

LIMITED TIME TENANT INCENTIVE

**3 MONTHS OF NET FREE RENT ON
5-YEAR DEALS COMPLETED BEFORE
AUGUST 31, 2026.***

Drew Road

Torbram Road

2395-2421 Drew Road & 7290 Torbram Road

Premium Small Bay Industrial Units **For Lease**

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*Terms apply. Please reach out to Listing Team for more information.

Property Overview

Colliers is pleased to offer a multi-unit industrial leasing opportunity in the heart of Central Mississauga, prominently located at the intersection of Drew Road and Torbram Road. The buildings benefit from strong corner exposure along a heavy trafficked corridor, providing excellent visibility and accessibility.

The buildings offers some move-in ready units featuring office areas, washrooms, and efficient shipping, along with separately metered services. Professionally managed by Pure Industrial and well maintained, the property also provides ample on-site parking.

Ideally situated with convenient access to Highways 401, 410, and 403, and within minutes of Toronto Pearson International Airport, public transit, and a wide range of nearby amenities, this offering caters to a variety of industrial users.

Exclusive Offer

3 months of net free rent on 5-year deals completed before August 31, 2026.*

*Terms apply. Please reach out to Listing Team for more information.



Building Photos

Exterior

7290 Torbram Road



2395 Drew Road



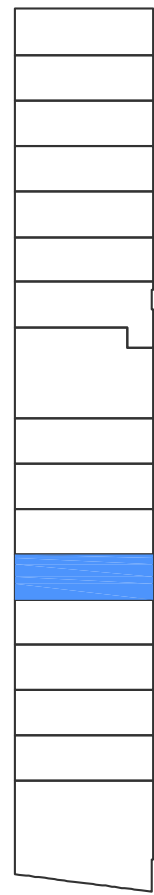
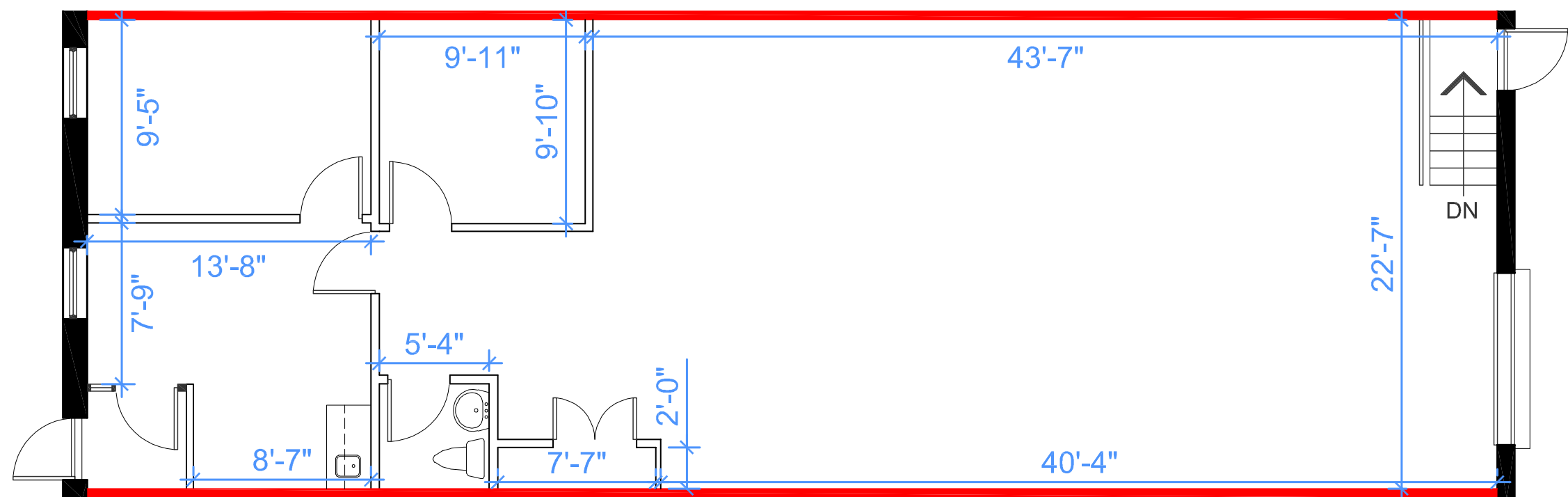
2405 - 2421 Drew Road



