

Flex Units for Lease in a Well-Established Business Park

400-450 Matheson Blvd East

Mississauga



Listing Team:

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Presented By:



Welcome to

400-450 Matheson Boulevard East

Mississauga

Industrial units for lease in a well-established business park in Mississauga. This multi-unit complex offers easy access to 400 series highways and is in close proximity to Toronto Pearson International Airport.



Professionally owned and managed by Pure Industrial



16' 6" Clear height



Strategically located in close proximity to major 400 series arterial highways



Easy access to a highly desirable GTA labour pool



Only 15 KM to Toronto Pearson International Airport and 18 KM Brampton's CN Intermodal yard



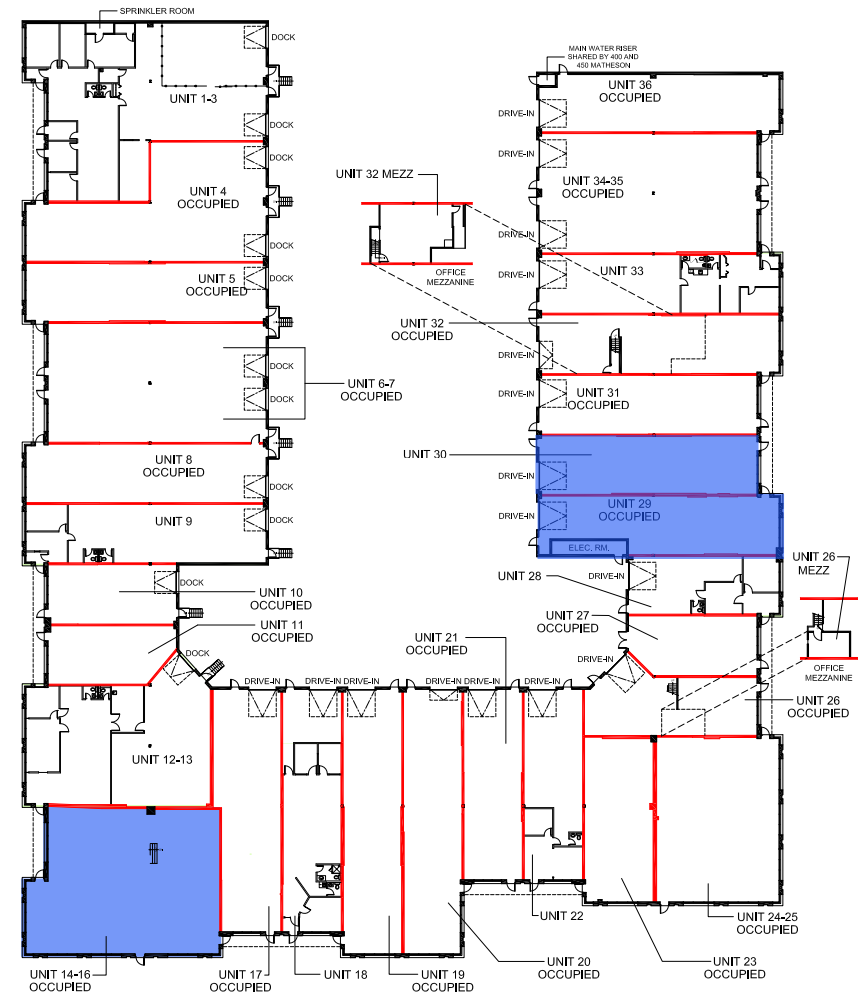
Availability Details

400 Matheson Boulevard East

Available Units	Units 14-16: 3,813 SF Unit 29: 1,826 SF Unit 30: 1,814 SF
Clear Height	16' 6" in warehouse
Car Parking Stalls	Ample surface parking
Zoning	E2 - Industrial
Year Built	1981
Estimated TMI (2025)	\$5.35 PSF (Does not include management fees)



