

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
Total	132,191 SF

Lennard:

*Sales Representative

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020 • lennard.com



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**



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)



Availability

Immediate

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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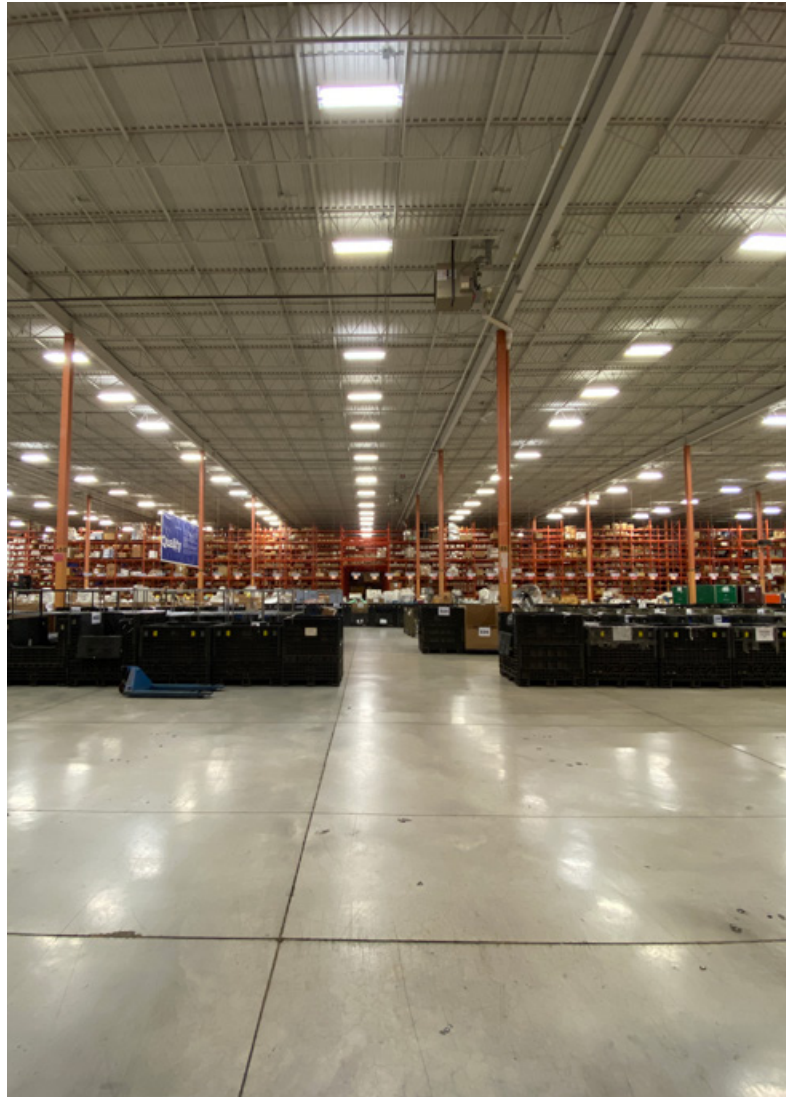
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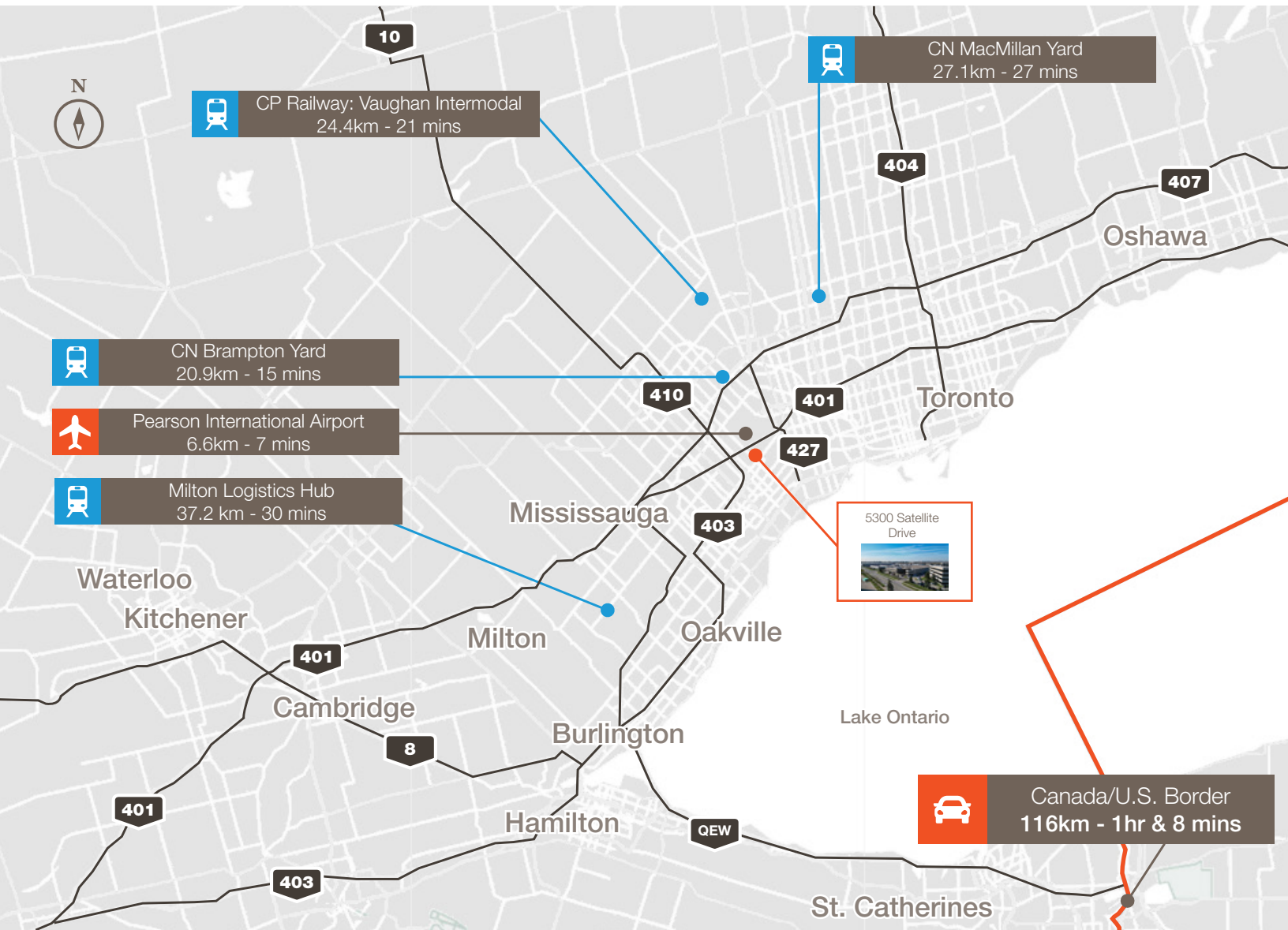
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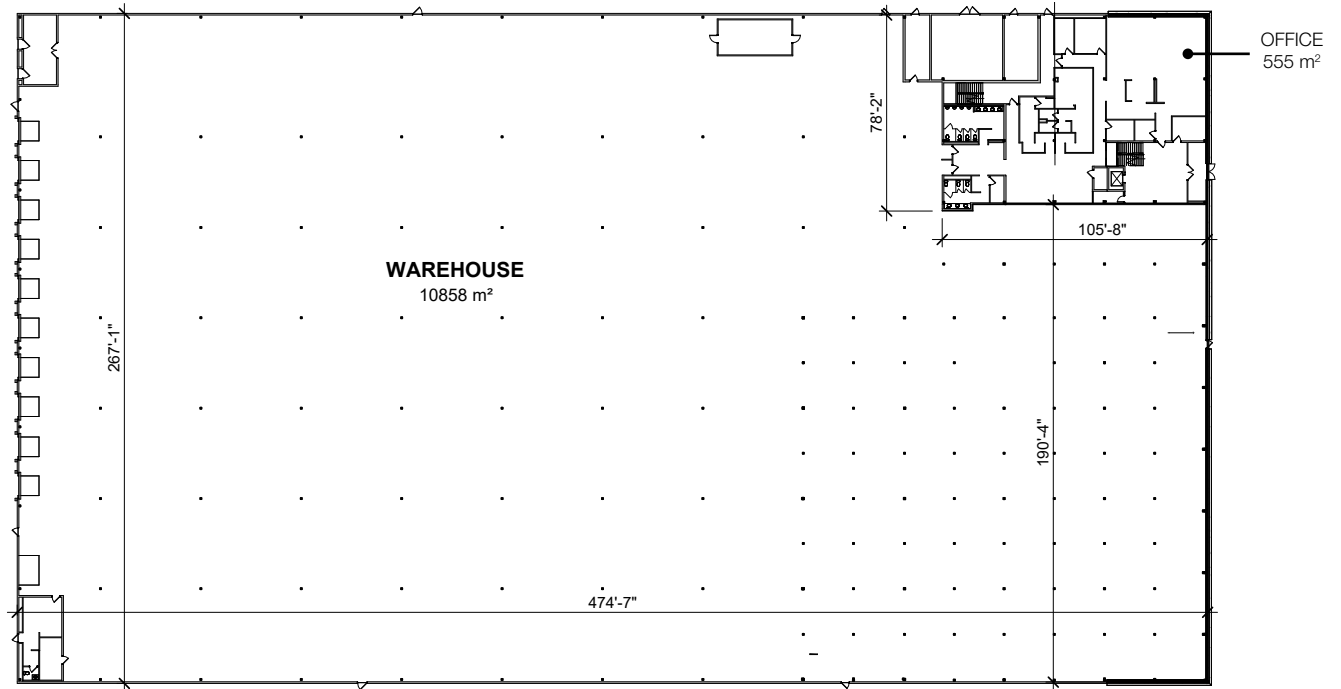
5300 Satellite Drive

