

LIMITED-TIME TENANT INCENTIVE

NO BASE RENT UNTIL 2027
LOCK IN YOUR SPACE TODAY

4020A-4170 SLADEVIEW CRESCENT
MISSISSAUGA

✓ HEAVY POWER AVAILABLE

✓ FLEXIBLE UNIT SIZES

✓ IMMEDIATE OCCUPANCY



FOR LEASE

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WELCOME TO

Sladeview Crescent

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



Strategically located
in close proximity
to major 400-series
arterial Highways



Only 26km to Pearson
International Airport and
29km Brampton's CN
Intermodal yard



Easy access to a
highly desirable
Mississauga/Peel
labour pool



Accommodates
53' trailers



22'
Clear Height

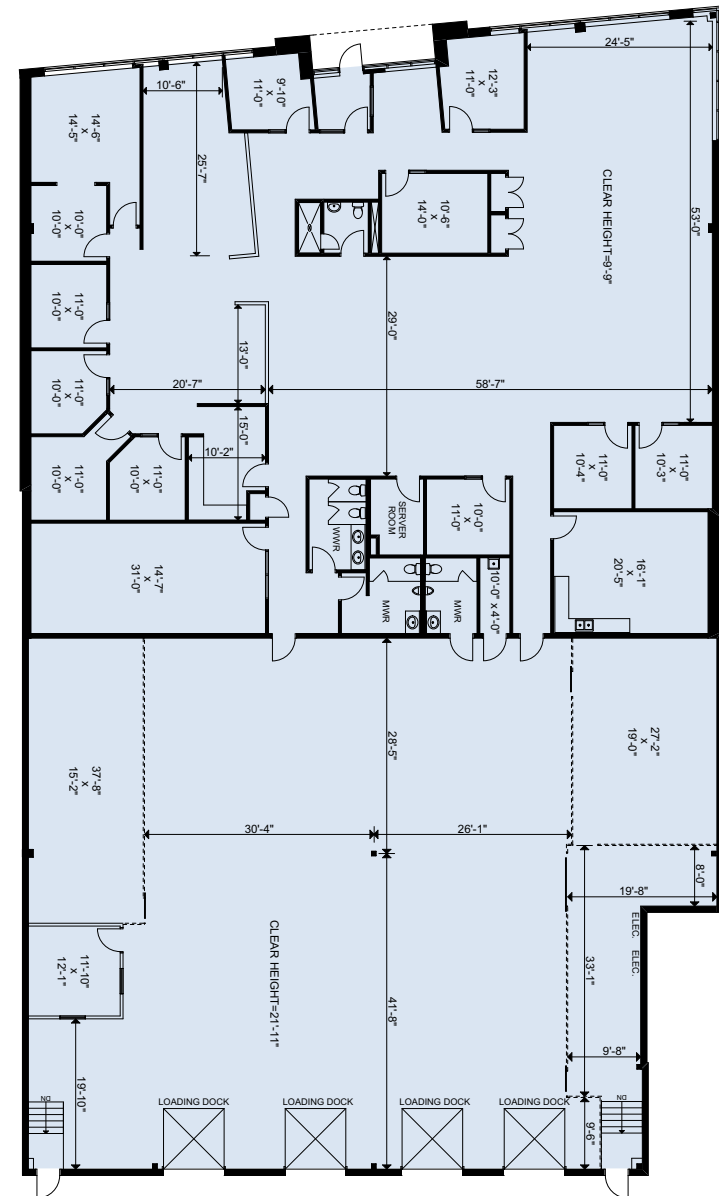


Unit Overview

FULLY
AIR-CONDITIONED

4020B Sladeview Crescent (Units 1-2)

Total Area	13,387 SF
Office Area	7,085 SF (53%)
Warehouse Area	6,302 SF (47%)
Clear Height	21' 11"
Shipping	4 TL
Power	400A
Possession	Immediate
Asking Net Rent	\$20.50
T.M.I	\$5.75 (2026) <i>Management fee included within T.M.I</i>
Comments	• Potential to reduce office • Air-conditioned warehouse • Highway 403 exposure • High shipping door ratio



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Gallery

4020B Sladeview Crescent (Units 1-2)

