

FOR LEASE



American Business Park
Mississauga, ON



AMERICAN DRIVE 3405 #7-8 | 3395 #12 | 3397 #14
NORTHAM DRIVE 6305 #8, 9-11

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FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

3395 AMERICAN DRIVE | UNIT 12

Total Unit Area 1,720 sf (30% office)



List Price:
Contact listing agent



T.M.I. (2025)
\$7.85 PSF



Possession:
August 1, 2025



Ample free
surface parking



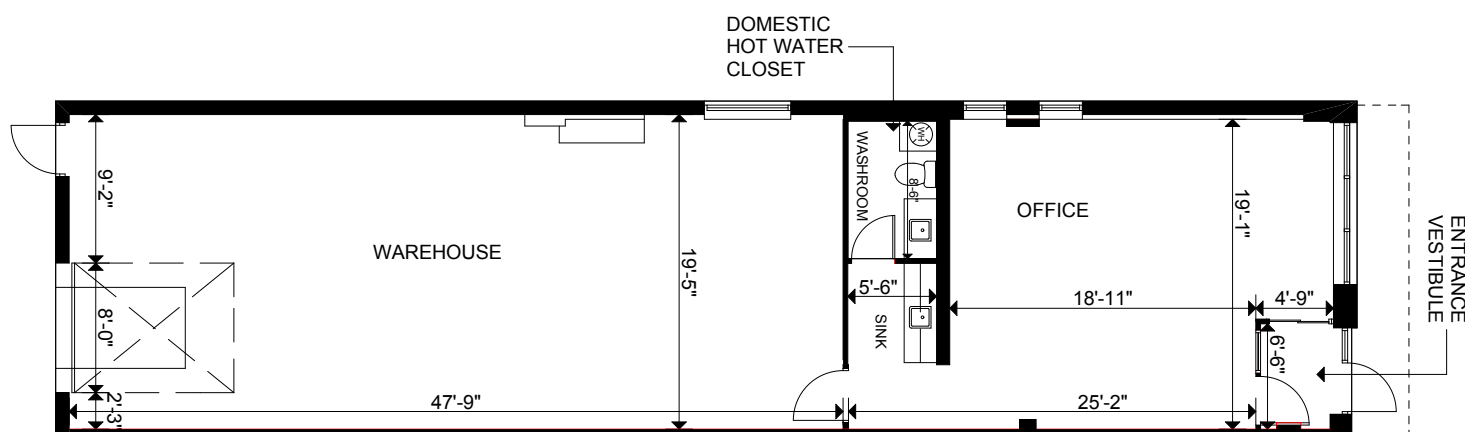
14' 0"
Clear Height



Shipping Doors:
1 Truck Level

Property Highlights

- Industrial unit in an excellent condition
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

3397 AMERICAN DRIVE | UNIT 14

Total Unit Area 2,900 sf (20% office)



List Price:
Contact listing agent



T.M.I. (2025)
\$5.35 PSF



Possession:
Immediate



Ample free
surface parking



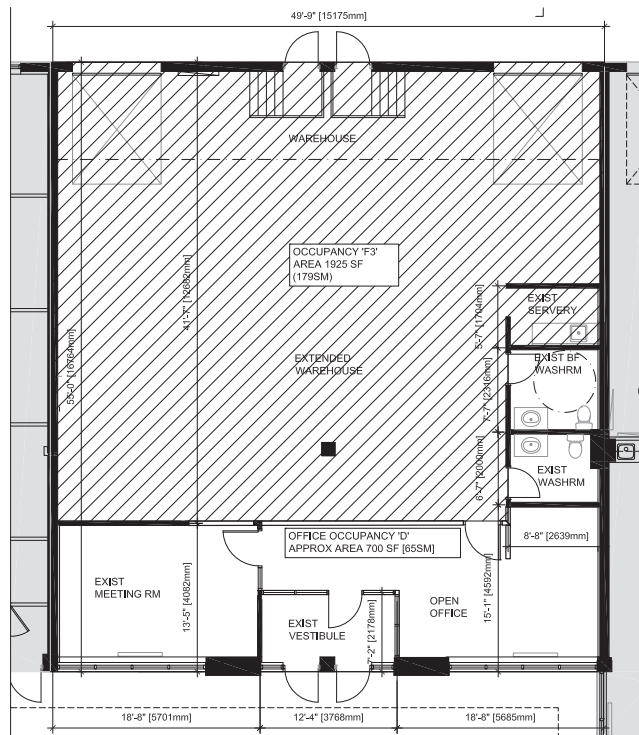
14' 0"
Clear Height



Shipping Doors:
2 Truck Level

Property Highlights

- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

3405 AMERICAN DRIVE | UNITS 7-8

Total Unit Area 5,532 sf (60% office)



