

FLEX UNITS FOR LEASE IN A WELL-ESTABLISHED BUSINESS PARK

400-450 MATHESON BLVD EAST MISSISSAUGA



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Presented By:



PURE INDUSTRIEL



WELCOME TO 400-450 MATHESON BOULEVARD EAST

MISSISSAUGA



Industrial units for lease in a well-established business park in Mississauga. This multi-unit complex offers easy access 400 series highways and is in close proximity to Pearson International Airport.



Professionally owned and managed by Pure Industrial



18' clear height



Strategically located in close proximity to major 400 series arterial Highways



Easy access to a highly desirable GTA labour pool



Only 15 Km to Pearson International Airport and 18 Km Brampton's CN Intermodal yard



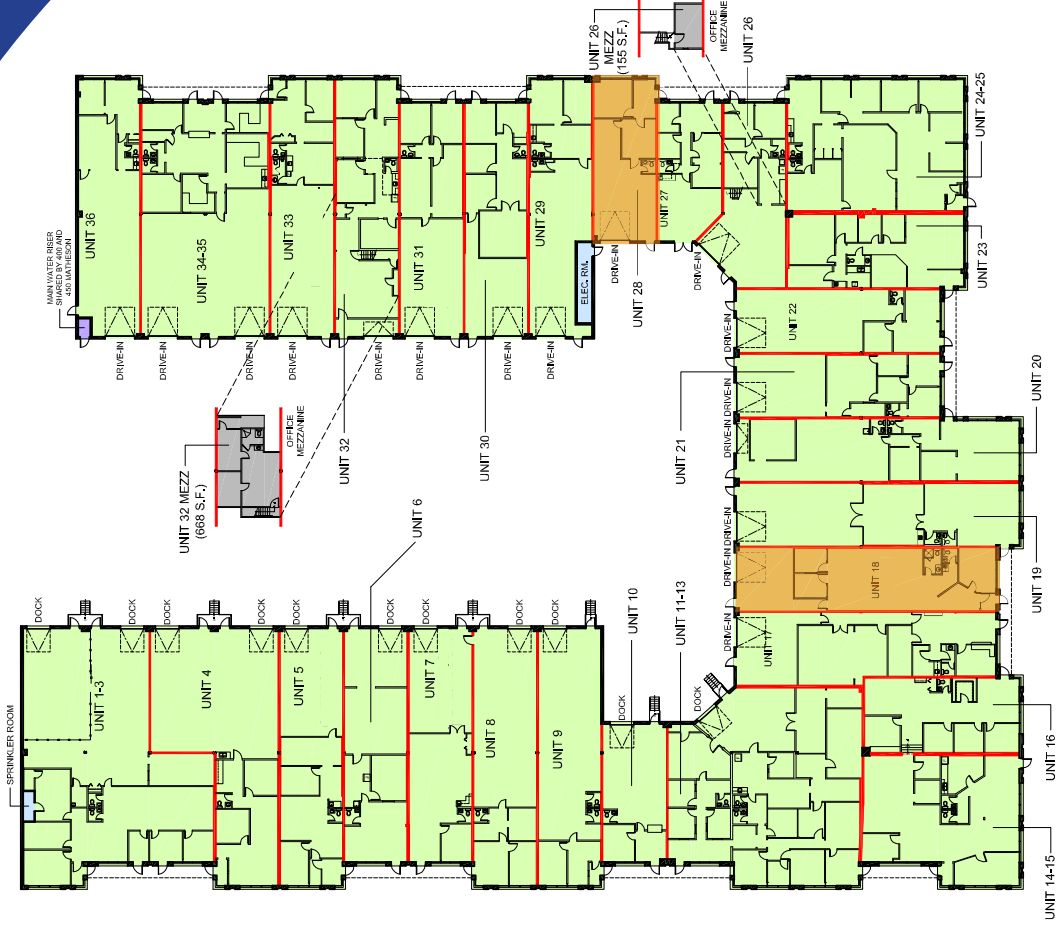
PROPERTY PROFILE

400 Matheson Boulevard East

Building Size	61,666 SF
Available Units	Unit 18 - 2,020 SF Unit 28 - 1,260 SF
Clear Height	16'6" in Warehouse
Car Parking Stalls	Ample Surface Parking
Zoning	E2 - Industrial
Year Built	1981
Estimate TMI (2023)	\$5.50 PSF (Does Not Include Management Fees)



400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON



LEGEND

- █ Tenant Occupant Area
- █ Available Units
- █ Building Service Area
- █ Campus Common Area
- █ Tenant Mezzanines (excluded from BOMA Calculation)
- █ Demising Wall

AVAILABILITY DETAILS

400 Matheson Boulevard East, Unit 18

Available Area

1,260 SF

Office Area

20-25% (approx)

Clear Height

18' in Warehouse

Shipping

1 Truck-Level Door

Availability

Immediate

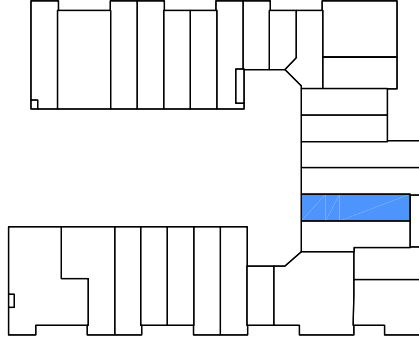
Asking Rate

Contact Listing Agents

Estimate TMI (2023)

