



6900 MARITZ DRIVE

MISSISSAUGA | ON

For Lease | 122,367 SF
Immediate Fixturing
Available

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Proposed Site Plan

- 1 Rectangular building configuration for efficient site coverage

- 2 High cube height at 40'

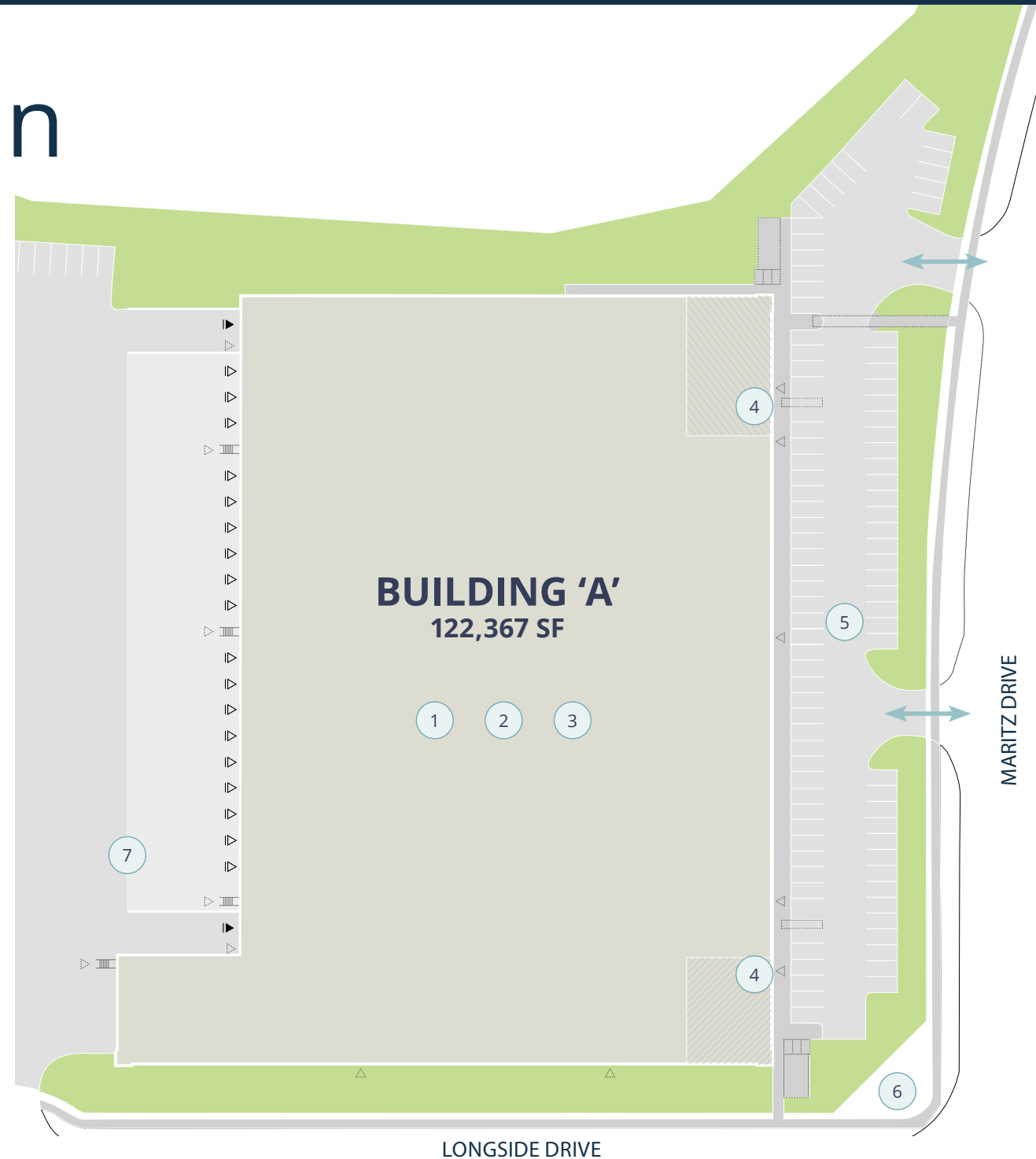
- 3 High door ratio

- 4 Multiple access points for office employees

- 5 Ample employee parking

- 6 Corner facade and preferred Gateway location

- 7 Separate shipping access



Municipal Address
6900 Maritz Drive

Total Area
122,367 SF

Office Area
3% (to suit)

Clear Height
40'

Shipping Doors
18 Truck level doors
2 Drive-in doors

Building Dimensions
413' x 286'

Car Parking
103 (1:1,100 SF)

Bay Size
44' x 56' with 60' staging bay

Zoning
E2-28

Occupancy
Q4 2024

[Download Site Plan*](#)

*As per proposed site plan.
Speak to Listing Agents re: existing site plan.