List Price:
Contact listing agent



T.M.I. (2025)
\$7.39 PSF



Possession:
July 1, 2025



Ample free
surface parking



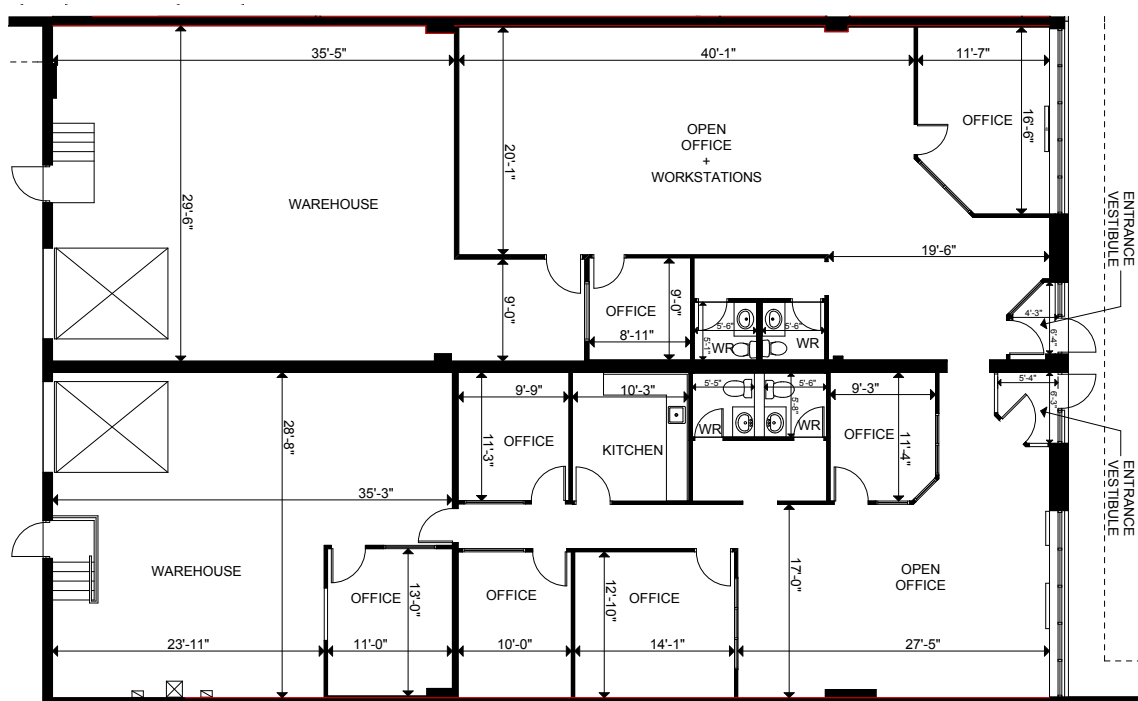
14' 0"
Clear Height



Shipping Doors:
2 Truck Level

Property Highlights

- Divisible into separate units: Unit 7 (2,795 sf) and Unit 8 (2,737 sf)
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

6305 NORTHAM DRIVE | UNIT 8

Total Unit Area 2,599 sf (50% office)