Office Space



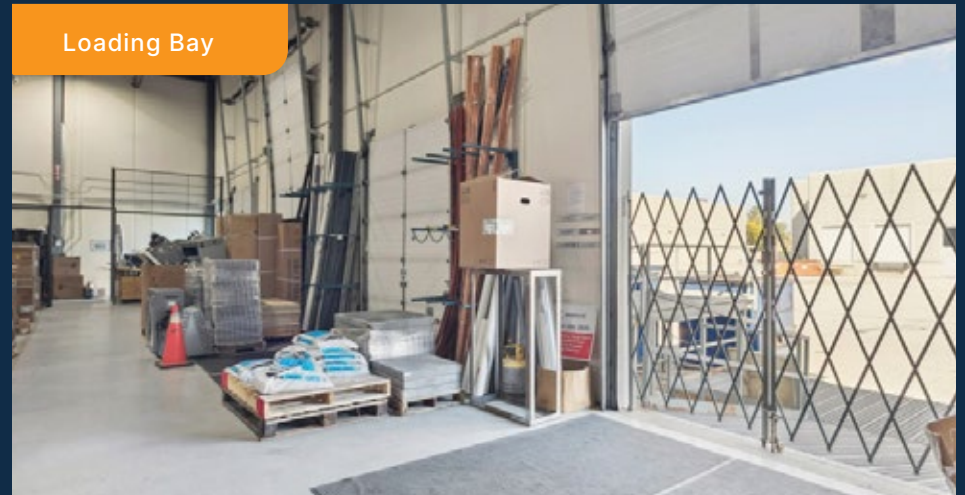
Warehouse Area



22' Clear Height



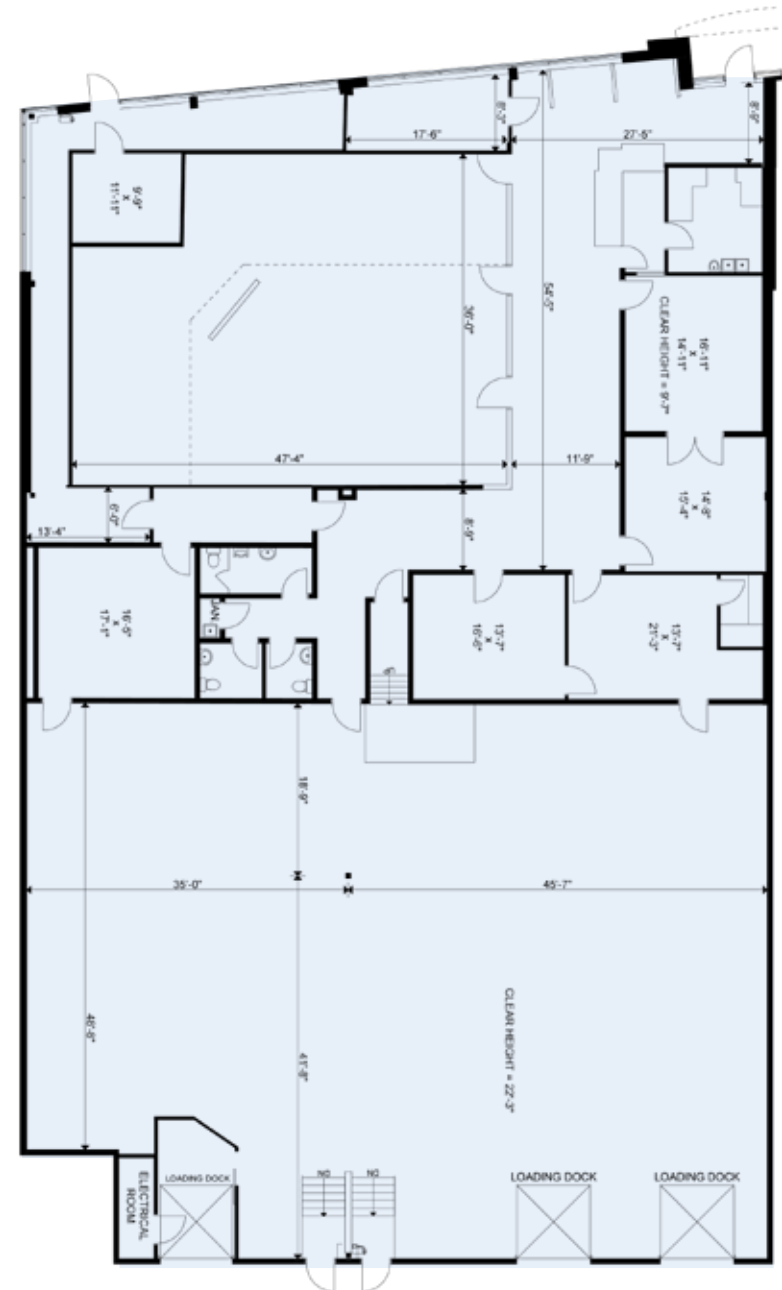
Loading Bay



Unit Overview

4020B Sladeview Crescent (Unit 6)