Floor Plan

7290 Torbram Road, Unit 7, Mississauga

7290 Torbram Road	Unit 7
Total Area (SF)	1,655
Office Area (SF)	516
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	30 Amps
Asking Price (PSF)	\$19.25
Additional Rent (PSF)	\$6.92
Gross Rent	\$26.17
Possession	September 1, 2026

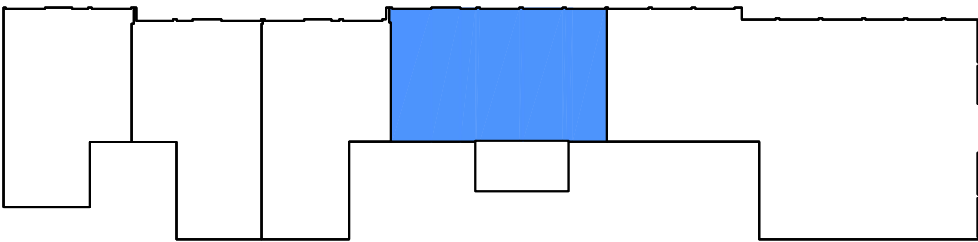
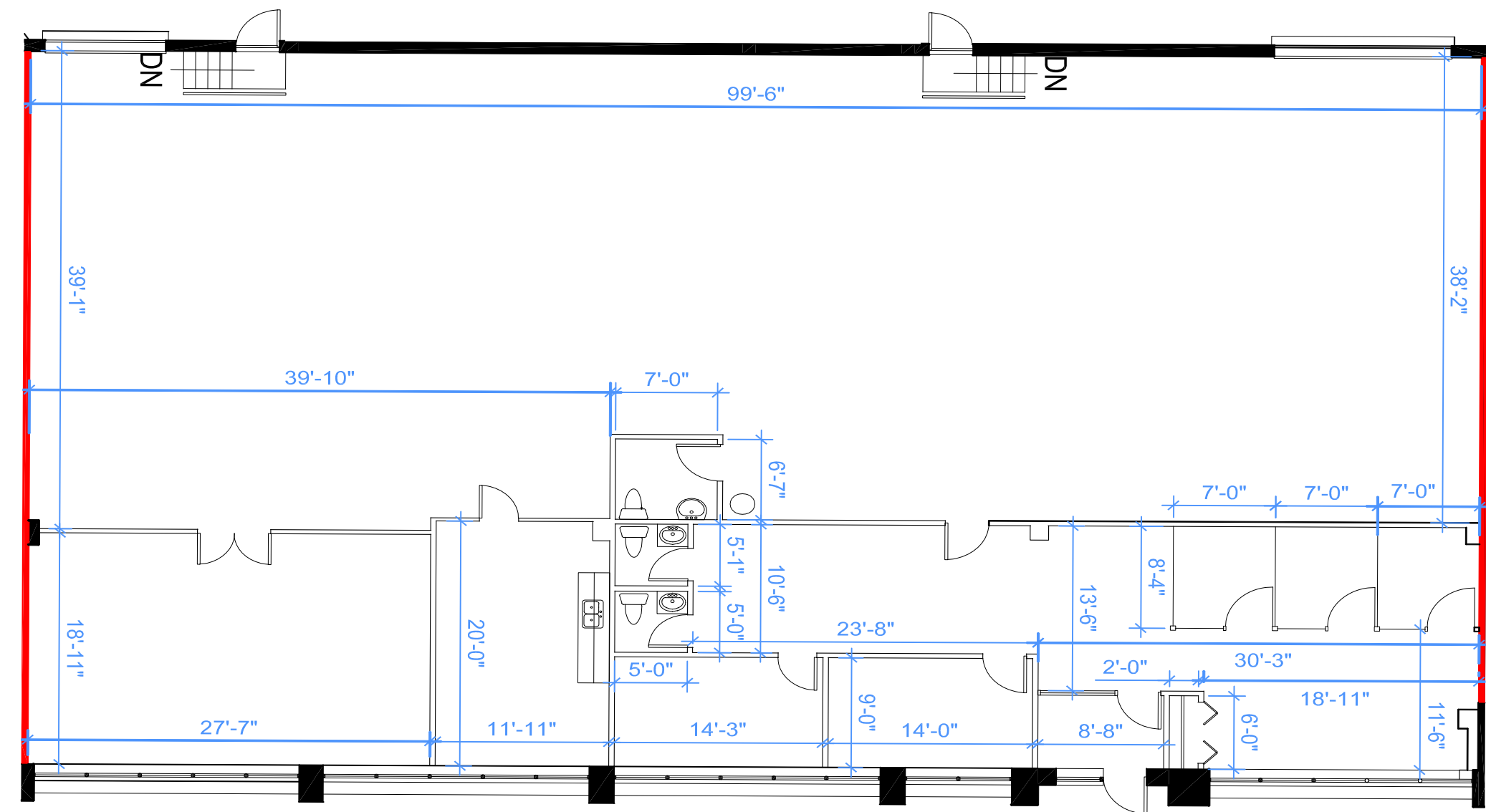