Current Layout



LEGEND

- Available Units
- Demising Wall

Floorplan subject to change, please speak to Listing Agent

Availability Details

Current Layout

400 Matheson Boulevard East, Unit 14-16

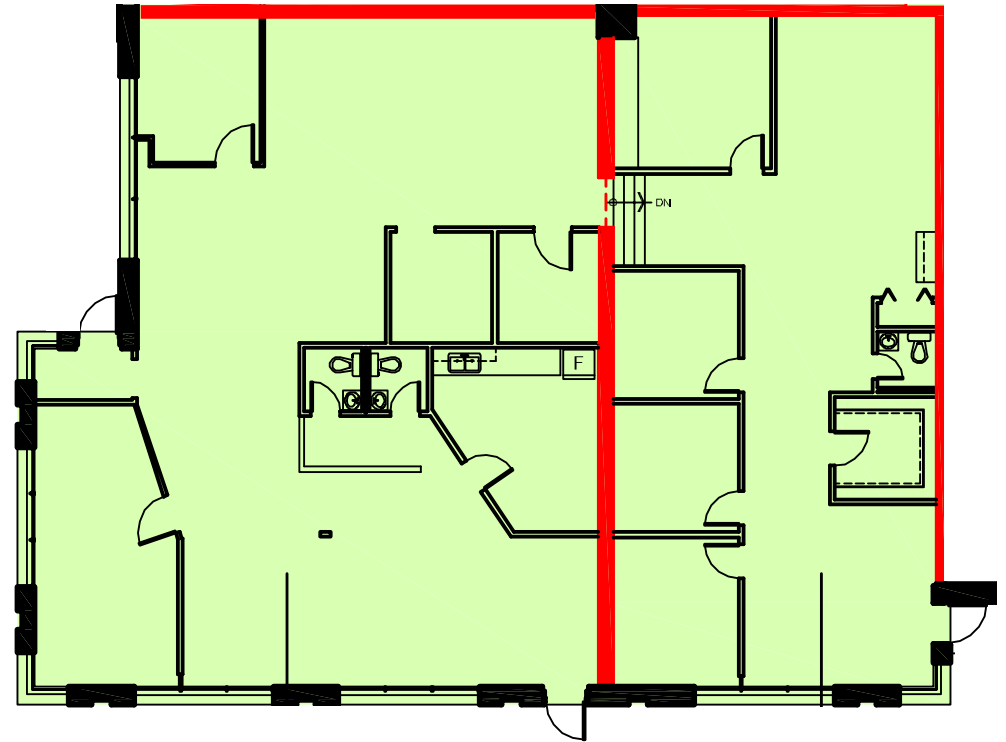
Available Area 3,813 SF

Office Area 3,813 SF (100% Office)

Availability Immediate

Asking Rate \$17.00 PSF

Estimate TMI (2025) \$5.35 PSF
(Does Not Include Management Fees)



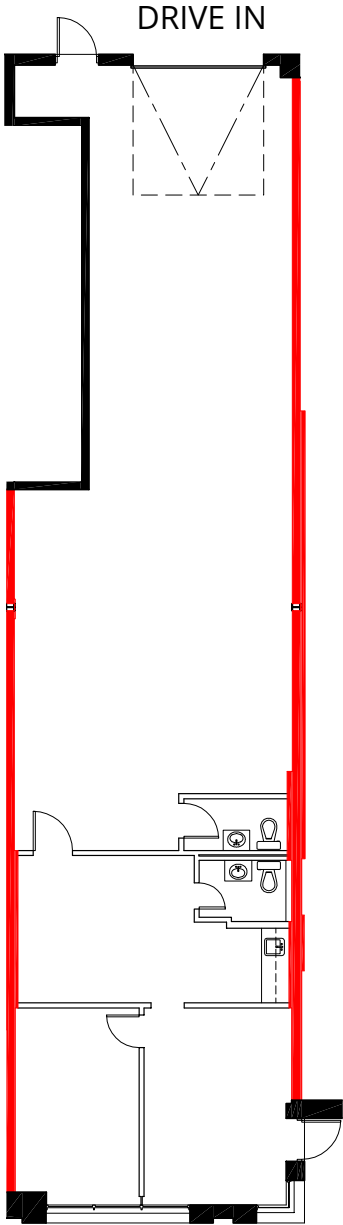
Floorplan subject to change, please speak to Listing Agent

Availability Details

400 Matheson Boulevard East, Unit 29

Available Area	1,826 SF
Office Area	33%
Availability	Immediate
Shipping	1 Drive-In Door
Asking Rate	\$20.50 PSF
Estimate TMI (2025)	\$5.35 PSF (Does Not Include Management Fees)

