CBRE + PURE INDUSTRIAL

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

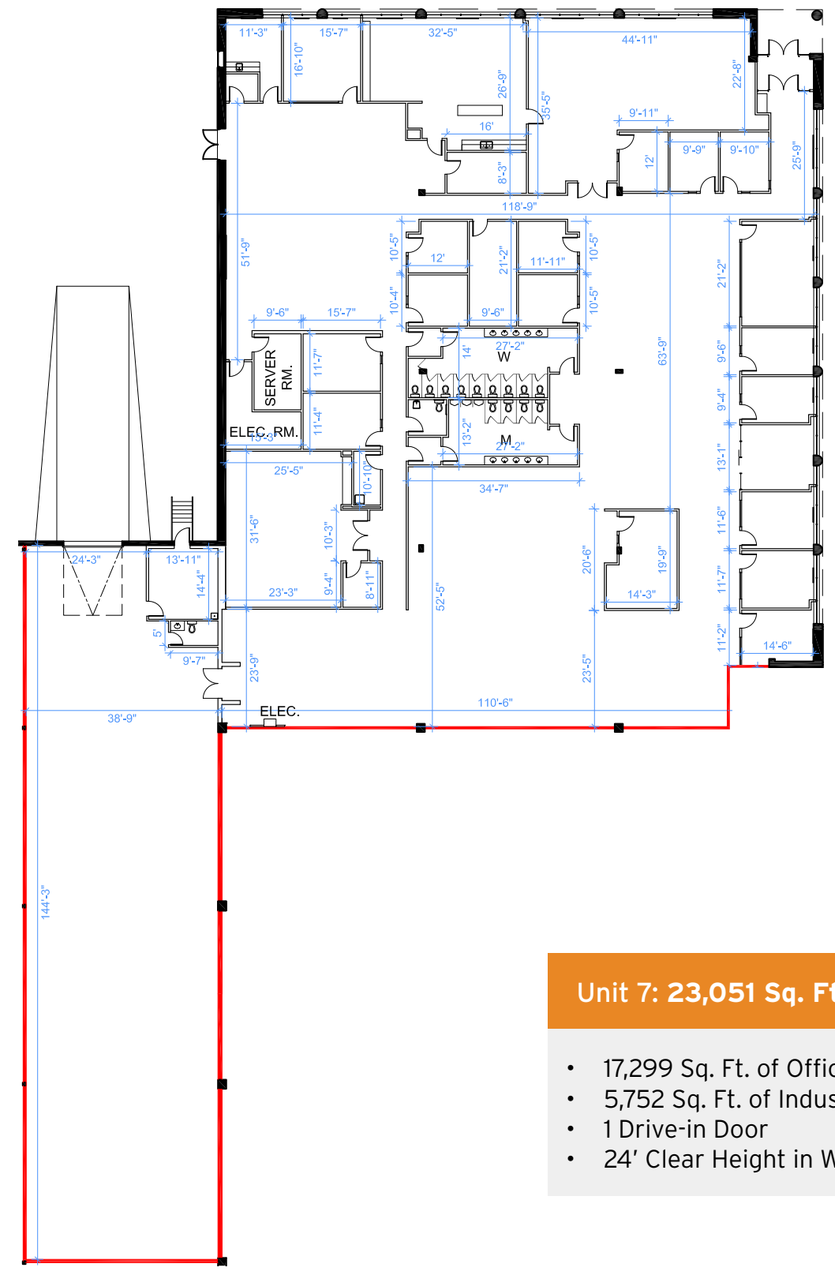
DRIVE-IN DOOR

AMPLE SURROUNDING AMENITIES

EASY CONNECTIVITY TO TRANSIT

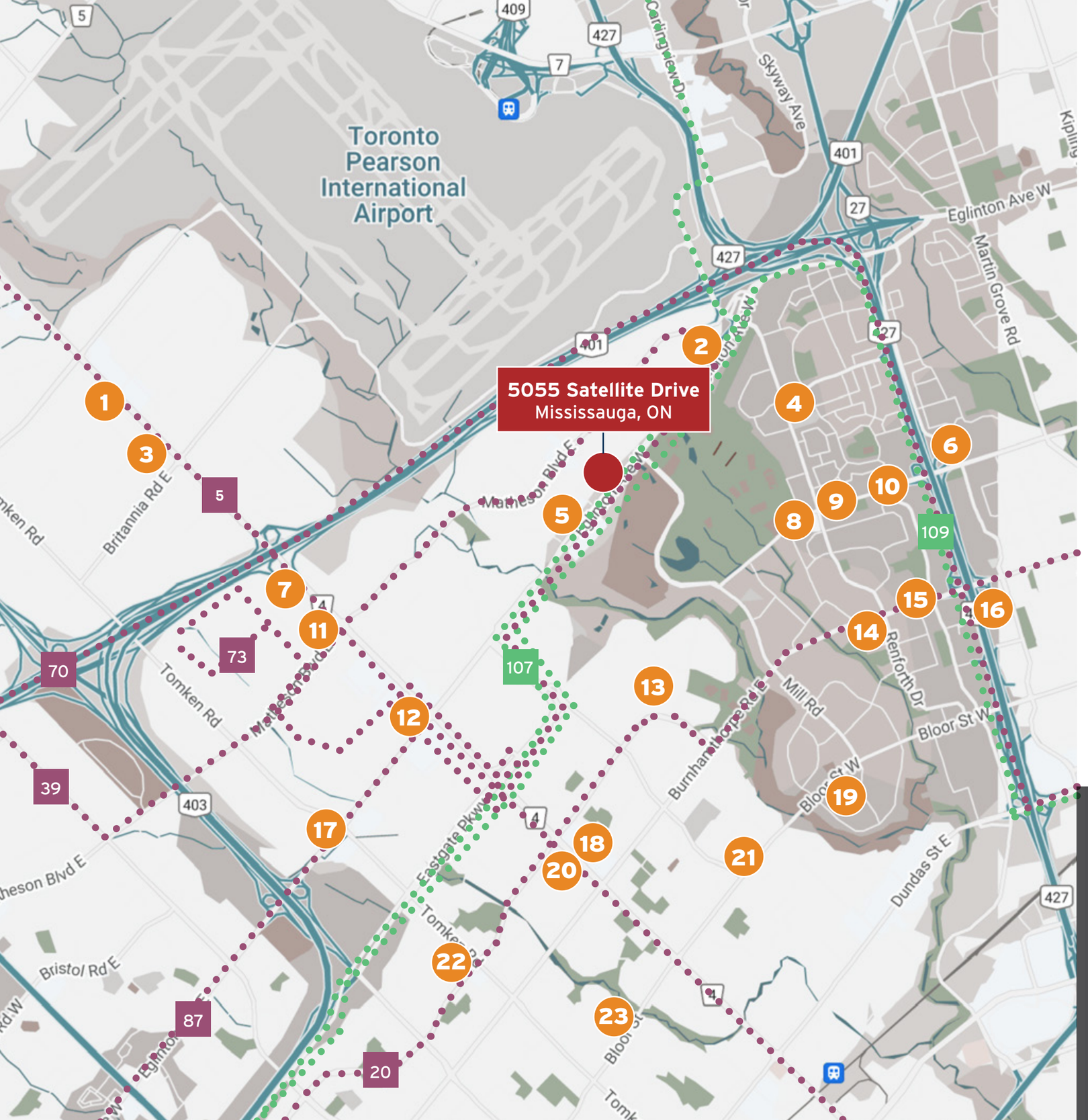
Floor Plan

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

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

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Exterior Photos

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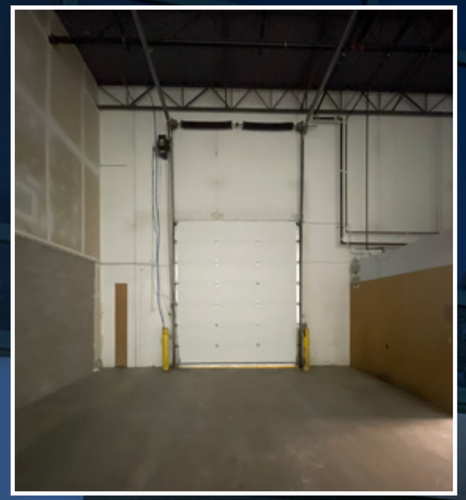
Interior Photos



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PURE INDUSTRIAL

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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