

1880 Matheson Boulevard East

MISSISSAUGA, ONTARIO



Power Upgrade Available!

216,439 Sq. Ft. Class 'A' Industrial
Bonded Facility with Gated Shipping Yard

Kyle Hanna*
Vice Chairman
416 798 6255
kyle.hanna@cbre.com

Terry Di Felice*
Senior Vice President
416 495 6209
terry.difelice@cbre.com

Greg Mandel*
Senior Vice President
416 798 6208
greg.mandel@cbre.com

Justin McNamara
Sales Representative
416 495 6226
justin.mcnamara@cbre.com

Property Details

TOTAL SIZE

- 216,439 Sq. Ft. (41,439 Sq. Ft. Office)
- Landlord will consider any size ground floor office requirement
- Multiple Lease Options Available. Refer to Page 3.

SHIPPING

- 32 Truck Level Doors, 2 Drive-in Doors

CLEAR HEIGHT

- 32'

POWER

- 600 Volts, 600 Amps
- Power upgrade available. Speak with Listing Agents for information.

SPRINKLER

- ESFR

PARKING

- 228 Car Stalls
- 21 Trailer Stalls

POSSESSION

- Immediate

- Well maintained industrial facility with corporate office
- Bonded facility
- Securitized shipping apron with automatic sliding gates
- Concrete shipping apron
- Shippers office complete with washrooms, driver entrance
- Ample employee parking
- Dead-end street (Creekbank Road) for trailer access and staging adjacent to shipping court
- Central Mississauga location with quick access to 400 series highways, airport, amenities and public transportation



Leasing Options

Landlord will consider any size ground floor office requirement

Option 1 - Entire Available Unit

SIZE	• 216,439 Sq. Ft. (41,439 Sq. Ft. Office)
ASKING RATE	• \$17.25 per Sq. Ft. Net
T.M.I. (2024)	• \$3.31 per Sq. Ft.
SHIPPING	• 32 Truck Level Doors, 2 Drive-in Doors

Option 2 - Warehouse & Ground Floor Office

SIZE	• 195,720 Sq. Ft. (20,720 Sq. Ft. Office)
ASKING RATE	• \$17.25 per Sq. Ft. Net
T.M.I. (2024)	• \$3.31 per Sq. Ft.
SHIPPING	• 32 Truck Level Doors, 2 Drive-in Doors