Current Layout

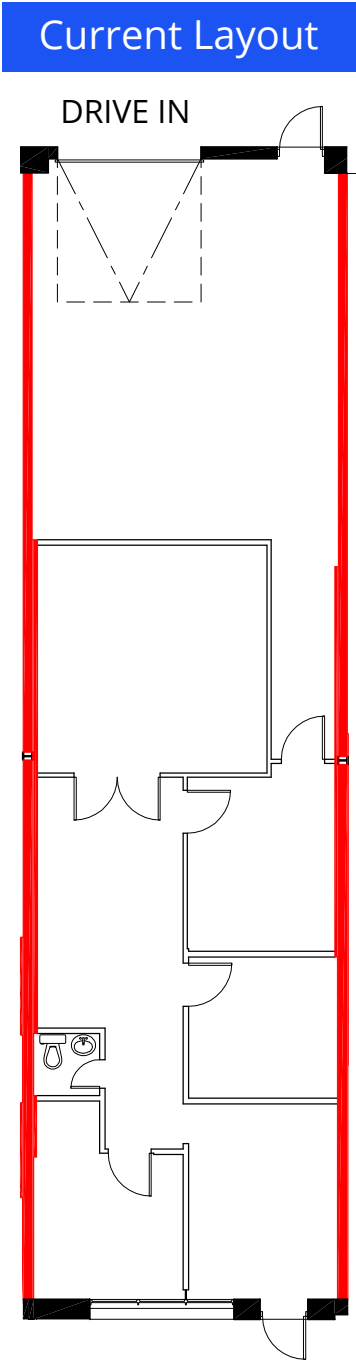


Floorplan subject to change, please speak to Listing Agent

Availability Details

400 Matheson Boulevard East, Unit 30

Available Area	1,814 SF
Office Area	53%
Availability	November 1, 2025
Shipping	1 Drive-In Door
Asking Rate	\$20.50 PSF
Estimate TMI (2025)	\$5.35 PSF (Does Not Include Management Fees)



