

OFFICE, WAREHOUSE &
FLEX OFFICE SPACE OPTIONS

FOR LEASE

**5055 Satellite Drive &
2400 Skymark Avenue**

MISSISSAUGA, ONTARIO



FOR MORE INFORMATION PLEASE CONTACT
*Sales Representative

GLENN THACKERAY*
Vice President, LEED GA
416.798.6281
glenn.thackeray@cbre.com

FRASER MCKENNA*
Senior Associate
416.798.6275
fraser.mckenna@cbre.com

JOHN POTTER*
Vice President
416.798.6242
john.potter@cbre.com



CBRE

2400 SKYMARK AVENUE

UNIT 3A: 35,033 SQ. FT.
(WAREHOUSE)

UNIT 6: 18,423 SQ. FT.
OFFICE: 17,423 SQ. FT.
WAREHOUSE: 1,000 SQ. FT.

5055 SATELLITE DRIVE

UNIT 3: 12,732 SQ. FT.
(OFFICE)

UNIT 4: 28,824 SQ. FT.
OFFICE: 8,964 SQ. FT.
WAREHOUSE: 19,860 SQ. FT.

UP TO 41,556 SQ. FT. AVAILABLE

- The Wokker Restaurant
- Spoon and Fork
- Prince Japanese Steak House
- Al Pizza Forno
- FIAMMA Ristorante

The Irish Shebeen **MR.SUB**

Hampton Inn **HOMWOOD SUITES**
Hilton

Best Western

Mickele's Ristorante

country style

PETRO-CANADA

JUST OPENED
SPECTRUM SQUARE
- THE EATERY -
SUBWAY **TERIYAKI**
EXPERIENCE
STARBUCKS

TownePlace
SUITES
Marriott

2400
SKYMARK
AVENUE

5055
SATELLITE
DRIVE

NET RENT:
OFFICE: \$15.00/SQ. FT.
WAREHOUSE: \$6.50/SQ. FT.

ADDITIONAL RENT:
(2016 ESTIMATE)
2400 SKYMARK: \$4.71/SQ. FT.
5055 SATELLITE: \$4.81/SQ. FT.
(excludes utilities & janitorial)



FLOOR PLAN

5055 Satellite Drive

Total Available Space: 41,556 sq. ft.



