



2400

Unit 1 SKYMARK AVENUE
MISSISSAUGA

VARIOUS CONFIGURATIONS FOR LEASE
AIRPORT CORPORATE CENTRE

PROPERTY HIGHLIGHTS

ADDRESS 2400 SKYMARK AVENUE, UNIT 1
MISSISSAUGA

OFFICE SPACE

- Private offices and open concept
- Lunchroom and meeting rooms
- T8 fluorescent lighting
- Potential to reduce office space

WAREHOUSE SPACE

- Sprinkler System

ADDITIONAL DETAILS:

- Current configuration is Option 1
- Proposed configuration is Option 2 (flexible)
- End unit with an abundance of natural light
- Approximately 110 surface parking stalls
- Security system
- Shipping yard accommodates 53' trailers
- Close proximity to Toronto Pearson International Airport, major highways and many amenities



PROPERTY DETAILS



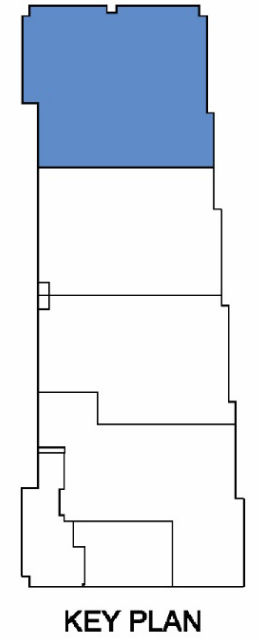
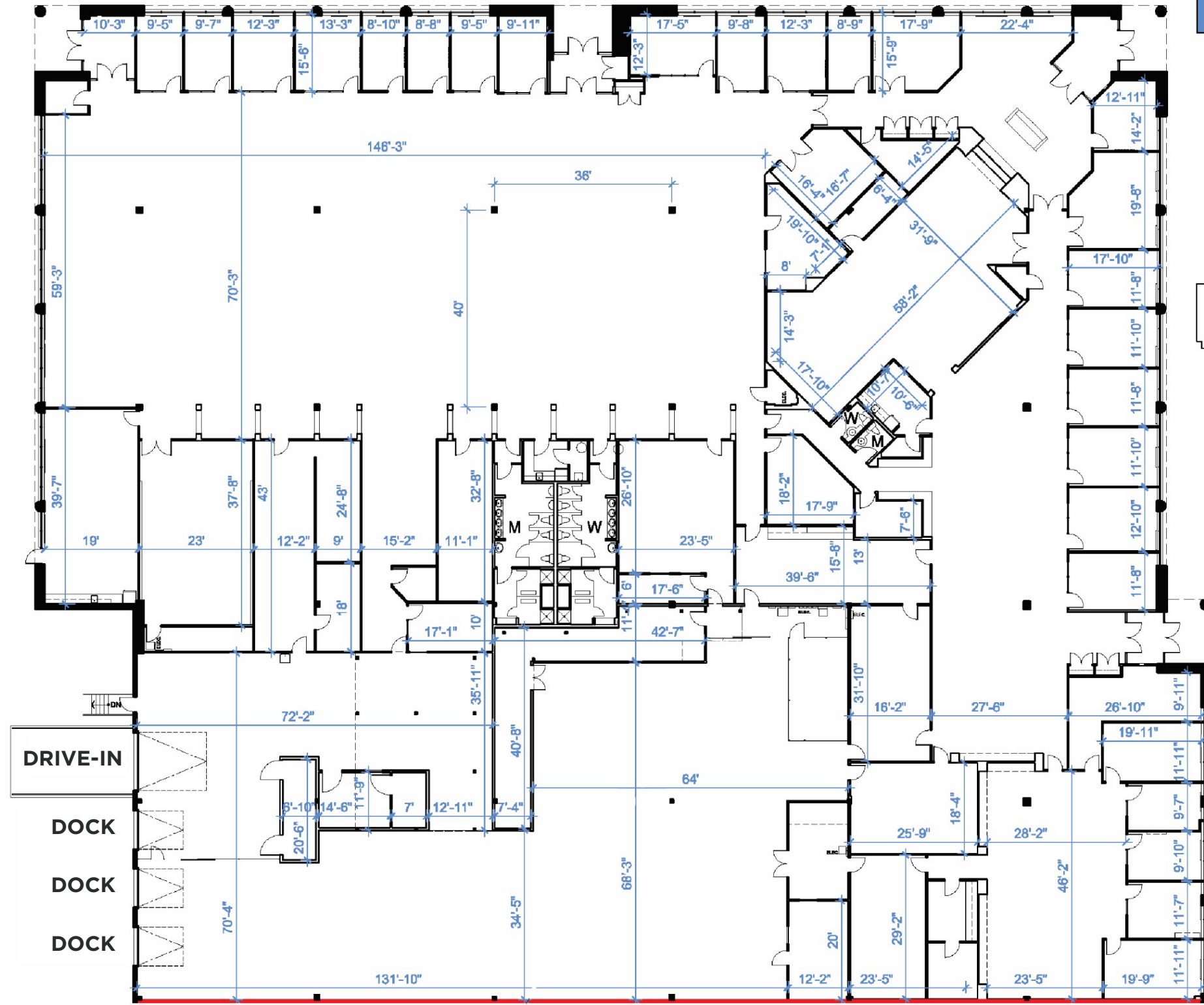
	OPTION 1	OPTION 2
TOTAL AVAILABLE SPACE	45,184 SF	44,464 SF
OFFICE SPACE	35,447 SF	9,788 SF
WAREHOUSE SPACE	9,737 SF	34,676 SF
CLEAR HEIGHT	24'	
TRUCK LEVEL DOORS	3	
DRIVE-IN DOOR	1	
POWER	400 Amps / 600 Volts	
ZONING	E1-19	
AVAILABLE	May 1, 2025	To be Determined
ASKING RATE	\$19.95 PSF	\$18.95 PSF
TMI	\$5.91 PSF (2025)	\$5.91 PSF (2025)