Total Area	10,409 SF
Office Area	5,541 SF (53%)
Warehouse Area	4,868 SF (47%)
Clear Height	22' 3"
Shipping	3 TL
Power	400A
Possession	Immediate
Asking Net Rent	\$19.95
T.M.I	\$5.75 (2026) <i>Management fee included within T.M.I</i>
Comments	• Highway 403 exposure • Air-conditioned warehouse • Raised office ceilings • End cap unit



Gallery

4020B Sladeview Crescent (Unit 6)

Office Space



Warehouse Area



22'3" Clear Height



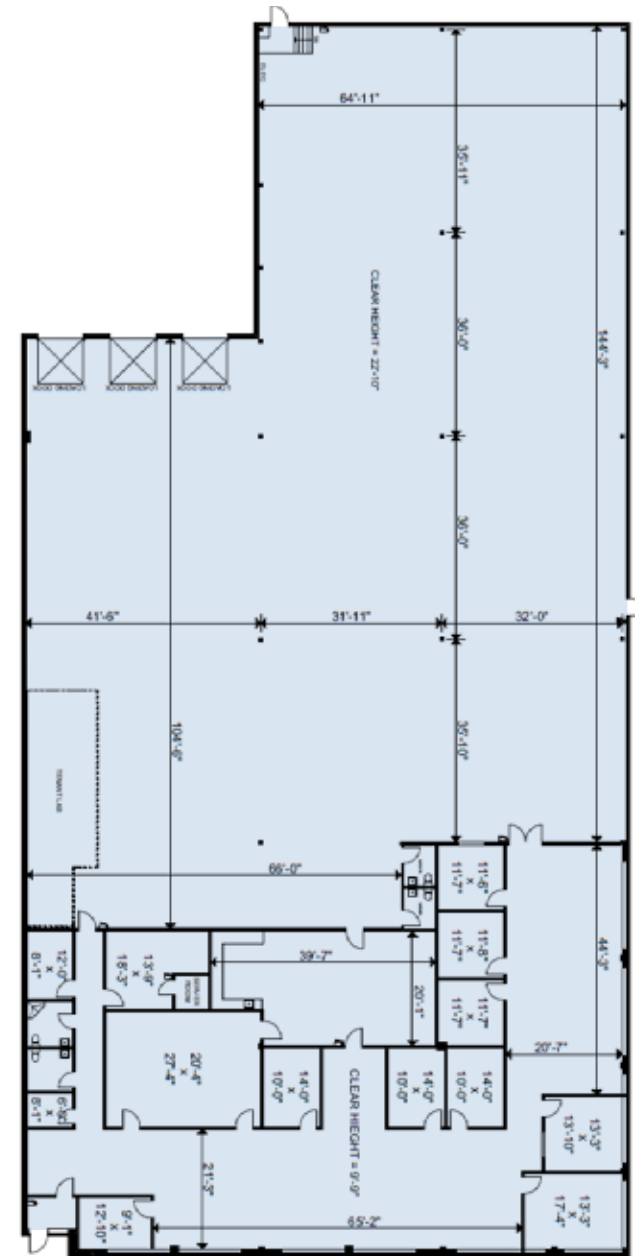
Loading Bay



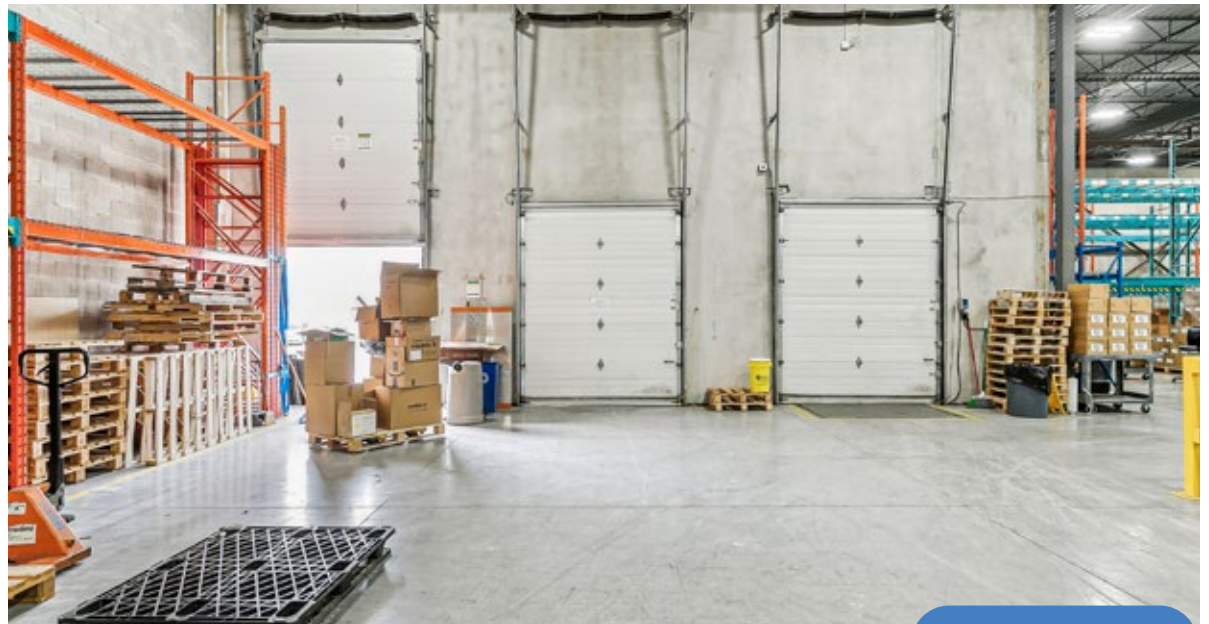
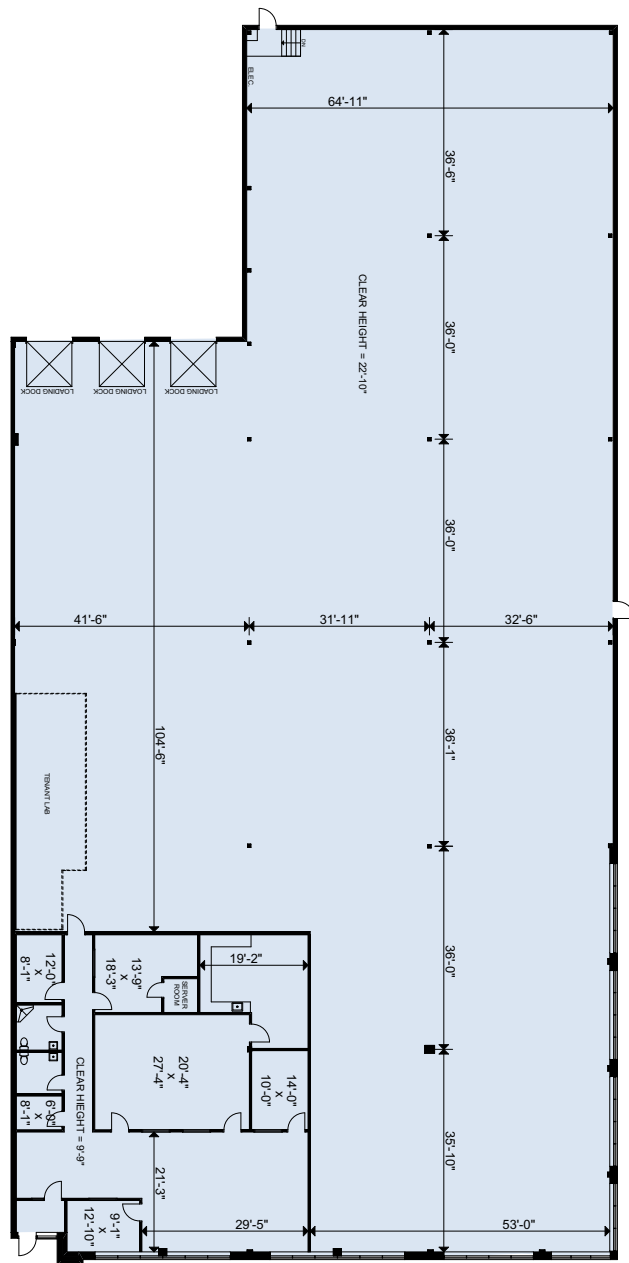
Unit Overview

