



**INDUSTRIAL UNIT FOR LEASE  
IN A WELL-ESTABLISHED BUSINESS PARK**

**4020B – 4170 SLADEVIEW  
CRES, MISSISSAUGA**

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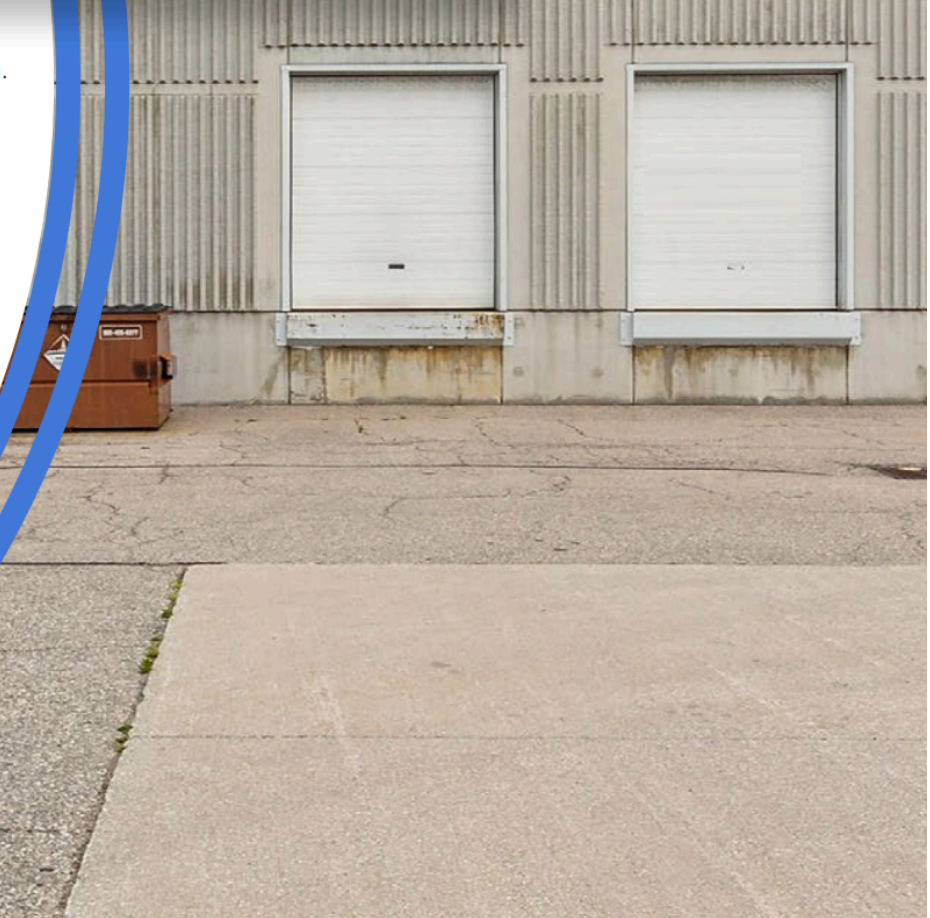


WELCOME TO  
**SLADEVIEW  
CRESCENT**  
MISSISSAUGA



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

## 4020B Sladeview Crescent, Unit 1-2, Mississauga

	Unit 1-2	Unit 1-2B	Unit 1	Unit 2
Total Area	13,387 SF	13,387 SF	6,560 SF	6,827 SF
Office Area	7,085 SF	3,607 SF	3,661 SF	3,547 SF
Warehouse Area	6,302 SF	9,780 SF	2,899 SF	3,280 SF
Clear Height	21'11"	21'11"	21'11"	21'11"
Shipping	4 TL	4 TL	2 TL	2 TL
Possession	April 1, 2026	April 1, 2026	April 1, 2026	April 1, 2026
Asking Net Rent	\$20.50	\$20.50	\$20.50	\$20.50
Taxes (T.M.I)	\$6.02 (2025)	\$6.02 (2025)	\$6.02 (2025)	\$6.02 (2025)