FLOOR PLAN OPTION 1

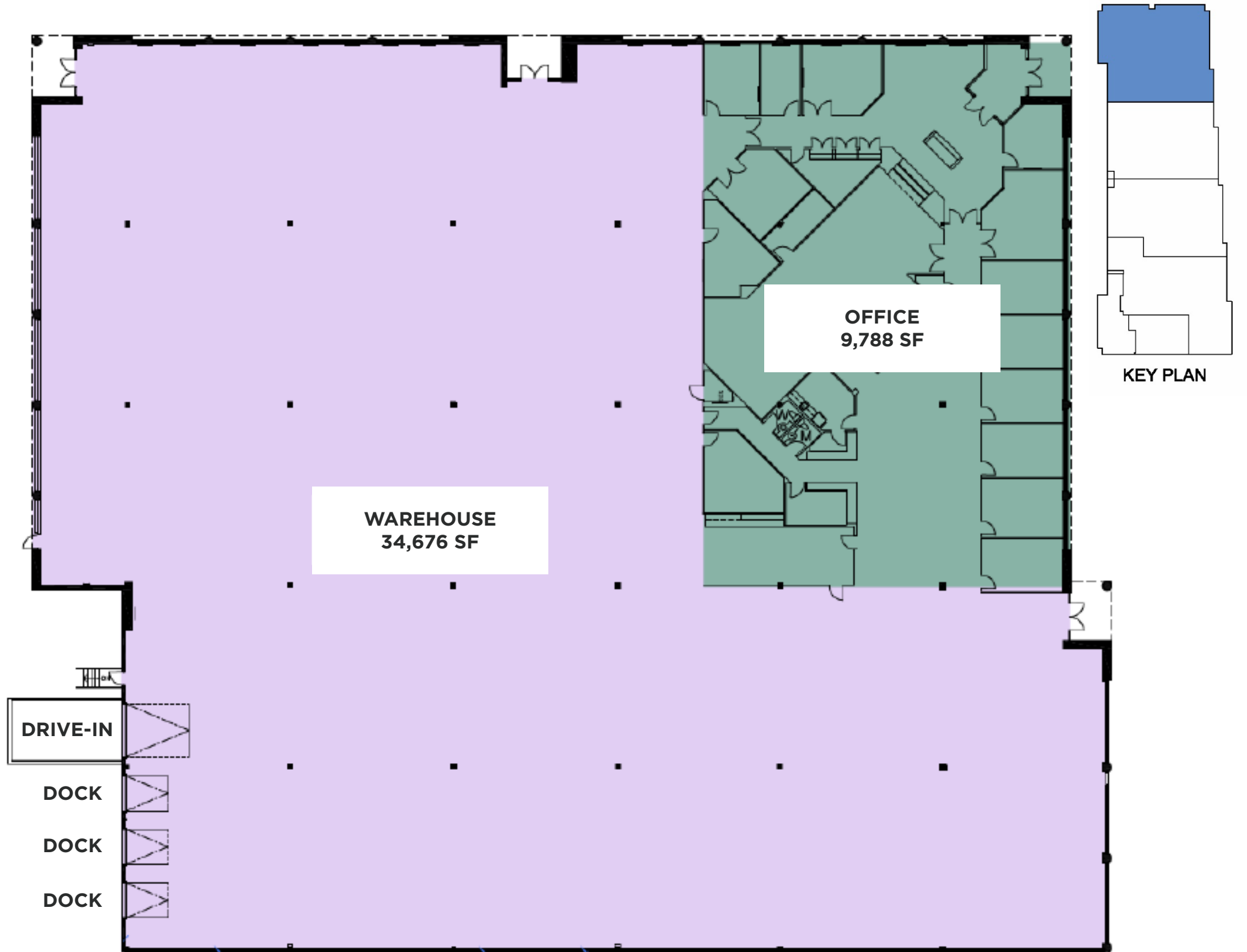
CURRENT CONFIGURATION



AREA SUMMARY	
	RENTABLE AREA
OFFICE	35,447 SF
WAREHOUSE	9,737 SF
TOTAL	45,184 SF

FLOOR PLAN OPTION 2

PROPOSED CONFIGURATION



AREA SUMMARY	
	RENTABLE AREA
OFFICE	9,788 SF
WAREHOUSE	34,676 SF
TOTAL	44,464 SF

Note: For illustrative purposes only. The Landlord and Cushman & Wakefield make no representation as to the accuracy and/or completeness of this information. Square footage is approximate and to be confirmed upon construction completion.

LOCATION AMENITIES

FOOD & RESTAURANTS

1. Union Social
2. Subway
3. Bravo Bistro
4. La Scala Ristorante
5. Starbucks
6. McDonalds
7. London Gate Pub
8. Tim Hortons
9. Pizza Pizza
10. Kelseys
11. Montana's
12. Wahlburgers

BANKS

1. CIBC
2. BMO
3. RBC
4. Scotiabank

HOTELS

1. TownPlace Suites
2. Best Western
3. Homewood Suites by Hilton
4. Hampton Inn by Hilton
5. Courtyard
6. Hilton Garden Inn