\$5.50 PSF
(Does Not Include Management Fees)

Current Layout



KEY PLAN

AVAILABILITY DETAILS

400 Matheson Boulevard East, Unit 28

Available Area

1,260 SF

Office Area

20-30% (approx)

Clear Height

18' in Warehouse

Availability

November 1, 2023

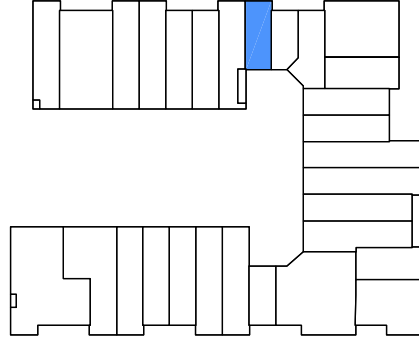
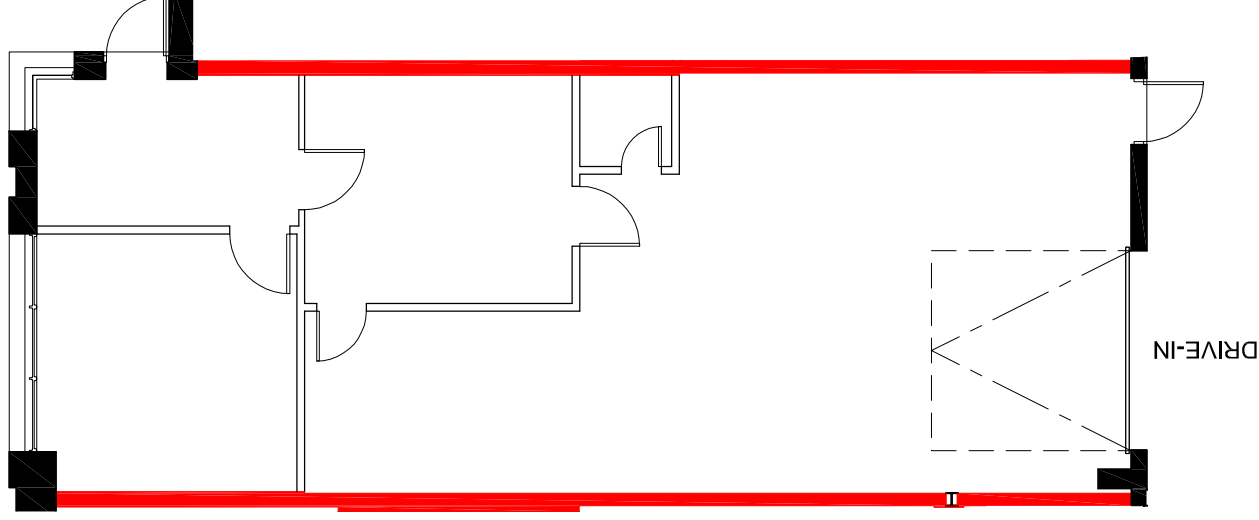
Asking Rate

Immediate

Estimate TMI (2023)

\$5.50 PSF
(Does Not Include Management Fees)

Current Layout



KEY PLAN

PROPERTY PROFILE

450 Matheson Boulevard East

Building Size 53,384 SF

- Unit 37 - 1,961 SF
- Unit 38 - 1,823 SF
- Unit 45 - 1,241 SF
- Unit 46 - 2,487 SF
- Unit 53 - 2,187 SF
- Unit 66 - 2,011 SF

