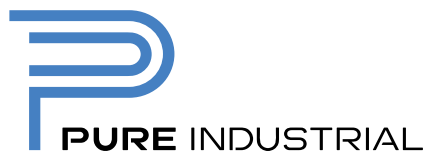


Flex Space For Lease  
up to ±23,000 sf available

# 5055 Satellite Drive

Mississauga, ON

UNIT 7



# PROPERTY HIGHLIGHTS

Flex Space For Lease

## 5055 Satellite Drive

Mississauga, ON

UNIT 7



**Move-in ready flex space in the prestigious Airport Corporate Centre!**



Functional space offering open office area, and shipping/warehouse component including drive-in door



Prominent signage and branding opportunity with strong corporate neighbours



Immediate walking distance to many restaurants, hotels and amenities



Minutes from Pearson International Airport



Public transit service at your door with the new Mississauga BRT (Orbitor Station) located nearby

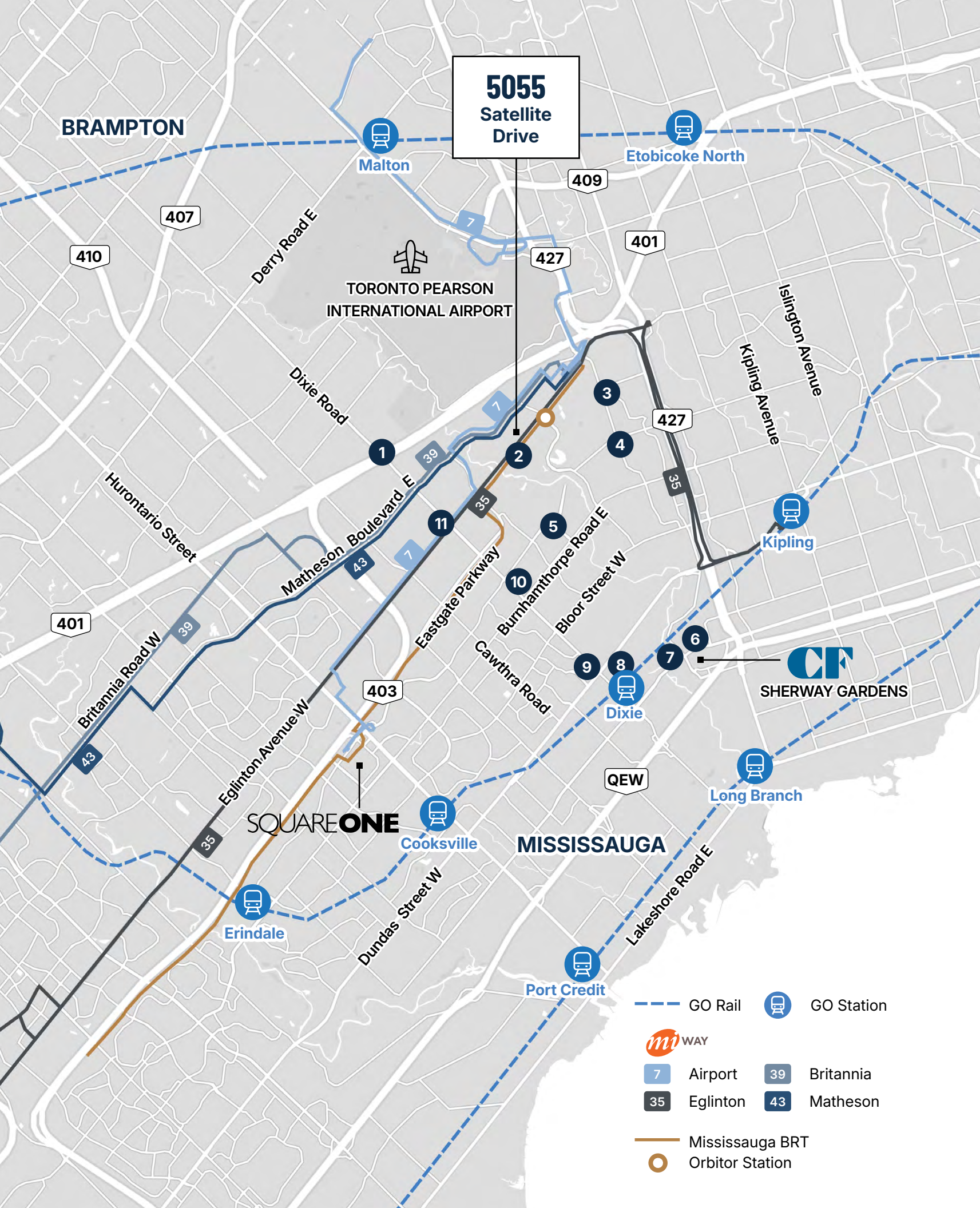


Additional size and configuration options available









**5055**  
Satellite Drive

- GO Rail
- mi WAY
- 7 Airport
- 35 Eglinton
- 39 Britannia
- 43 Matheson
- Mississauga BRT
- Orbitor Station
- GO Station

# AMENITIES + TRANSIT

- 1 401 Pearson Automall**  
Honda, Hyundai, Toyota, Audi
- 401 Dixie Automall**  
Mazda, Montana's, Kia, Kelseys, Infinity, Subway, Nissan, A&W
- 2** Planet Bowl, Union Social, Tim Hortons, Pumpernickel's, Subway, Starbucks, Eggstatic, Teriyaki Experience, Anytime Fitness
- 3** Tim Hortons, Subway, Pizza Pizza, BMO
- 4** No Frills, IDA, Scotiabank, Domino's
- 5** Longo's, Shoppers Drug Mart, Starbucks, Scotiabank
- 6 SmartCentres Etobicoke**  
Earls, Old Navy, Home Depot, Five Guys, Winners, Marshalls, Best Buy, Party City, Walmart, Sport Chek
- 7** Staples, Canada Computers, LCBO, Scaddabush, Red Lobster, Jack Astor's, Homesense, Leon's
- 8 SmartCentres Creekside Crossing**  
Costco, RBC, Walmart, Dollarama, Beer Store, CIBC, LCBO, M&M Foodmart, TD, Pizzaville
- 9** Circle K, LA Fitness, Swiss Chalet, Freshco, Value Village, Tim Hortons, Dollarama, Rexall, Healthy Planet, Esso
- 10 Rockwood Mall**  
Food Basics, Burger King, Homesense, Chuck-E-Cheese, Beer Store, Dollarama
- 11** Staples, Esso/Tim Hortons, Boston Pizza, Canadian Tire Gas, Chipotle, Starbucks, LA Fitness, Mary Brown's, Burger Factory, Hilton Garden Inn

## DRIVE TIMES

<b>6 MINS   3.8 KM</b> Highway 401	<b>10 MINS   3.8 KM</b> Pearson Airport	<b>11 MINS   11.2 KM</b> Gardiner Expressway
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## AMENITIES WITHIN 5 KM

323	758	39	37	39
Restaurants	Retail	Hotels	Banks	Gas Stations

# OUR TEAM

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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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**AVISON  
YOUNG**

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Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

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Platinum member