

5055

SATELLITE DRIVE

MISSISSAUGA | ON

UP TO ±23,000 SQ. FT. OF SPACIOUS
FLEX OFFICE / WAREHOUSE SPACE FOR LEASE

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Availability Details

TOTAL SIZE

Unit 7: 23,051 Sq. Ft.

ZONING

Flex Office/ Warehouse

RENTAL RATES

Please Contact Listing Broker

TMI (2024)

\$4.51 per sq. ft.

Excludes Utilities and Management Fees (15% of CAM and Tax)

POSSESSION

Immediate

ADDITIONAL COMMENTS

- Located in a class A business park
- Professionally owned and managed
- Immediate access to Highway 401 and positioned close to surrounding amenities
- Public transit at door step with new Mississauga BRT located nearby



DRIVE-IN DOOR



AMPLE
SURROUNDING
AMENITIES

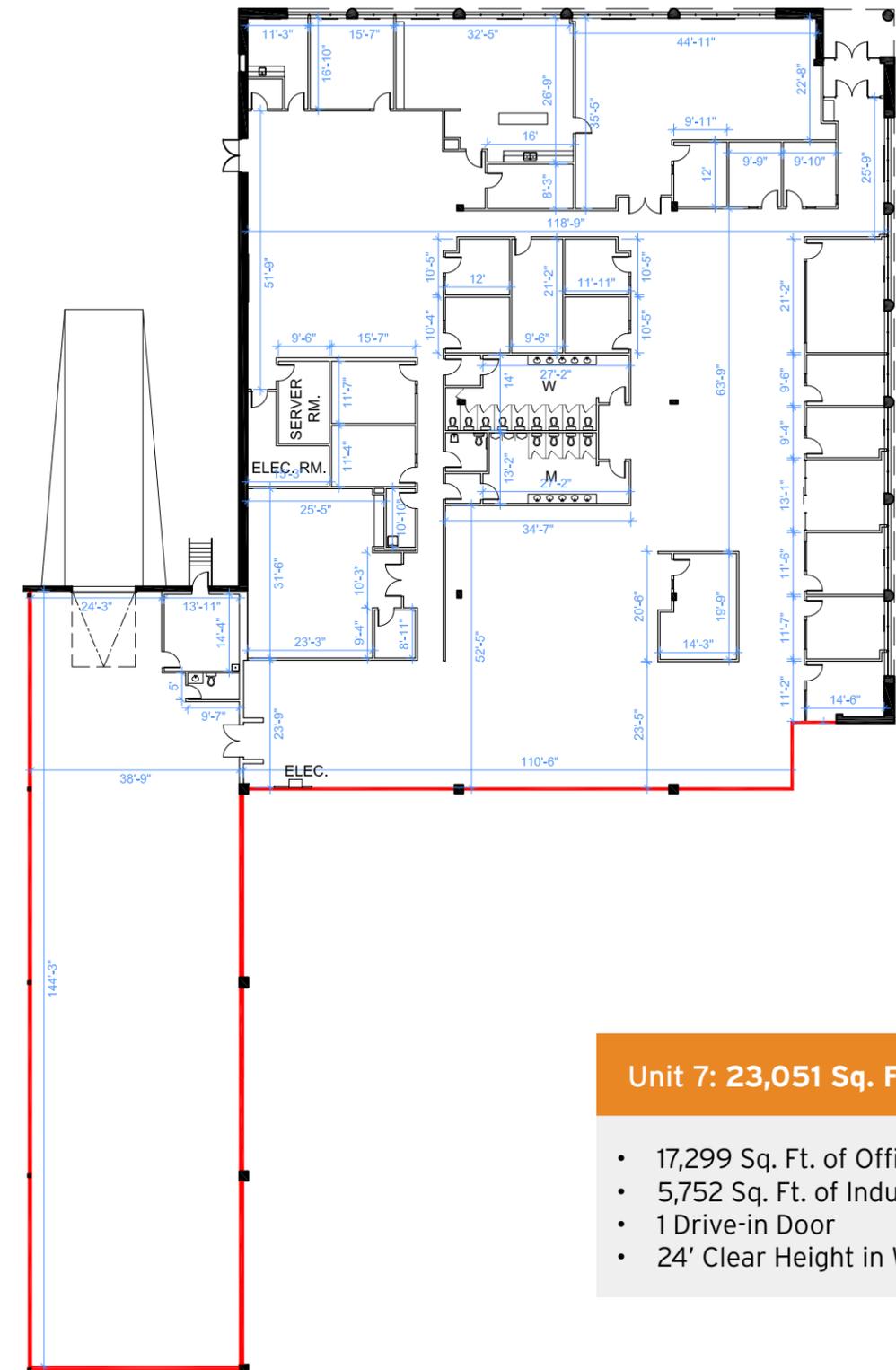


