

FOR LEASE

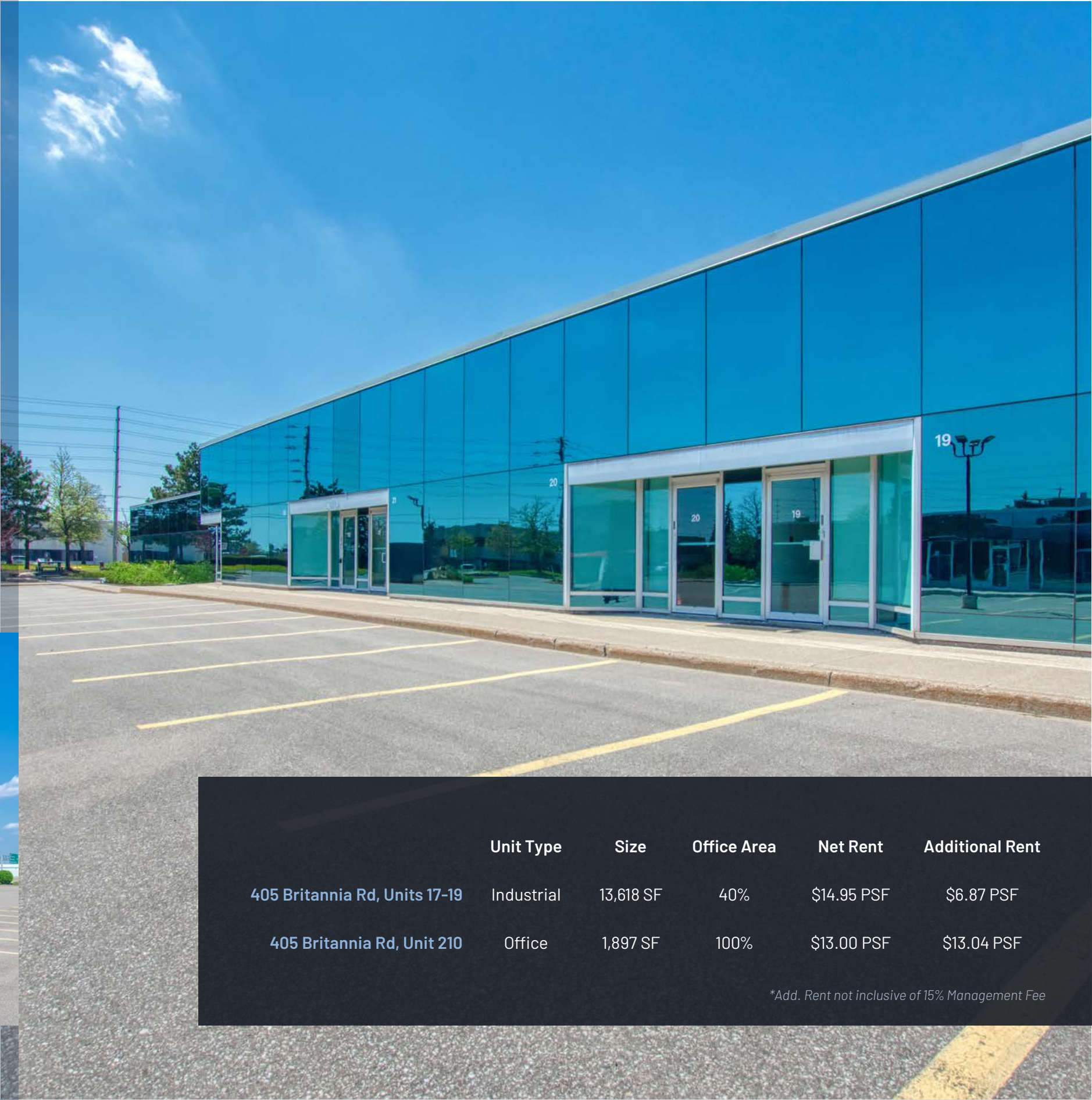
INDUSTRIAL SPACE 13,618 SF
OFFICE SPACE 1,897 SF



405 BRITANNIA ROAD, MISSISSAUGA, ON

PROPERTY HIGHLIGHTS

- Great access to public transit
- Ample on-site parking
- Professionally managed complex
- Plenty of curb appeal
- Excellent access to Highways 401, 410 and 403