Available Units

Clear Height 18' in Warehouse

Car Parking Stalls Ample Surface Parking

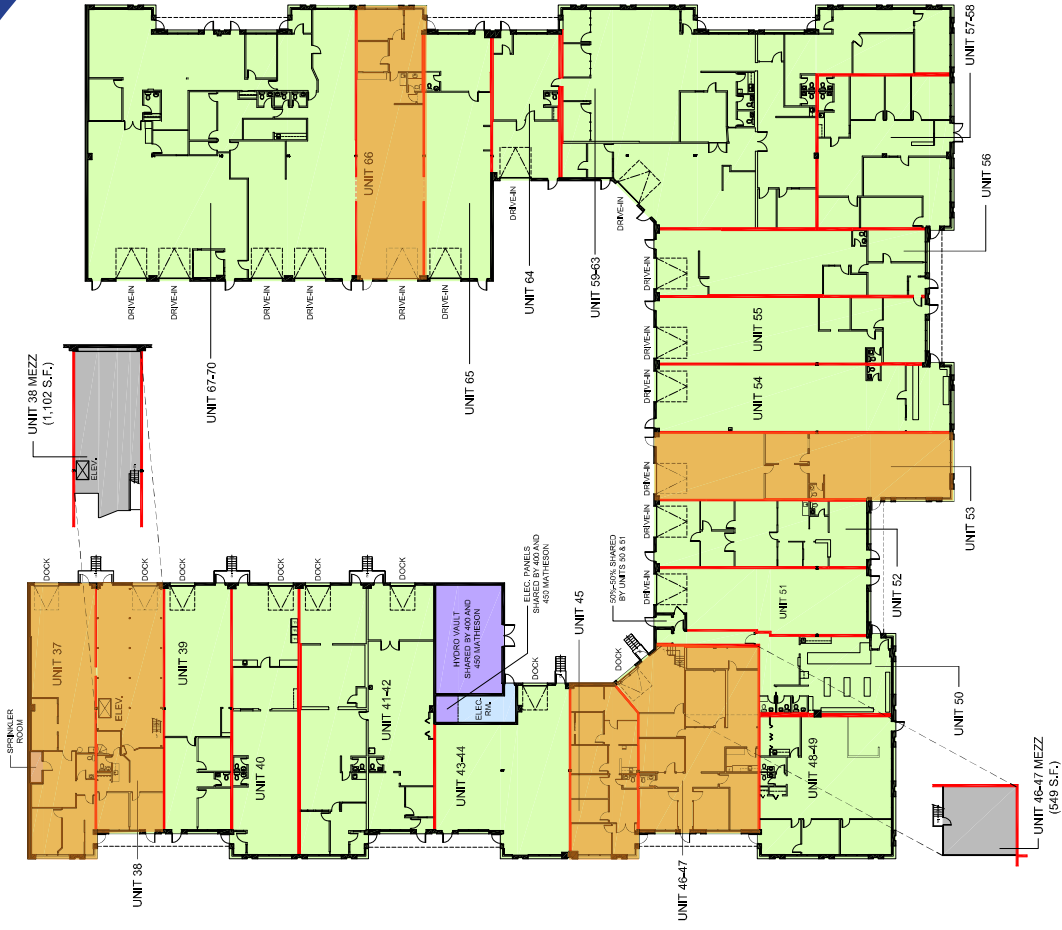
Zoning E2 - Industrial

Year Built 1981

Estimate TMI (2023) **\$5.50 PSF**
(Does Not Include Management Fees)



400-450 MATHESON BOULEVARD EAST, MISSISSAUGA | ON



LEGEND

- Tenant Occupant Area
- Available Units
- Building Service Area
- Campus Common Area
- Tenant Mezzanines (excluded from BOMA Calculation)
- Demising Wall

AVAILABILITY DETAILS

450 Matheson Boulevard East, Unit 37

Available Area

1,961 SF

Office Area

30% (approx)

Clear Height

18' in Warehouse

Shipping

1 Truck-Level Door

Availability

November 1, 2023

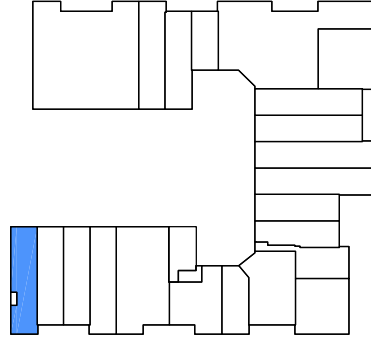
Asking Rate

Contact Listing Agents

Estimate TMI (2023)

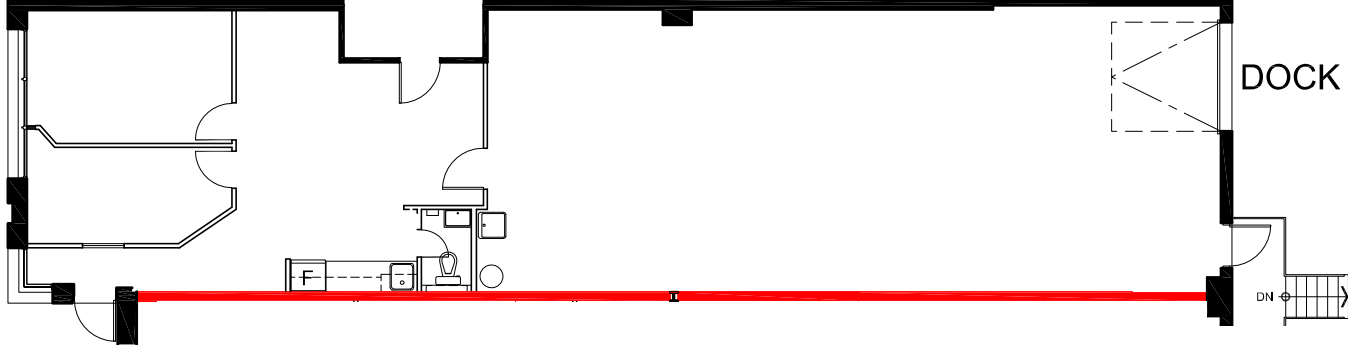
\$5.42 PSF

(Does Not Include Management Fees)



KEY PLAN

Current Layout



AVAILABILITY DETAILS

450 Matheson Boulevard East, Unit 38

Available Area

1,823 SF

Office Area

15% (approx)

Clear Height

18' in Warehouse

Shipping

1 Truck-Level Door

Availability

November 1, 2023

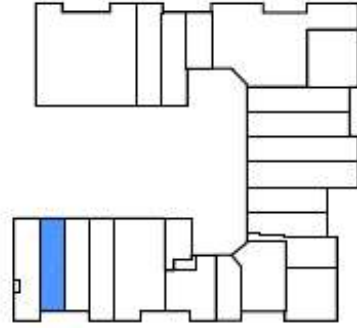
Asking Rate

Contact Listing Agents

Estimate TMI (2023)