EASY
CONNECTIVITY TO
TRANSIT



Floor Plan

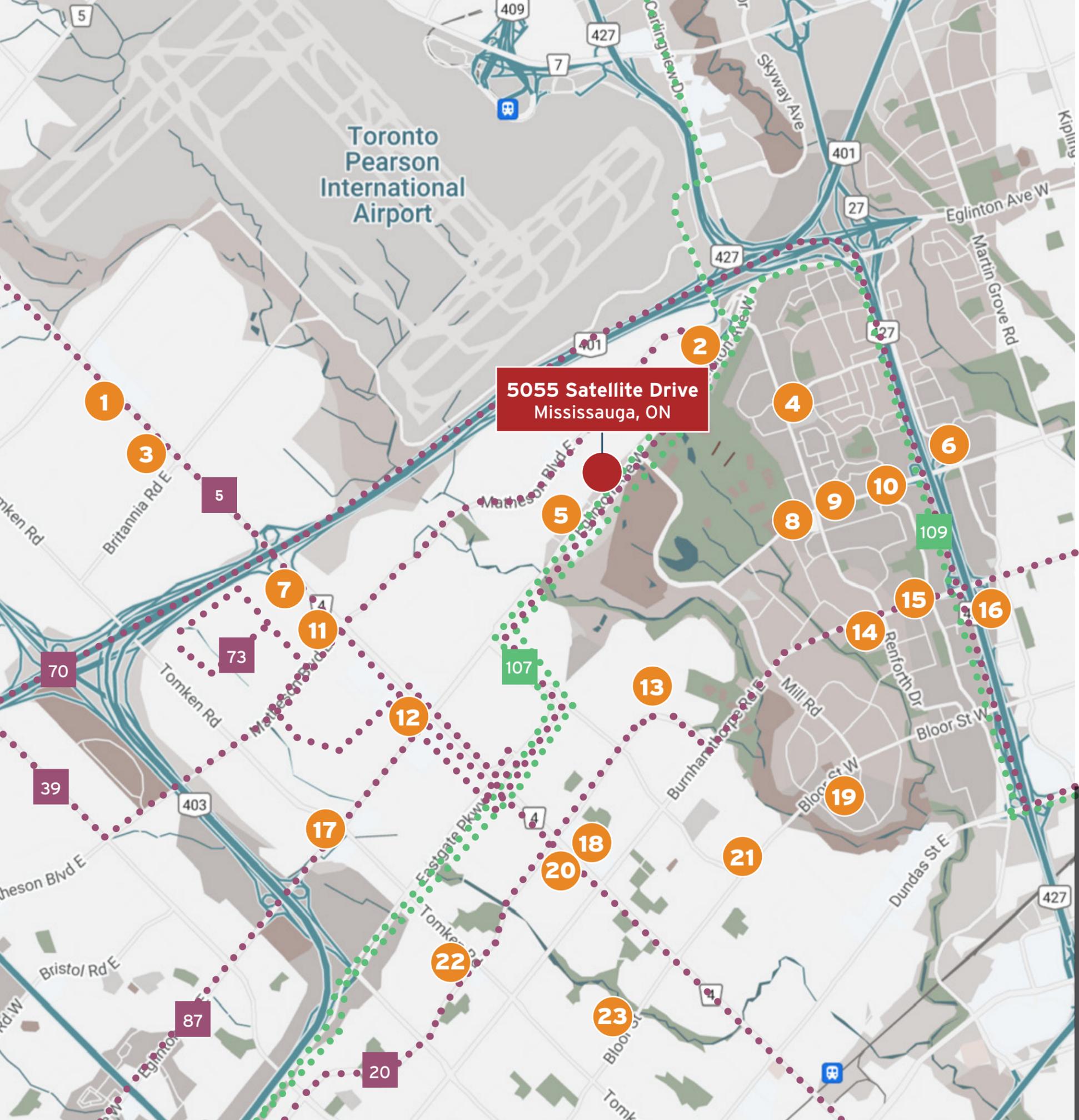
FLEX OFFICE/WAREHOUSE



Unit 7: 23,051 Sq. Ft.

- 17,299 Sq. Ft. of Office (75%)
- 5,752 Sq. Ft. of Industrial (25%)
- 1 Drive-in Door
- 24' Clear Height in Warehouse

Amenities & Transit



**5055 Satellite Drive
Mississauga, ON**

- 1 RBC, CIBC
- 2 McDonalds
- 3 Tim Hortons, Burger King, Starbucks
- 4 Tim Hortons, Subway, BMO, Pizza Pizza
- 5 Subway, Anytime Fitness, Tim Hortons
- 6 Shoppers Drug Mart
- 7 Montana's, Kelseys, A&W
- 8 No Frills, TD, Scotiabank
- 9 Little Caesards Pizza, Subway
- 10 McDonalds, CIBC
- 11 Quiznos, Eggsmart, Tim Hortons, Wendys, Staples, Boston Pizza, Popeyes, Chipotle, LA Fitness, Starbucks, Subway
- 12 Tim Hortons

