



PRESTIGIOUS BUSINESS PARK | INDUSTRIAL UNITS FOR LEASE



WESTERN BUSINESS PARK



AVISON
YOUNG

Prestigious Business Park

Welcome to the **Western Business Park** - widely recognized as one of the GTA West's premier business hubs. This well-established park is in a strategic and desirable location. Conveniently accessible from all points of the GTA, these buildings have quick access to 400 series highways and major transit hubs. Surround yourself with globally recognized brands and prominent retail amenities located nearby on Dundas Street W. Access the strong, educated labour base in Mississauga and surrounding Peel / Halton regions. Offers excellent connectivity with multiple public transit options are readily accessible and the Highway 403 / QEW / 407 interchanges are only minutes away. Find your space within a thriving industrial community.



Professionally owned and managed by a reputable institutional Landlord



Units starting at 2,500 sf
Model Suites Available



Wide range of office percentages available



Immediate access to Highways 403, 407 and QEW



Easy access to an abundant and desirable labour pool



22' to 24' ceiling heights
Truck level & drive-in shipping available



Availabilities

Laird Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3535 Laird Rd	15-16	6,074	Immediate	Model Suite 25% office, 2 T/L, 22'	\$23.00 psf	\$5.23 psf
3550 Laird Rd	2	13,224	April 1, 2024	100% warehouse 3 TL, 22'6"	\$22.95 psf	\$5.23 psf

Ridgeway Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3200 Ridgeway Dr	1	3,889	Immediate	Model Suite 27% office, 1 D/I, 22'	\$21.95 psf	\$6.18 psf
3300 Ridgeway Dr	12	14,593	Immediate	16% office 3 T/L, 22'	\$22.50 psf	\$6.18 psf
3330 Ridgeway Dr	3	3,989	Immediate	20% office 1 D/I, 22'5"	\$20.75 psf	\$6.18 psf
3330 Ridgeway Dr	4	3,989	Immediate	Model Suite 19% office, 1 D/I, 22'4"	\$20.95 psf	\$6.18 psf
3330 Ridgeway Dr	6	3,790	Immediate	Model Suite 19% office, 1 T/L, 22'6"	\$22.95 psf	\$6.18 psf
3330 Ridgeway Dr	7	3,789	Immediate	Model Suite 19% office, 1 T/L, 22'6"	\$22.95 psf	\$6.18 psf

Sladeview Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
4060B Sladeview Cres	1	15,571	30 Days	54% office over 2 storeys 2 T/L & 1 D/I, 23'	\$20.25 psf	\$6.39 psf
4060B Sladeview Cres	1B	4,088	30 Days	100% 2 nd storey walk-up office space	\$7.00 psf	\$6.39 psf
4100A Sladeview Cres	1-2	11,363	90 Days	21% office 2 T/L, 23'	\$21.75 psf	\$6.39 psf
4140A Sladeview Cres	3	6,762	90 Days	16% office 2 T/L, 23'8"	\$22.75 psf	\$6.39 psf
4060 Ridgeway Dr	4	2,624	Immediate	32% office 1 D/I, 22'	\$20.95 psf	\$6.39 psf
4090 Ridgeway Dr	19	3,653	Immediate	Model Suite 22% office, 1 DI, 22'5"	\$22.75 psf	\$6.39 psf

Erin Mills Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3800B Laird Rd	5	10,878	Immediate	22% office 2 T/L, 25'	\$22.95 psf	\$4.55 psf
3500 Ridgeway Dr	11	3,062	Immediate	59% office 1 T/L, 22'	\$22.75 psf	\$4.55 psf

Access to Superior Labour Pool

Mississauga is one of the fastest growing cities in Canada. It is centrally located within the Greater Toronto & Hamilton Area and has a robust and diverse business community that makes up some of the largest knowledge-based industries in Canada.



