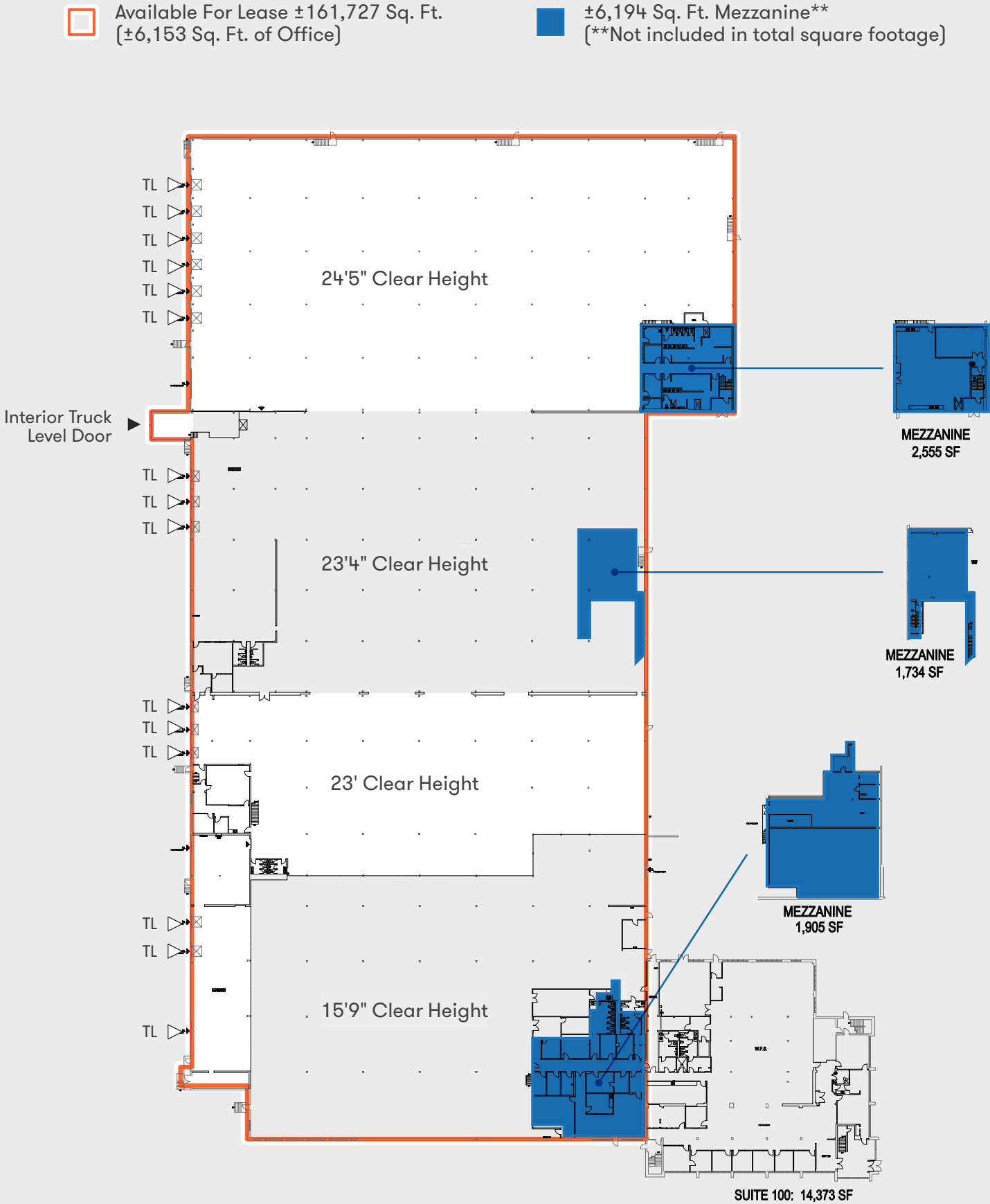
✓ Powerwash warehouse floor and walls

✓ Uniform, LED lights throughout the warehouse

✓ Paint warehouse columns (halfway)
- ✓ White wash of office and washroom walls

