



FOR SUBLEASE

UNIT 20

# 350 Madill Boulevard

Mississauga, Ontario

*NEWER MODERN INDUSTRIAL FACILITY WITH HIGHWAY 401 EXPOSURE*

CORBY ROLIN\*, SIOR

Senior Vice President

416 798 6262

corby.rolin@cbre.com

\*Sales Representative

**CBRE**

# Property Details

[Download Floor Plan](#)

[Download Site Plan](#)

## TOTAL AVAILABLE AREA

- 113,388 Sq. Ft.

## OFFICE SPACE

- 2,387 Sq. Ft.

## COMMON AREAS

- 871 Sq. Ft. (Apportioned Share of Common)
- 473 Sq. Ft. (Common Corridor)

## WAREHOUSE

- 109,657 Sq. Ft.

## CLEAR HEIGHT

- 36'-0" to u/s steel

## SHIPPING

- 17 Truck Level Doors
- 1 ramped Drive-In Door

## BAY SIZES

- 38'-6" x 45'-0"

## LIGHTING

- High efficiency LED

## PARKING

- 90 Stalls

## SPRINKLERS

- ESFR

## ZONING

- E2-17

## OCCUPANCY

- November 1, 2025 (Earlier occupancy possible - speak to L.A.)

## ASKING RATE

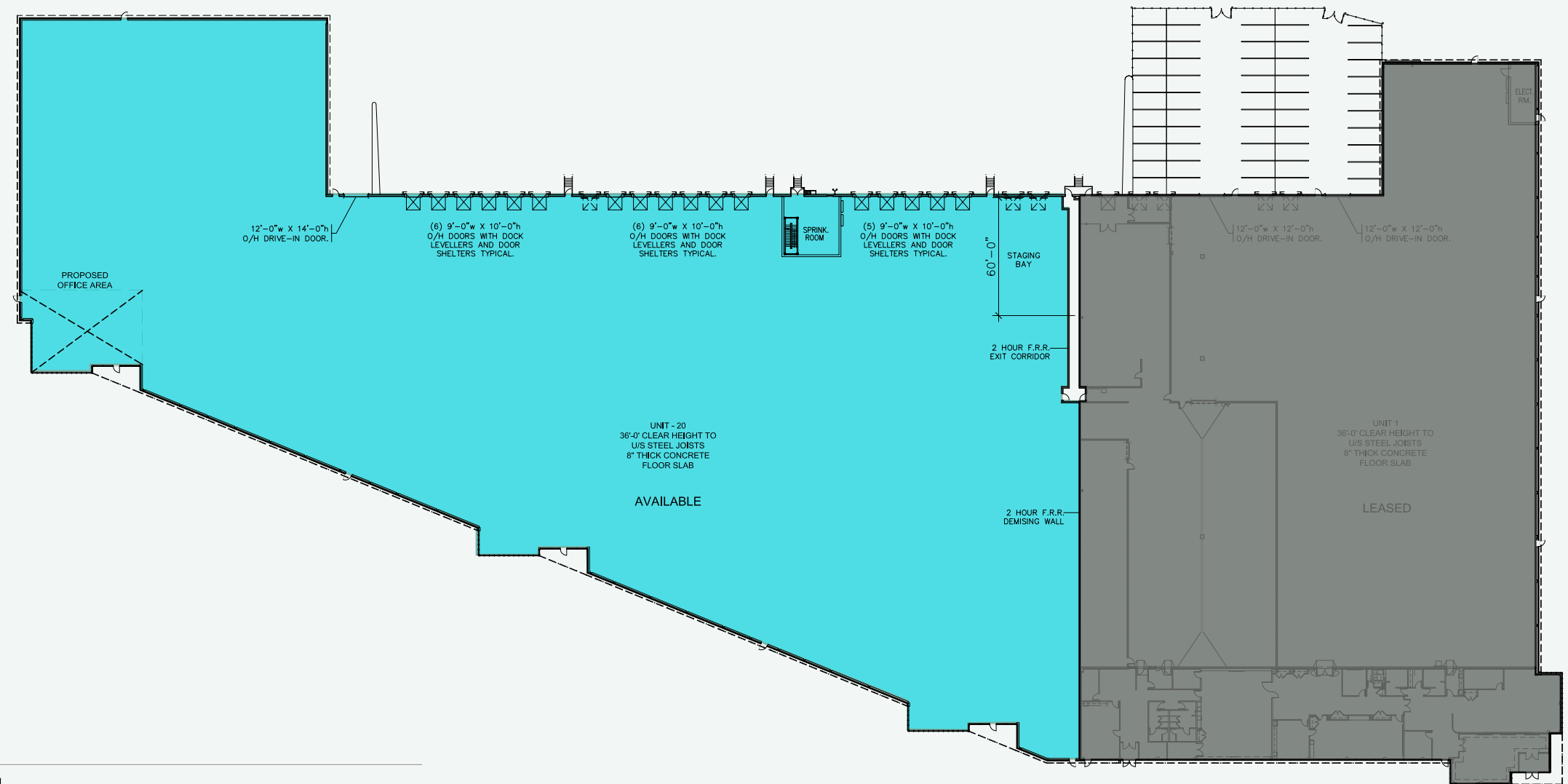
- \$13.50 Net Per Sq. Ft.

