

INDUSTRIAL UNIT FOR LEASE IN A WELL-ESTABLISHED BUSINESS PARK

1705 ARGENTIA ROAD, UNIT 7

MISSISSAUGA



Listing Team:

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Presented By:



WELCOME TO

1705 ARGENTIA ROAD

MISSISSAUGA



Industrial unit for lease in a well-established business park in Mississauga. This multi-unit complex offers easy access to the 401 highway and is in close proximity to the Meadowvale Go Station.



Professionally owned and managed by Pure Industrial



18' clear height



Bus stop at front door

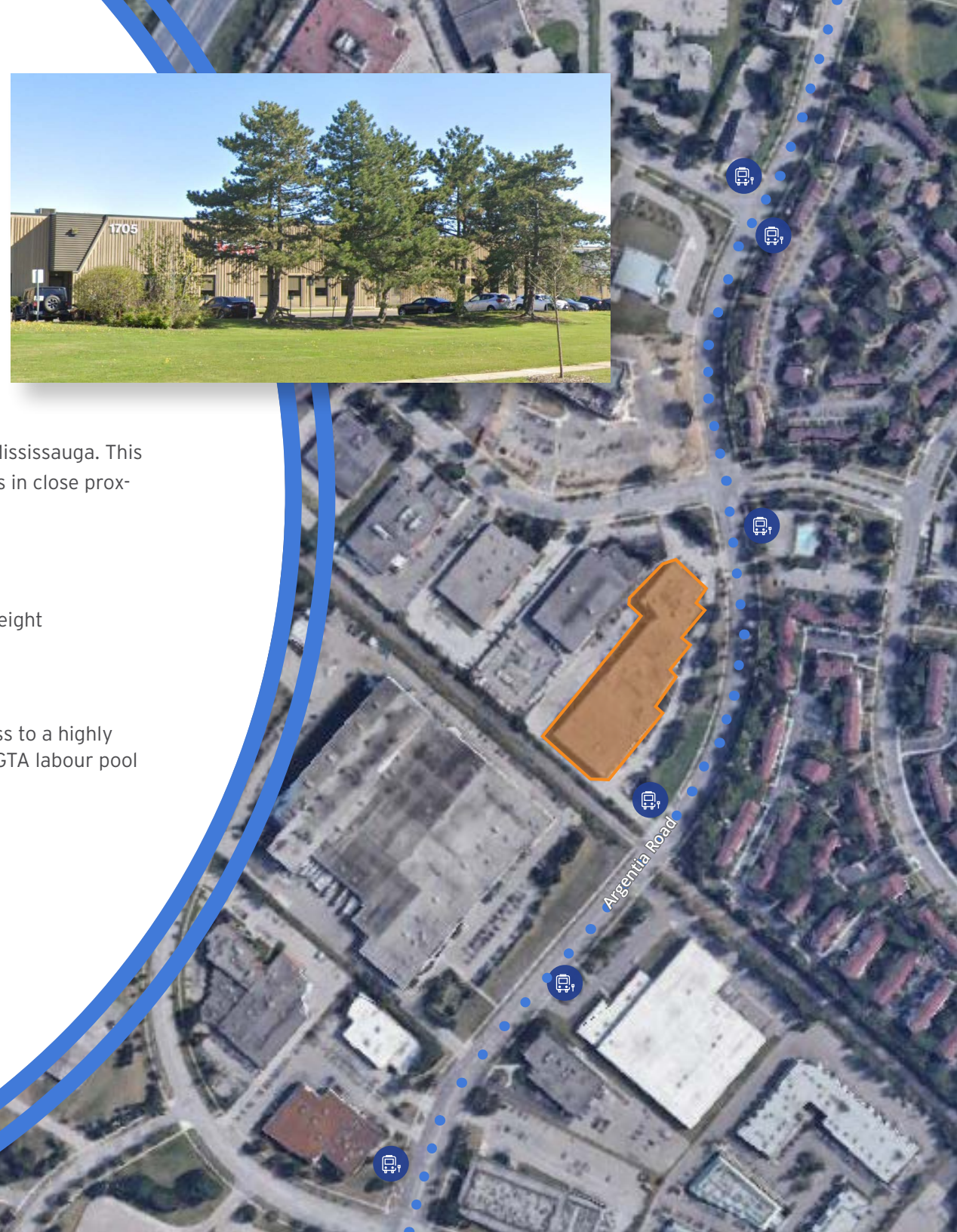


Easy access to a highly desirable GTA labour pool



3 KM from Meadowvale Go and 19 KM from Pearson International Airport

1705 ARGENTIA ROAD, UNIT 7, MISSISSAUGA L ON



AVAILABILITY DETAILS

1705 Argentia Road, Unit 7

Available Area	5,599 SF
Office Area	25%
Clear Height	18' in Warehouse
Shipping	1 Truck-Level Door 1 Drive-In Door
Availability	Immediate
Asking Rate	Contact Listing Agents
Estimate TMI (2023)	\$4.78 PSF (Does Not Include Management Fees)



