

UNIT 5

FOR LEASE & SUBLEASE

2425 SKYMARK AVE

MISSISSAUGA, ON



CONTACT

BLAKE FLEET*

Vice President
416 798 6299
blake.fleet@cbre.com

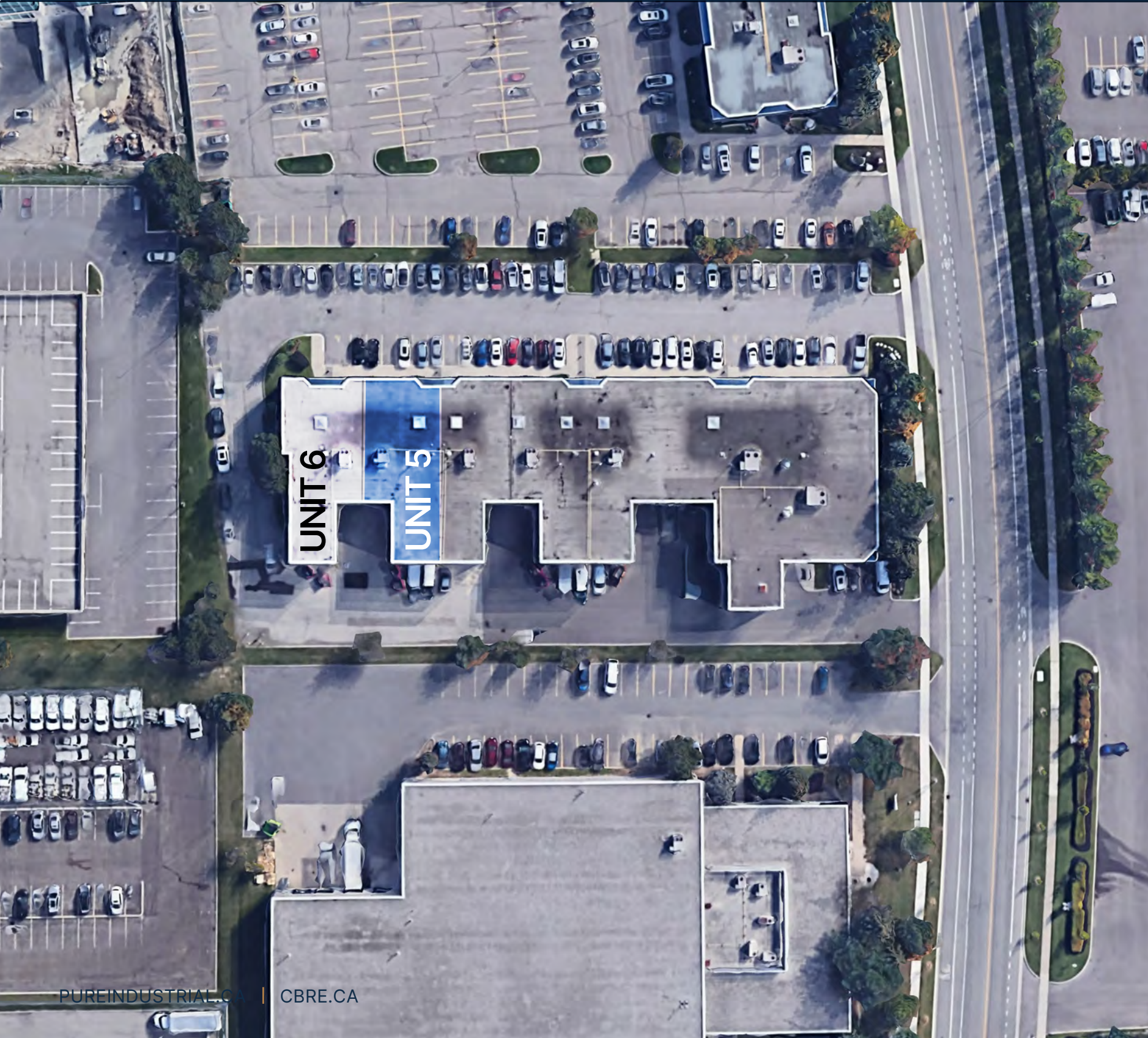
COREY DUNCAN*

Associate Vice President
416 798 6283
corey.duncan@cbre.com



UNIT OVERVIEW

UNIT 5



UNIT SIZE	5,166 Sq. Ft. 3,195 Sq. Ft. Office 1,971 Sq. Ft. Industrial
(Contiguous to Unit 6 – up to 10,629 sq. ft.)	
ASKING RATE	\$17.95 Per Sq. Ft.