## T.M.I. (2025)

- \$4.33 Per Sq. Ft. (Estimate)

## SUBLEASE TERM

- July 30, 2031
- \*\*Direct deal with Head Landlord is preferred - speak to L.A.



^Floor and Site Plans are provided for reference only and may not be exactly as shown

# Property Pictures



# Located in the Heart of the GTA West

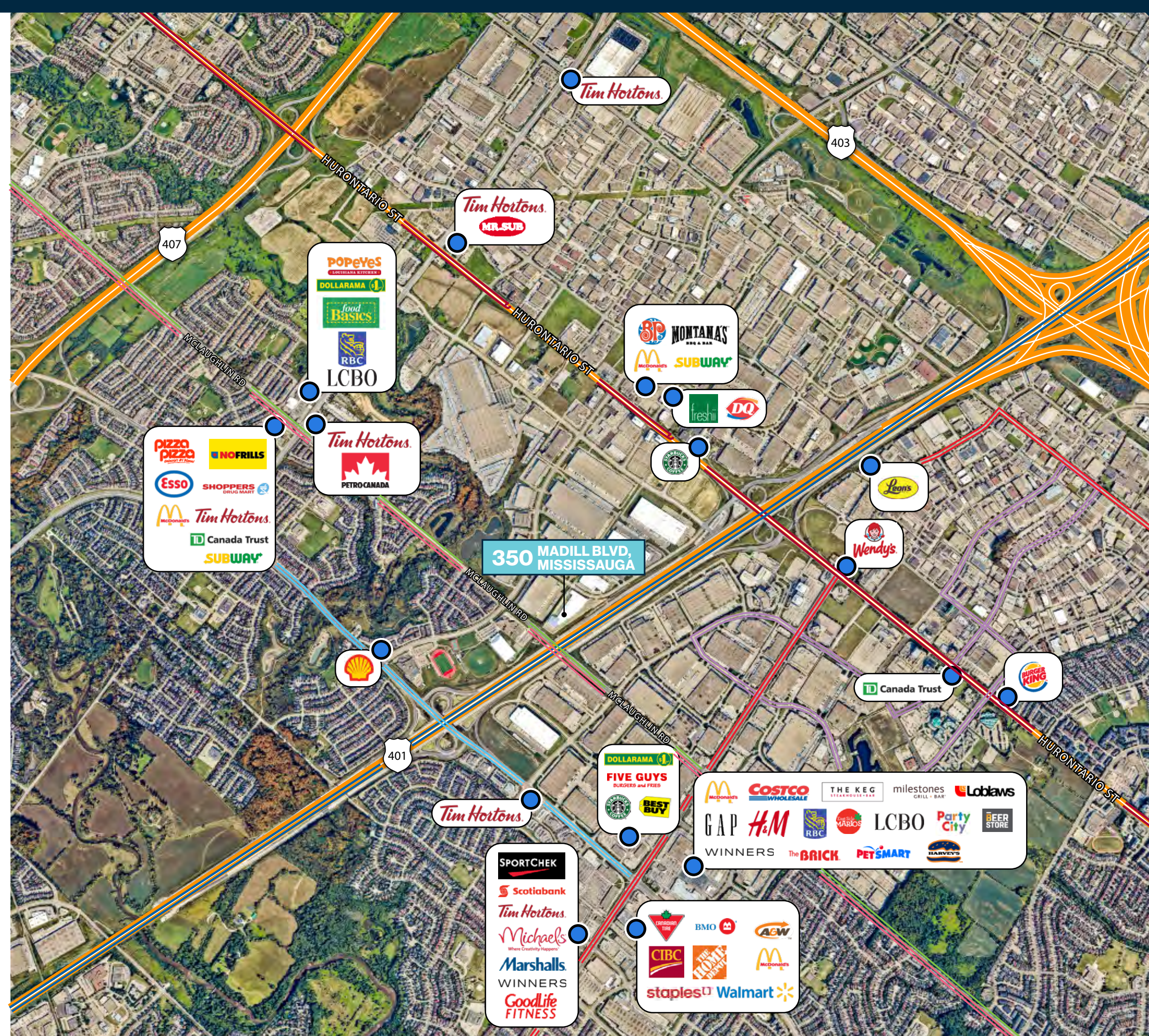
[Click to View Interactive Map](#)