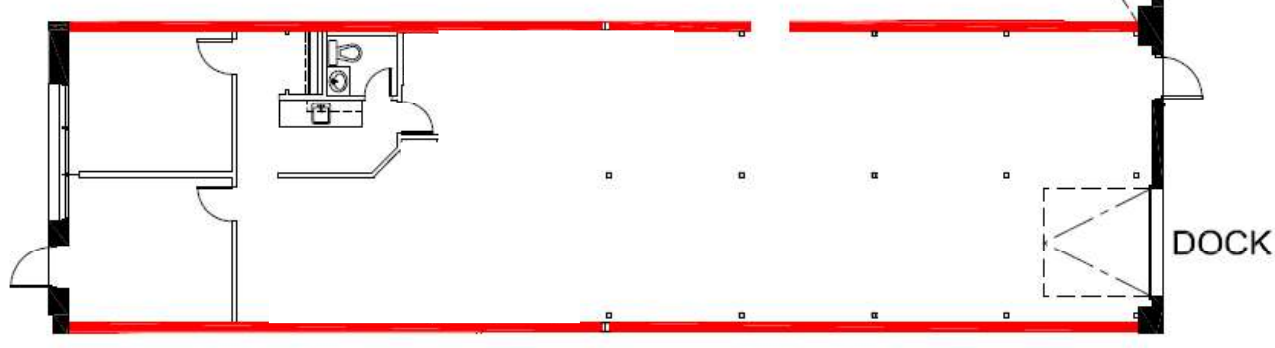
\$5.42 PSF

(Does Not Include Management Fees)



KEY PLAN

Current Layout



AVAILABILITY DETAILS

450 Matheson Boulevard East, Unit 45

Available Area

1,241 SF

Office Area

100% (approx)

Availability

Immediately

Asking Rate

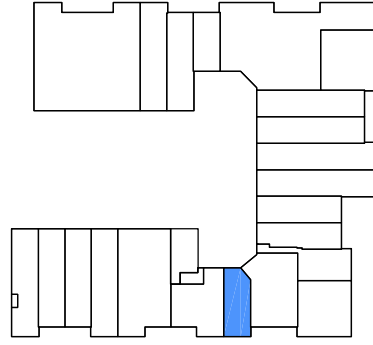
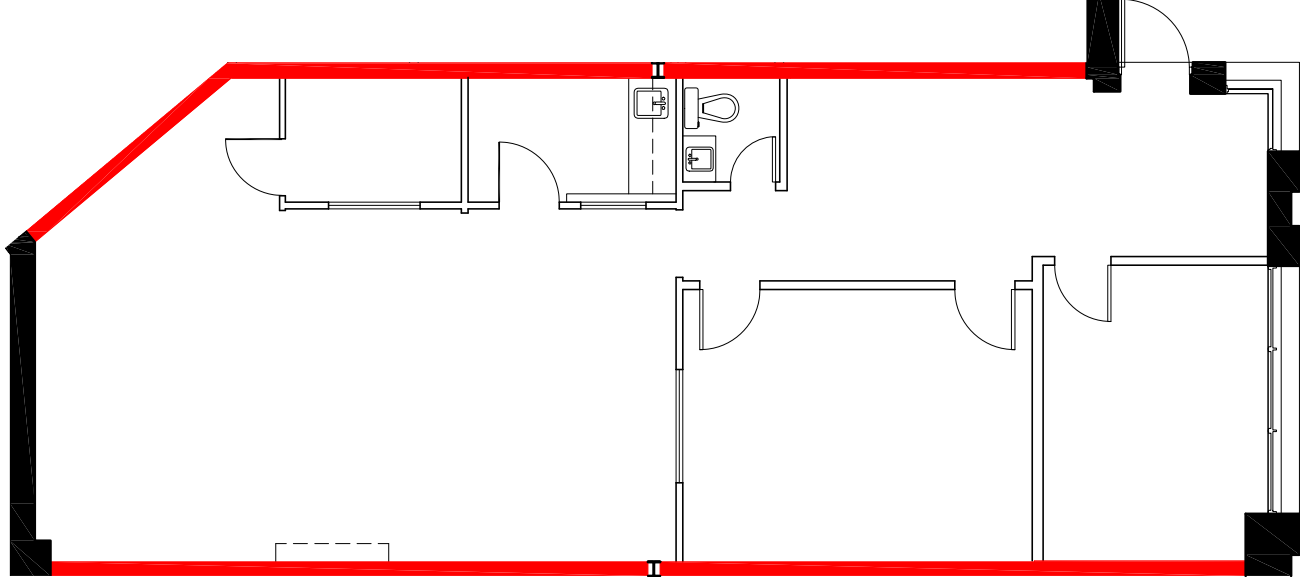
Contact Listing Agents

Estimate TMI (2023)

\$5.42 PSF

(Does Not Include Management Fees)

Current Layout



KEY PLAN

AVAILABILITY DETAILS

450 Matheson Boulevard East, Unit 46

Available Area

2,487 SF

Office Area

30% (approx)