	Unit Type	Size	Office Area	Net Rent	Additional Rent
405 Britannia Rd, Units 17-19	Industrial	13,618 SF	40%	\$14.95 PSF	\$6.87 PSF
405 Britannia Rd, Unit 210	Office	1,897 SF	100%	\$13.00 PSF	\$13.04 PSF

**Add. Rent not inclusive of 15% Management Fee*

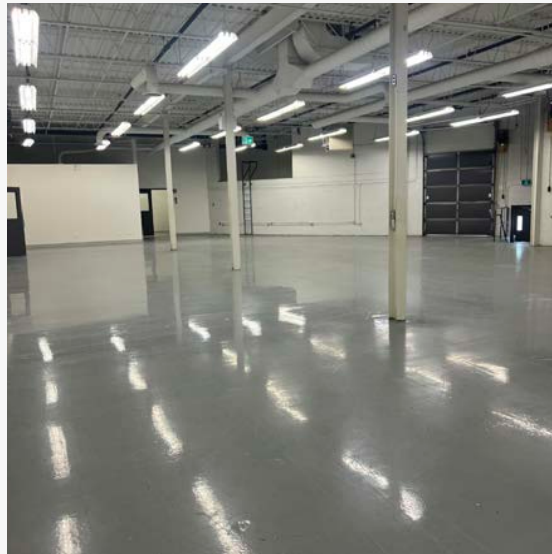


KEY PLAN

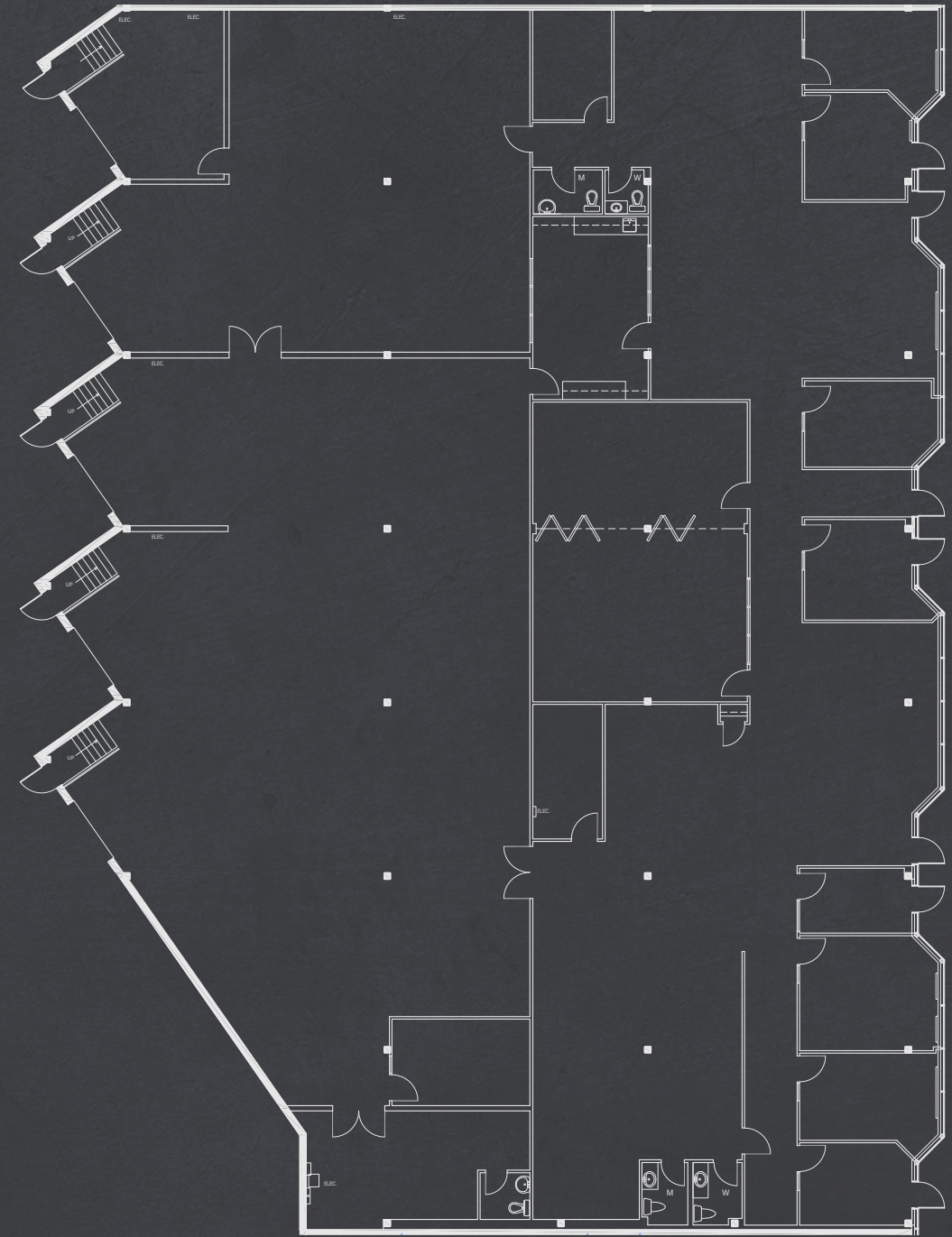
405 BRITANNIA ROAD, MISSISSAUGA, ON

UNITS 17-19

13,643 SF



- Flex industrial unit featuring well-appointed professional office & functional warehouse space
- Temperature-controlled warehouse area with high truck-level door count
- Ideal for showroom and office-intensive industrial users
- Existing office can be reduced/ converted back to warehouse space



UNIT SIZE
13,618 SF

OFFICE SIZE
40%

NET RENT
\$14.95 PSF

TMI
\$6.87 PSF

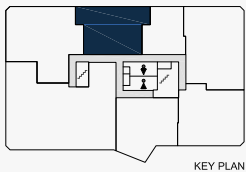
CLEAR HEIGHT
14'

