

# 5300 Satellite Drive, Mississauga

Prestige Industrial Building

Immediate Occupancy

Significant Rental Rate Reduction  
**NOW ASKING: \$15.50 Net**



## Revised Layout with Reduced Office Space

Office Size	12,432 SF
Industrial Size	119,759 SF
<b>Total</b>	<b>132,191 SF</b>

**Lennard:**

\*Sales Representative

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905.625.5020 • [lennard.com](http://lennard.com)

 POLARIS REALTY

# 5300 Satellite Drive



Click Here for  
Video Tour

A prestige industrial facility of located in the Airport Corporate Centre, offering great access to all of the 400 Series Highways.



Area Available

Ground Floor Office: 5,974 SF  
2nd Floor Office: 6,458 SF  
Industrial Area: 119,759 SF  
Total Building Area: **132,191 SF**



Availability  
**Immediate**



Net Rent **\*\*Recent Reduction\*\***

~~\$17.50~~ **\$15.50 PSF** (escalations required)

TMI (2024 Est.)

**\$4.12 PSF per annum**



Warehouse

**30'-5"**

Typical Bay Size

**39'8" x 35'8"**



Shipping

**9TL / 2DI** (Electrically Operated Levelers)



Power

**600 Volts/800 amps (3 phase)**

## Property Highlights

- Great access to Highways 401, 427, 409, 407, QEW
- Offices have a hydraulic elevator to 2nd floor
- Warehouse lighting is on zoned motion sensors
- Warehouse has a trash compactor room and dedicated external dock
- Warehouse has a shipping office on two levels with drivers wait area and washroom
- 167 Car parking stalls on site

