

INDUSTRIAL UNIT FOR LEASE IN A WELL-ESTABLISHED BUSINESS PARK

1705 ARGENTIA ROAD, UNIT 10-12 MISSISSAUGA



LISTING TEAM:

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PRESENTED BY:



WELCOME TO

1705

ARGENTIA ROAD

MISSISSAUGA



Industrial unit for lease in a well-established business park in Mississauga. This multi-unit complex offers easy access to the 401 highway and is in close proximity to

- Professionally owned and managed by Pure Industrial
- Bus stop at front door
- 18' Clear Height
- 3 KM from Meadowvale GO and 19 KM from Pearson International Airport
- Easy access to highly desirable GTA pool

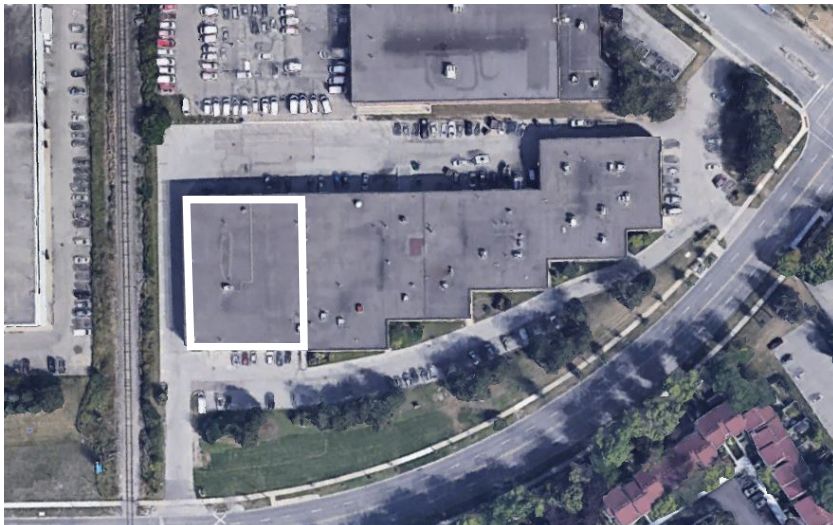
1705 ARGENTIA ROAD, UNIT 10-12, MISSISSAUGA



AVAILABILITY DETAILS

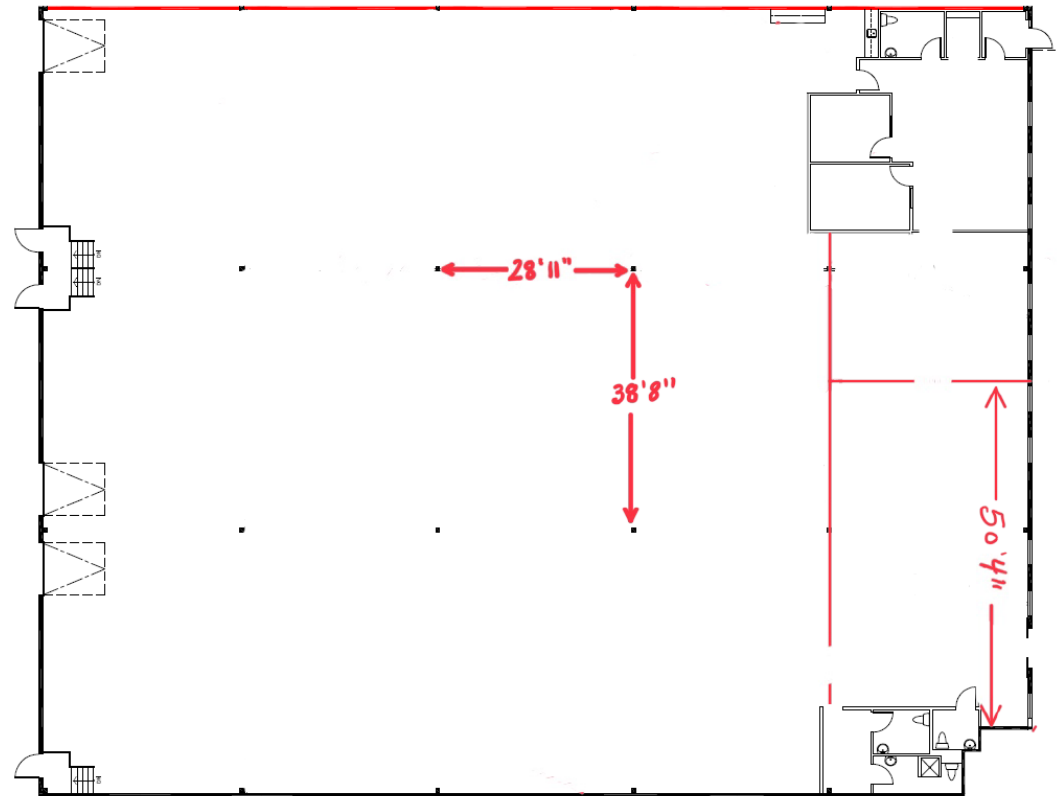
1705 Argentia Road, Unit 10-12

Available Area	18,013 SF
Office Area	3,242 SF (potential to reduce)
Clear Height	18' in Warehouse
Shipping	3 Truck-Level Door
Availability	Immediate
Asking Rate	\$17.50 PSF Net
Estimate TMI (2026)	\$4.78 PSF