SHIPPING
5 TL | 0 DI

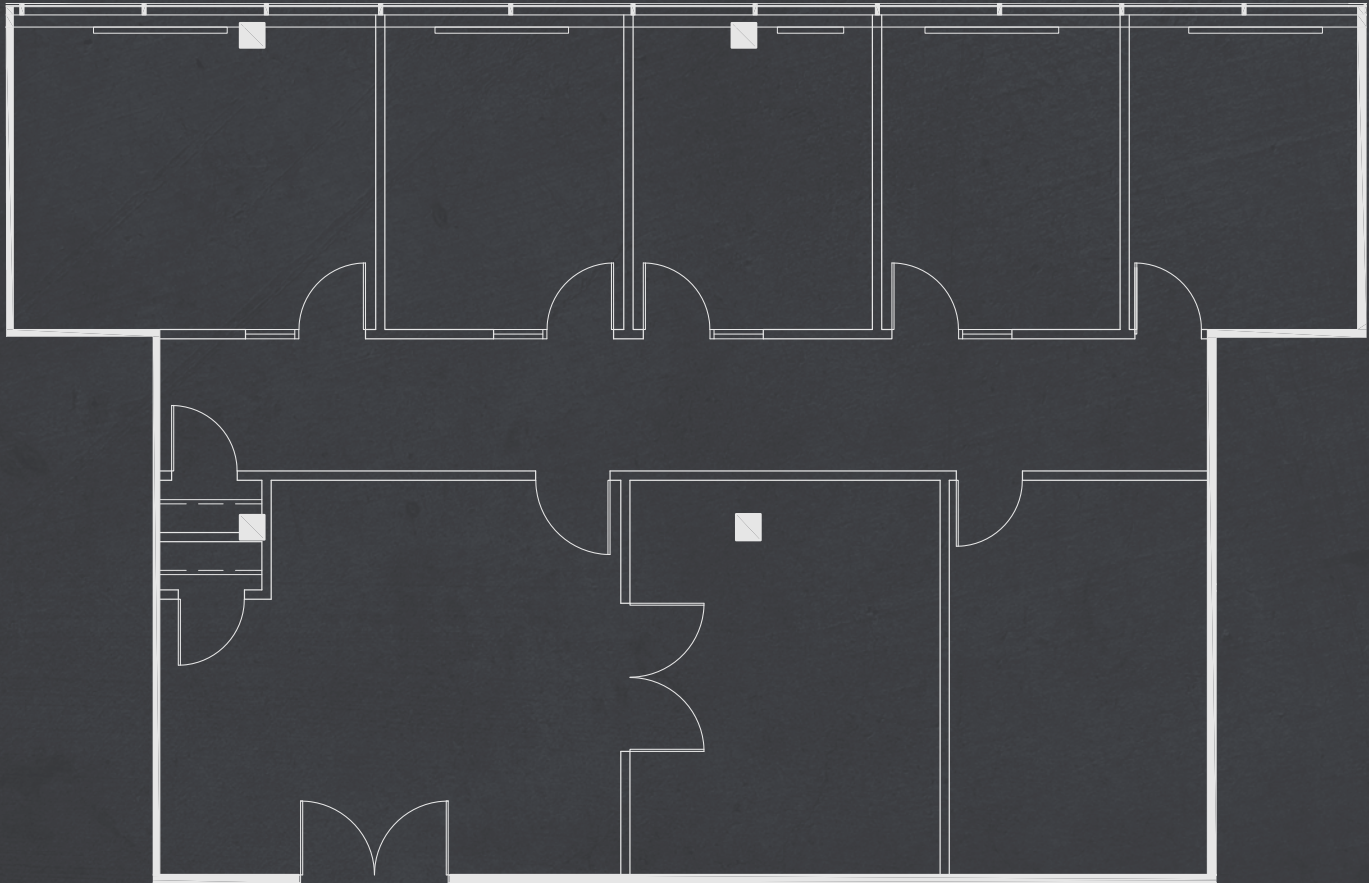
AVAILABLE
IMMEDIATE

UNIT 210

1,897 SF



- Professional, well-located second floor office space with excellent curb appeal and direct access to Highways 401, 407, 410 & MiWay bus stop
- The space features private offices, meeting room, reception area and lots of natural light



SIZE	NET RENT	TMI (2026)
1,897 SF	\$13.00 PSF	\$13.04 PSF
PRIVATE OFFICE	BOARDROOM	AVAILABLE
SIX	ONE	IMMEDIATE

STRATEGIC LOCATION

405 Britannia is surrounded by everyday essentials and employer-friendly amenities. From quick bites to sit-down dining, plus a wide range of national retailers, everything your team needs is close by. With easy access to Highway 410, Steeles Avenue and the GTA's top distribution routes, this location delivers both convenience and connectivity for users who want to move fast and operate efficiently.

DRIVE TIMES

13.5 KM

to Toronto Airport