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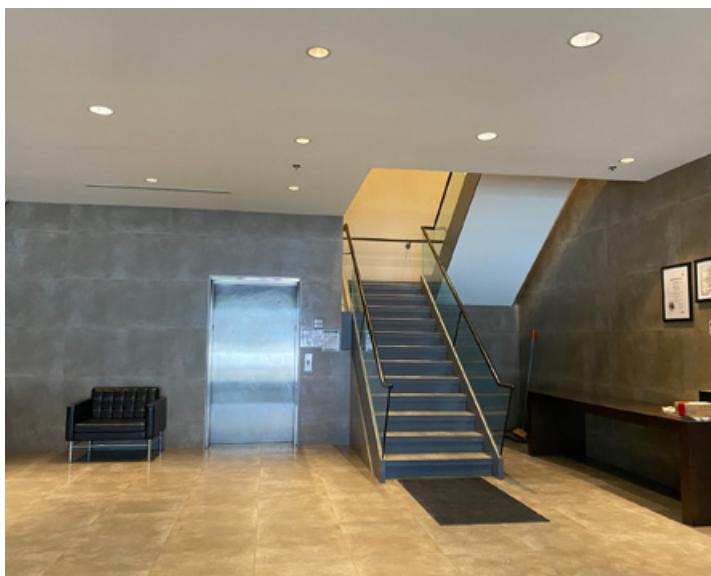
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