Central Mississauga
Location


Close to Amenities,
& Public Transit


Minutes to
Highway 410


Ability to Secure
Truck Court


Carbon Zero
Ready Standards


Strong Access
to Labor

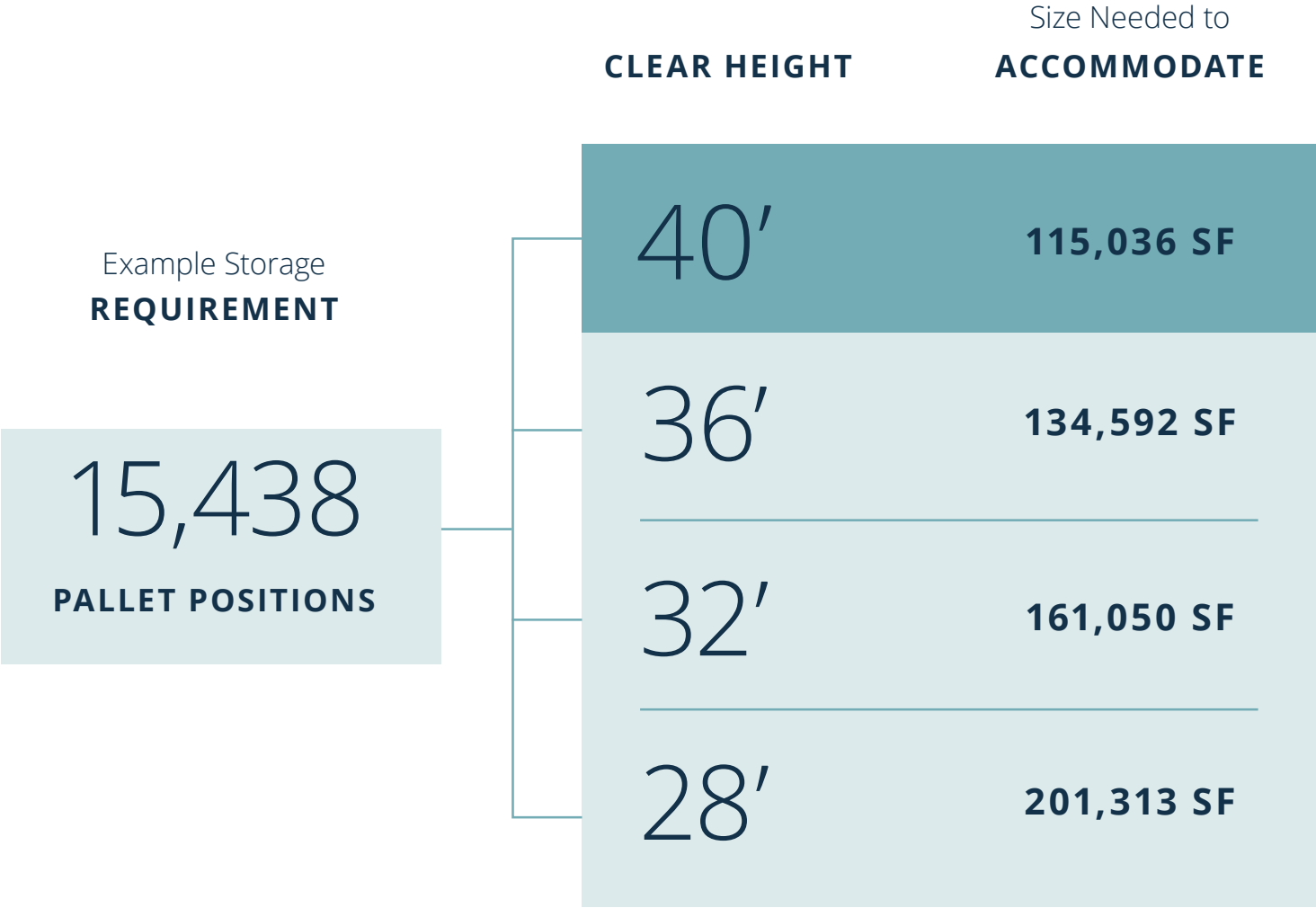