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Current Layout

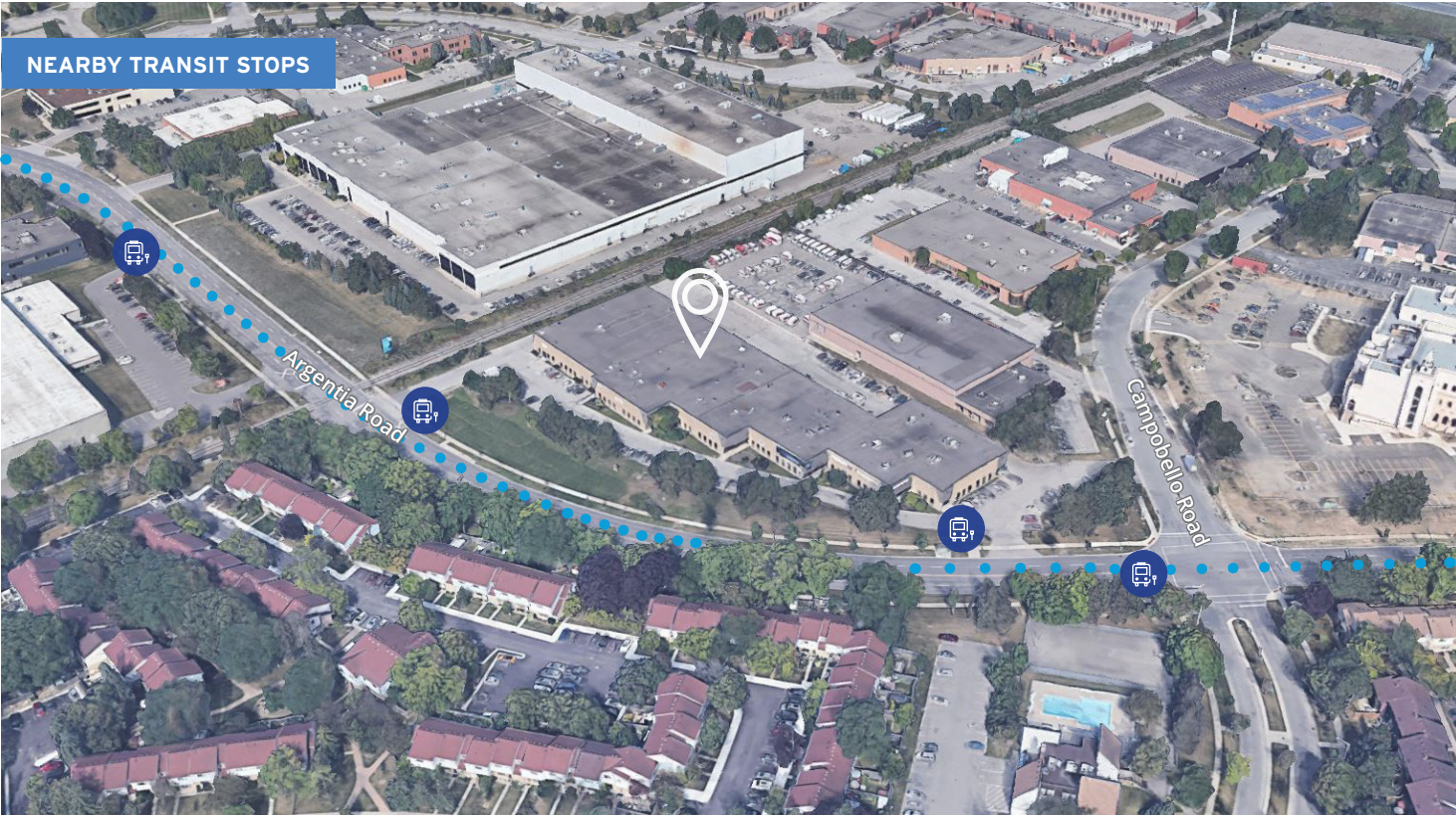


Floor Plan Subject to Tenant Verification

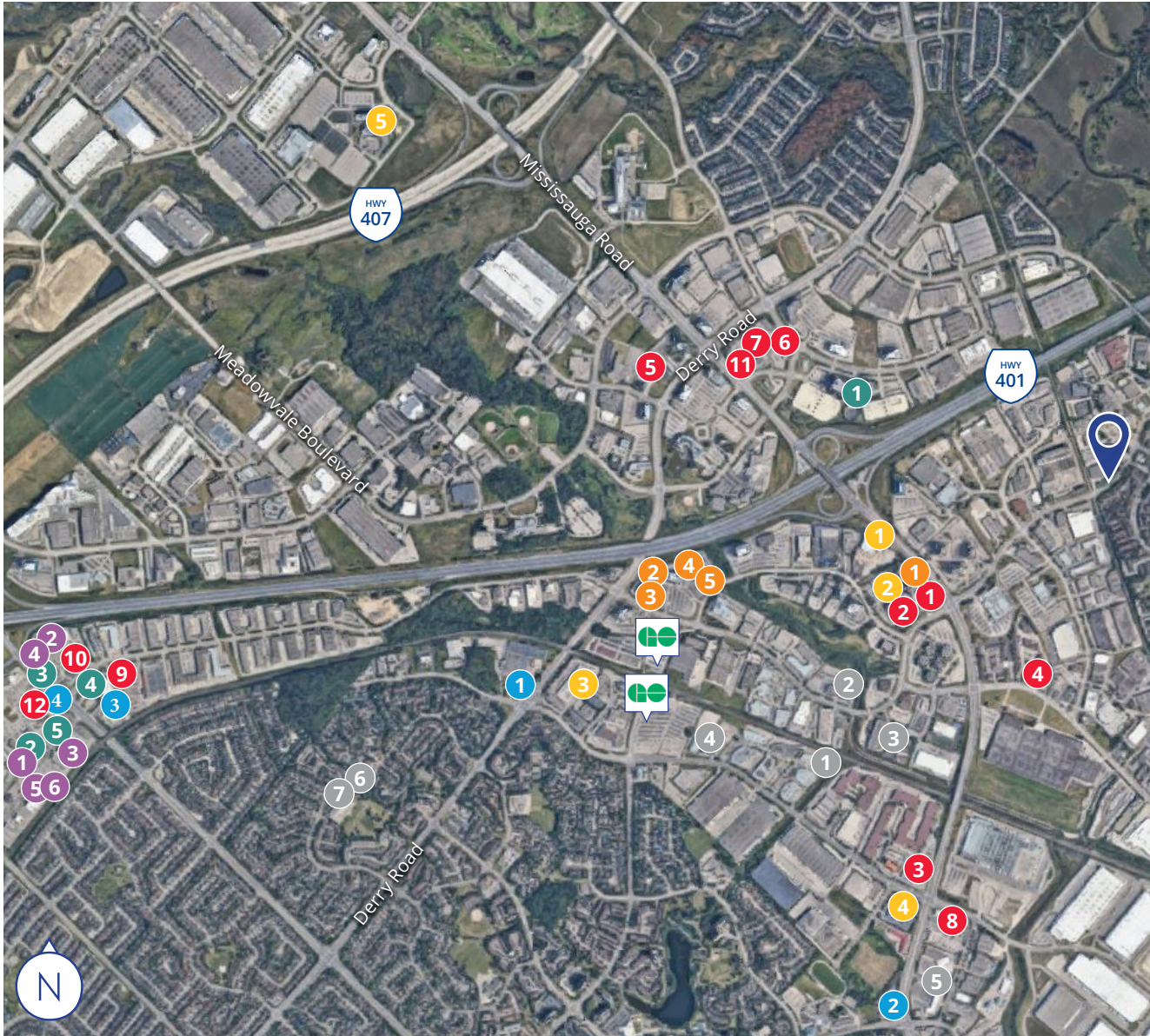
PHOTO GALLERY

Nearby Bus Routes

..... 38 MiWay



NEARBY AMENITIES



Restaurants

- 1 Chop Steakhouse
- 2 Quest Restaurant
- 3 Chuck's Roadhouse
- 4 Skyway Jack's
- 5 Porta Via
- 6 Starbucks
- 7 Union Social
- 8 McDonald's
- 9 A&W
- 10 Moxie's
- 11 Boston Pizza
- 12 Montana's

Banking

- 1 RBC
- 2 TD
- 3 CIBC
- 4 RBC
- 5 HSBC

Hotels

- 1 Hilton
- 2 Holiday Inn & Suites
- 3 Four Points
- 4 Courtyard Marriott
- 5 Cambridge Suites

Gas

- 1 Esso
- 2 Petro-Canada
- 3 Esso
- 4 Shell

Shopping

- 1 Walmart
- 2 Best Buy
- 3 Real Canadian Superstore
- 4 Winners & HomeSense
- 5 Marshalls
- 6 Dollarama


Fitness

- 1 Movati Athletic
- 2 Wynn Fitness
- 3 Fit 4 Less
- 4 Crunch Fitness
- 5 Goodlife Fitness

Child Care

- 1 Kinder Kampus
- 2 Kidtopia Child Care Centre
- 3 BrightPath Meadowvale
- 4 Hearts In Bloom Academy
- 5 Alpha's Discovery Kids
- 6 Tot Town
- 7 Westbrook Montessori

 1705 Argenta Road

 Meadowvale GO

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 50-minute drive away.



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
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Average Household Income (2022)	\$122,651
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Average Age	39
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Labour Participation Rate	66.5%
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Labour Employment Rate	88.5%
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OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

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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