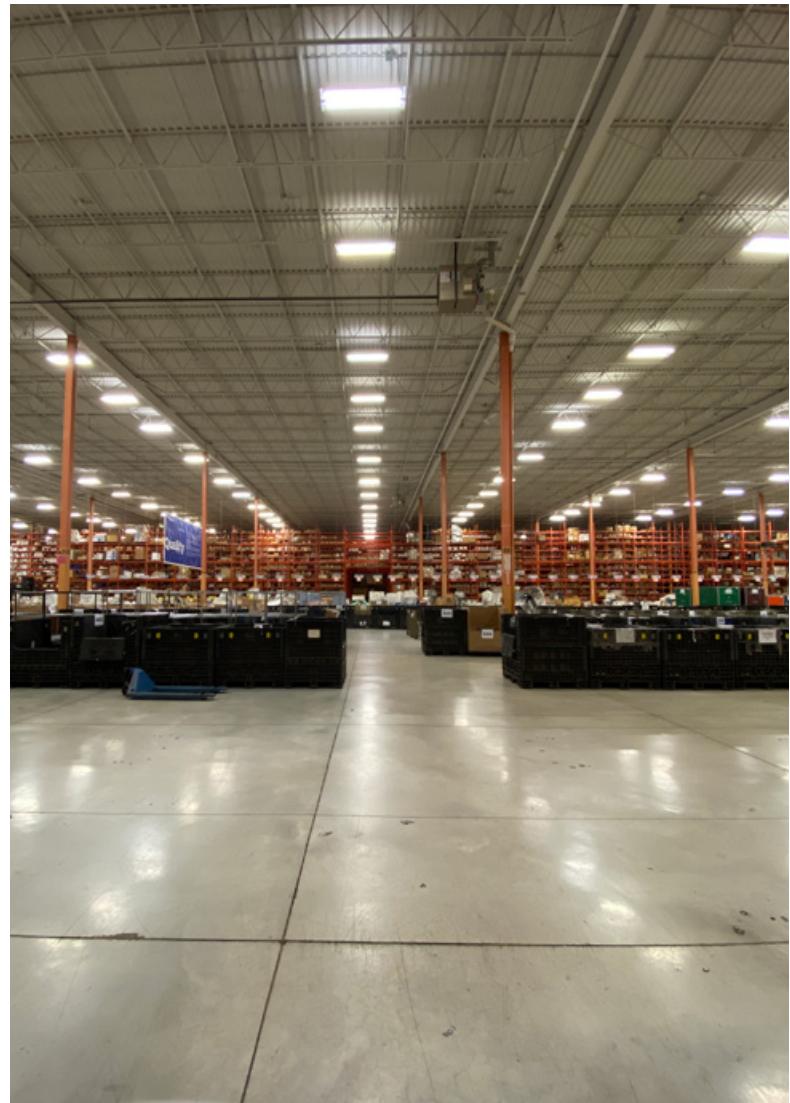
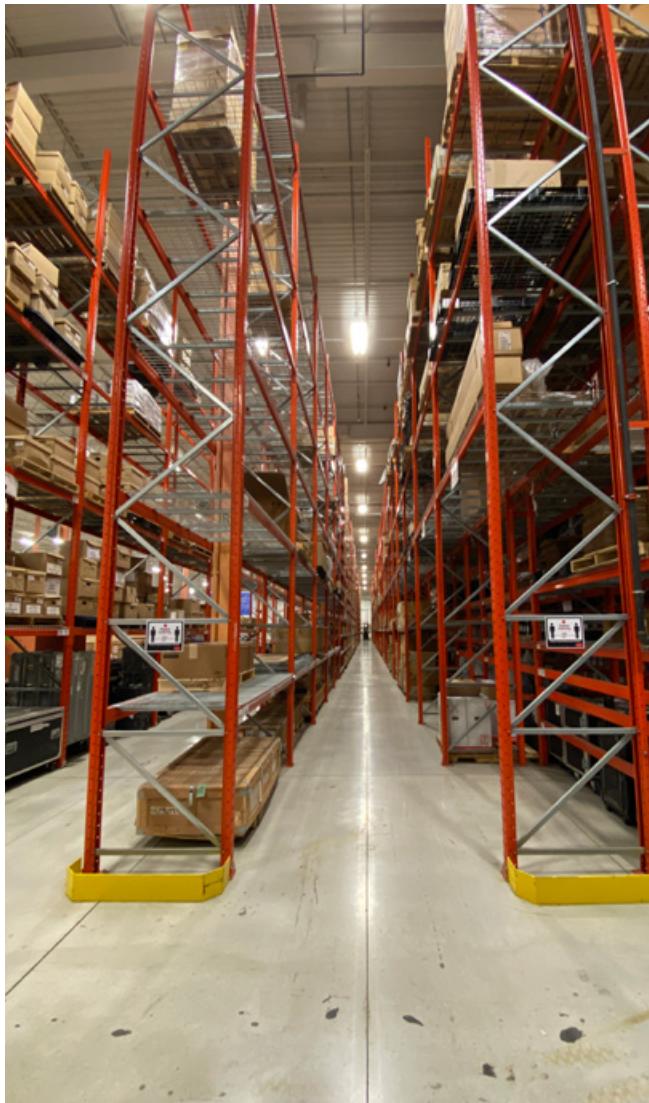
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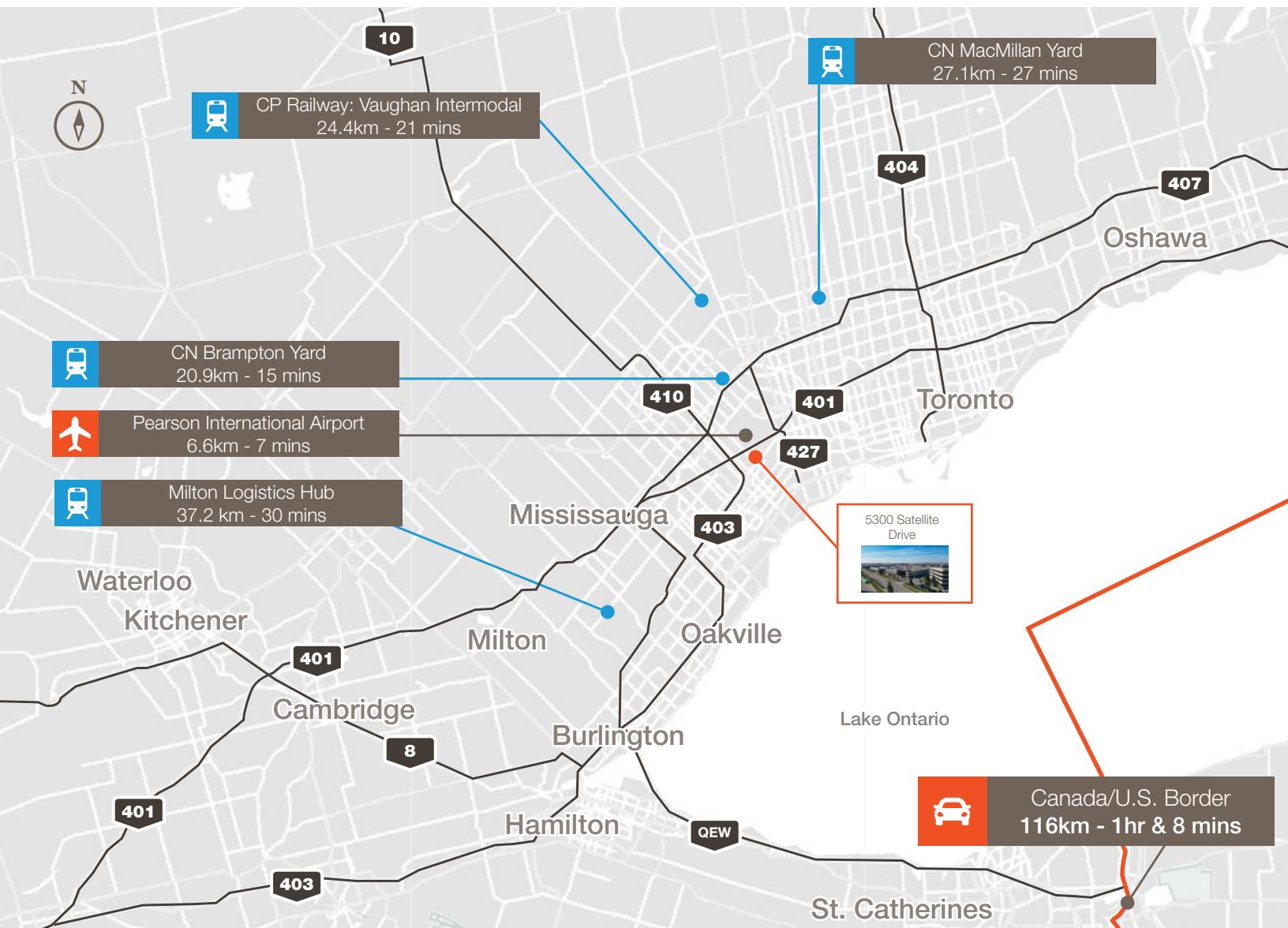