**BUILDING SIGNAGE FACING
EGLINTON AVENUE WEST**

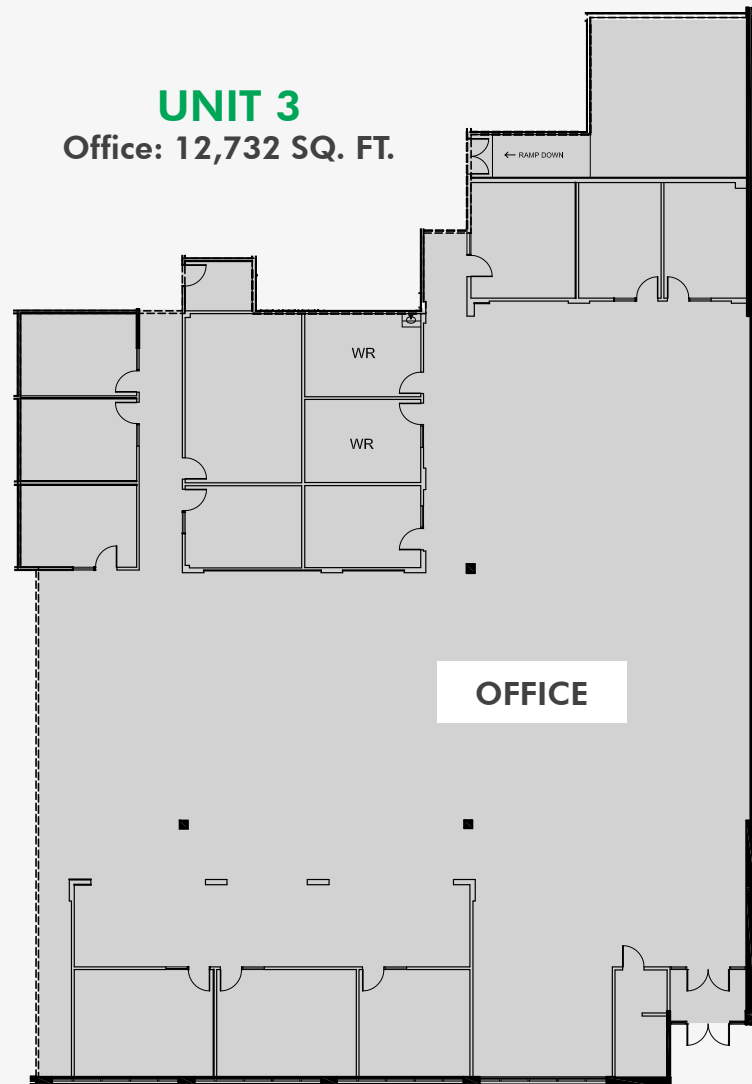


**RAISED FLOOR
DATA ROOM**

- Liebert Canada
- Uninterrupted power supply
- Series 610-150kVA Single Module
- Three Phase



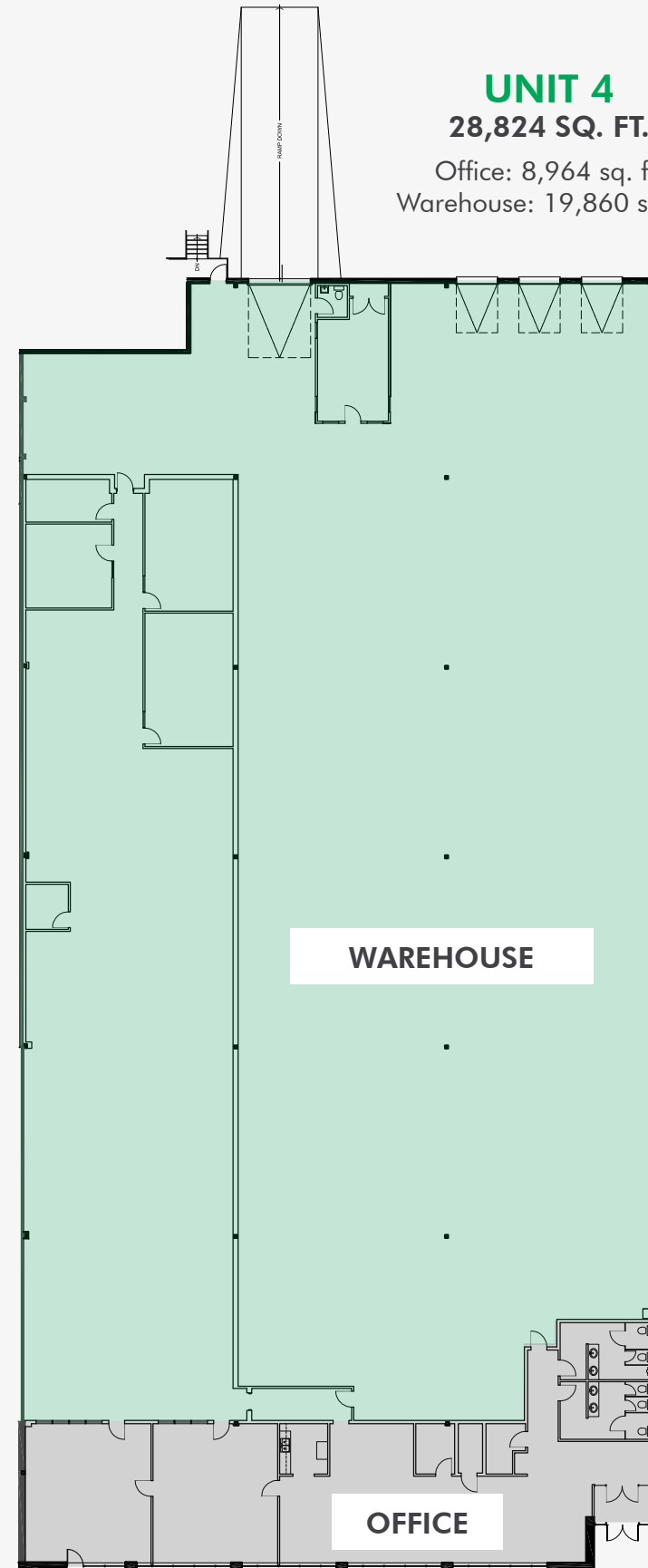
**UNIT 3
Office: 12,732 SQ. FT.**



UNIT 4

28,824 SQ. FT.