Floorplan subject to change, please speak to Listing Agent

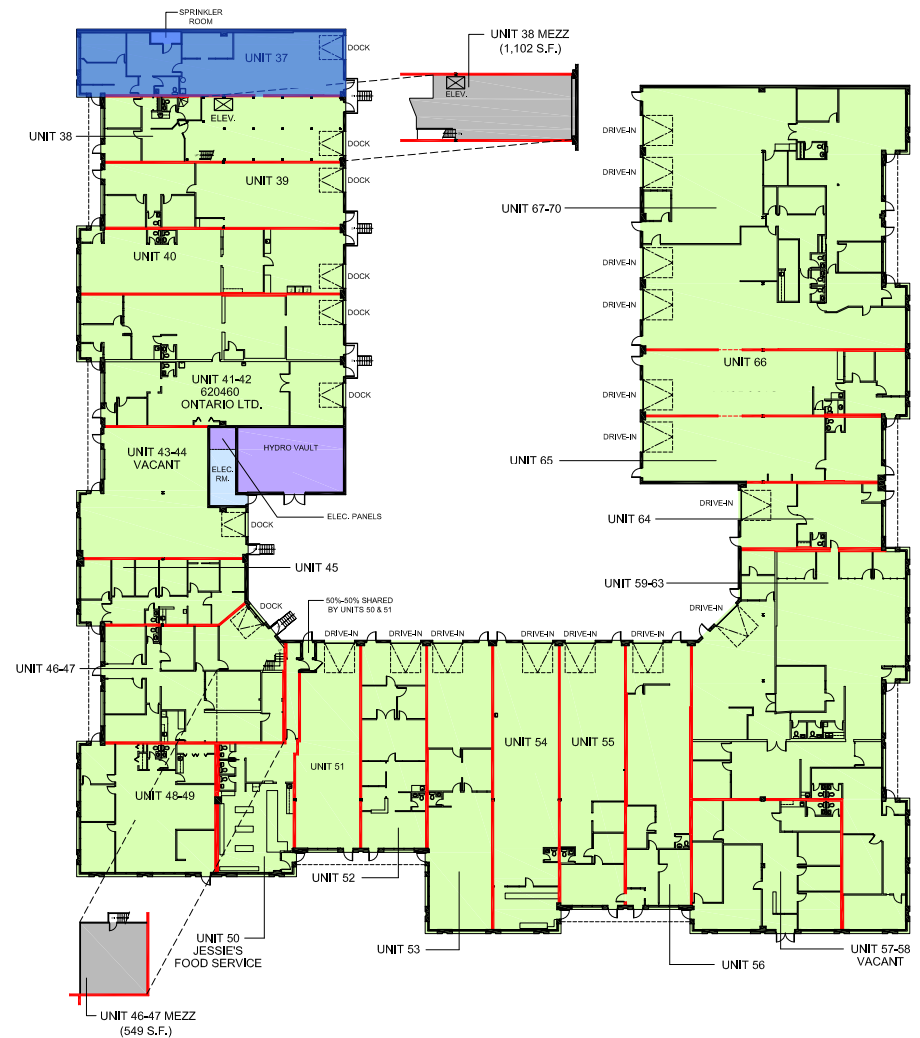
Availability Details

450 Matheson Boulevard East

Available Unit	Unit 37: 1,961 SF
Clear Height	16' 6" in warehouse
Car Parking Stalls	Ample surface parking
Zoning	E2 - Industrial
Year Built	1981
Estimated TMI (2025)	\$5.35 PSF (Does not include management fees)



Current Layout



LEGEND

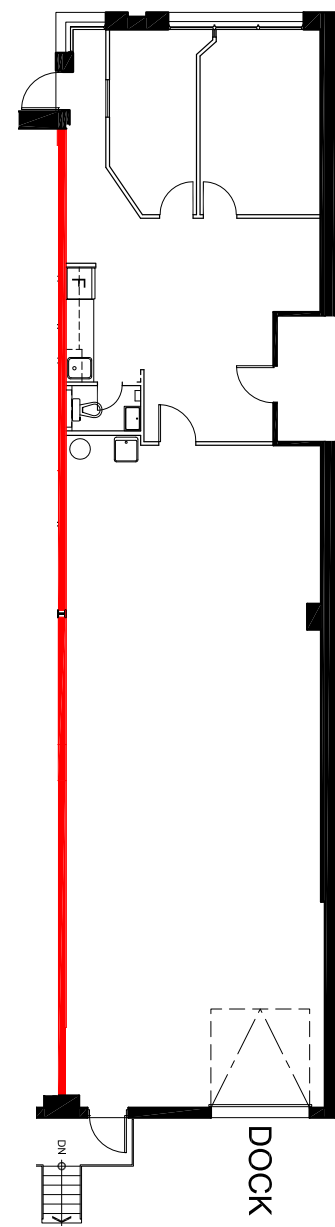
- Available Units
- Demising Wall

Availability Details

450 Matheson Boulevard East, Unit 37

Available Area	1,961 SF
Office Area	35% (approx.)
Availability	Immediate
Shipping	1 Truck Level Door
Asking Rate	\$20.50 PSF
Estimate TMI (2025)	\$5.35 PSF (Does Not Include Management Fees)