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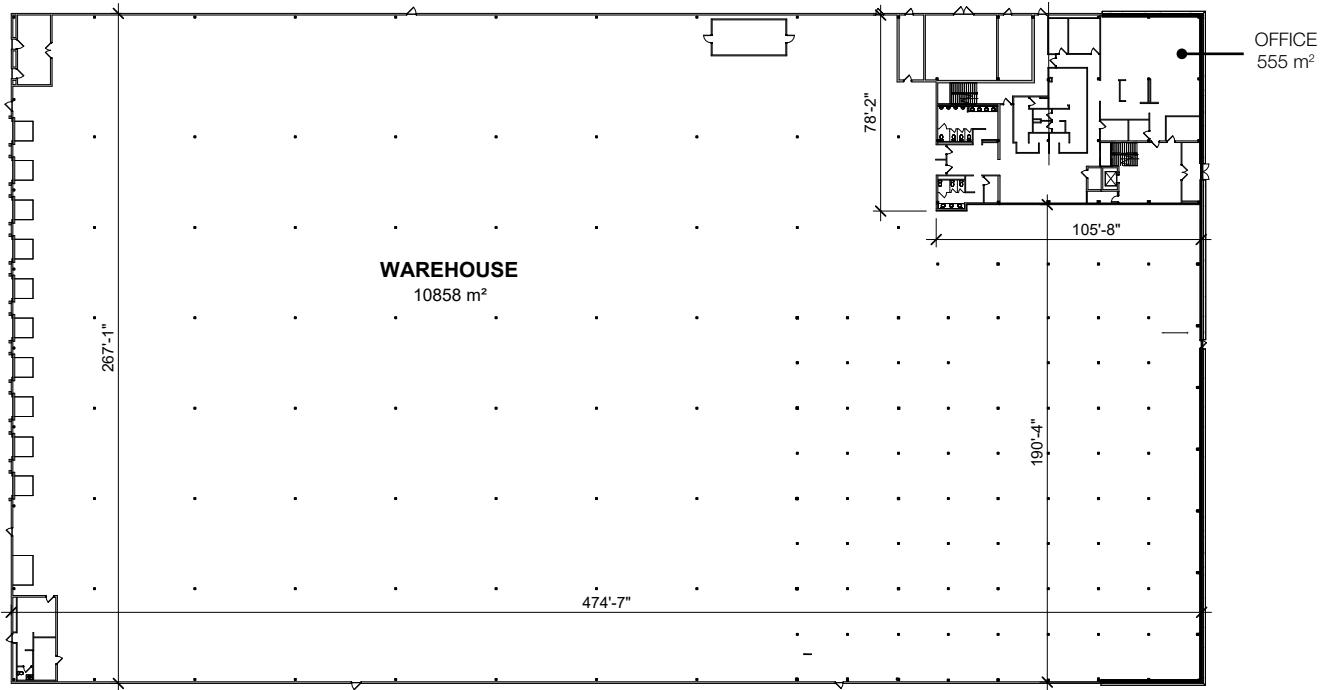
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*Strategically located in Mississauga's most prestigious Business Park*