List Price:
Contact listing agent



T.M.I. (2025)
\$7.85 PSF



Possession:
Immediate



Ample free
surface parking



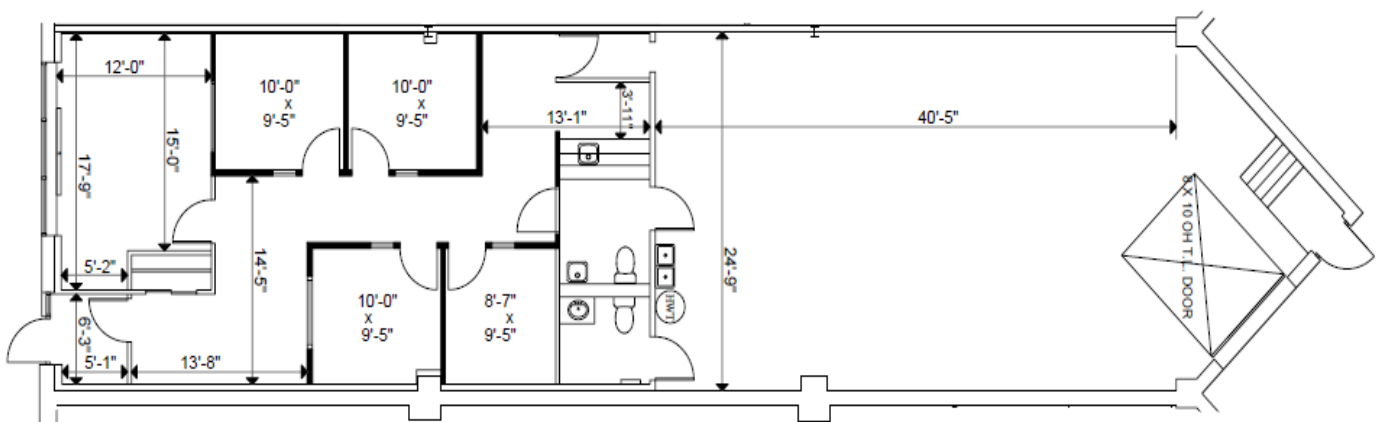
14' 0"
Clear Height



Shipping Doors:
1 Truck Level

Property Highlights

- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team
- Flex industrial space, landlord can work with the tenant to open up and create workstation area



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

6305 NORTHAM DRIVE | UNITS 9-11

Total Unit Area 7,514 sf (70% office)



List Price:
\$15.50 PSF
(Year 1)