Conceptual Design: Potential Solar Array



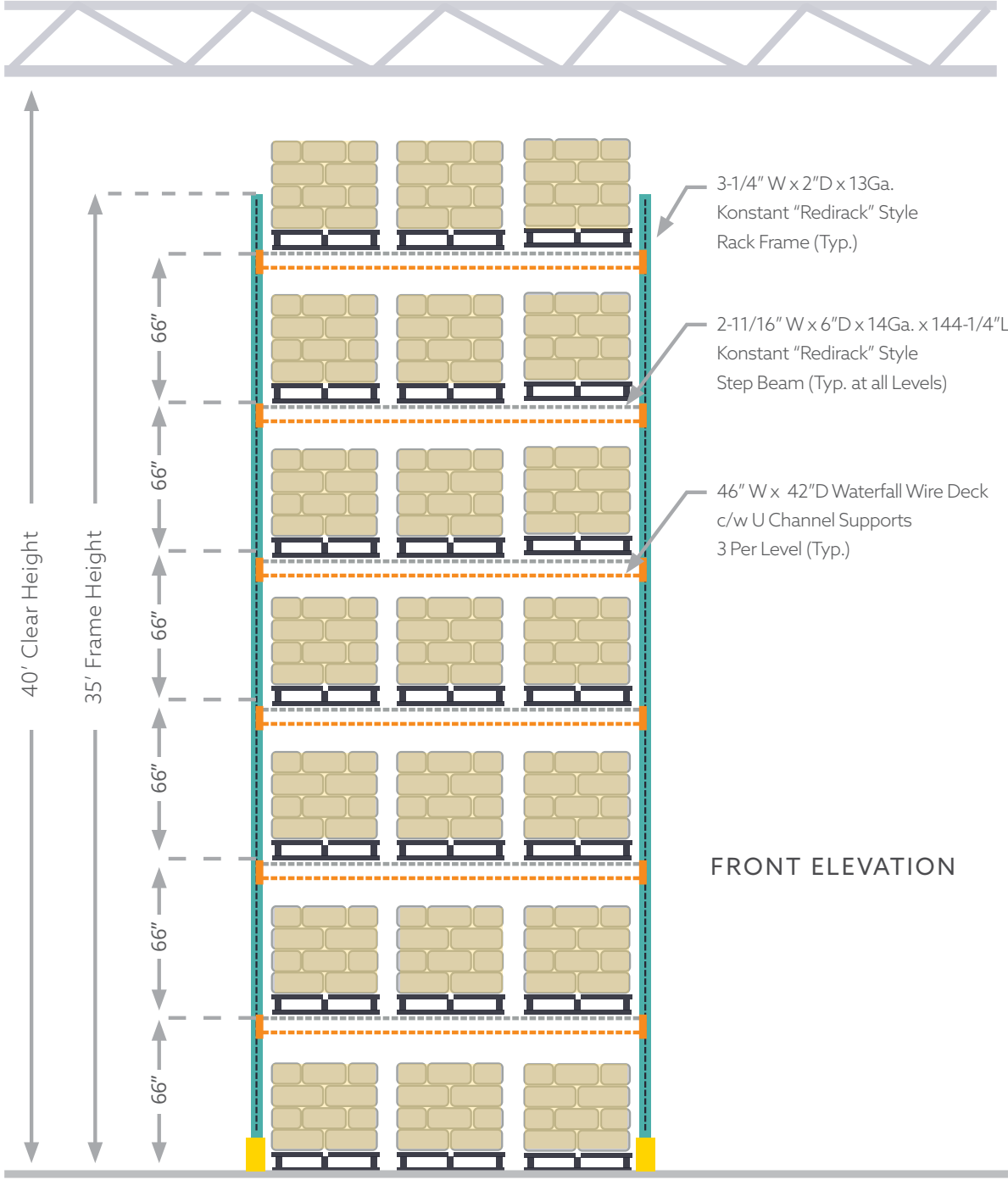
Cube Efficiency Analysis

When comparing the 40' clear height versus other common building clear heights, there is a 75% increase in the overall cubic storage capacity.