## Travel Times

Highway 401	3 Minutes   1.5 KM
Highway 403	4 Minutes   3.5 KM
Highway 410	4 Minutes   3.5 KM
Highway 407	6 Minutes   3.8 KM
Highway 427	9 Minutes   10 KM
Meadowvale GO	12 Minutes   9 KM
Pearson Airport	13 Minutes   14.4 KM
QEW	13 Minutes   18 KM
CN Brampton Yard	21 Minutes   17.5 KM
CN Milton Logistics Yard	25 Minutes   28 KM
CPKC Vaughan	29 Minutes   29.5 KM
Downtown Toronto	32 Minute   34.5 KM



- Route 103 - Hurontario Express
- Route 108 - Meadowvale Business Exp.
- Route 17 - Hurontario
- Route 25 - Traders Loop
- Route 39 - Britannia
- Route 61 - Mavis
- Route 66 - McLaughlin





10 KM	
Population	842,006
Labour Force	472,690
Median Age	38.6 years

20 KM	
Population	2,541,362
Labour Force	1,428,807
Median Age	38.4 years

30 KM	
Population	4,425,588
Labour Force	2,547,128
Median Age	38.6 years



# MISSISSAUGA DEMOGRAPHICS

Access to high quality, robust talent. Mississauga is part of the largest labour force in Canada with access to a labour pool of over 4.3 million people.



**774,389**  
TOTAL POPULATION



**#1**  
LARGEST LOGISTICS SECTOR  
IN THE GREATER TORONTO AREA  
(GTA)



**656,069**  
POPULATION IN LABOUR FORCE



**68%**  
EMPLOYMENT RATE

Businesses and innovation thrive in Mississauga. The city offers unlimited possibilities of growth and development

- 765+ businesses in Food & Beverage
- 555+ businesses in Automotive
- 445+ businesses in Clean Tech
- 345+ businesses in Aerospace

## MISSISSAUGA IS HOME TO...

- 75+ Fortune 500 Companies and 66 Global 500 companies
- University of Toronto Mississauga (UTM), part of Canada's largest university
- 1,400 + Multinational firms
- 30% of the Greater Toronto Area's (GTA) logistics sector. Mississauga's logistics sector has grown by 30% over the past three years and is considered one of the fastest growing logistics sectors in Canada.



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CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST

5935 AIRPORT RD SUITE 700, MISSISSAUGA, ON L4V 1W5

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