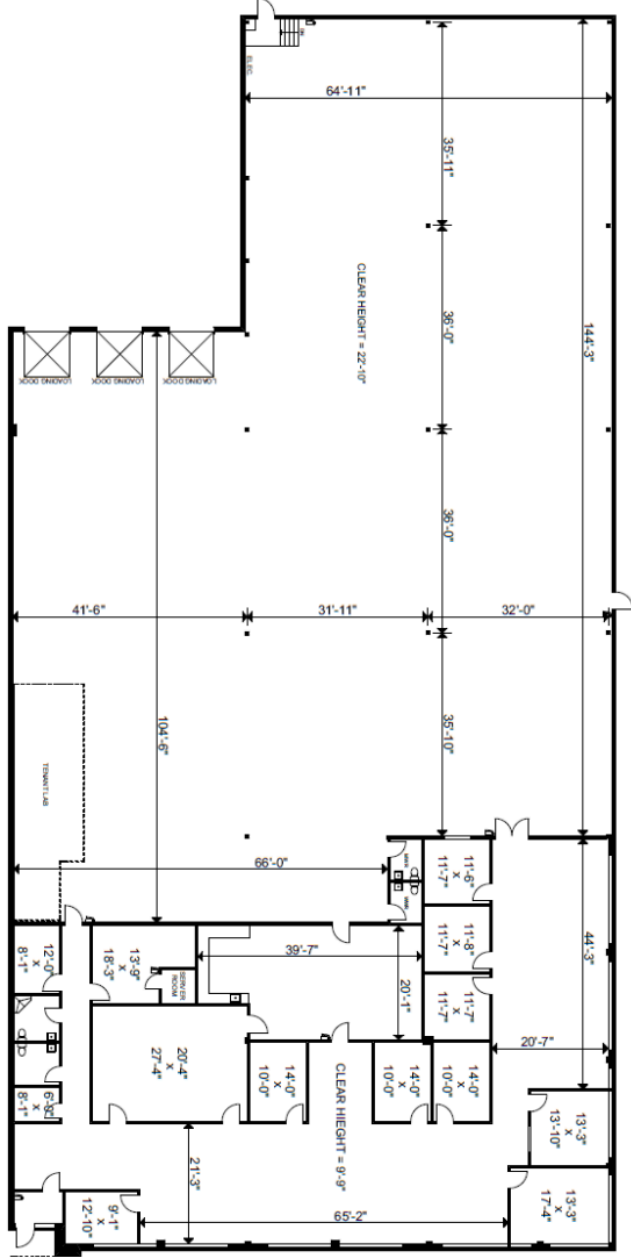


# UNIT OVERVIEW

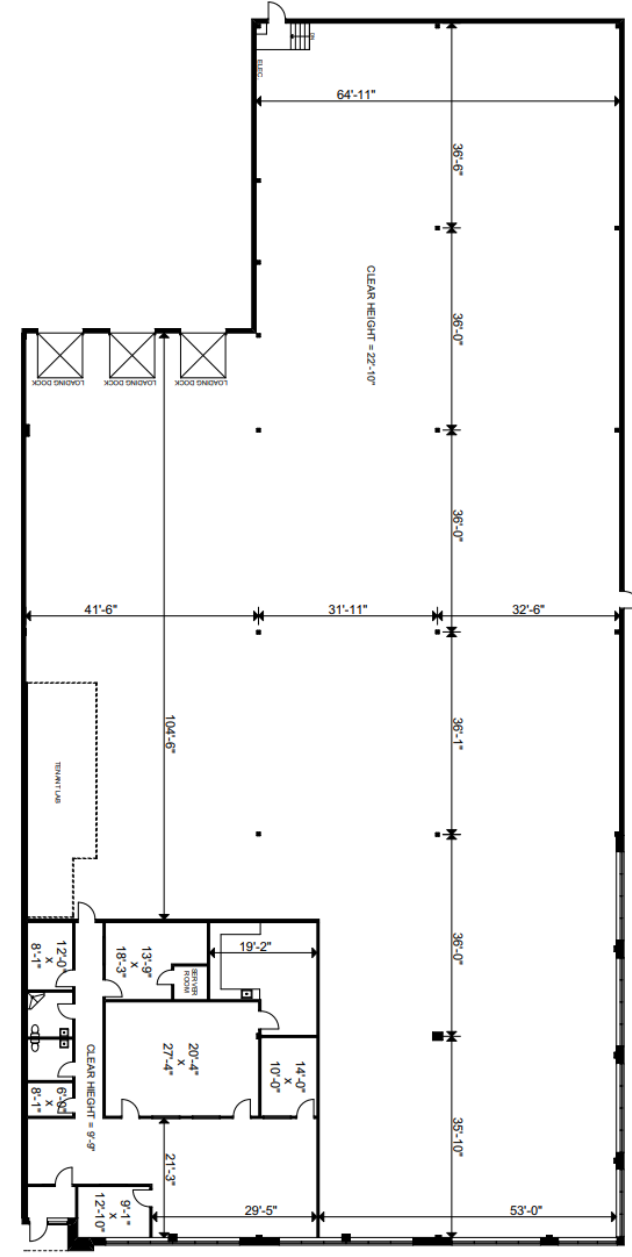
## 4160 Sladeview Crescent, Unit 8, Mississauga