4160 Sladeview Crescent (Unit 8)

Total Area	21,117 SF
Office Area	6,683 SF (32%)
Warehouse Area	14,434 SF (68%)
Clear Height	22' 10"
Shipping	3 TL
Power	400A
Possession	Immediate
Asking Net Rent	\$19.50 (Current Office Layout) \$19.95 (Reduced Office Layout)
T.M.I	\$5.55 (2026) <i>Management fee included within T.M.I</i>
Comments	• Potential to reduce office • End cap unit • Highway 403 exposure • Ample parking



Unit 8B | Potential Reduced Office Layout

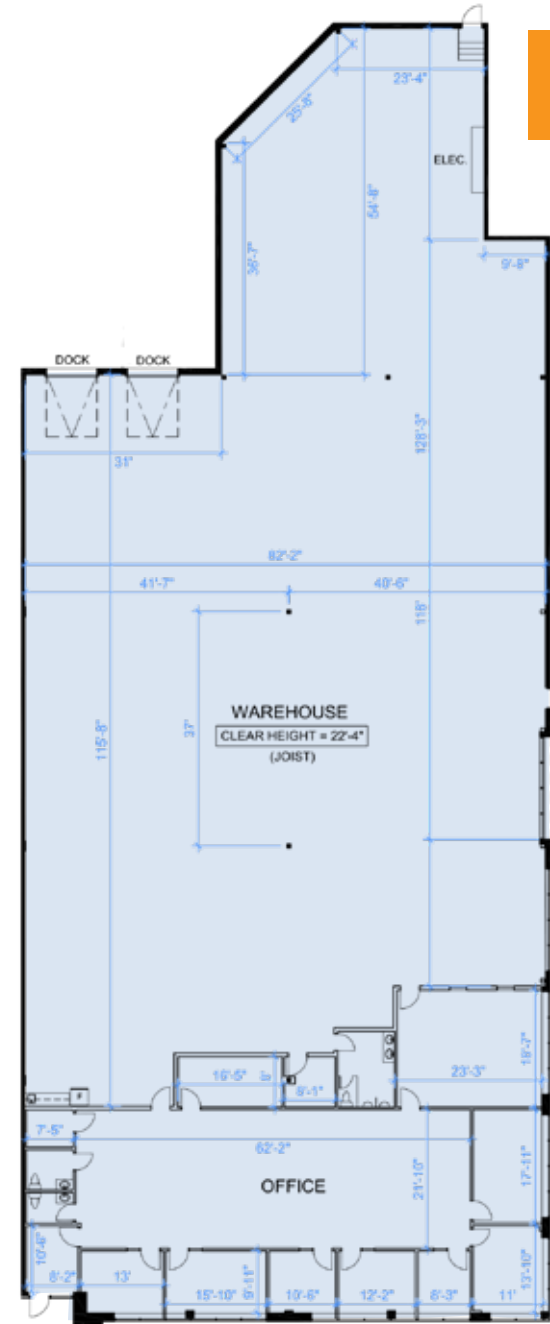


Unit Overview

4170 Sladeview Crescent (Unit 1)

Total Area	14,856 SF
Office Area	3,576 SF (24%)
Warehouse Area	11,280 SF (76%)
Clear Height	22' 4"
Shipping	2 TL
Power	1,000A
Possession	Immediate
Asking Net Rent	\$19.95
T.M.I	\$5.39 (2026) <i>Management fee included within T.M.I</i>
Comments	• Heavy power to support high-demand operations • New LED lighting throughout • Sladeview exposure • End cap unit • EV charging stations