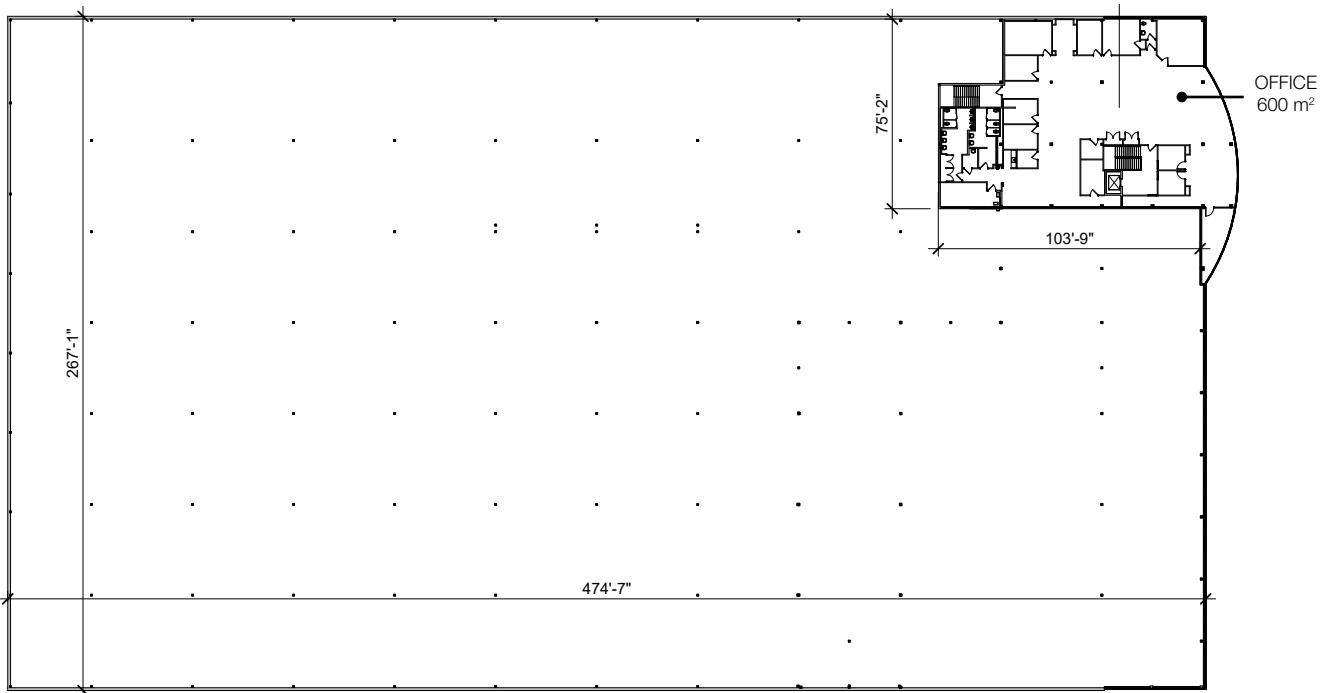


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## Ground Floor Plan



## Second Floor - Office Plan



# 5300 Satellite Drive

# Mississauga Transitway

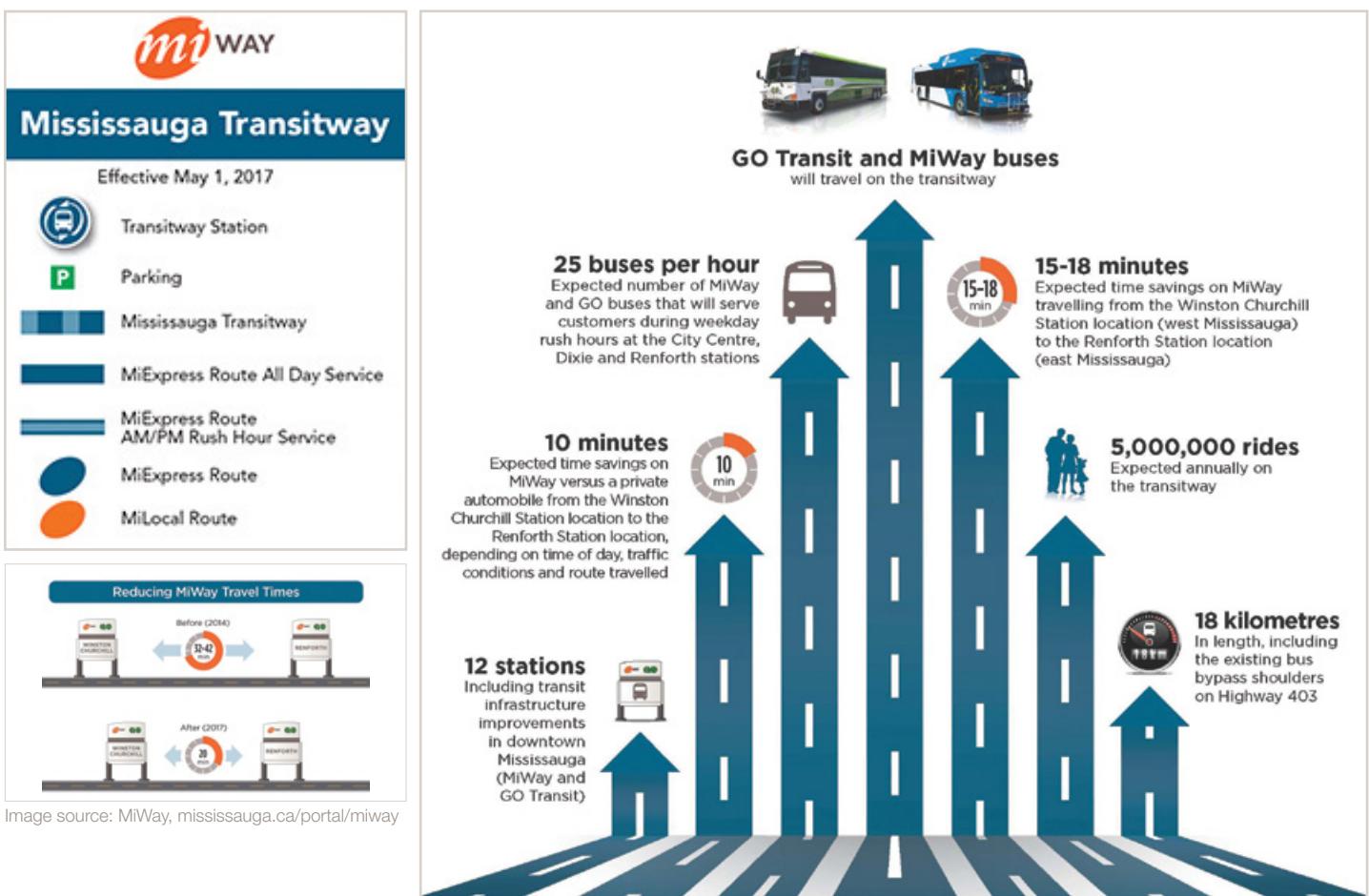


Image source: MiWay, mississauga.ca/portal/miway

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