Current Layout

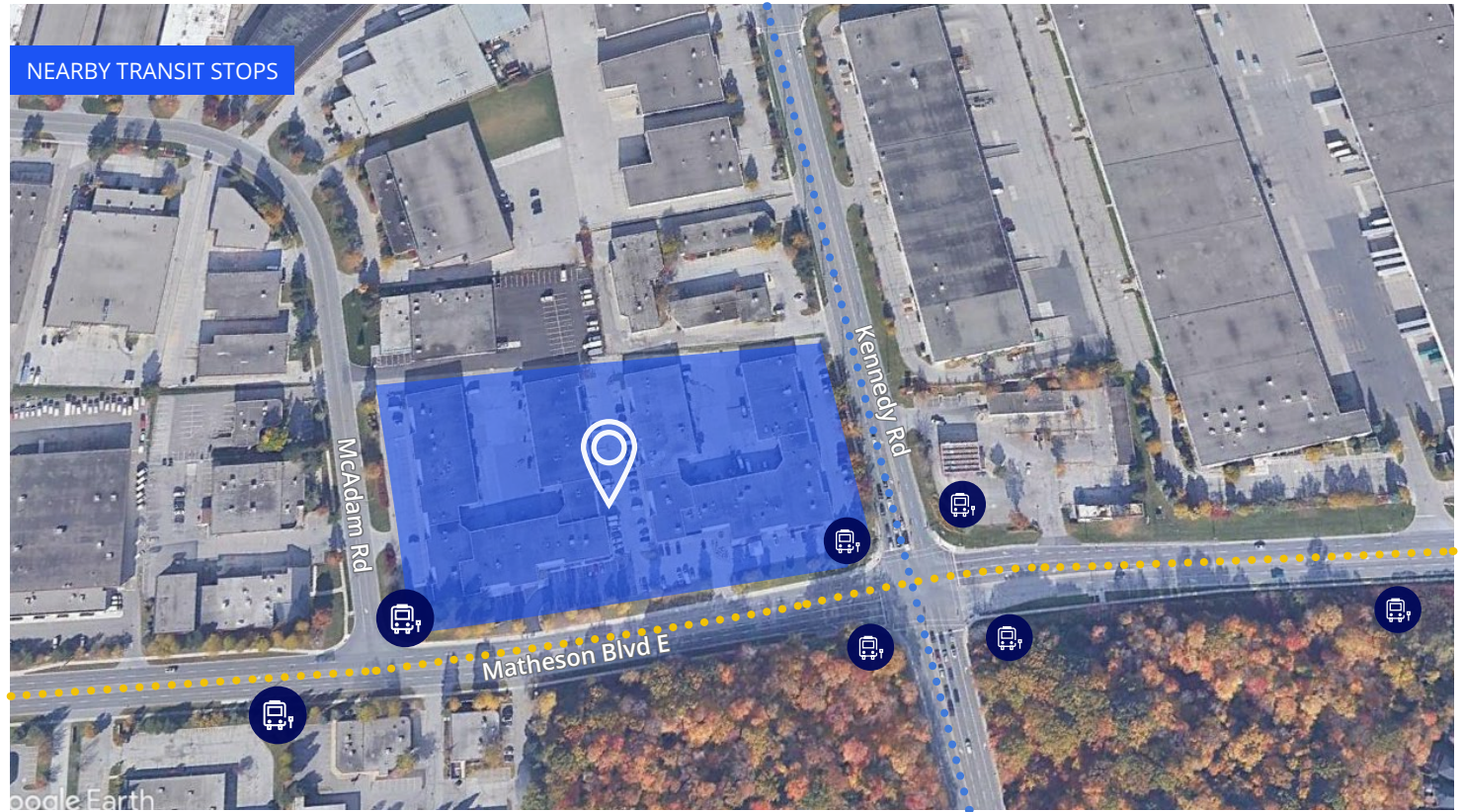


Floorplan subject to change, please speak to Listing Agent

Photo Gallery

Nearby Bus Routes

- 43 Matheson
- 53 Kennedy



Amenities

Nearby Amenities

1. Charlotte's Homemade Goodies
2. Pane E Vino Ristorante
3. Nando's Peri-Peri
4. Wendy's
Tim Hortons
Nirvana The Flavours of India
El Sombrero
Rogue Kitchen & Bar
Esso
Petro-Canada
The Fire Pit
5. Culinaria Restaurant & Events
Forge Performance & Fitness
Training for Warriors Sauga
6. Bento Sushi
Mandarin
Pomodoro Italian Kitchen
Burger King
Shell
Highland Farms
7. Burger Theory
 Hotels