WHEN COMPARING 40' VS 28'

Space reduction savings is **86,277 SF**
 Potential rental savings in excess of **\$18.7M over 10 years**

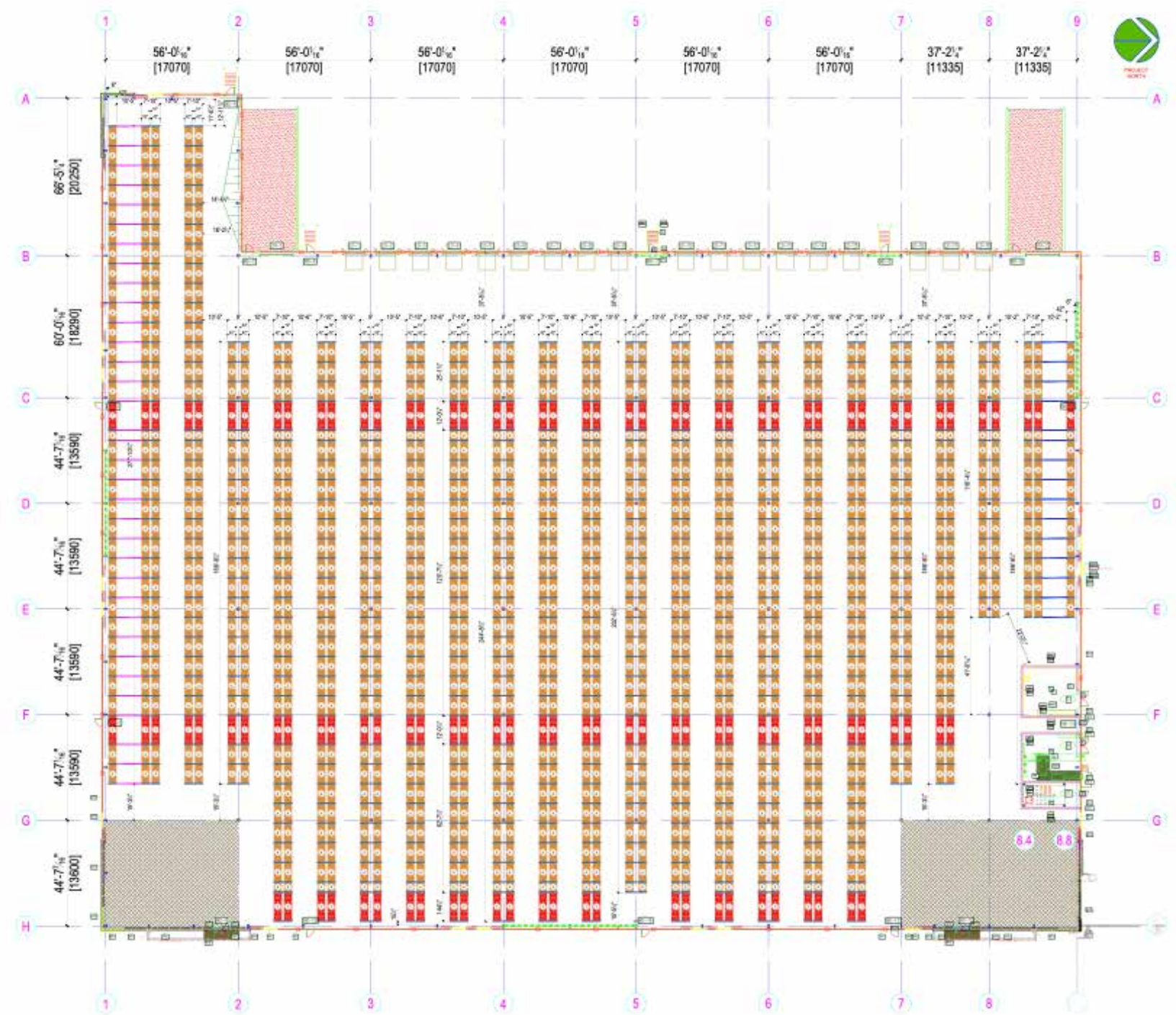
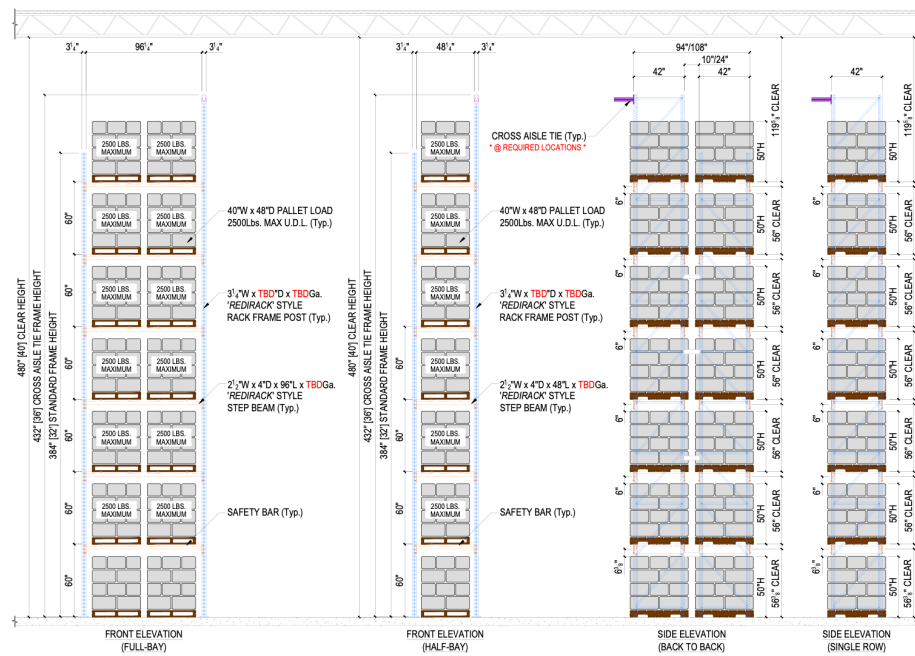