Strategically located in Mississauga's most prestigious Business Park

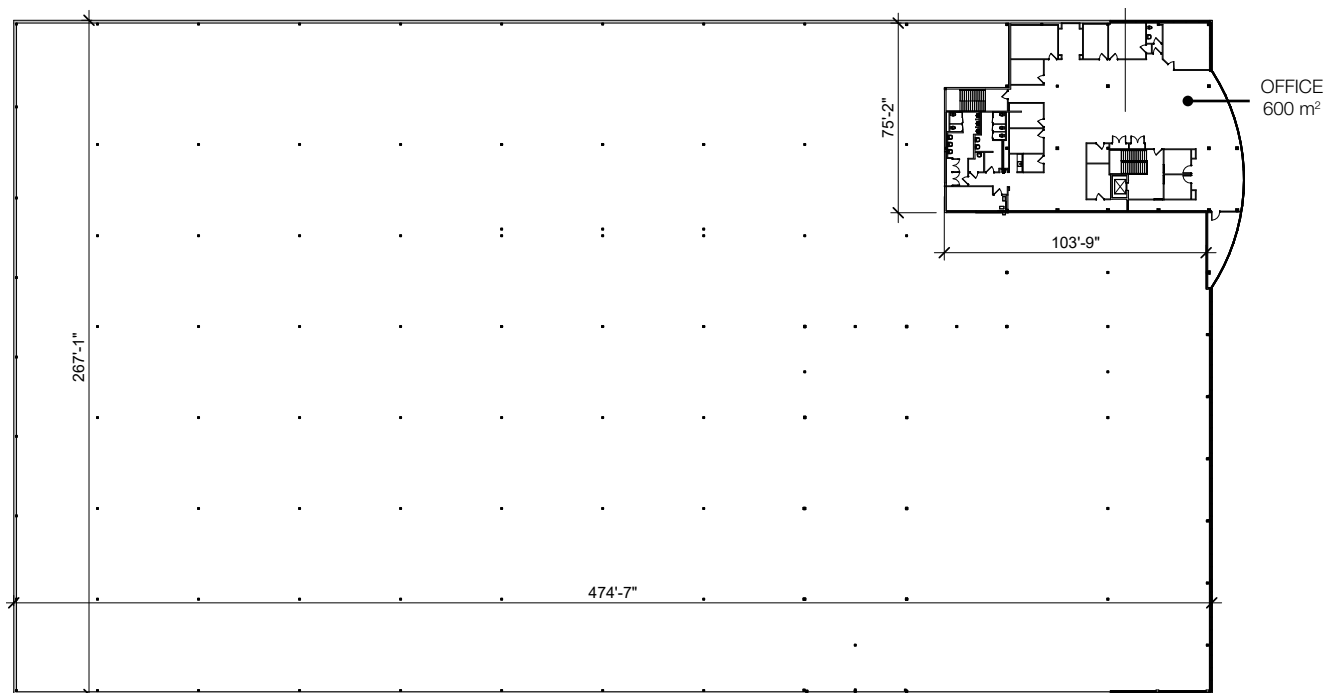


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Ground Floor Plan

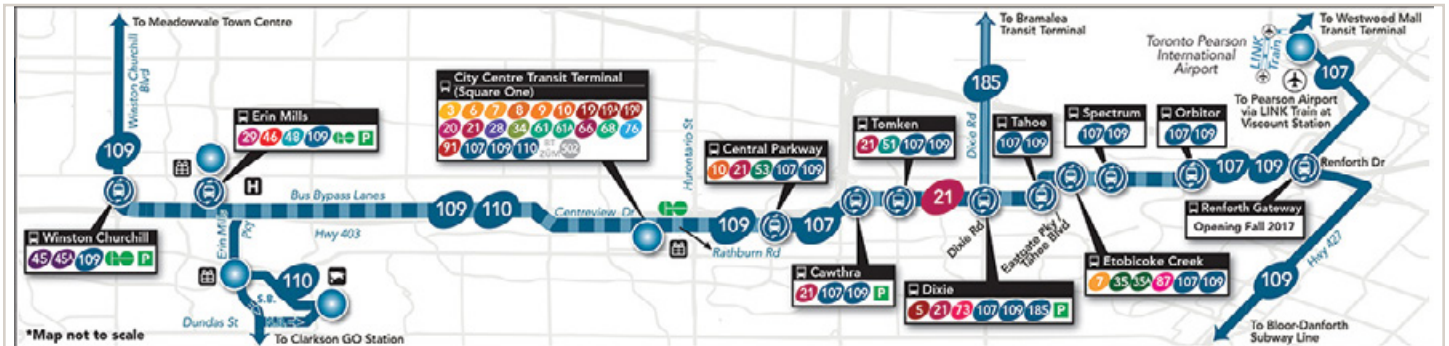


Second Floor - Office Plan



5300 Satellite Drive

Mississauga Transitway



miWAY

Mississauga Transitway

Effective May 1, 2017

- Transitway Station
- Parking
- Mississauga Transitway
- MiExpress Route All Day Service
- MiExpress Route AM/PM Rush Hour Service
- MiExpress Route
- MiLocal Route



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