Option 3 - Warehouse & 50% Ground Floor Office

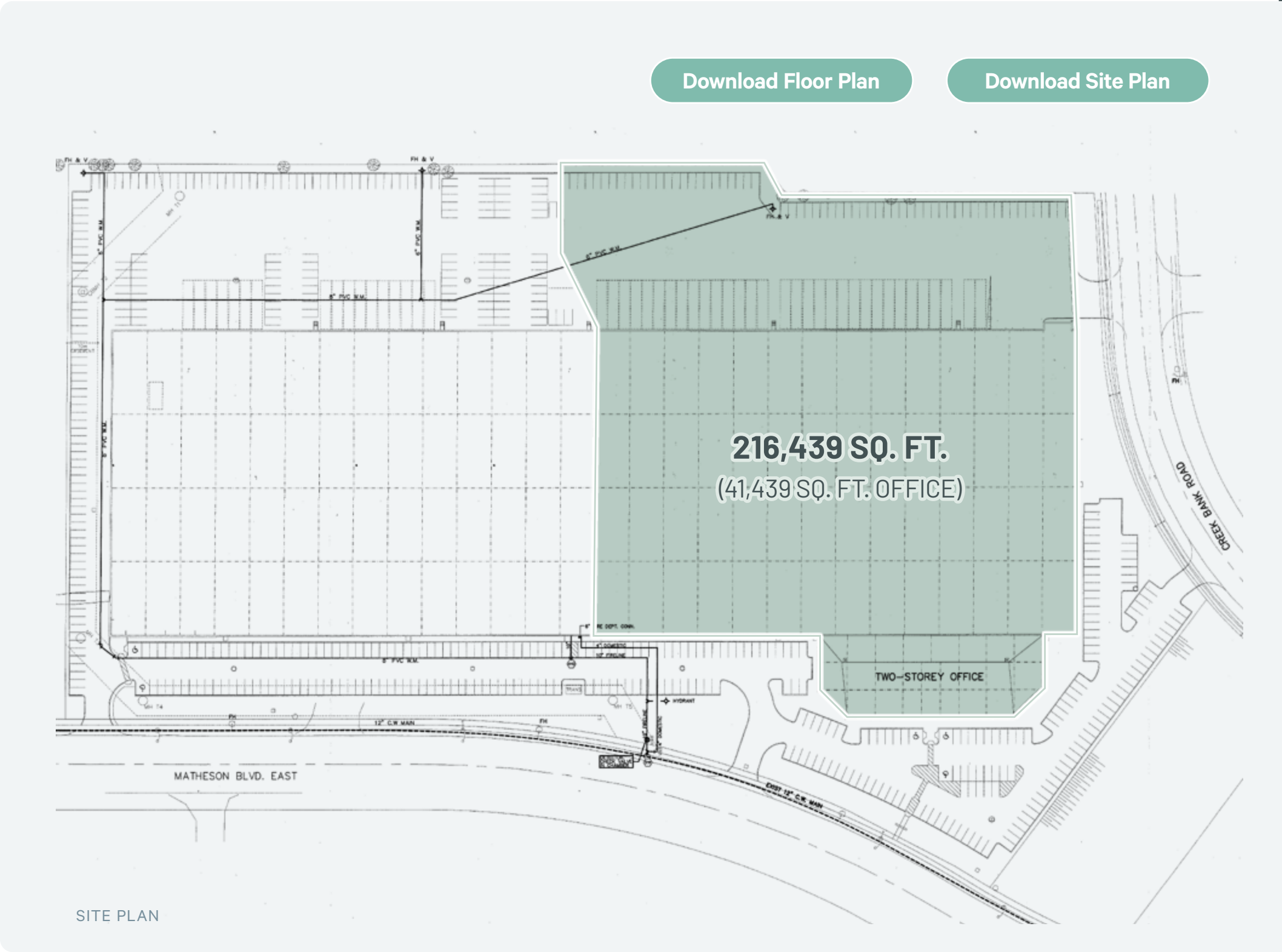
SIZE	• 185,360 Sq. Ft. (10,360 Sq. Ft. Office)
ASKING RATE	• \$18.25 per Sq. Ft. Net
T.M.I. (2024)	• \$3.31 per Sq. Ft.
SHIPPING	• 32 Truck Level Doors, 2 Drive-in Doors