Racking Plan

EXAMPLE 1 | SELECTIVE

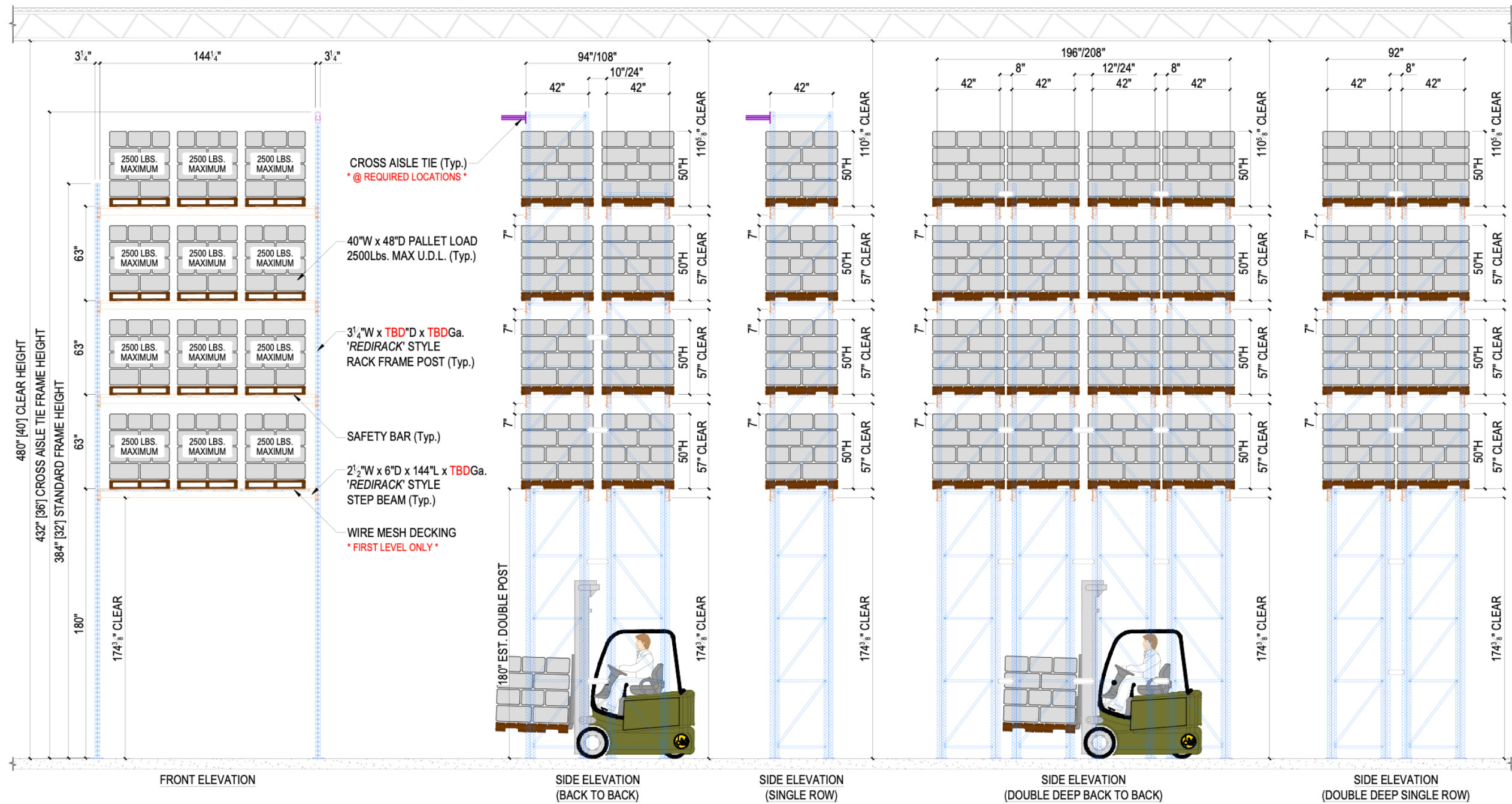
Estimated Pallet Count

Bay Type	Bay Count	Pallet Positions (Inc. Floor)	Total Pallets
A	966	14	13944
A (HB)	72	7	504
B	0	14	0
B (HB)	0	7	0
T	109	12	1308
Total	1177	Total	15756
Lost Pallet Positions			0
Total Stored Pallets			15756



Racking Plan

SELECTIVE & DOUBLE DEEP



Prime Mississauga Location



AMENITIES WITHIN A 5KM RADIUS

211 Restaurants	19 Banks
322 Retail Shops	22 Gas Station

POPULATION STATISTICS WITHIN A 5KM RADIUS

<p>550,588 Total Population</p>	<p>36.4 Total Population Median</p>	<p>903,674 Total Daytime Population</p>
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CURRENT LABOUR FORCE

<p>21.6% Of labour force in manufacturing, transportation & warehousing.</p>	<p>74.5% ↓ 6.3% Labour Participation Rate</p>	<p>92.4% ↓ 1.6% Labour Employment Rate</p>
	<p>496,174 People in the labour force. Mississauga</p>	<p>432,509 People in the labour force. Brampton</p>

In Mississauga, Businesses Thrive



Mississauga generates \$55 billion per annum of economic output. That is \$77K per person, against \$56K for the province.



717,961

Total Population
(2022 Census)

4.3

Million People
Labour pool access across the GTA

69%