Clear Height

18' in Warehouse

Shipping

1 Drive In Door

Availability

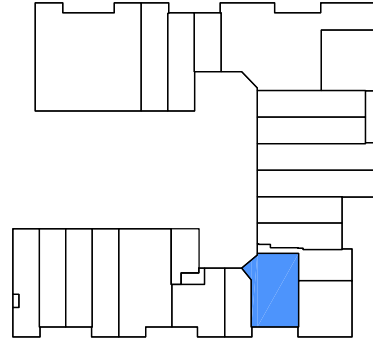
Immediate

Asking Rate

Contact Listing Agents

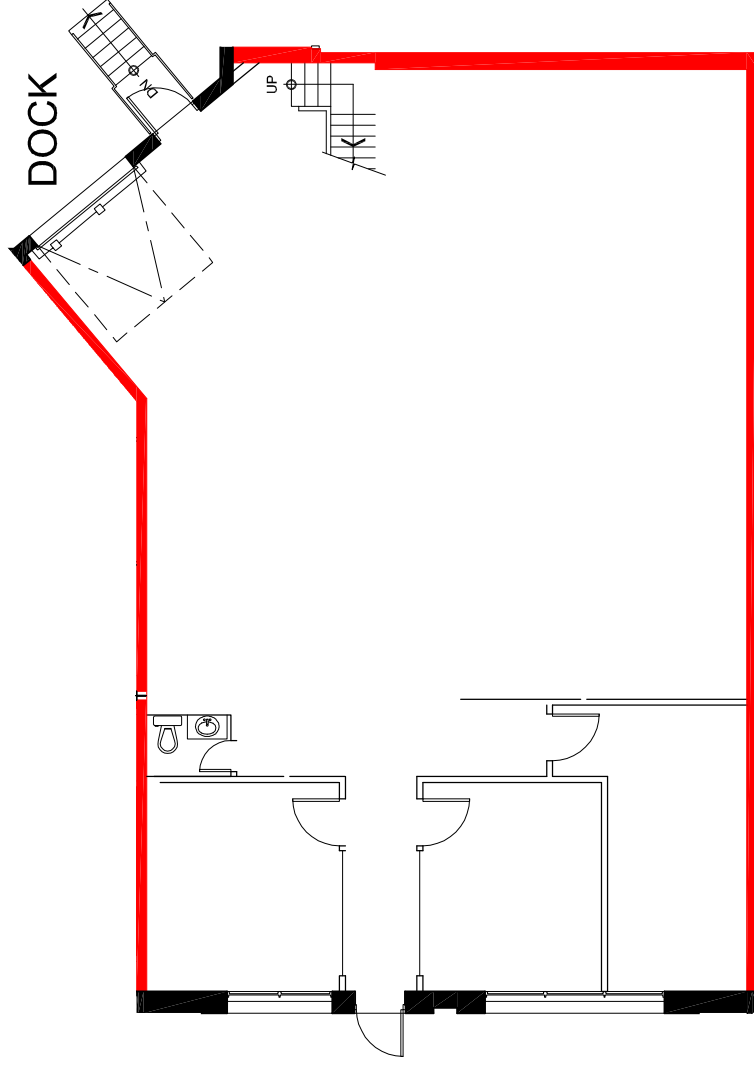
Estimate TMI (2023)

\$5.50 PSF
(Does Not Include Management Fees)



KEY PLAN

Current Layout



AVAILABILITY DETAILS

450 Matheson Boulevard East, Unit 53

Available Area

2,187 SF

Office Area

80% (approx)

Clear Height

18' in Warehouse

Shipping

1 Drive In Door

Availability

Immediate

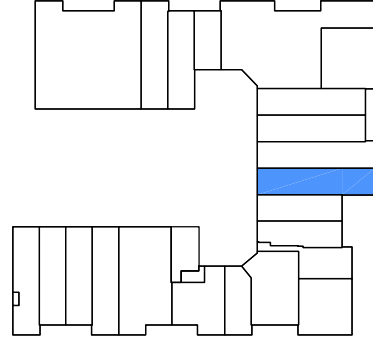
Asking Rate

Contact Listing Agents

Estimate TMI (2023)

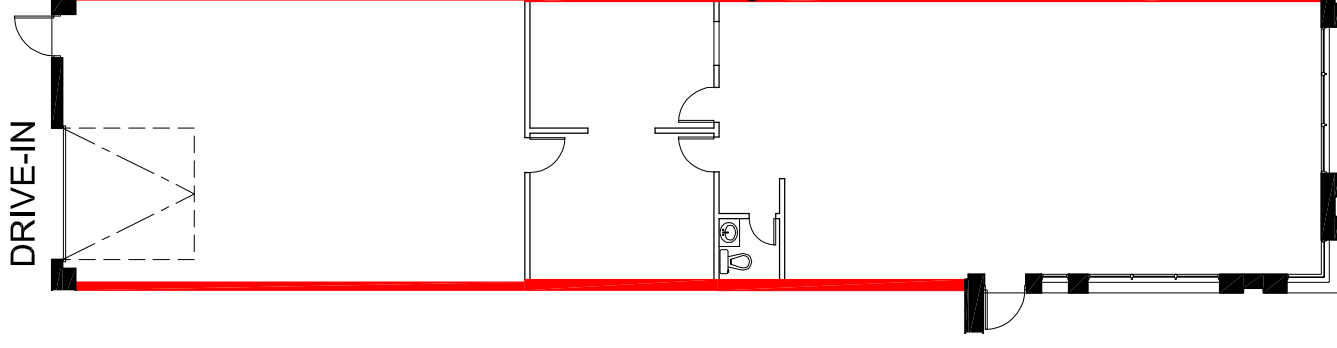
\$5.50 PSF

(Does Not Include Management Fees)



KEY PLAN

Current Layout



AVAILABILITY DETAILS

450 Matheson Boulevard East, Unit 66

Available Area 2,011 SF

Office Area 20-25% (approx)