1705 ARGENTIA ROAD, UNIT 7, MISSISSAUGA L ON

Current Layout

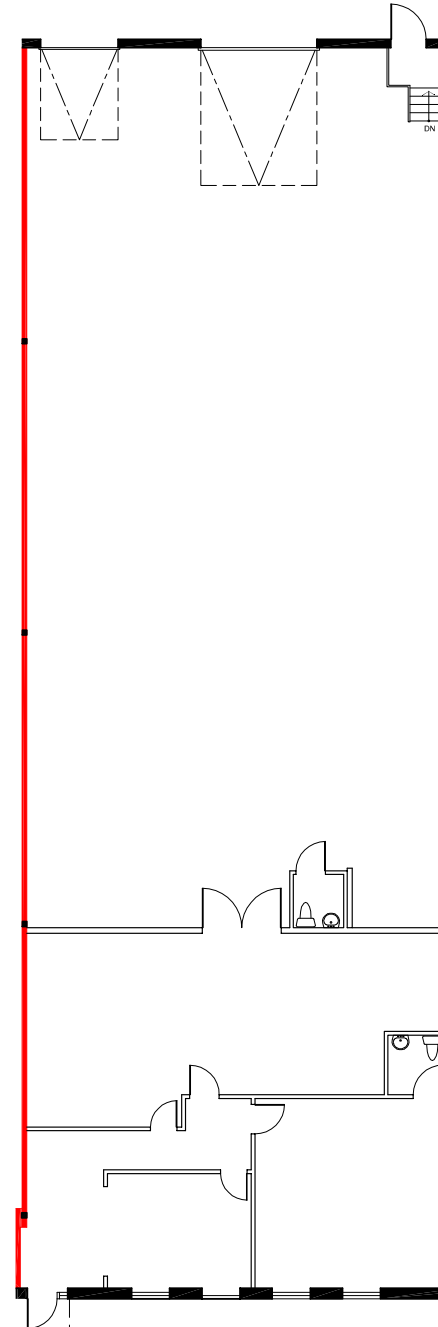
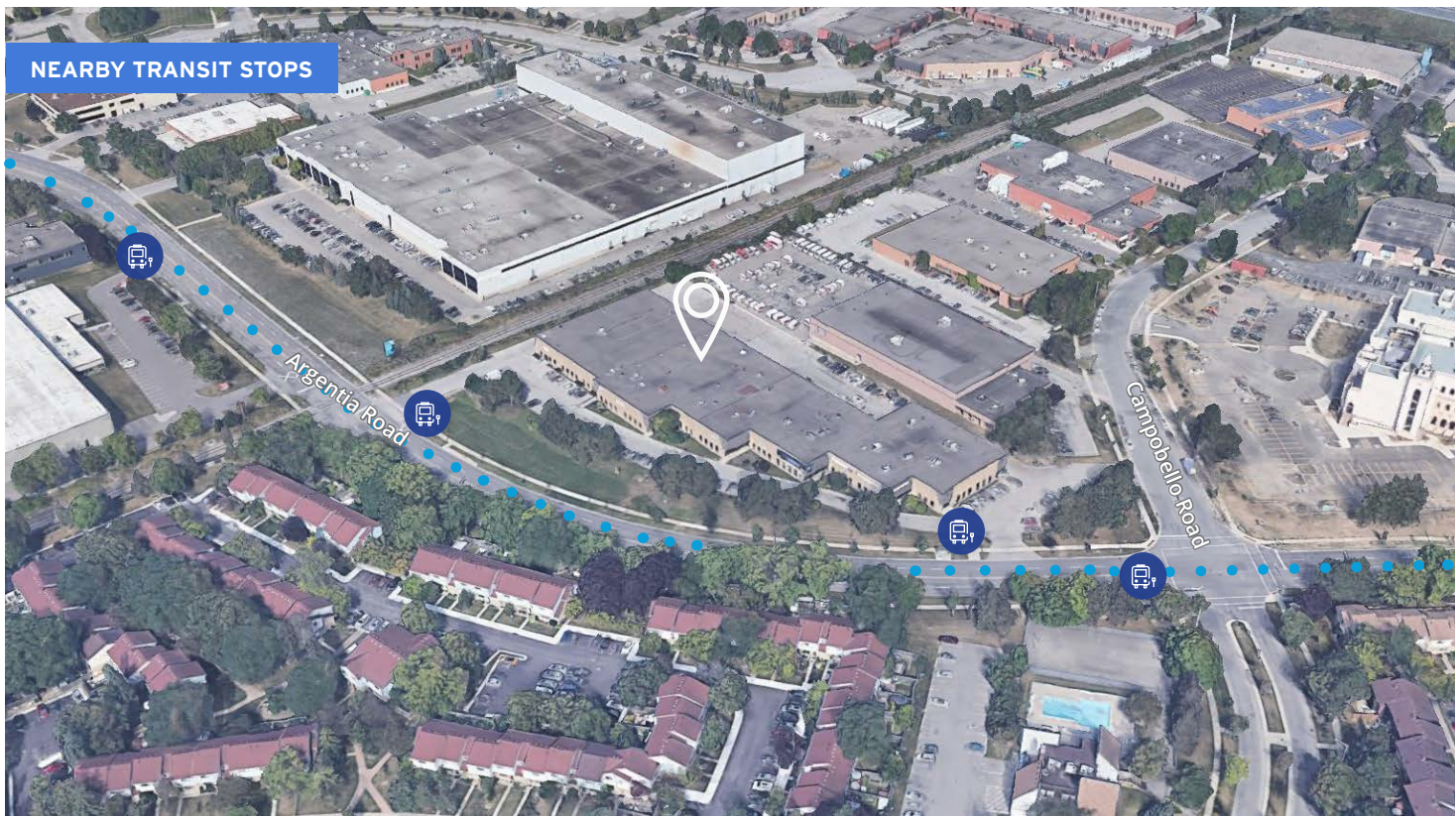


PHOTO GALLERY

Nearby Bus Routes

..... 38 MiWay



AMENITIES

Nearby Amenities

1. Royal Bank of Canada
 2. Tim Hortons
 3. Panago
 4. Boston Pizza
 5. Starbucks
 6. Swiss Chalet
 7. Courtyard Marriott
 8. Hilton
 9. St.Louis Bar
-  Meadowvale GO Transit