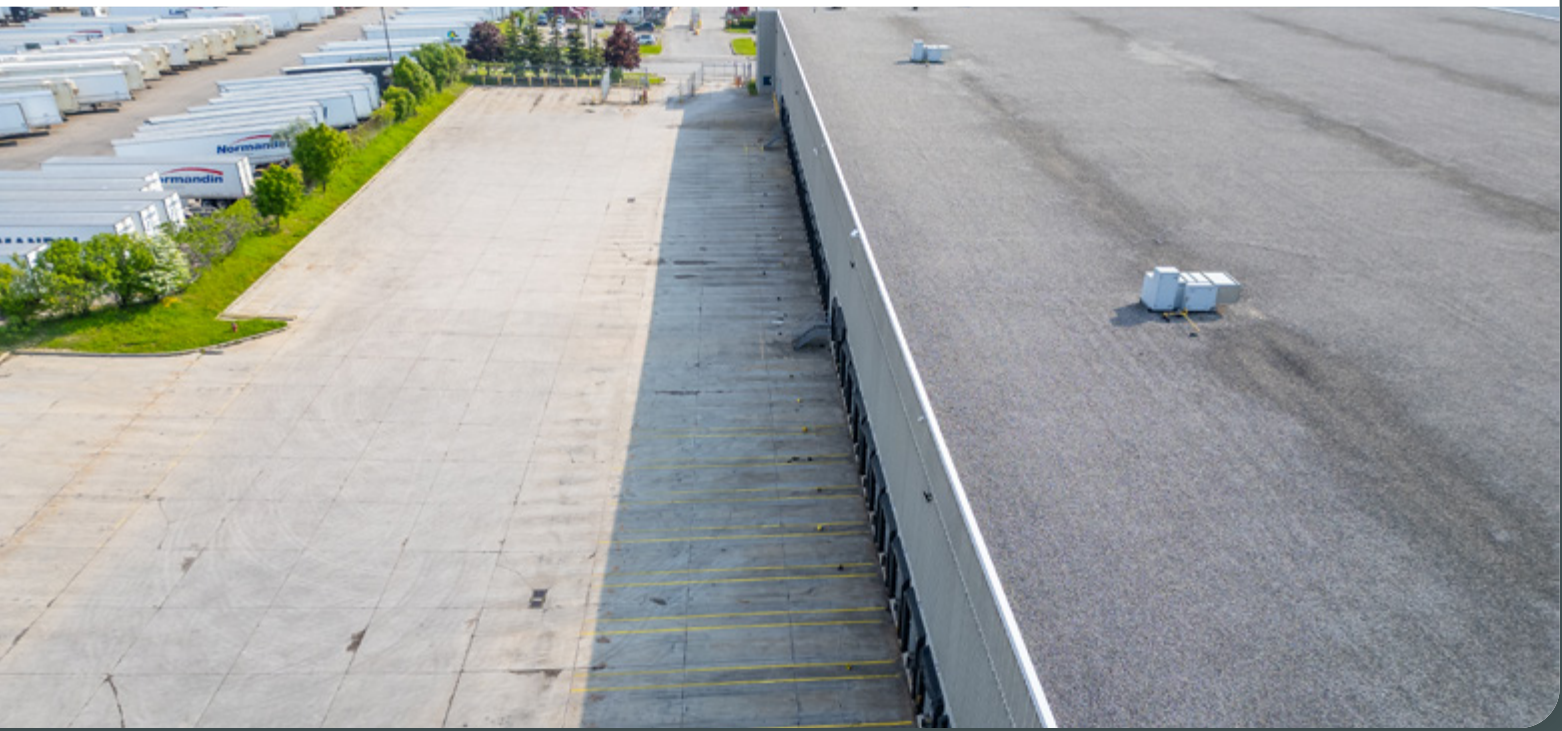
Option 4 - Second Floor Office

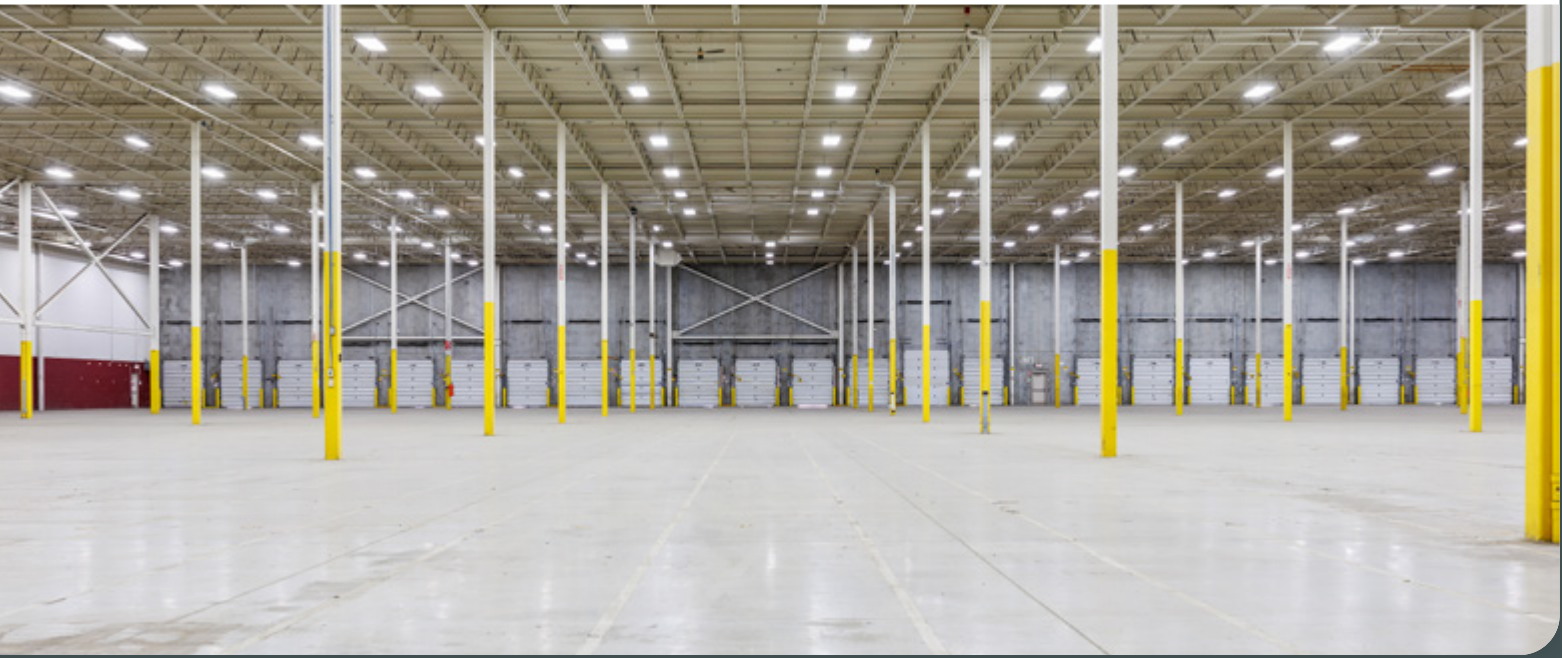