KEY PLAN

Floor Plan

2395 Drew Road, Unit 2-3, Mississauga

2395 Drew Road	Unit 2-3
Total Area (SF)	6,364
Office Area (SF)	1,419
Clear Height	18'
Shipping	2TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$19.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$26.42
Possession	Immediate

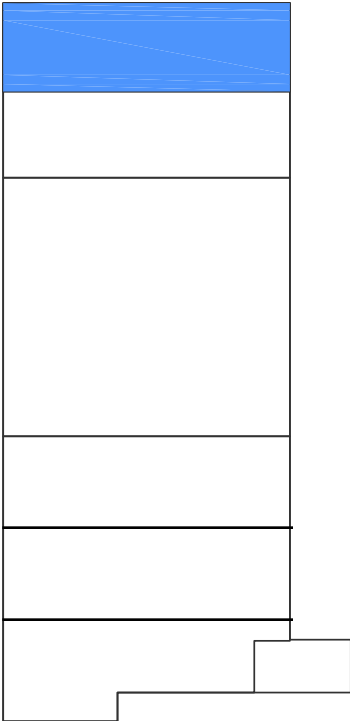
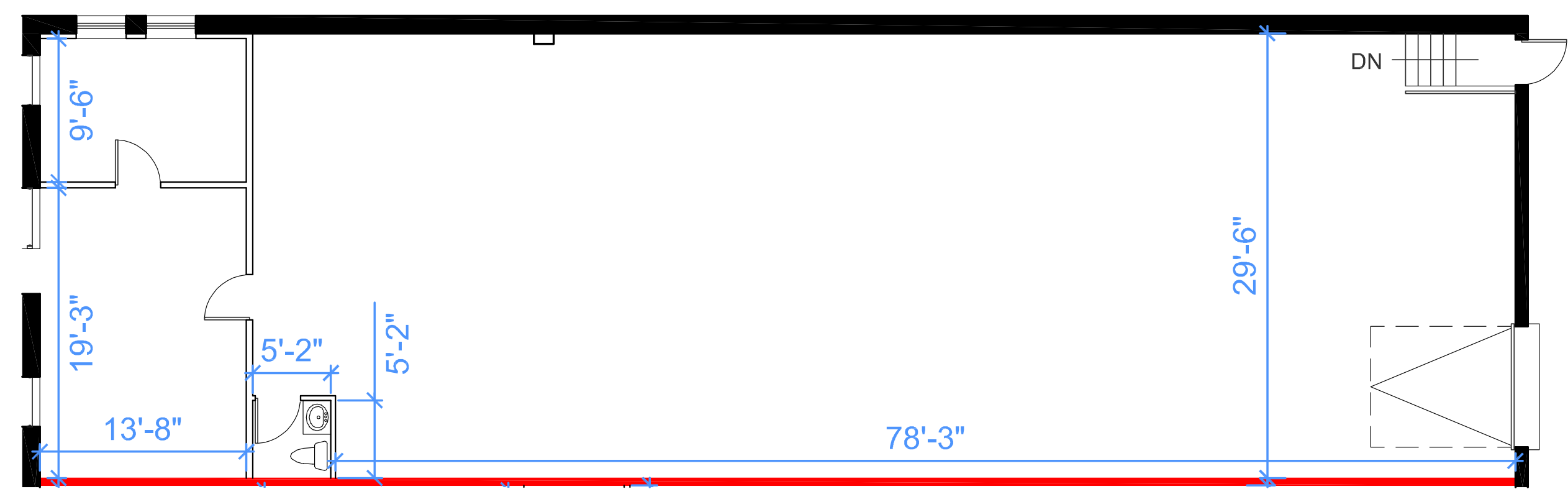


KEY PLAN

Floor Plan

2405 Drew Road, Mississauga

2405 Drew Road	
Total Area (SF)	3,225
Office Area (SF)	518
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	60 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$25.42
Possession	September 1, 2026