	Unit 8	Unit 8B
Total Area	21,117 SF	21,117 SF
Office Area	6,683 SF	3,003 SF
Warehouse Area	14,434 SF	18,114 SF
Clear Height	22' 10"	22' 10"
Shipping	3 TL	3 TL
Possession	March 1, 2026	March 1, 2026
Asking Net Rent	\$20.50	\$20.50
Taxes (T.M.I)	\$5.41 (2025)	\$5.41 (2025)

# Unit 8

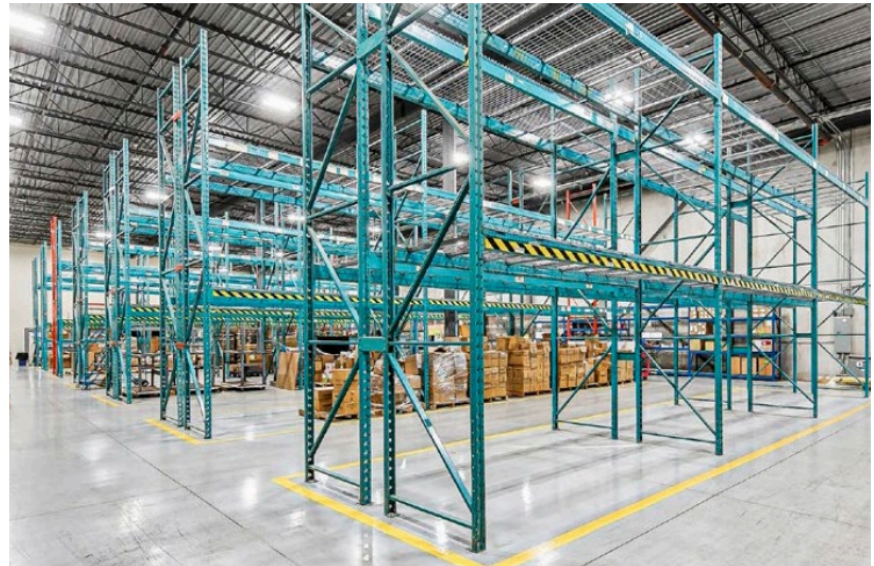
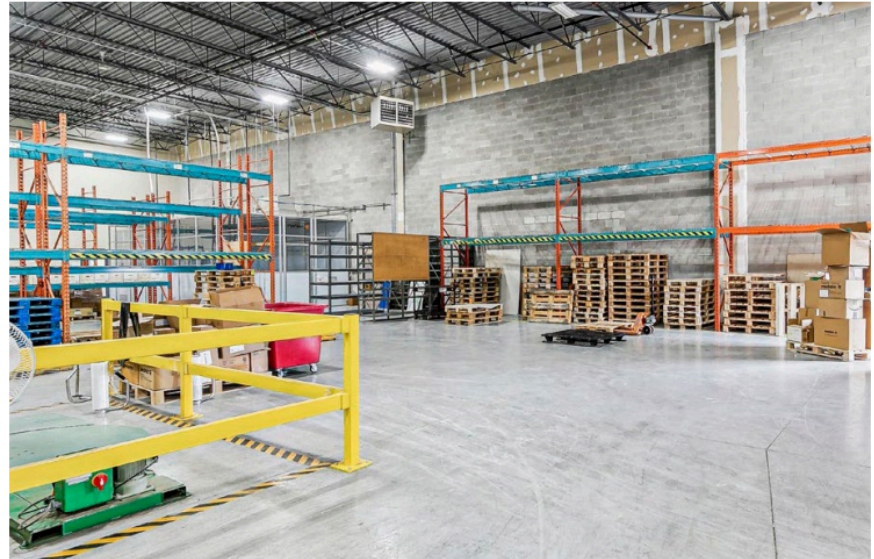