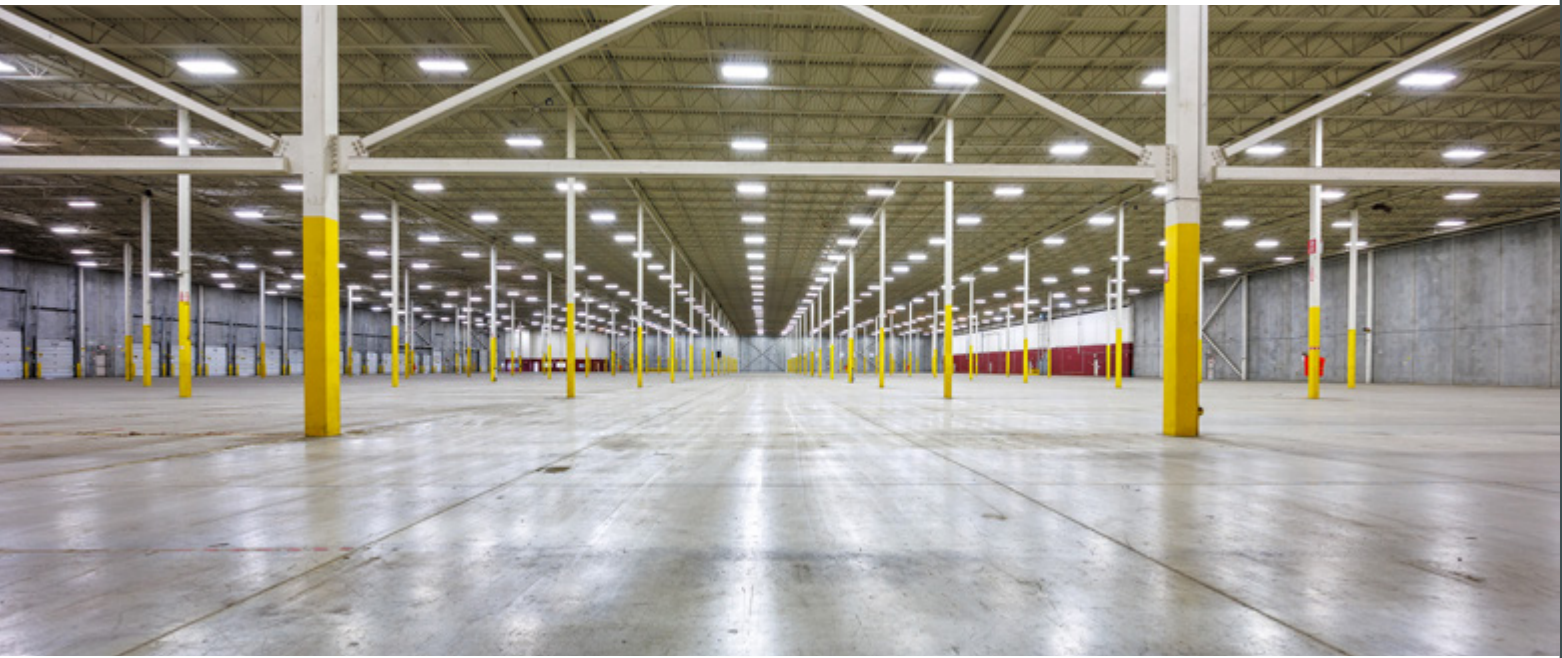
SIZE	• 20,720 Sq. Ft.
ASKING RATE	• \$22.00 per Sq. Ft. Gross