- 13 Longo's, Starbucks, Shoppers Drug Mart, Scotiabank
- 14 The Beer Store, Shoppers Drug Mart
- 15 Tim Hortons
- 16 Loblaws, Starbucks
- 17 Starbucks, Burger King, Taco Bell, Tim Hortons, Subway
- 18 Burger King, Winners, RBC, The Beer Store, Shoppers Drug Mart, Dollarama, Home Sense, TD
- 19 McDonald's, Dollarama, TD
- 20 Pizza Pizza, Tim Hortons
- 21 Tim Hortons
- 22 Pizza Hut, TD, Bulk Barn, Dairy Queen
- 23 LCBO, Shoppers Drug Mart

MISSISSAUGA TRANSIT ROUTES

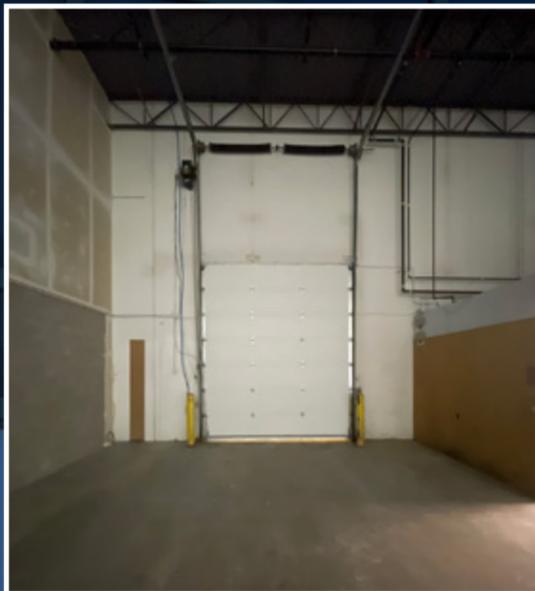
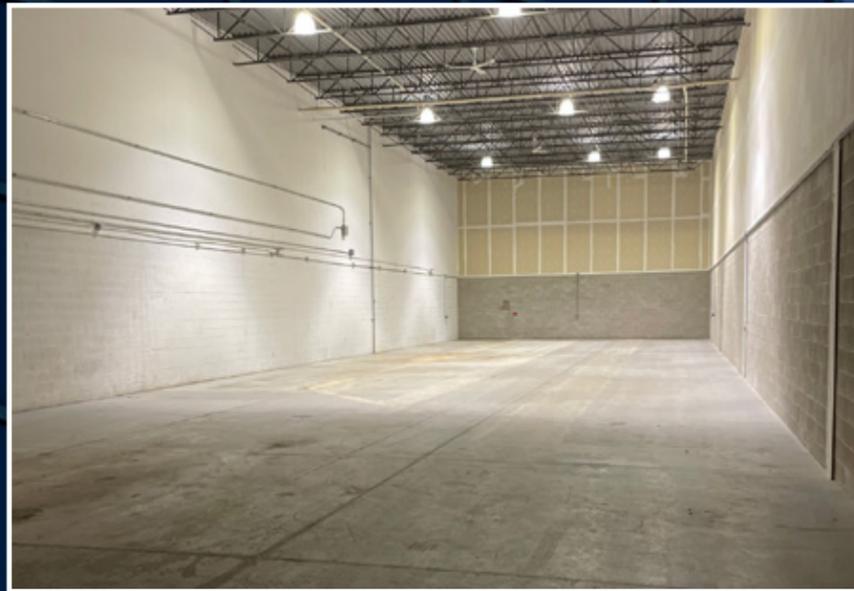
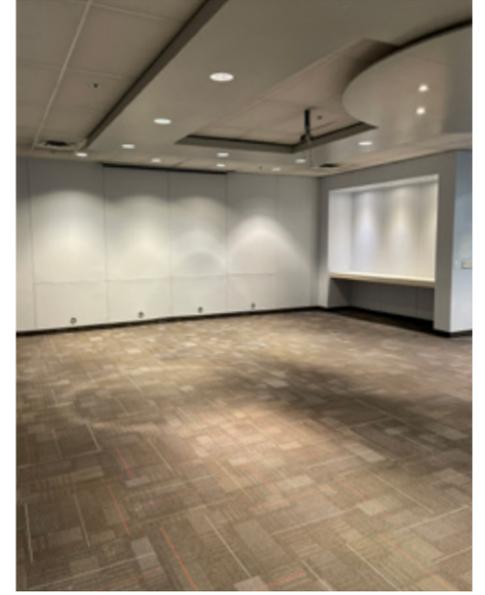
MISSISSAUGA EXPRESS ROUTES

DRIVE TIMES

Highway 401	6 Minutes	3.8 KM
Highway 407	12 Minutes	12.4 KM
Highway 427	6 Minutes	3.2 KM
Highway 410	10 Minutes	7.8 KM
Highway 403	8 Minutes	4.7 KM
QEW	11 Minutes	11.4 KM
Gardiner Expy	11 Minutes	11.2 KM
Pearson Airport	10 Minutes	6.2 KM



Exterior Photos



Interior Photos

5055

SATELLITE DRIVE

MISSISSAUGA | ON



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 42+ 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.

CBRE

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