1,000 AMPS



Gallery

4170 Sladeview Crescent (Unit 1)

Office Space



Loading Bay



Office Space

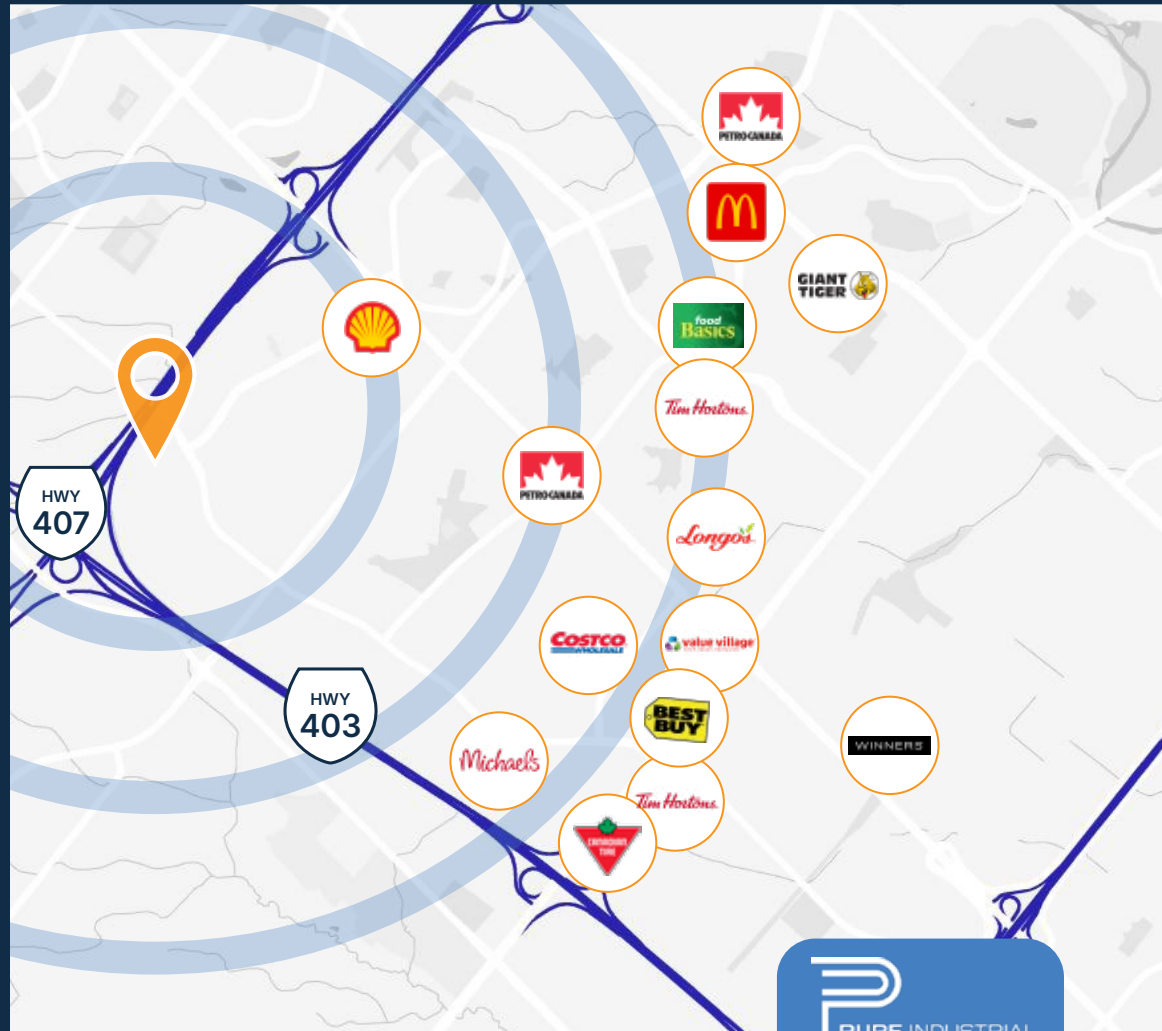


Warehouse Area



Amenities

The properties enjoy a strategic position surrounded by prominent businesses such as Costco, Longos, and Canadian Tire, providing convenient access to a diverse range of supplies and resources for industrial operations. Additionally, its proximity to major highways, including Highways 403 and 401, offers excellent connectivity and seamless transportation of goods and materials, ensuring efficient distribution and logistics capabilities. Situated within a vibrant industrial hub, this property presents an advantageous location for businesses, fostering networking opportunities and facilitating collaboration within a thriving industrial community.