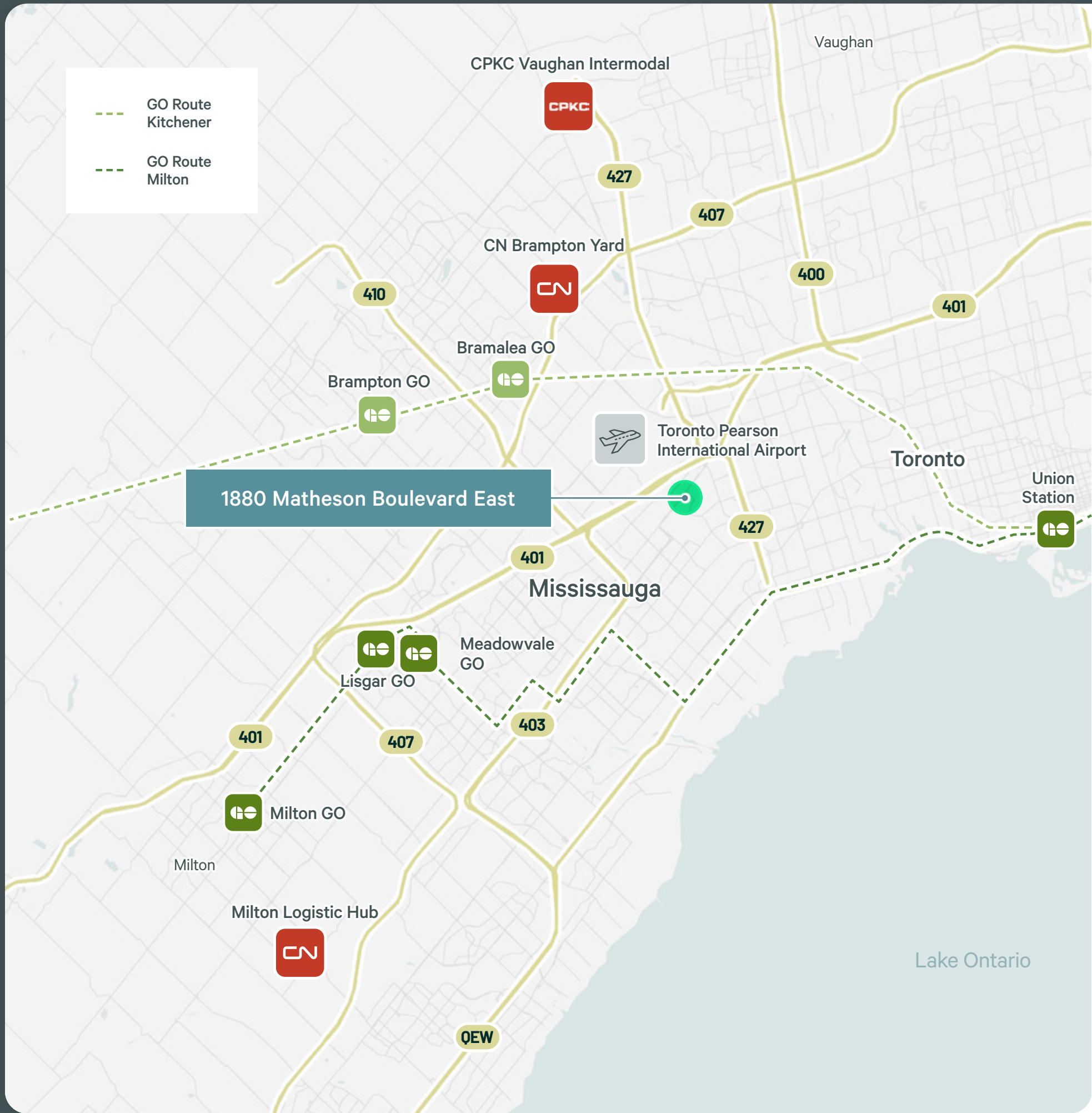
[Download Floor Plan](#)

[Download Site Plan](#)









1880 MATHESON BOULEVARD EAST, MISSISSAUGA

Prime Mississauga Location

Central and connected location that provides convenient access to labour, highways, public transit, intermodals, and Pearson International Airport.

As the only city in the Greater Toronto Area serviced by seven major highways, Mississauga offers fast, convenient access to major Canadian and United States markets.