Within a 5-10 min drive



5
Grocery Stores

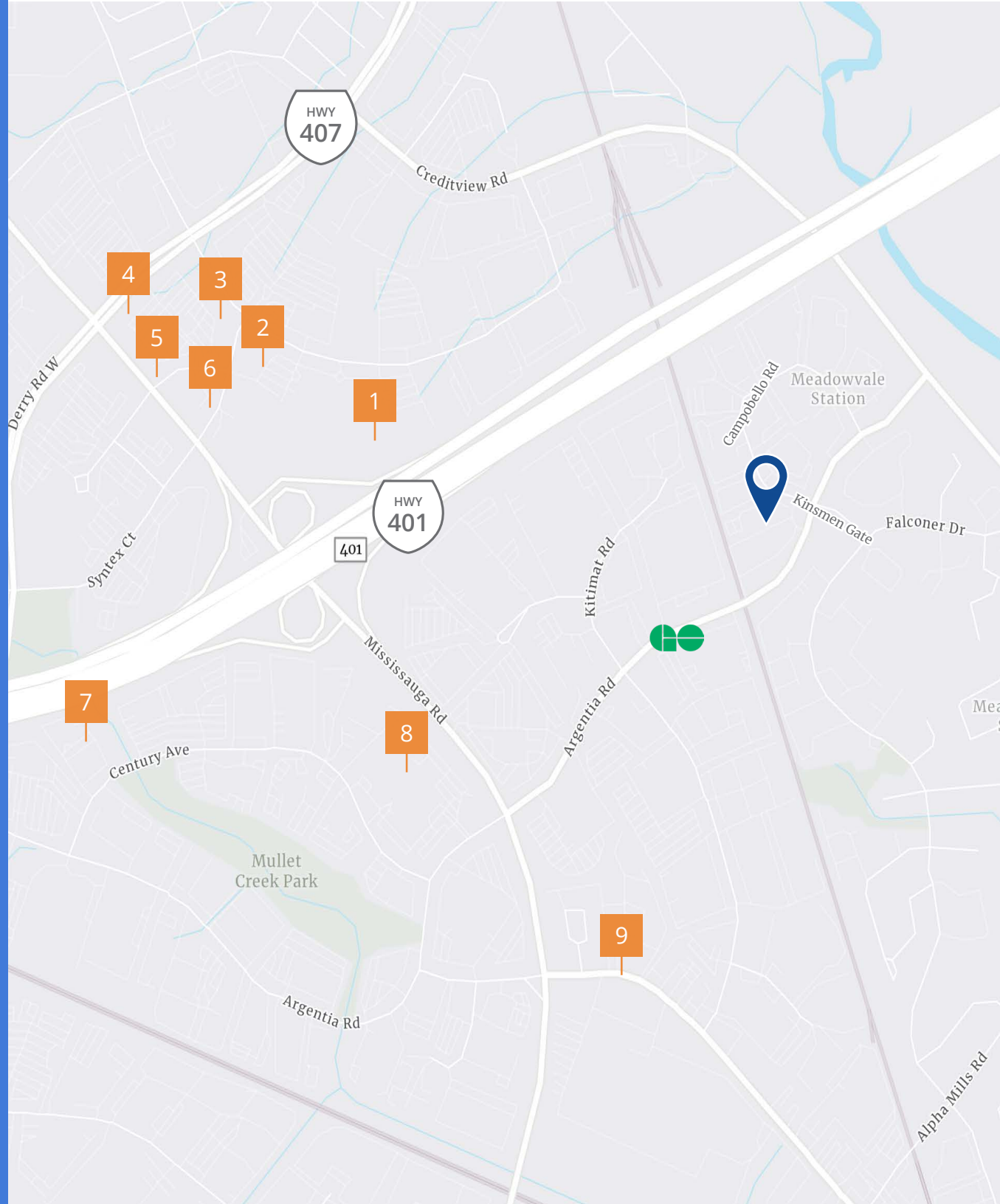


15
Gas Stations



20+
Restaurants,
Cafes & Pubs

7-1705 ARGENTIA ROAD, MISSISSAUGA | ON



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 50-minute drive away.



DRIVE TIMES

50 Minutes
Downtown Toronto

16 Minutes
Brampton CN
Intermodal Yard

18 Minutes
Toronto Pearson
International Airport

14 minutes
Square One
Bus Terminal

407
10 Minutes
Highway 407

401
11 Minutes
Highway 401

410
13 Minutes
Highway 410

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 (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

PUREINDUSTRIAL.CA

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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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