OTHER AMENITIES

1. Longo's
2. LA Fitness
3. No Frill's
4. Shopper's Drug Mart on Rathburn
5. Centennial Park Golf Centre

GAS STATION

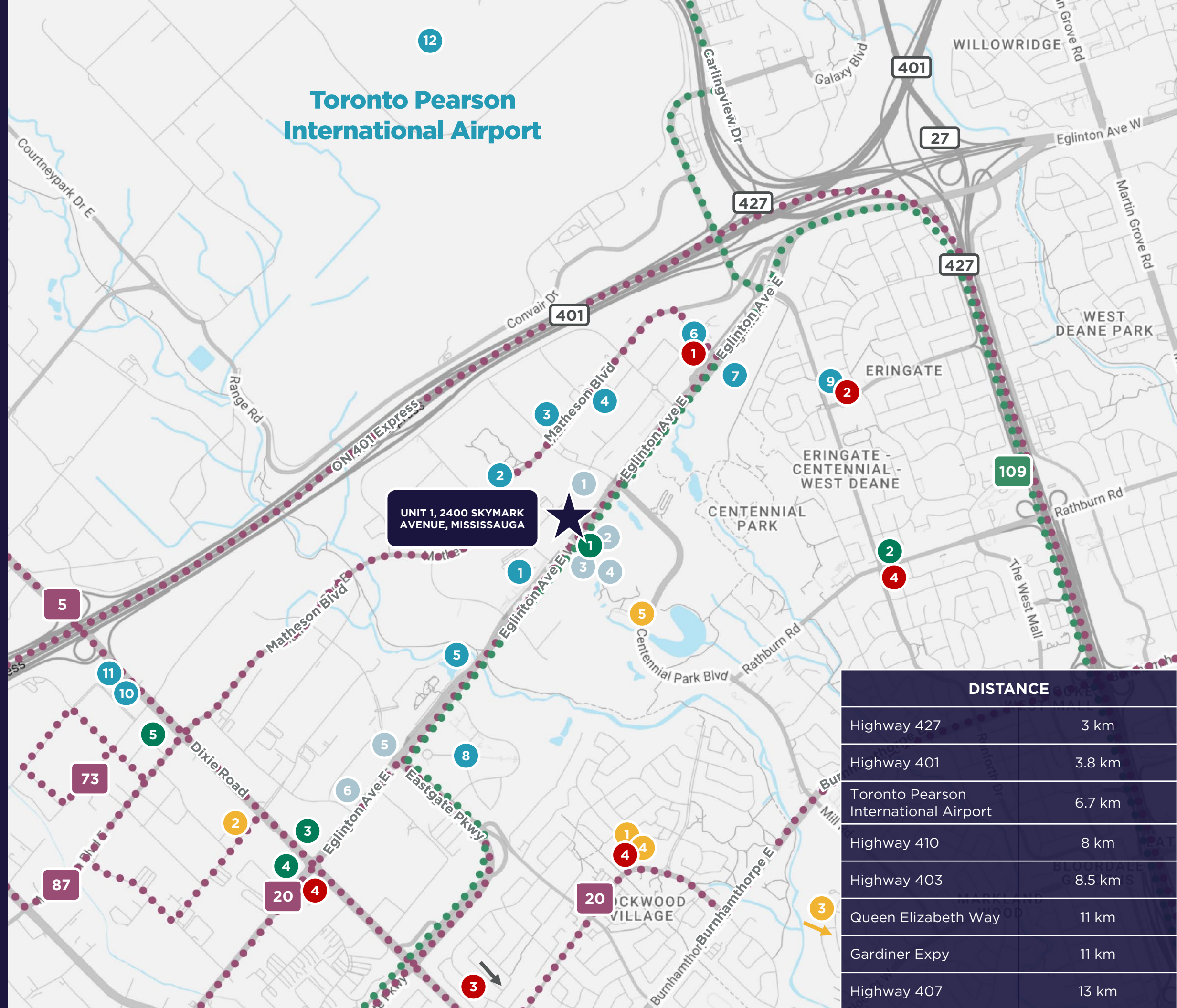
1. Petro Canada
2. Shell
3. Esso
4. Canadian Tire
5. Pioneer

MISSISSAUGA TRANSIT ROUTES

MISSISSAUGA EXPRESS ROUTES



Toronto Pearson International Airport



DISTANCE	
Highway 427	3 km
Highway 401	3.8 km
Toronto Pearson International Airport	6.7 km
Highway 410	8 km
Highway 403	8.5 km
Queen Elizabeth Way	11 km
Gardiner Expy	11 km
Highway 407	13 km

OUR TEAM



Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large Industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

[PUREINDUSTRIAL.CA](https://www.pureindustrial.ca)



Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries.

In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services.

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*Sales Representative

Better never settles