TMI	\$8.45 Per Sq. Ft. (2025)
CLEAR HEIGHT	22' (Warehouse)
SHIPPING	1 Dock Level Door (8×10)



Flex Office Industrial Unit



Manufacturing or warehouse distribution use is permitted



Prime location in Airport Corporate Center, within minutes of Highway 401, 427, restaurants, hotels, and amenities



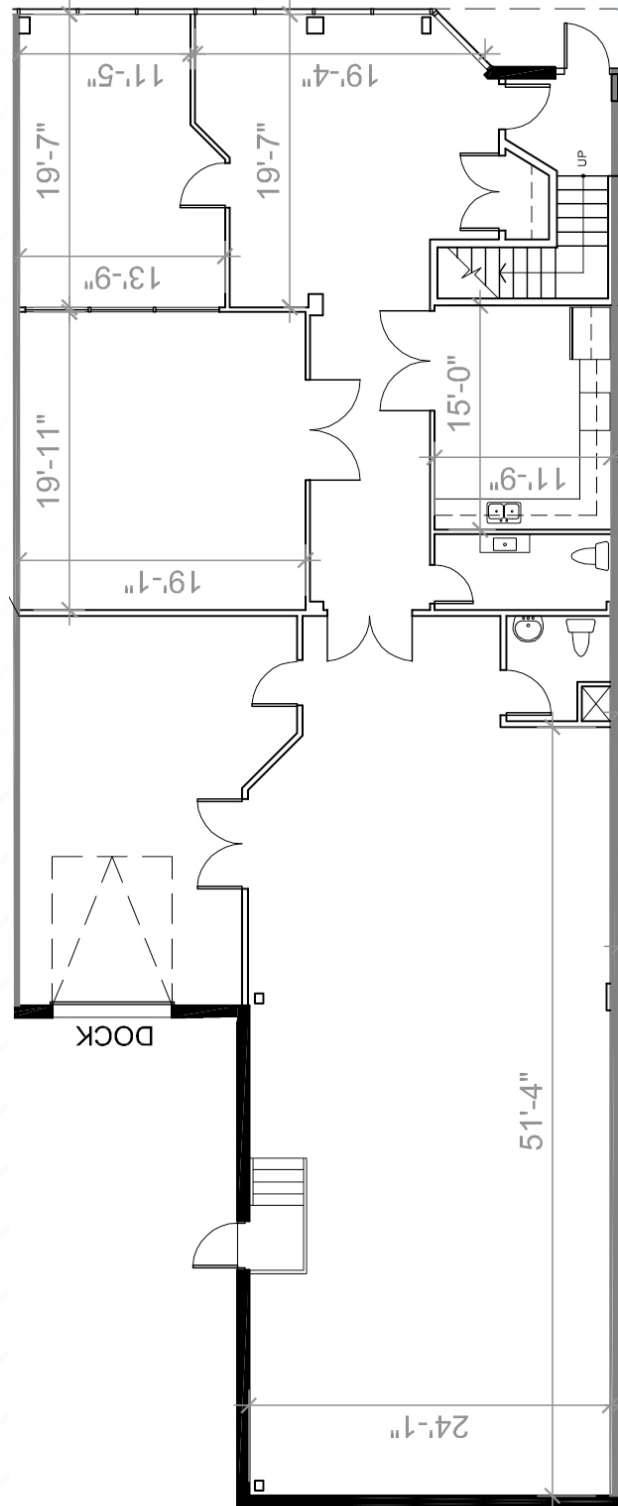
Warehouse has 22' Foot Clear, 1 Truck Level Door with leveler