✓ LED lighting in office

✓ Complete washroom, kitchen and office clean



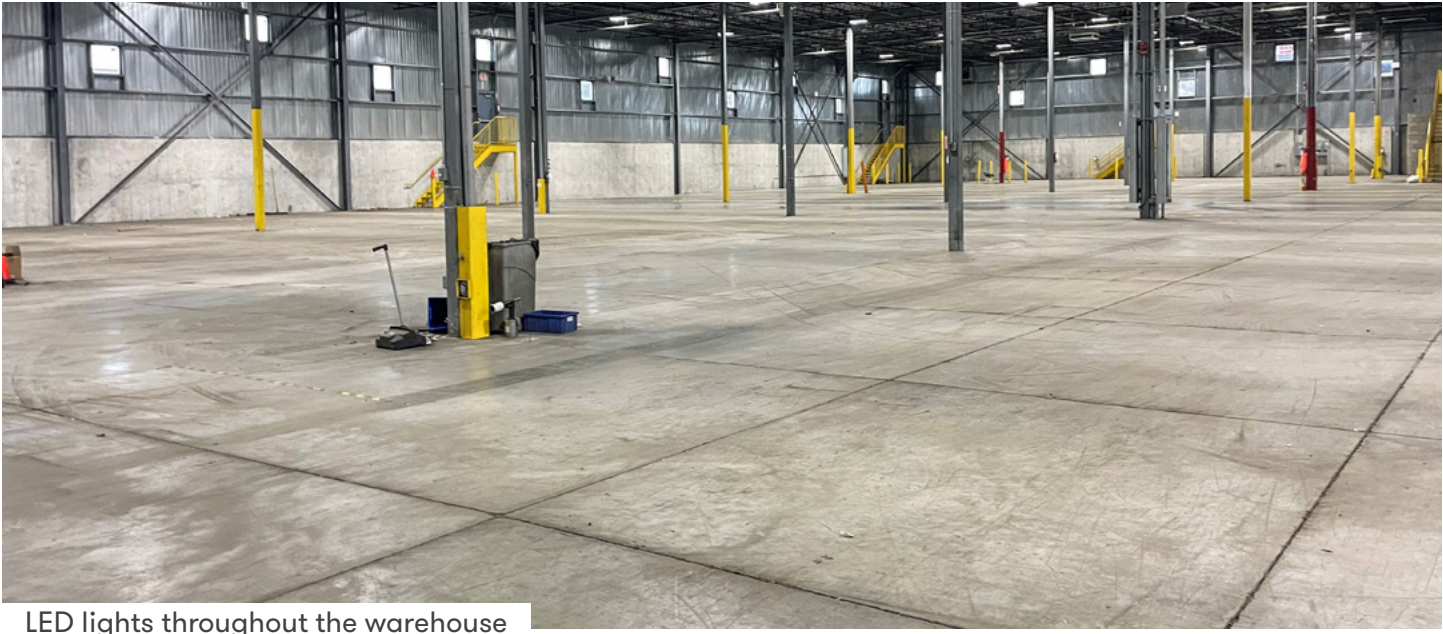
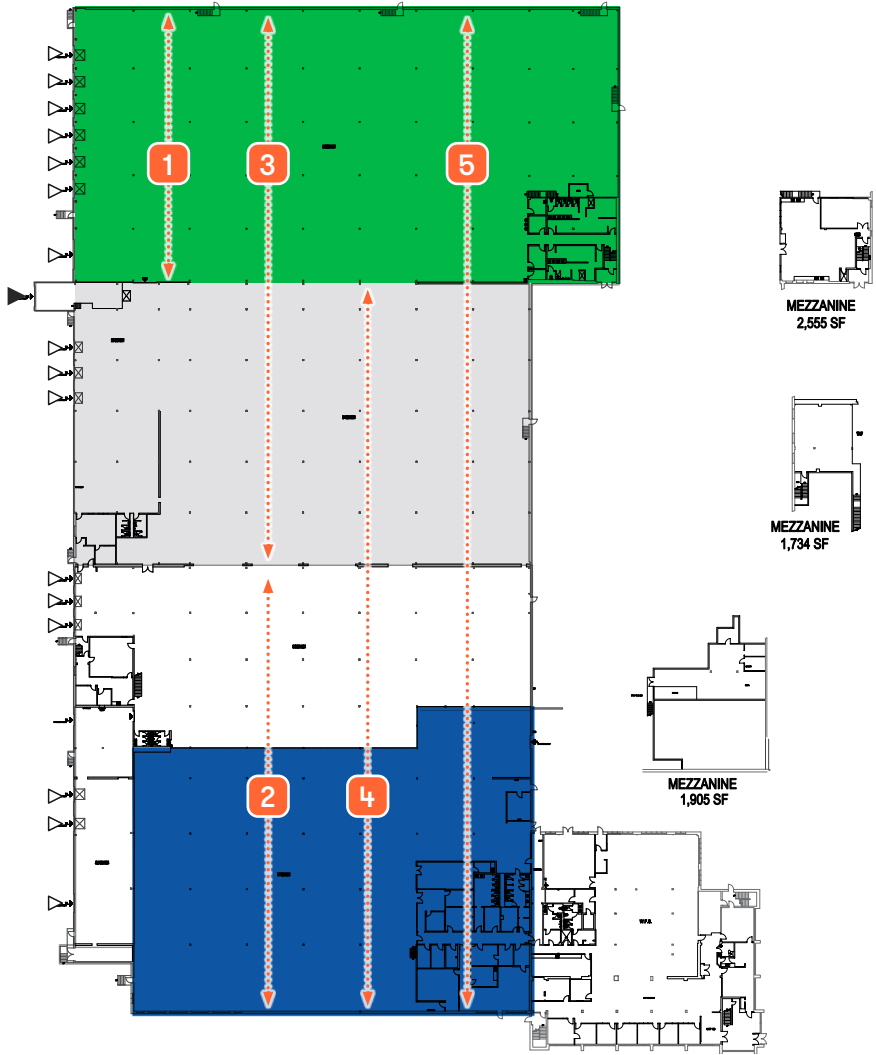
Flexible Demising Options