Clear Height 18' in Warehouse

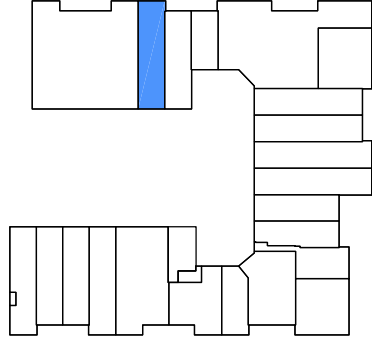
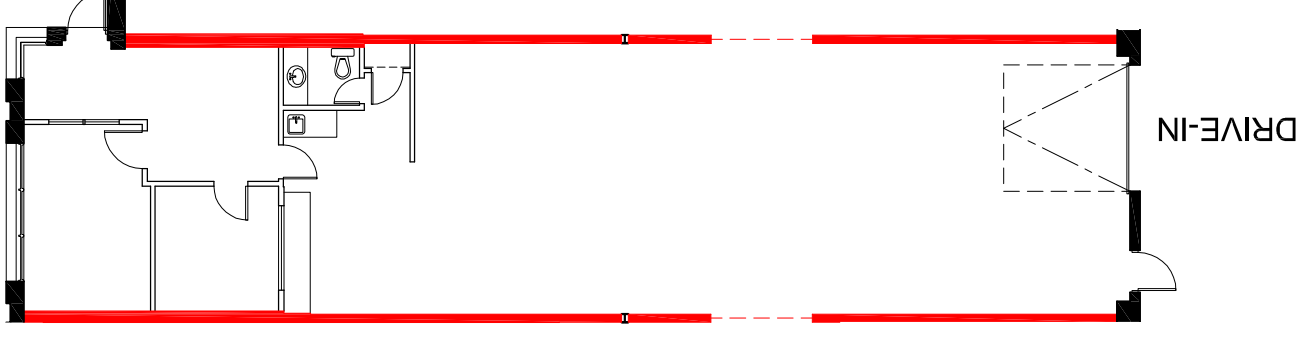
Shipping 1 Drive In Door

Availability Immediate

Asking Rate Contact Listing Agents

Estimate TMI (2023) **\$5.50 PSF**
(Does Not Include Management Fees)