# Unit 8B | Proposed Reduced Office



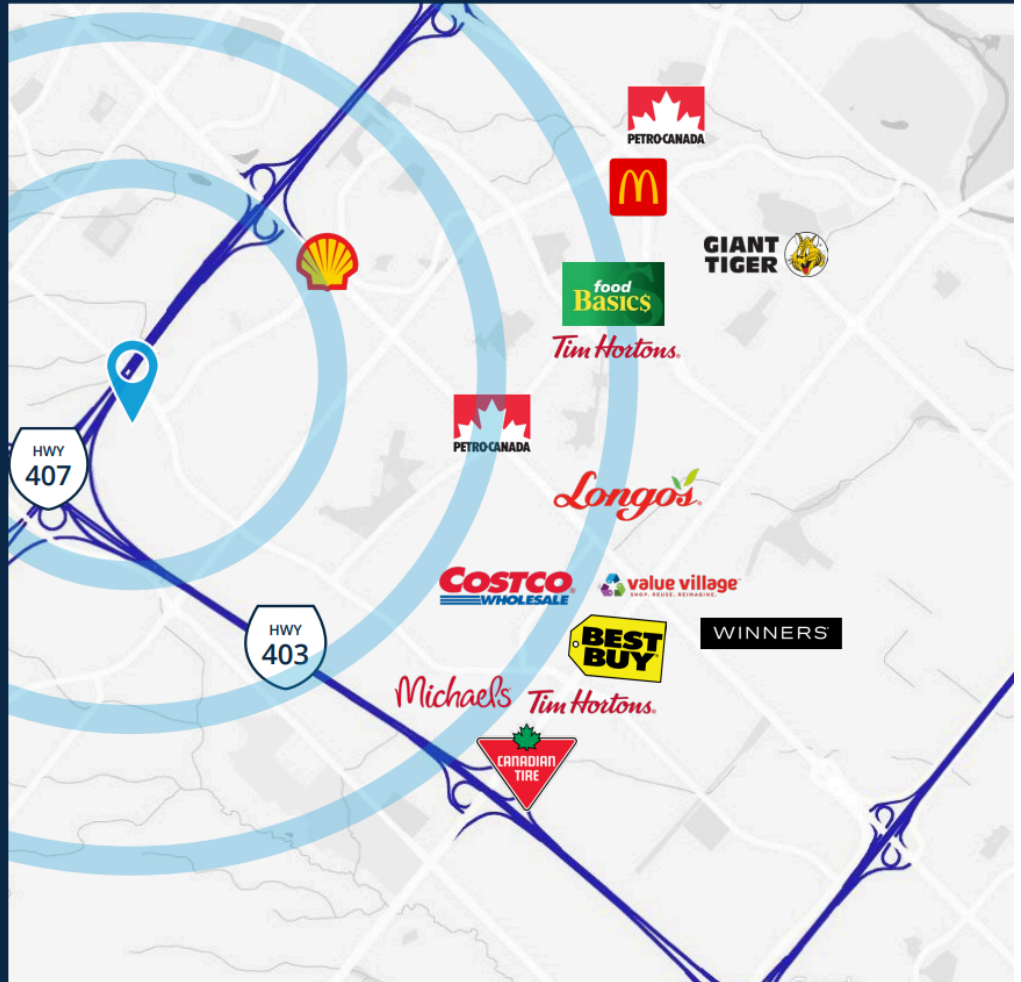
# PHOTOS

4160 Sladeview Crescent, Unit 8



# 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



## Hospitals

- Mississauga Oakville Veterinary Emergency and Specialty Hospital - 9 min
- Credit Valley Hospital - 8 min