Restaurants

(Under 5 mins of walking)

- Tim Hortons
- McDonalds
- Boston Pizza



Banks

(Under 5 mins drive)

- Bank of Montreal
- RBC



Hospitals

(Under 10 mins drive)

- Mississauga Oakville Veterinary
- Credit Valley Hospital



Transit

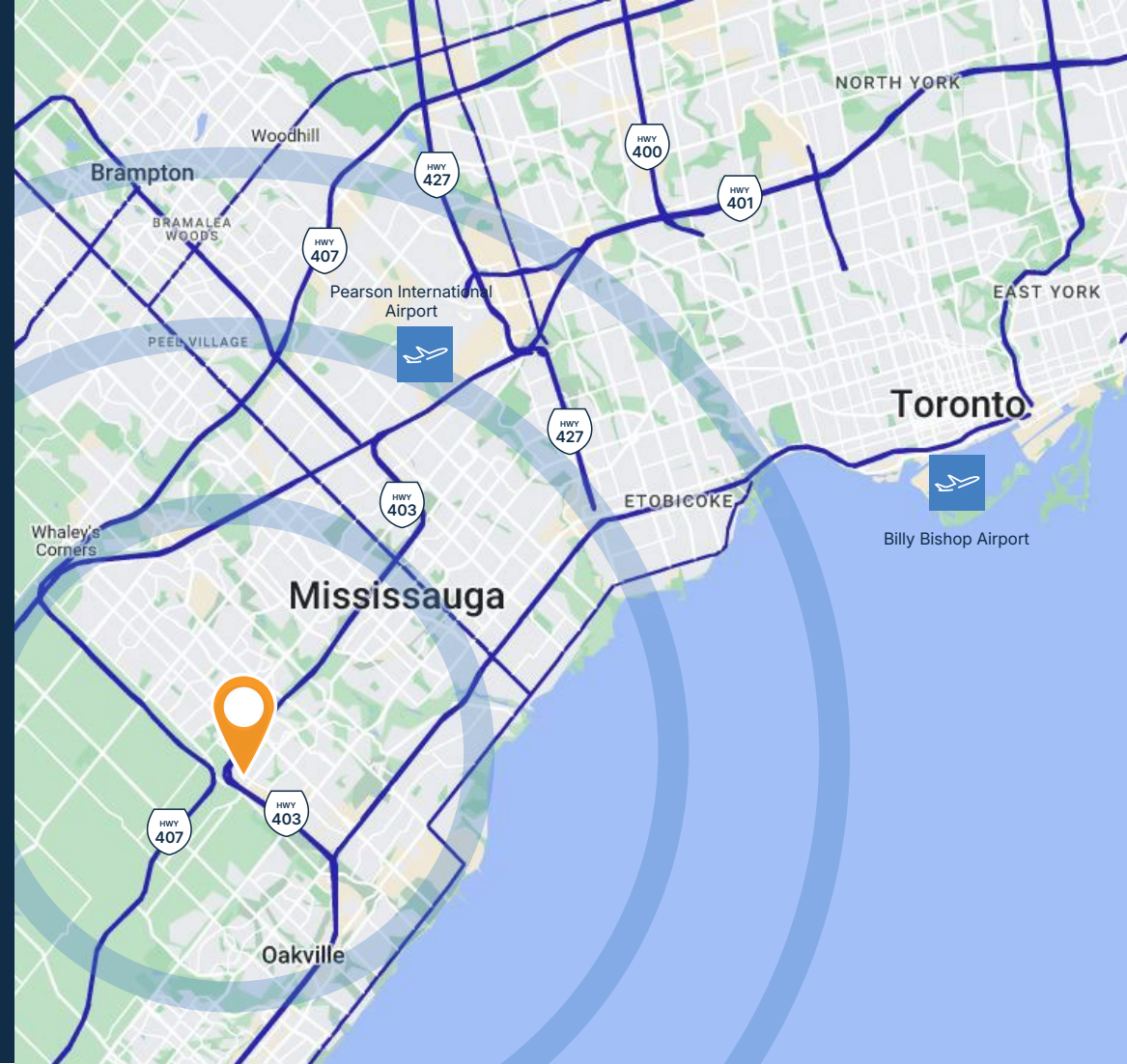
(Under 5 mins drive)

- Bus routes 31, 36, 321

Pure Movement

Connecting to the GTA and beyond

The property is located in Mississauga, only 28 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



30 Minutes
Downtown Toronto



28 Minutes
Brampton CN
Intermodal Yard



25 Minutes
Toronto Pearson
International Airport

401

11 Minutes
Highway 401

407

16 Minutes
Highway 407

403

3 Minutes
Highway 403

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.

collierscanada.com

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