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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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

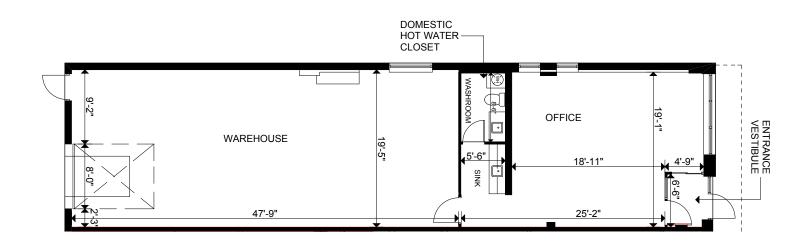


14' 0'' Clear Height



Shipping Doors: 1 Truck Level

- 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





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

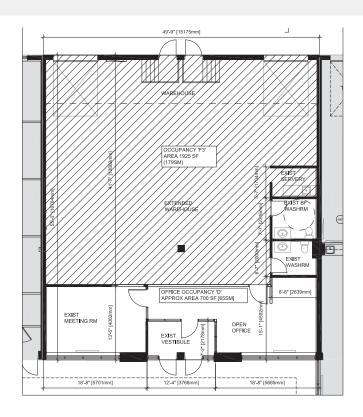


14' 0'' Clear Height



Shipping Doors: 2 Truck Level

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





3405 AMERICAN DRIVE | UNITS 7-8

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



List Price: Contact listing agent





Possession: July 1, 2025



Ample free surface parking

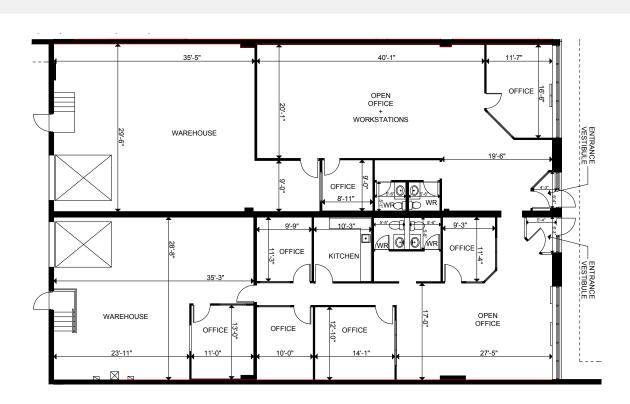


14' 0'' Clear Height



Shipping Doors: 2 Truck Level

- 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





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

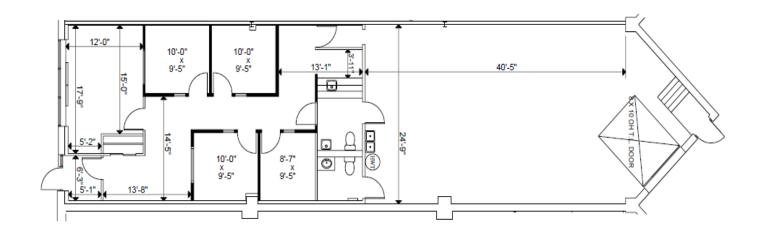


14' 0'' Clear Height



Shipping Doors: 1 Truck Level

- 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





6305 NORTHAM DRIVE | UNITS 9-11

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



List Price: \$15.50 PSF (Year 1)





Possession: Immediate



Ample free surface parking

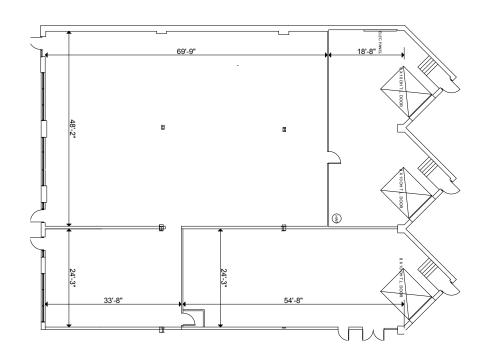


14' 0" Clear Height



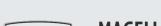
Shipping Doors: 3 Truck Level

- 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





Corporate Neighbours















Area Amenities

Restaurants

Freshii Wahlburgers The Keg Steakhouse Jack Astor's

Attractions

Banks

TD

CIBC

RBC

BMO

International Centre Woodbine Slots Woodbine Shops

Hotels

Sheraton

Fitness

GoodLife

Planet Fitness

Hilton

Transit

GO Train

TTC Subway

Union Pearson Express

Drive Times

5 mins to **Pearson Airport**

Cafes

Starbucks

Tim Horton's

Country Style

15 mins to Bramalea GO

7 mins to Malton GO

17 mins to CN Intermodal

10 mins to Highway 427

25 mins to **DT Toronto**

12 mins to Highway 407

32 mins to **CP Vaughan**

13 mins to Highways 403/401



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