Office: 8,964 sq. ft.
Warehouse: 19,860 sq. ft.



**FLEXIBLE OFFICE/ WAREHOUSE
CONFIGURATION AVAILABLE**



**1 DRIVE IN DOOR &
3 TRUCK LEVEL DOORS**





Building Specifications For 5055 SATELLITE DRIVE UNITS 3 & 4

SITE	<ul style="list-style-type: none"> • Lot Area: 8.78 Acres • Building Size: 151,745 sq. ft.
PARKING	<ul style="list-style-type: none"> • 4.0 per 1,000 sq. ft. - Office • 1.0 per 1,000 sq. ft. - Warehouse
ZONING	<ul style="list-style-type: none"> • EM-1
BUILDING STRUCTURE	<ul style="list-style-type: none"> • Exterior walls are primarily clad with precast concrete panels • Corrugated steel roof deck, supported on open web steel joists, steel beams and steel columns • Slab-On-Grade: Cast-in-place concrete
RAISED FLOOR DATA ROOM	<ul style="list-style-type: none"> • Liebert Canada - Uninterrupted Power Supply • Series 610 150kVA Single Module • Three Phase
SHIPPING/RECEIVING	<ul style="list-style-type: none"> • DRIVE-IN DOOR: 12 ft. x 14 ft. • TRUCK LEVEL DOOR: 10 ft. x 8 ft. with 3 hydrolock dock plates
HVAC	<ul style="list-style-type: none"> • UNIT 3: AC/Roof Top Units • UNIT 4: Space serviced by combination pack AC/HEAT/Roof Top Units, 3 Gas fired suspended unit heaters
LIGHTING	<ul style="list-style-type: none"> • UNIT 3: Existing high bay lights • UNIT 4 - Warehouse: Metal halide • UNIT 4 - Office: F32T8's ; Fluorescent tubes
ELECTRICAL	<ul style="list-style-type: none"> • UNIT 3: 800 Amps • UNIT 4: Two (2) 200 Amp Services, 347/600v
FIRE PROTECTION	<ul style="list-style-type: none"> • Vacant Units: The building is protected by sprinkler and standpipe systems
CONNECTIVITY	<ul style="list-style-type: none"> • Bell & Allstream