## Banks

- Bank of Montreal - 4 min drive
- Royal Bank of Canada- 3 min drive



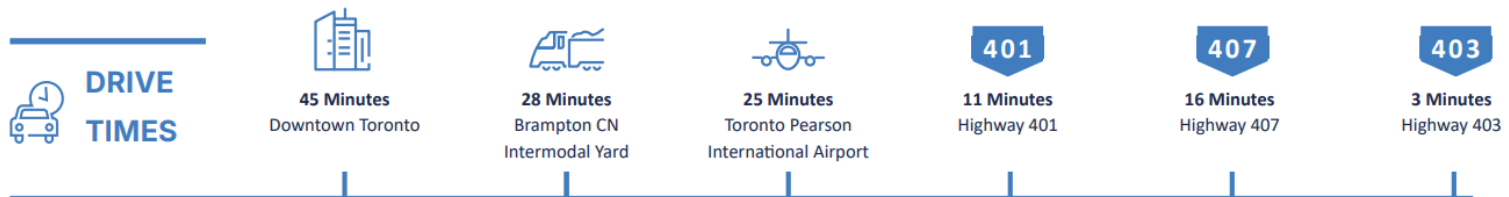
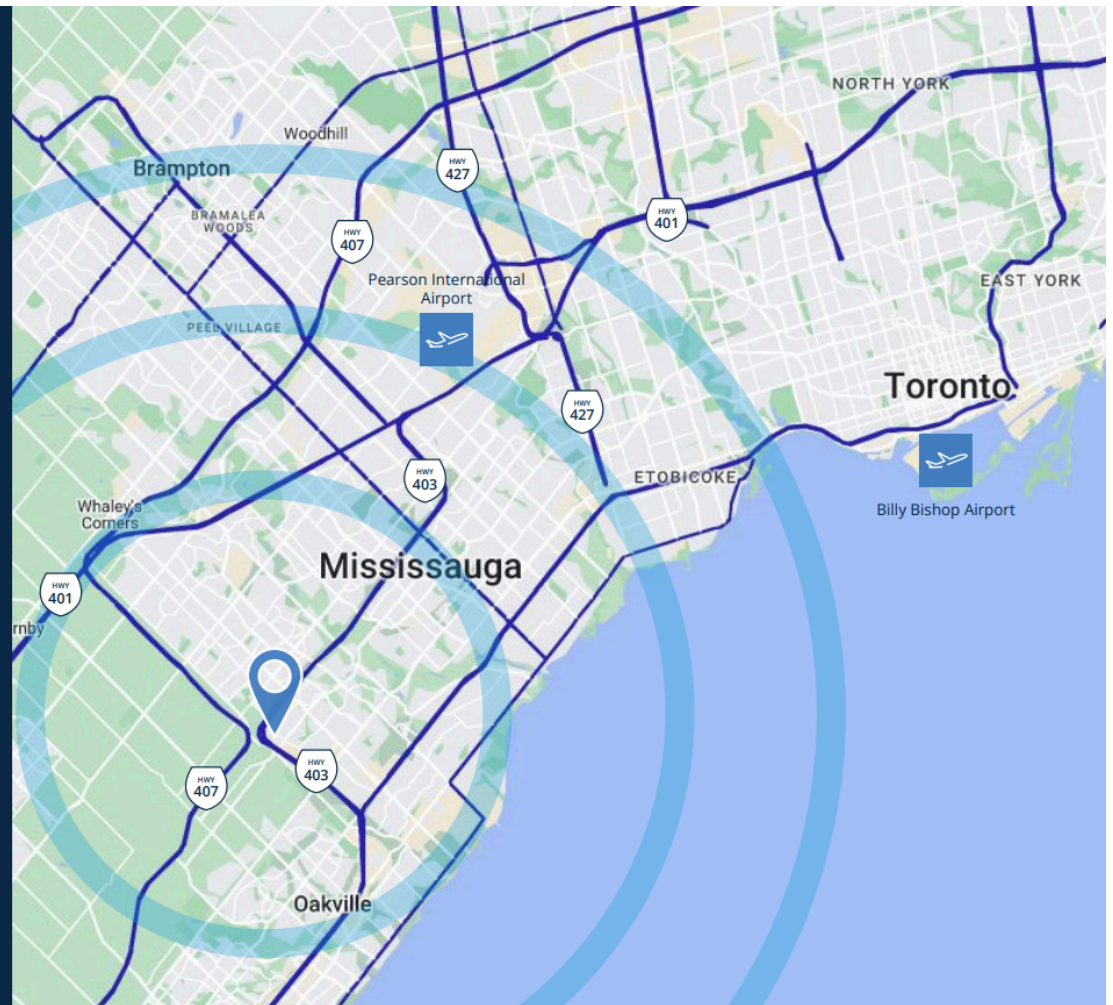
## Transit

- 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.



# 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](http://PUREINDUSTRIAL.CA)



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## *Step 01* GIFT CARDS FOR NEW LEASES

1,000–10,000sf	\$	1,000
10,001–30,000sf	\$	5,000
30,001–100,000sf	\$	10,000

## *Step 02* GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES

1st Deal	x	100%
2nd Deal	x	125%
3rd Deal or more	x	150%

**PROMO PERIOD: APRIL 1, 2025 to DECEMBER 31, 2025**

Participating brokers have the responsibility, if required, to disclose the incentive program to their clients and Pure Industrial will not assume any liability there to. Pure Industrial has the right to modify this incentive program at any time and for any reason, with or without notice.

Minimum deal term : 3 years. Only offered for leases between 1,000sf to 100,000sf. Promotion applicable to deals becoming unconditional between April 1, 2025 and December 31, 2025. Promotion excludes deals that were conditional or unconditional before April 1, 2025. Promotion applicable to leases starting before January 1, 2026. Promotion applies to new leases for vacant units only and does not apply to renewals and relocations. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. For more details, please contact our leasing team. The incentives may take the form of gift cards or vouchers and may not be exchanged for cash, check or credit. The incentives will be delivered within thirty (30) business days of the unconditional lease agreement being signed.

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