Mississauga is less than a 90-minute drive to the U.S. border and home to Canada's largest airport, Pearson International Airport.

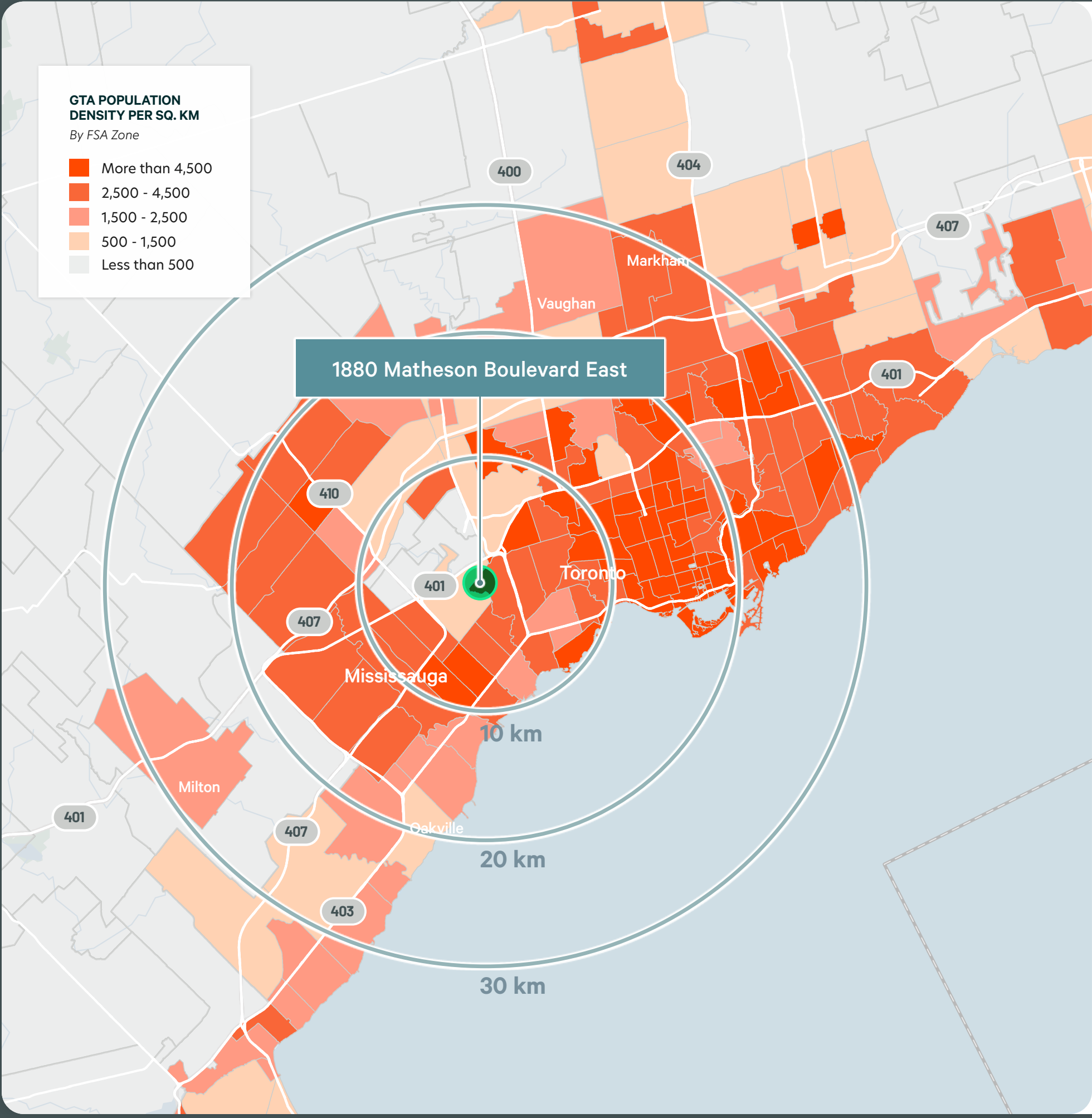
[Click to View Interactive Map](#)

Travel Times

Highway 401	1 km 3 min	Bramalea GO	11 km 19 min
Highway 403	4 km 5 min	Toronto Pearson Airport	8 km 6 min
Highway 410	5 km 6 min	CN Brampton Yard	14 km 14 min
Highway 427	6 km 4 min	CPKC Intermodal Vaughan	25 km 22 min
Highway 407	10 km 8 min	Milton Logistics Hub	26 km 18 min
Meadowvale GO	16 km 14 min	Downtown Toronto	30 km 22 min

Mississauga Demographics

Access to high quality, robust talent. Mississauga is part of the largest labour force in Canada with access to a labour pool of over 4.3 million people.