Current Layout

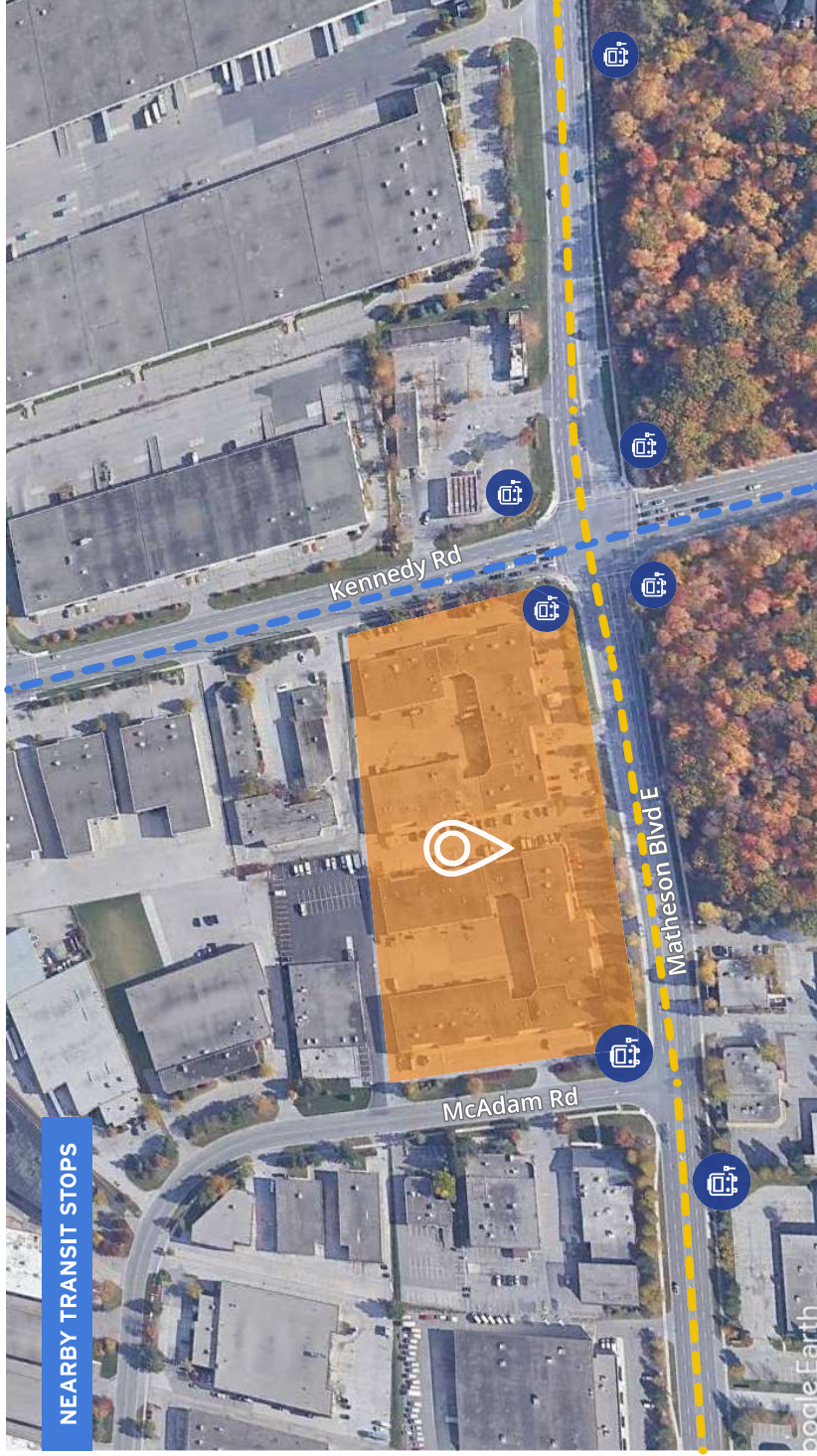


KEY PLAN

PHOTO GALLERY

Nearby Bus Routes

- 43 Matheson
- 53 Kennedy



AMENITIES

Nearby Amenities

1. Charlotte's Homemade Goodies
2. Pane E Vino Ristorante
3. Nando's Peri-Peri
4. Wendy's
Tim Hortons
Nirvana The Flavours of India
El Sombrero
Rogue Kitchen & Bar
Esso
Petro-Canada
The Fire Pit
5. Culinaria Restaurant & Events
Forge Performance & Fitness
Training for Warriors Sauga
6. Bento Sushi
Mandarin
Pomodoro Italian Kitchen
Burger King
Shell
Highland Farms
7. Burger Theory
Hotels