Other demising options available, please speak to listing agents.

Total Size (sq. Ft.)	1 ±48,000	2 ±68,000	3 ±94,000	4 ±114,000	5 ±161,727
Mezzanine**	±2,555 Sq. Ft.**	±1,905 Sq. Ft.**	±4,289 Sq. Ft.**	±3,639 Sq. Ft.**	±6,194 Sq. Ft.**
Office	±5%	±5%	±3%	±3%	±6,153 Sq. Ft.
Asking Rate (Per Sq. Ft. Net)	\$16.50	\$16.50	\$16.50	\$16.50	\$15.95
Shipping	7 Truck Level	6 Truck Level	11 Truck Level	10 Truck Level	17 Truck Level
Clear Height	24'5"	15'9" & 23'	23'4" - 24'5"	15'9" - 23'4"	15'9" - 24'5"

(**Not included in total square footage)

- ▷ Truck Level Door
- ▶ Interior Truck Level Door
- 24'5" Clear Height
- 23'4" Clear Height
- 23' Clear Height
- 15'9" Clear Height



Labour Force

Demographics & Drive Time






2333 North Sheridan Way | Mississauga, ON

Drive Times

2 Min / 950m TO Q.E.W.	6 MIN / 3.2 KM TO CLARKSON GO	10 MIN / 6 KM TO HIGHWAY 403
30 MIN / 30.5 KM TO HIGHWAY 403	9 MIN / 9.5 KM HIGHWAY 407	9 MIN / 9.5 KM TORONTO PEARSON INTL AIRPORT



Demographics

		3 KM	5 KM	10 KM
	Total Population	59,036	150,928	667,008
	Labour Force Participation	62.2%	62%	63.3%
	Median Age	40.7 Yrs	40.9 Yrs	38.7 Yrs
	Average Household Income	\$160,842	\$182,100	\$157,573



About the landlord

Dream Industrial is a customer-focused owner, operator, and developer of high-quality industrial properties, managing over 71 million square feet across Canada, Europe, and the U.S. for more than 1,500 occupiers in diverse sectors. With a proven track record of delivering modern, best-in-class industrial assets, Dream Industrial has an active development pipeline of approximately 6 million square feet and an additional 7 million square feet available for expansion or built-to-suit projects. Part of the Dream Group of Companies and managed by Dream Unlimited Corp. (TSX: DRM), a global real estate asset manager with 27 billion dollars in assets under management, Dream Industrial includes Dream Industrial REIT and several private investment vehicles.

For Lease

2333 North Sheridan Way, Mississauga



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