Within a 5-10 min drive



6

Grocery Stores



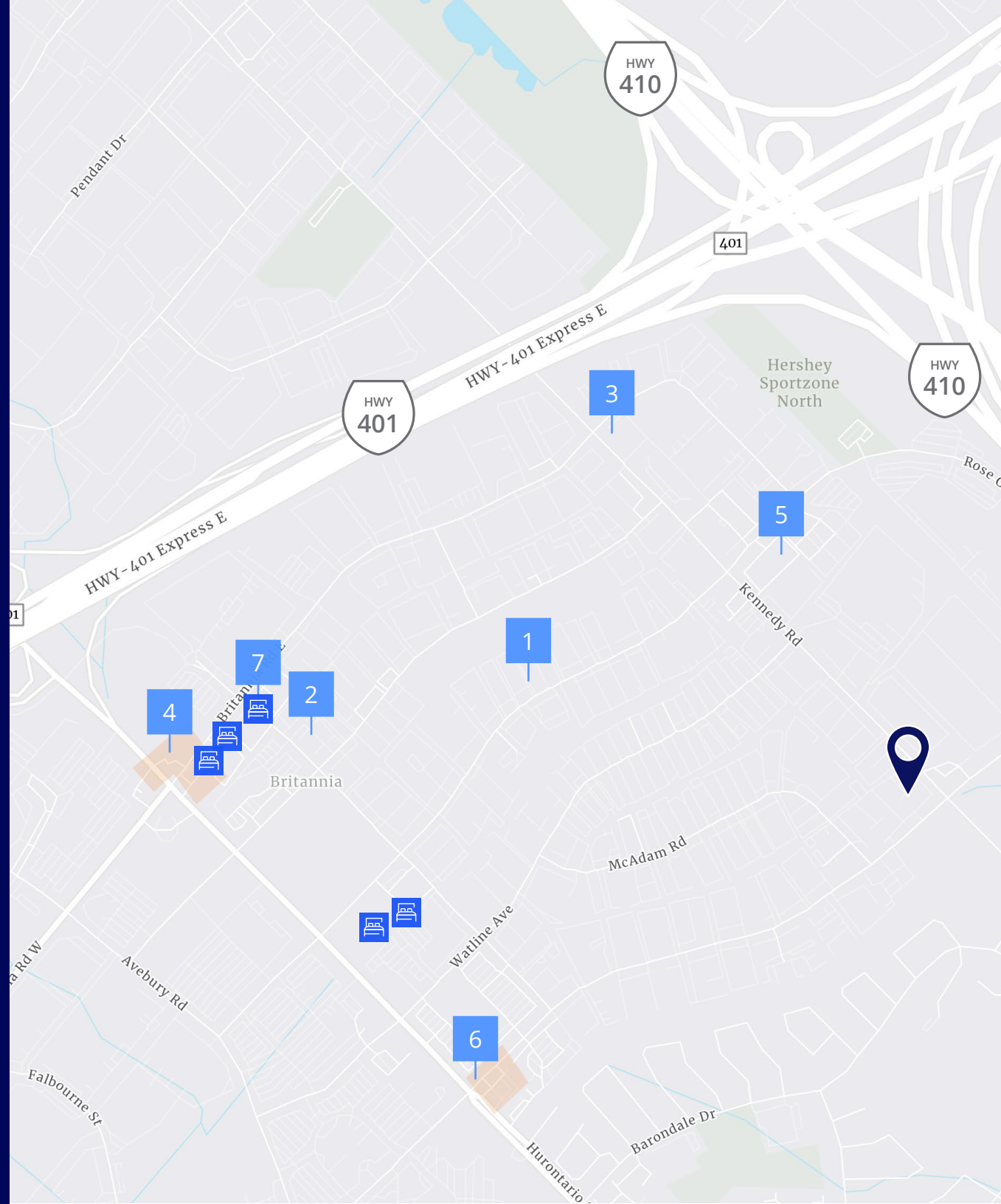
10

Gas Stations



30+

Restaurants,
Cafes & Pubs



Pure Movement

Connecting to the GTA and beyond

The property is located in Mississauga, only 15 KM from Toronto Pearson International Airport, Canada's largest and busiest airport, and less than 90-minutes to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 30-minute drive away.



DRIVE TIMES



Mississauga

Canada's Innovation Corridor

Known for its historic villages and sites like Port Credit, a heritage conservation district that dates back to 1720, a myriad of recreational parks and shopping centres like Square One Shopping Centre, Canada's second-largest shopping centre, Mississauga is Canada's sixth largest city and situated along the stunning waterfront of Lake Ontario.



Home to Pearson International Airport (Canada's largest airport), serving over 47 million passengers each year



One of Canada's most culturally diverse populations, helping to fuel the city's role as an international hub



Over 86,000 businesses and home of 73 Fortune 500 companies



Less than 90 minutes from the US border



Mississauga has a greater population than Detroit, Boston and Washington

Demographics

Total Population	764,300
Average Household Income (2022)	\$122,651
Average Age	39
Labour Participation Rate	66.5%
Labour Employment Rate	88.5%

Our Team



Pure Industrial 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 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 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.

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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.

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Step 01 GIFT CARDS FOR NEW LEASES

1,000–10,000sf	\$	1,000
10,001–30,000sf	\$	5,000
30,001–100,000sf	\$	10,000

Step 02 GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES

1st Deal	x	100%
2nd Deal	x	125%
3rd Deal or more	x	150%

PROMO PERIOD: APRIL 15, 2025 to SEPTEMBER 15, 2025

Participating brokers have the responsibility, if required, to disclose the incentive program to their clients and Pure Industrial will not assume any liability there to. Pure Industrial has the right to modify this incentive program at any time and for any reason, with or without notice.

Minimum deal term : 3 years. Only offered for leases between 1,000sf to 100,000sf. Promotion applicable to deals becoming unconditional between April 15, 2025 and September 15, 2025. Promotion excludes deals that were conditional or unconditional before April 15, 2025. Promotion applicable to leases starting before January 1, 2026. Promotion applies to new leases for vacant units only and does not apply to renewals and relocations. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. For more details, please contact our leasing team. The incentives may take the form of gift cards or vouchers and may not be exchanged for cash, check or credit. The incentives will be delivered within thirty (30) business days of the unconditional lease agreement being signed.

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