Within a 5-10 min drive



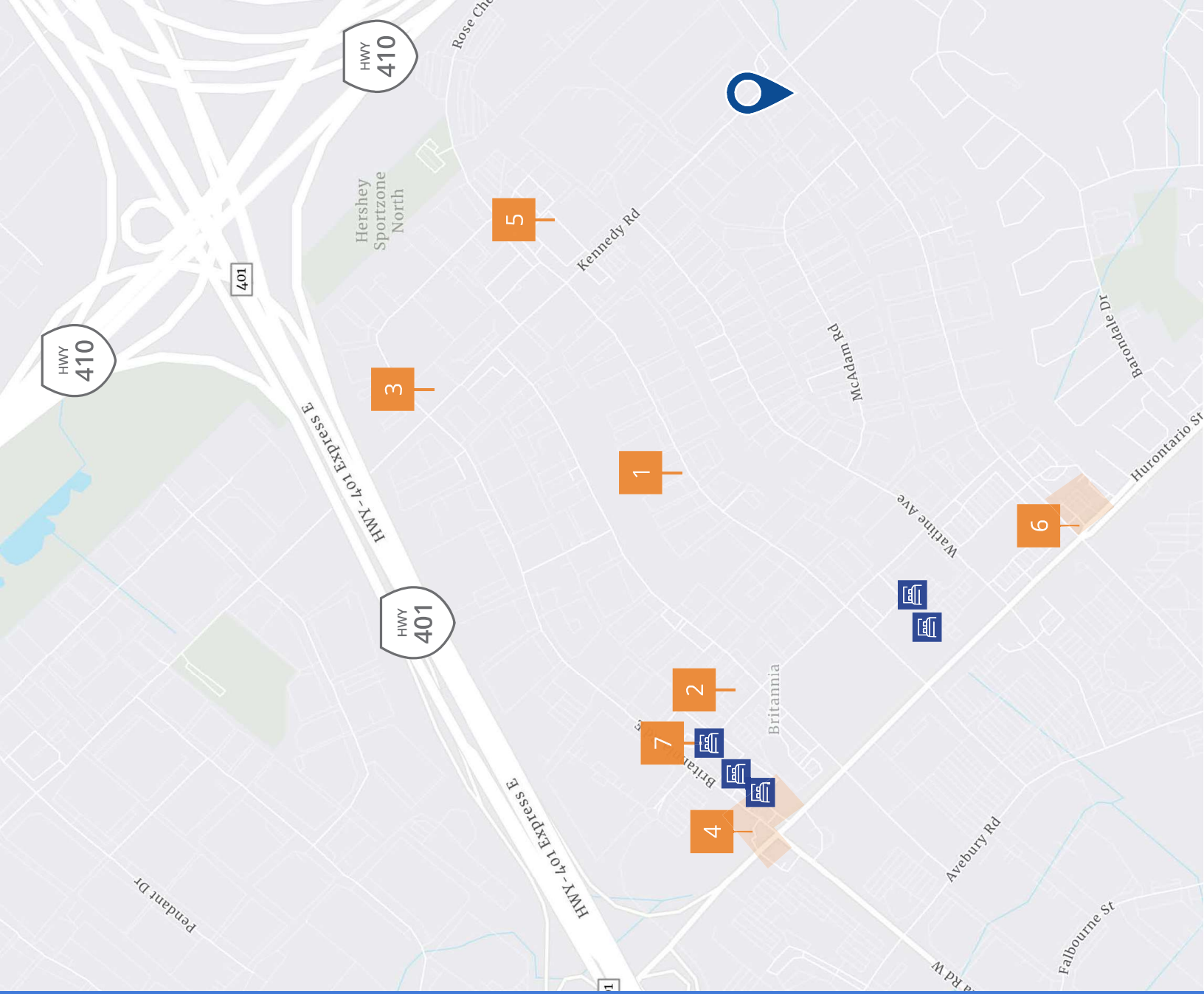
6 Grocery Stores

Gas Stations

10

Restaurants,
Cafes & Pubs

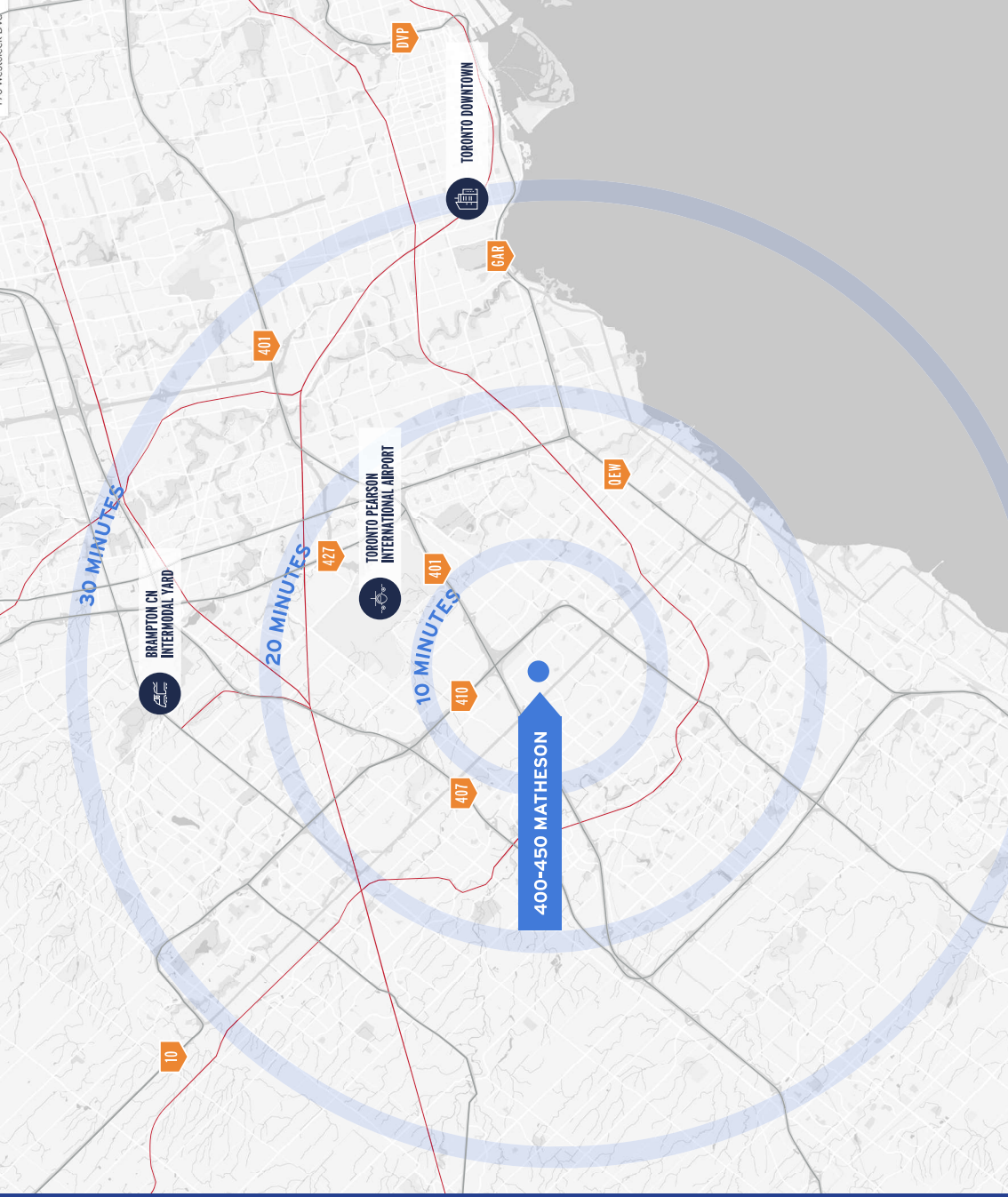
30+



PURE MOVEMENT

Connecting to the GTA and beyond

The property is located in Mississauga, only 15 KM from Toronto Pearson International Airport, Canada's largest and busiest airport, and less than 90-minutes to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 30-minute drive away.



DRIVE TIMES	Icon	Location	Drive Time	Icon	Location	Drive Time	Icon	Location	Drive Time	Icon	Location
34 Minutes		Downtown Toronto	34 Minutes		Square One Bus Terminal	10 minutes		Highway 401	4 Minutes		Highway 410
20 Minutes		Brampton CN Intermodal Yard	15 Minutes		Toronto Pearson International Airport	5 Minutes		Highway 403	5 Minutes		Highway 403

MISSISSAUGA

Canada's Innovation Corridor

Known for its historic villages and sites like Port Credit, a heritage conservation district that dates back to 1720, a myriad of recreational parks and shopping centres like Square One Shopping Centre, Canada's second-largest shopping centre, Mississauga is Canada's sixth largest city and situated along the stunning waterfront of Lake Ontario.



Home to Pearson International Airport (Canada's largest airport), serving over 47 million passengers each year



One of Canada's most culturally diverse populations, helping to fuel the city's role as an international hub



Over 86,000 businesses and home of 73 Fortune 500 companies



Less than 90 minutes from the US border



Mississauga has a greater population than Detroit, Boston and Washington

DEMOGRAPHICS

Total Population **764,300**

Average Household Income (2022) **\$122,651**

Average Age **39**

Labour Participation Rate **66.5%**

Labour Employment Rate **88.5%**

OUR TEAM



PURE INDUSTRIEL

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 40+ 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.

PUREINDUSTRIAL.CA



Colliers is a leading diversified professional services and investment management company.

With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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