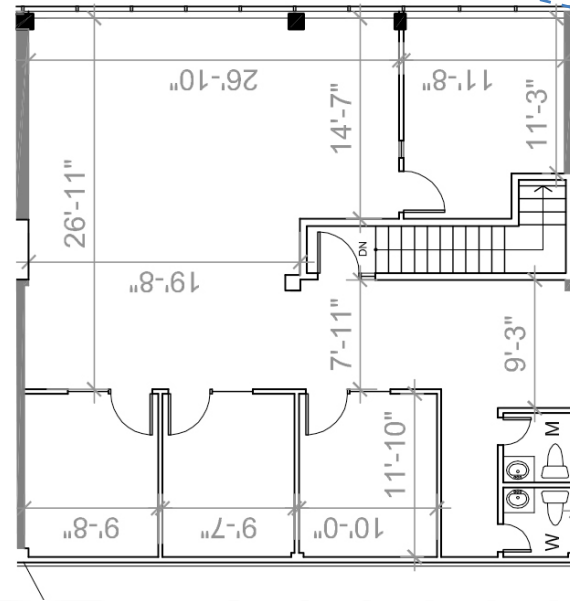
Office has natural light, open concept floor plan, boardroom, kitchenette and private offices.

FLOOR PLAN UNIT 5

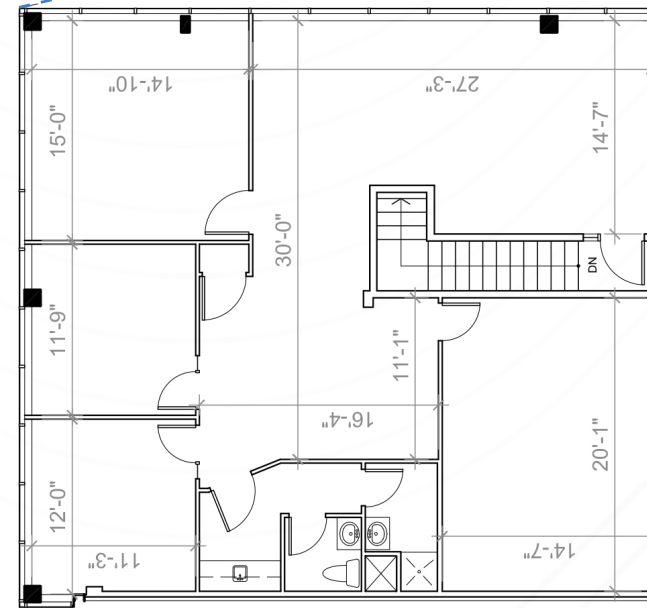
FLOOR PLAN UNIT 6



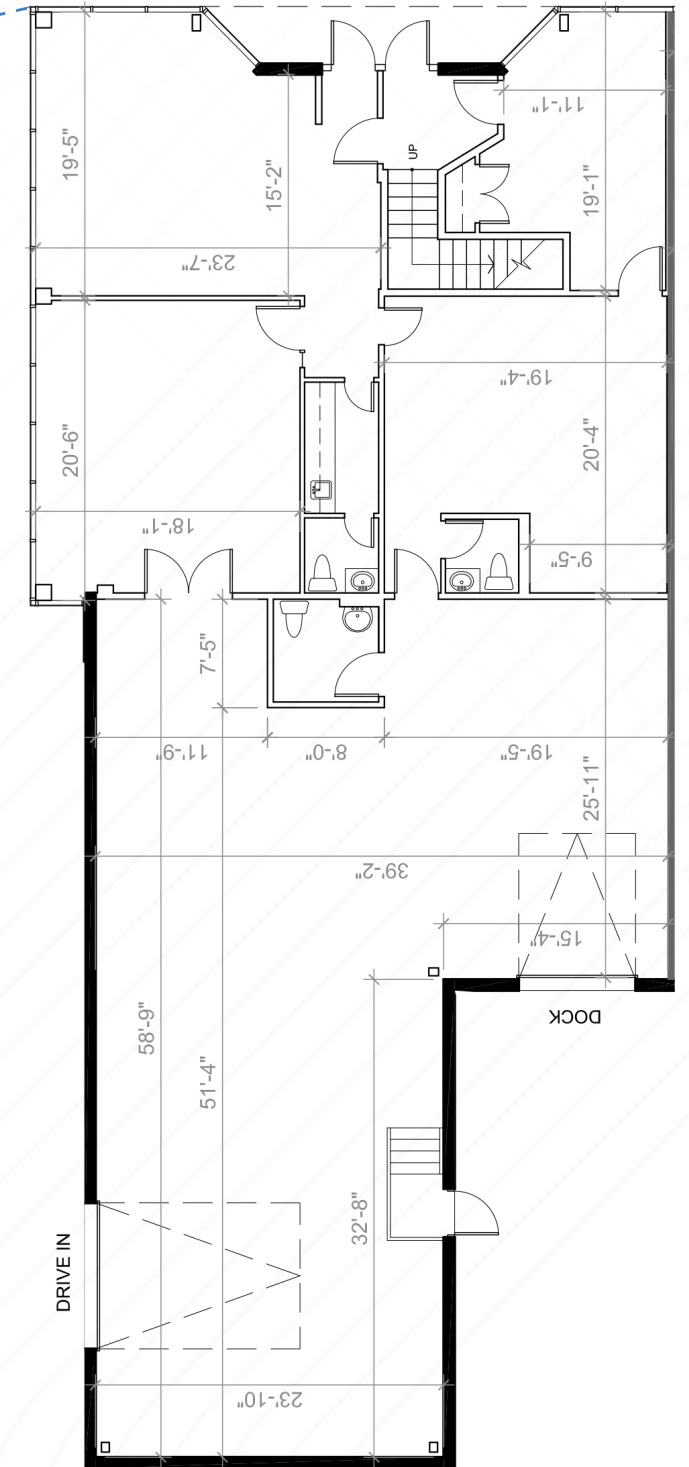
GROUND FLOOR



SECOND FLOOR



SECOND FLOOR



GROUND FLOOR

2425 SKYMARK AVE MISSISSAUGA, ON

FOR LEASE & SUBLEASE

PROPERTY PICTURES



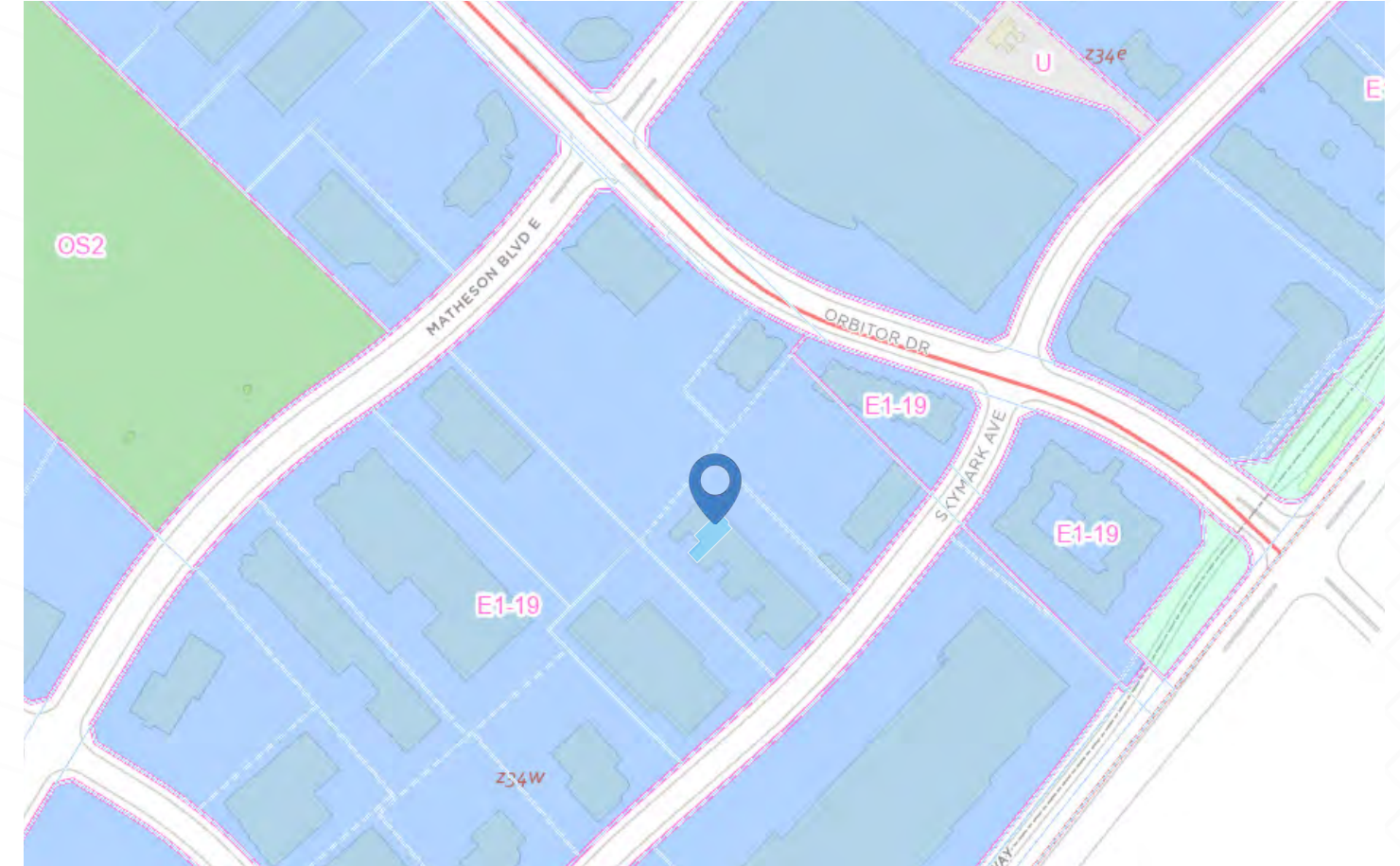
AMENITIES & TRANSIT

PROPERTY ZONING



TRANSIT

- Route 7
Airport
- Route 43
Matheson
- Route 109
Meadowvale
Express
- Route 35
Eglinton
- Route 74
Explorer
- Route 39
Britannia



E1-19 PERMITTED USES EMPLOYMENT ZONE

- Medical Office
- Banquet Hall
- Office
- Conference Centre
- Broadcasting/Communication Facility
- Convention Centre
- Manufacturing Facility
- Overnight Accommodation
- Science and Technology Facility
- Active Recreational Use
- Warehouse/Distribution Facility
- Entertainment Establishment
- Medicinal Product Manufacturing Facility
- Recreational Establishment
- Plant-Based Manufacturing Facility
- University/College
- Commercial School
- Veterinary Clinic
- Financial Institution

2425

SKYMARK AVE

MISSISSAUGA, ON



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.

CONTACT

BLAKE FLEET*

Vice President
416 798 6299
blake.fleet@cbre.com

COREY DUNCAN*

Associate Vice President
416 798 6283
corey.duncan@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | www.cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("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