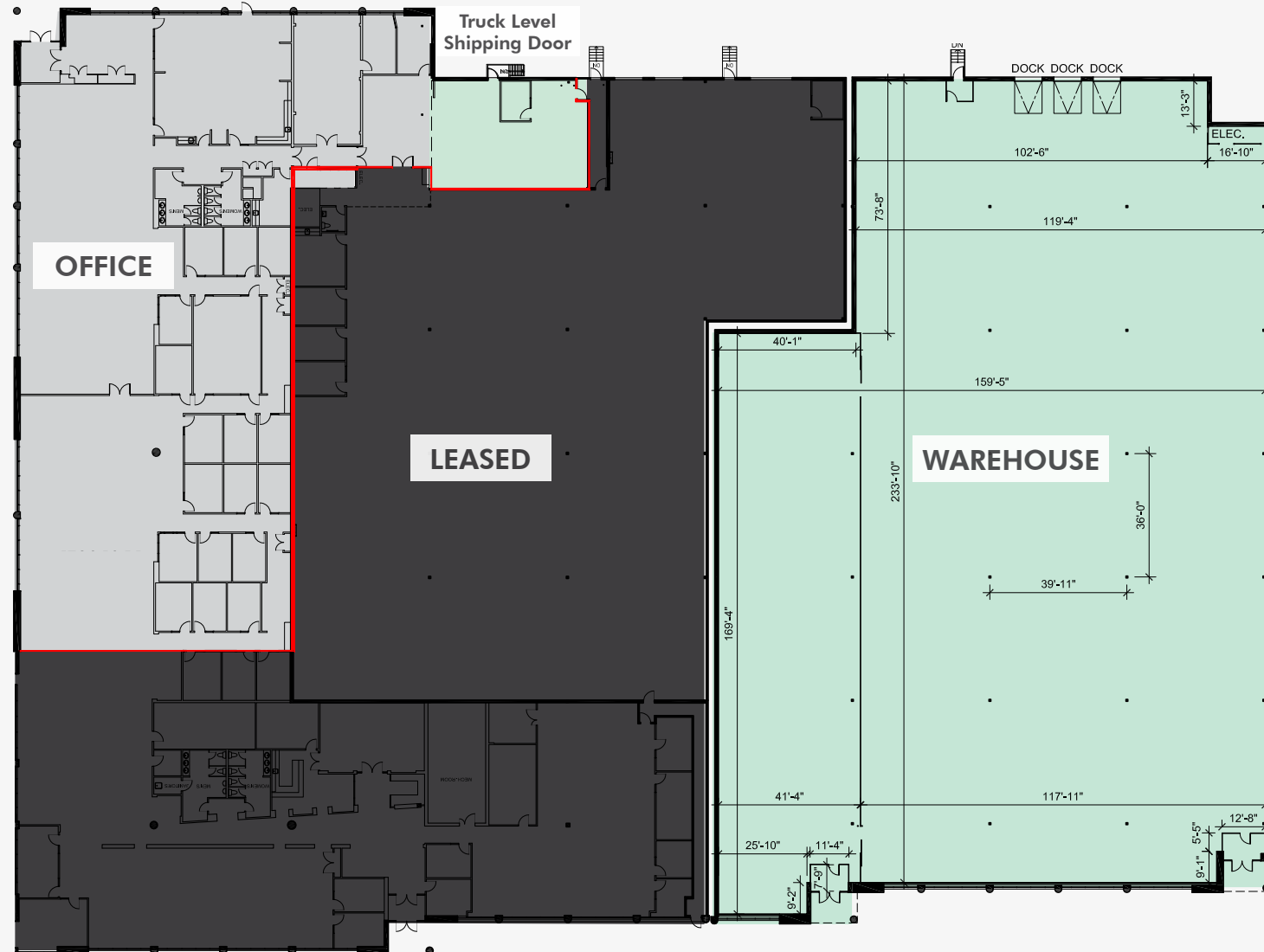
FLOOR PLAN

2400 Skymark Avenue

UNIT 6

18,423 SQ. FT.

Office: 17,423 sq. ft.
Warehouse: 1,000 sq. ft.



UNIT 3A
WAREHOUSE:
35,033 SQ. FT.





Building Specifications For
2400 SKYMARK AVENUE
UNITS 3A & 6

SITE	<ul style="list-style-type: none"> • Lot Area: 9.30 Acres • Building Size: 169,001 sq. ft.
PARKING	<ul style="list-style-type: none"> • 4.0 per 1,000 sq. ft. - Office • 1.0 per 1,000 sq. ft. - Warehouse
ZONING	<ul style="list-style-type: none"> • EM1
BUILDING STRUCTURE	<ul style="list-style-type: none"> • The building is primarily clad with pre-cast concrete panels • Corrugated steel roof deck, supported on open web steel joists, steel beams and steel columns • Slab-On-Grade: Cast-in-place concrete
SHIPPING/RECEIVING	<ul style="list-style-type: none"> • TRUCK LEVEL DOOR: 10 ft. x 8 ft., with automatic hydro-lock dock plates
LIGHTING	<ul style="list-style-type: none"> • WAREHOUSE: Motion censored T/5 fluorescent tubes • OFFICE: Lighting T/8 fluorescent tubes
HVAC	<ul style="list-style-type: none"> • UNIT 3A: AC/Roof Top Units
ELECTRICAL	<ul style="list-style-type: none"> • UNIT 3A: 400 Amps
CONNECTIVITY	<ul style="list-style-type: none"> • Bell & Allstream
FIRE PROTECTION	<ul style="list-style-type: none"> • BOTH: Standard wet system & monitored by Sonitrol • WAREHOUSE: ESFR (Early Suppression Fast Response) • OFFICE: Standard heads
FLOORS (SEALERS?)	<ul style="list-style-type: none"> • Warehouse: Epoxy

LEGEND:


-  **72 TIMBERLEA** | Weekday Rush Hour
-  **35 EGLINTON** | Monday to Saturday
-  **87 MEADOWVALE-SKYMARK** | Weekday Rush Hour
-  **109 MEADOWVALE EXPRESS** | Monday to Saturday



Mississauga Bus Rapid Transit Route



Skymark/Renforth Transit Hub - with connections to several major routes including:

-  • TTC, Kipling Subway Terminal, Eglinton Avenue, Toronto Pearson International Airport

TRANSPORTATION



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CBRE Limited | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5 | www.cbre.ca

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