2022 Population
1,516,019



Forecasted Population 2041
1,970,000



\$114,076

Average Household Income



Daytime Employment

23,971 Businesses
352,779 Employees
15 Employees per Business

Convenient Location Within the GTHA

2

minutes
1.0 km to Hwy 403

4

minutes
4.0 km to Hwy QEW

4

minutes
4.3 km to Hwy 407

9

minutes
13.9 km to Hwy 401

13

minutes
19.9 km to Hwy 410



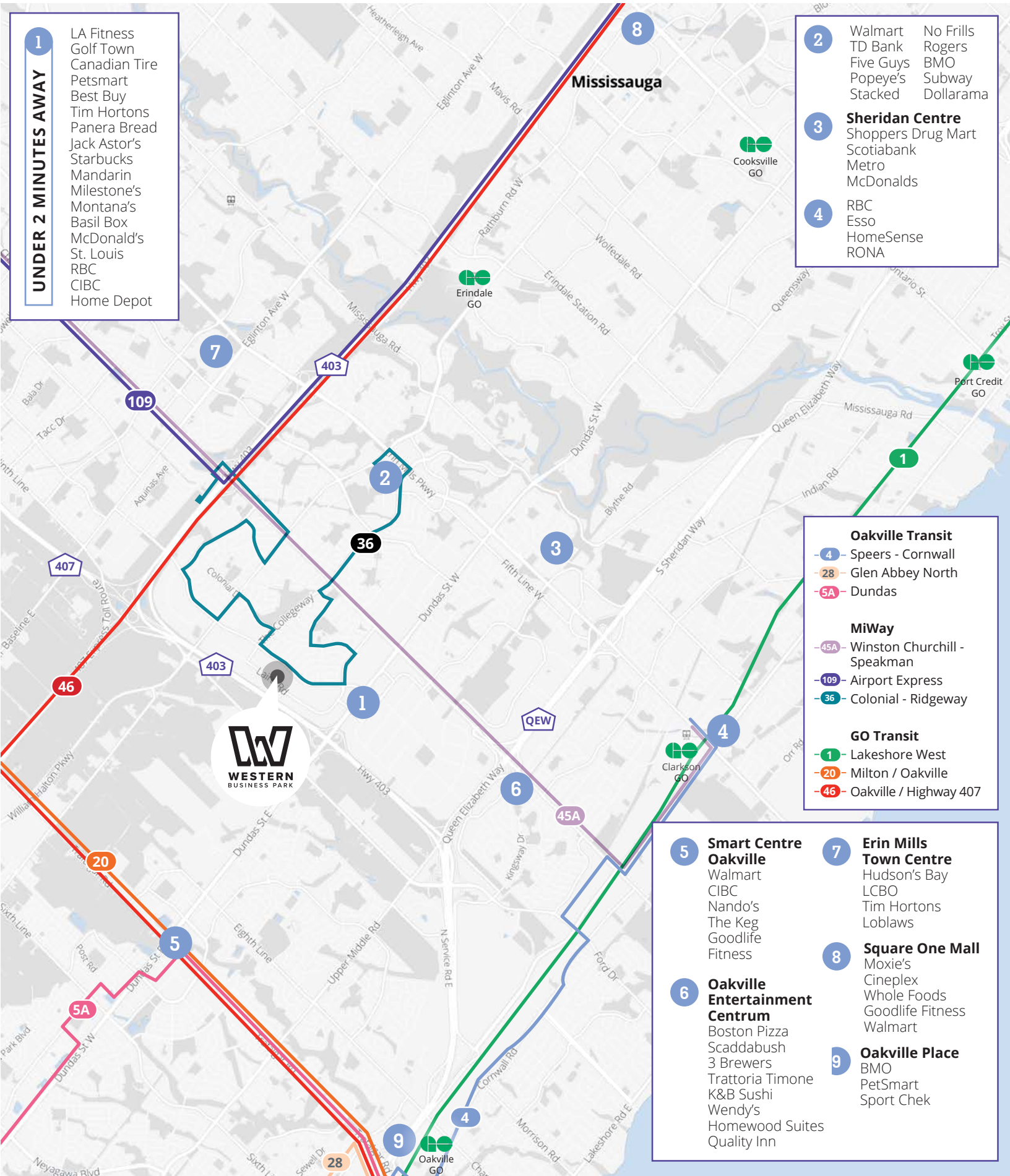
A Pearson Airport
27 KM | 20 MINUTES

B Downtown Toronto
35K M | 30 MINUTES

C Hamilton Airport
55 KM | 40 MINUTES

D US Border
101 KM | 63 MINUTES

Convenient Location | Amenities & Transit Options



- 1** UNDER 2 MINUTES AWAY
- LA Fitness
 - Golf Town
 - Canadian Tire
 - Petsmart
 - Best Buy
 - Tim Hortons
 - Panera Bread
 - Jack Astor's
 - Starbucks
 - Mandarin
 - Milestone's
 - Montana's
 - Basil Box
 - McDonald's
 - St. Louis
 - RBC
 - CIBC
 - Home Depot