By Radius

10 KM	
Population	799,247
Labour Force	680,374
Median Age	39.8 years

20 KM	
Population	3,225,300
Labour Force	2,734,705
Median Age	38.2 years

30 KM	
Population	5,046,419
Labour Force	4,270,823
Median Age	38.6 years

Mississauga


774,389
POPULATION


39.7 Yrs
MEDIAN AGE


656,069
LABOUR FORCE


\$138,514
AVG. HOUSEHOLD INCOME

Mississauga Highlights

One of North America's Largest Business Centers



#1 Largest Logistics sector

IN THE GREATER TORONTO AREA (GTA)



68%

EMPLOYMENT
RATE



37%

EMPLOYEES IN MANUFACTURING,
TRANSPORTATION & WHOLESALE

Mississauga is Home to:

- 75+ Fortune 500 Companies and 66 Global 500 companies
- University of Toronto Mississauga (UTM), part of Canada's largest university
- 1,400 + Multinational firms
- 30% of the Greater Toronto Area's (GTA) logistics sector. Mississauga's logistics sector has grown by 30% over the past three years and is considered one of the fastest growing logistics sectors in Canada.

Key Sectors | Advanced Manufacturing

Businesses and innovation thrive in Mississauga. The city offers unlimited possibilities of growth and development.



Food & Beverage 765+ businesses

Mississauga is home to 16 Fortune 500 food & beverage companies and is growing at a significantly faster rate than the rest of the surrounding Greater Toronto Area.



Automotive 555+ businesses

Mississauga is home to 11 of the 100 largest automotive suppliers to North America. Mississauga is also within the 2nd largest automotive cluster in North America (as part of the Toronto Region).



Clean Tech 445+ businesses

Mississauga is home to a vibrant clean tech support ecosystem including the Natural Science and Engineering Research Council of Canada, Advanced Energy Centre, Green Centre Canada, Xerox Research Centre of Canada and many more.



Aerospace 345+ businesses

Mississauga's aerospace manufacturing sub-sector is the largest across all major Canadian centres by total employment and number of businesses.

Last-mile distribution location in the heart of the GTA West

The site provides unmatched access to labour, employee centric amenities and major transportation routes.

The property is in proximity to Bramalea GO, Meadowvale GO and the Pearson International Airport. Highways 401 and 407 are accessible within minutes, providing direct connectivity into the rest of the GTA and surrounding cities such as Brampton, Milton, Guelph, and Toronto.

 Amenities

 Tenants

[Click to View Interactive Map](#)

Highway Access

-  **To Highway 401 via Dixie Road**
1.3 km | 3 minutes
-  **To Highway 403 via Eglinton Avenue East**
5.5 km | 10 minutes
-  **To Highway 401/427 via Matheson Boulevard**
5.2 km | 7 minutes

Transit

-  **MiWay Bus Route #39 Britannia**
Renforth Station East to Meadowvale Town Center Drop Off
-  **MiWay Bus Route #5 Dixie**
Cardiff Boulevard/Khalsa Drive to Long Branch GO Station



216,439 Sq. Ft. Class 'A' Industrial
Bonded Facility with Gated Shipping Yard



For Lease

1880 Matheson Boulevard East

MISSISSAUGA, ONTARIO

Contact Us

Kyle Hanna*

Vice Chairman

416 798 6255

kyle.hanna@cbre.com

Terry Di Felice*

Senior Vice President

416 495 6209

terry.difelice@cbre.com

Greg Mandel*

Senior Vice President

416 798 6208

greg.mandel@cbre.com

Justin McNamara

Sales Representative

416 495 6226

justin.mcnamara@cbre.com

*Sales Representative

CBRE

CBRE LIMITED, REAL ESTATE BROKERAGE | 5935 AIRPORT ROAD, SUITE 700 | MISSISSAUGA, ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | WWW.CBRE.CA

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.