1.8 KM

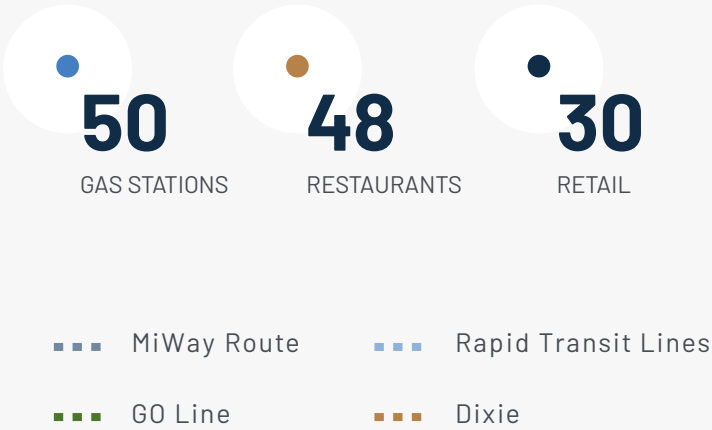
to Highway 410

2.6 KM

to Highway 407

3.6 KM

to Highway 401



MEET THE 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.



Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 52,000 employees in 400 offices and 60 countries, managing more than 4.8 billion sf of commercial real estate space on behalf of institutional, corporate and private clients. We serve the world's real estate owners and occupiers,

delivering a broad suite of services through our integrated and scalable platform. Our business is focused on meeting the increasing demands of our clients through a comprehensive offering of services including Property, Facilities and Project Management, Leasing, Capital Markets, Valuation and other services. In 2023, the firm had revenue of \$9.4 billion across these core services.



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