- 2** Walmart, TD Bank, Five Guys, Popeye's, Stacked, No Frills, Rogers, BMO, Subway, Dollarama
- 3** **Sheridan Centre**, Shoppers Drug Mart, Scotiabank, Metro, McDonalds
- 4** RBC, Esso, HomeSense, RONA

- Oakville Transit**
- 4** - Speers - Cornwall
 - 28** - Glen Abbey North
 - 5A** - Dundas
- MiWay**
- 45A** - Winston Churchill - Speakman
 - 109** - Airport Express
 - 36** - Colonial - Ridgeway
- GO Transit**
- 1** - Lakeshore West
 - 20** - Milton / Oakville
 - 46** - Oakville / Highway 407

- 5** **Smart Centre Oakville**
Walmart, CIBC, Nando's, The Keg, Goodlife, Fitness
- 6** **Oakville Entertainment Centrum**
Boston Pizza, Scaddabush, 3 Brewers, Trattoria Timone, K&B Sushi, Wendy's, Homewood Suites, Quality Inn
- 7** **Erin Mills Town Centre**
Hudson's Bay, LCBO, Tim Hortons, Loblaws
- 8** **Square One Mall**
Moxie's, Cineplex, Whole Foods, Goodlife Fitness, Walmart
- 9** **Oakville Place**
BMO, PetSmart, Sport Chek

Move-In Ready Model Suites Available | Sample Interior Finishes



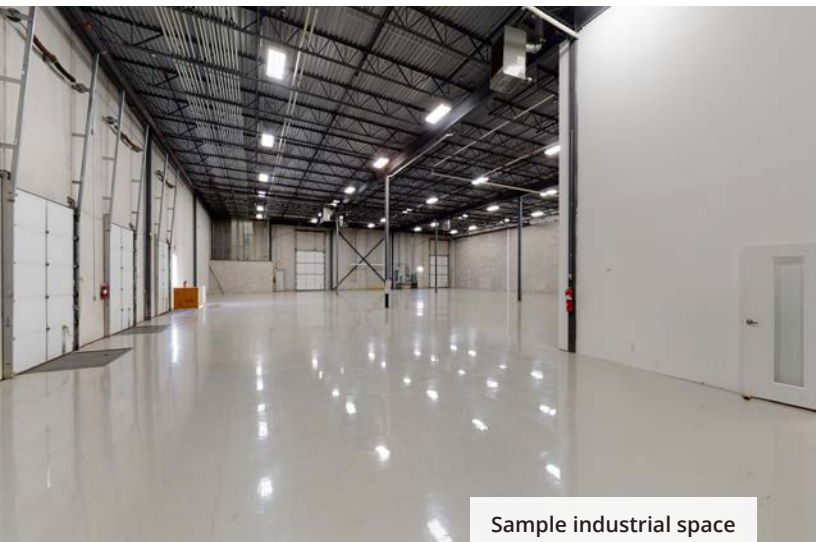
Sample industrial space



Sample industrial space



Sample office space



Sample industrial space



Sample industrial space

About the Team

GWL Realty Advisors is a real estate company focused on growth, committed to sustainability, and dedicated to delivering strong, long-term returns for its clients.

Backed by The Canada Life Assurance Company, a leading financial services company, we act with integrity in every transaction and every relationship.

Our extensive suite of real estate services includes portfolio management, acquisitions and dispositions, development, asset and property management, and leasing, across the full range of office, industrial, retail and multi-residential asset classes.



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Avison Young creates economic, social and environmental value as a global real estate advisor, powered by people. We believe in creating positive impact wherever we go.

Our agile team has global insight, local market expertise and access to some of the smartest technology in the commercial real estate industry – all at the ready to work on creating your competitive advantage. As a private company, you will collaborate with an empowered partner who is invested in your success as much as you are. Harness the collective intelligence of a company powered by its people.



WESTERN BUSINESS PARK



Sladeview Business Park



Laird Business Park



Ridgeway Business Park

Get more information

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Platinum member