T.M.I. (2025)
\$7.85 PSF



Possession:
Immediate



Ample free
surface parking



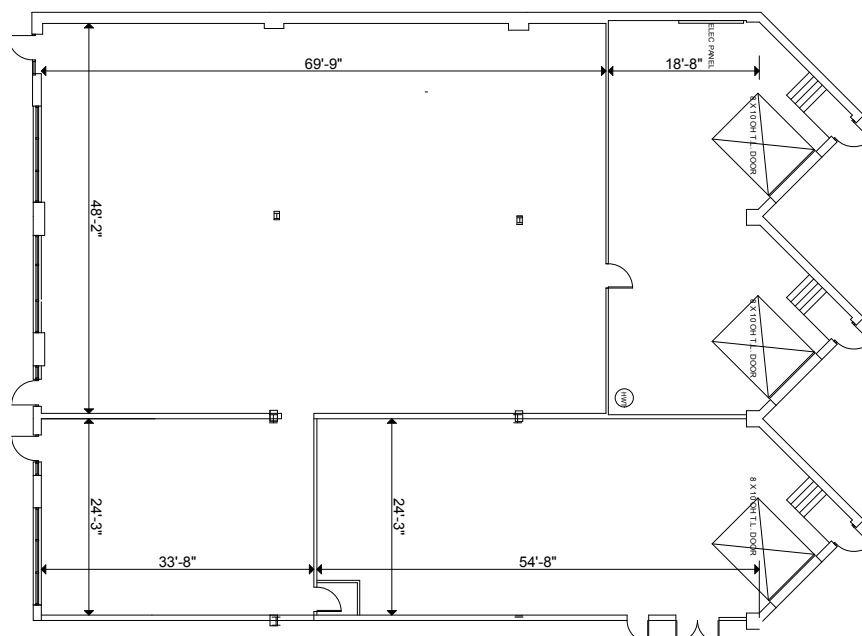
14' 0"
Clear Height



Shipping Doors:
3 Truck Level

Property Highlights

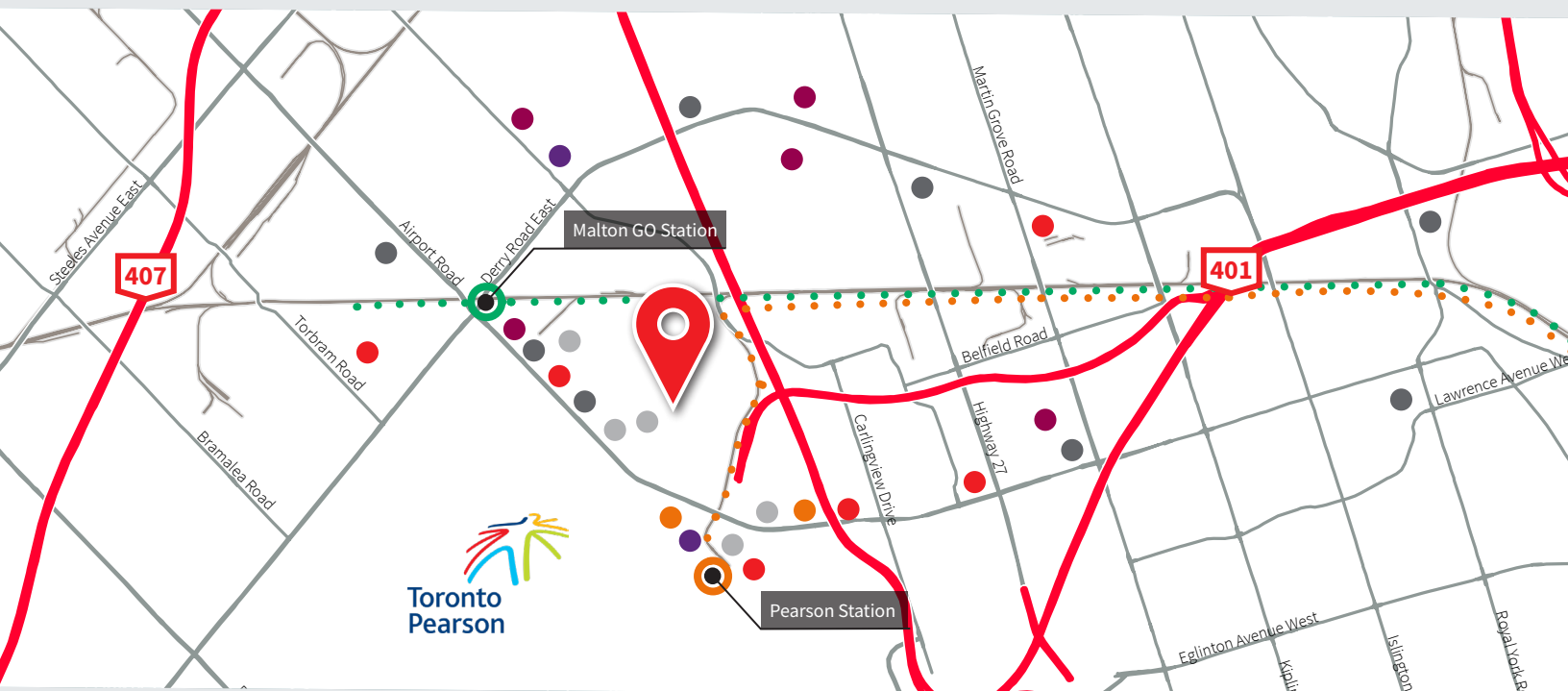
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team
- Flex industrial space, landlord can work with the tenant to open up and create workstation area



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

Corporate Neighbours



Area Amenities

Restaurants

- Freshii
- Wahlburgers
- The Keg Steakhouse
- Jack Astor's

Cafes

- Starbucks
- Tim Horton's
- Country Style

Banks

- TD
- CIBC
- RBC
- BMO

Attractions

- International Centre
- Woodbine Slots
- Woodbine Shops

Hotels

- Sheraton
- Hilton

Fitness

- GoodLife
- Planet Fitness

Transit



GO Train



TTC Subway



Union Pearson Express

Drive Times

5 mins to
Pearson Airport

7 mins to
Malton GO

10 mins to
Highway 427

12 mins to
Highway 407

13 mins to
Highways 403/401

15 mins to
Bramalea GO

17 mins to
CN Intermodal

25 mins to
DT Toronto

32 mins to
CP Vaughan



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