of population is working age
Age 15-64

36.4

Median Age in Mississauga



21%

Mississauga employment grew 21% from 2013 to 2023.



86,000

Businesses

73

Fortune 500 Companies



Centrally located in the middle of Canada's innovation corridor



Mississauga is home to Pearson International Airport



Advanced Manufacturing
Smart Logistics
Life Sciences
Higher Value Business Services



7

Transcontinental Highways

Accessing 158+ million North American consumers



6900 Maritz Drive

Derrydale Golf Course

DERRY ROAD WEST

DRIVE TEST
Licensed by the Government of Ontario

WaistGal

CB SUPPLIES

TVH

Sinclair
Dental / Dentaire

blum

Walmart

ADFAST

GRACIOUS LIVING
Innovations

HIGH VALUE LOGISTIX

NTN

Southwire

mantoria

MCLAUGHLIN ROAD

HURONTARIO STREET

MARITZ DRIVE

COURTNEYPARK DRIVE

TSC

freud

Courtneypark Plaza

MAPLE LEAF

MAGNA
MAGNA SEATING

sodastream

RHENUS LOGISTICS

Excel Transportation

parmalat

KUEHNE+NAGEL

KUEHNE+NAGEL

FARM BOY

Walmart

DHL

IRP

DHL

NEX NIPPON EXPRESS

NEOVIA

DTY4
Amazon Delivery Station

Walmart

Advance
SHIPPING SUPPLIES INC.

GXO

SCI LOGISTICS

Maple Lodge FARMS

HIGHWAY 401

MATTEL

KIA

FUJIFILM

The Team



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