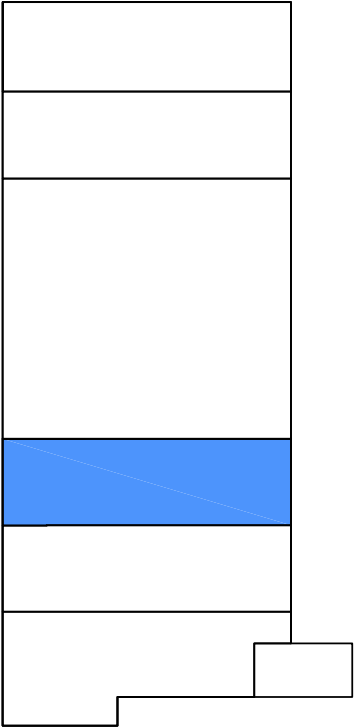
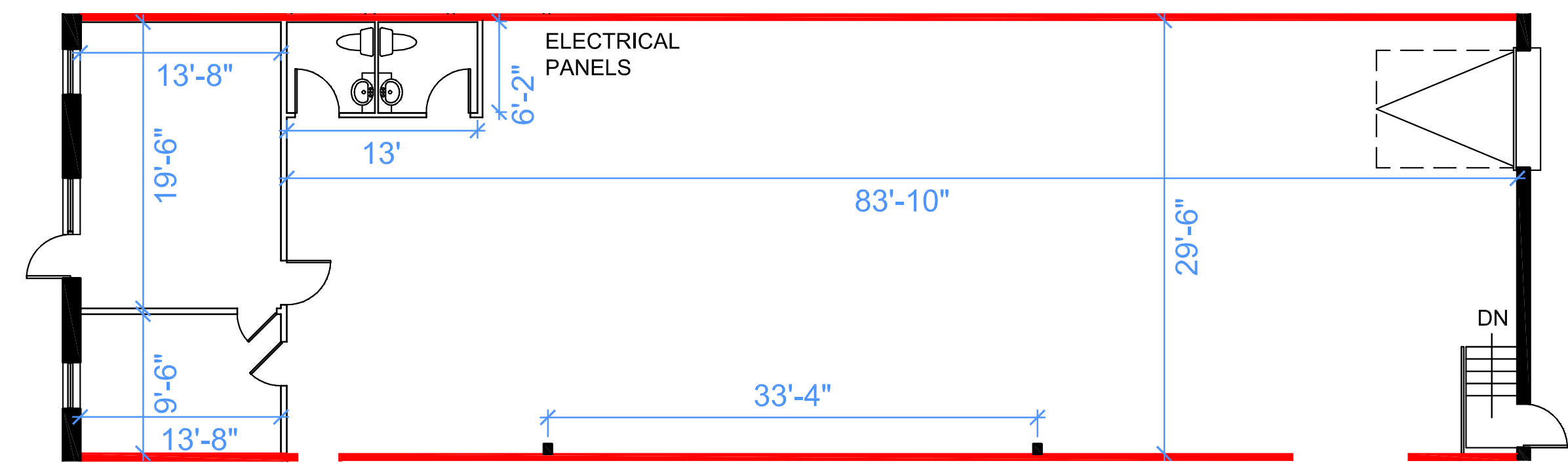


KEY PLAN

Floor Plan

2417 Drew Road, Mississauga

2417 Drew Road	
Total Area (SF)	3,135
Office Area (SF)	566
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$25.42
Possession	September 1, 2026

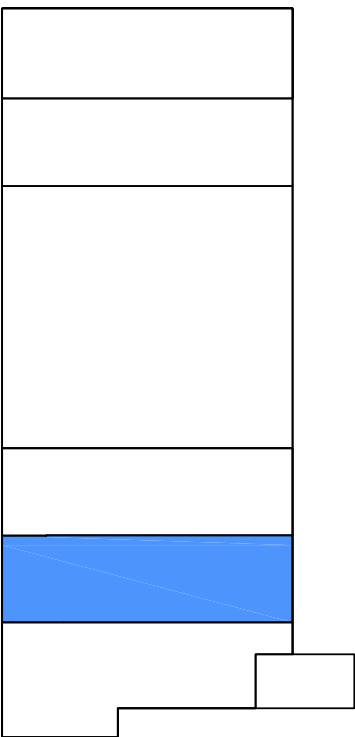
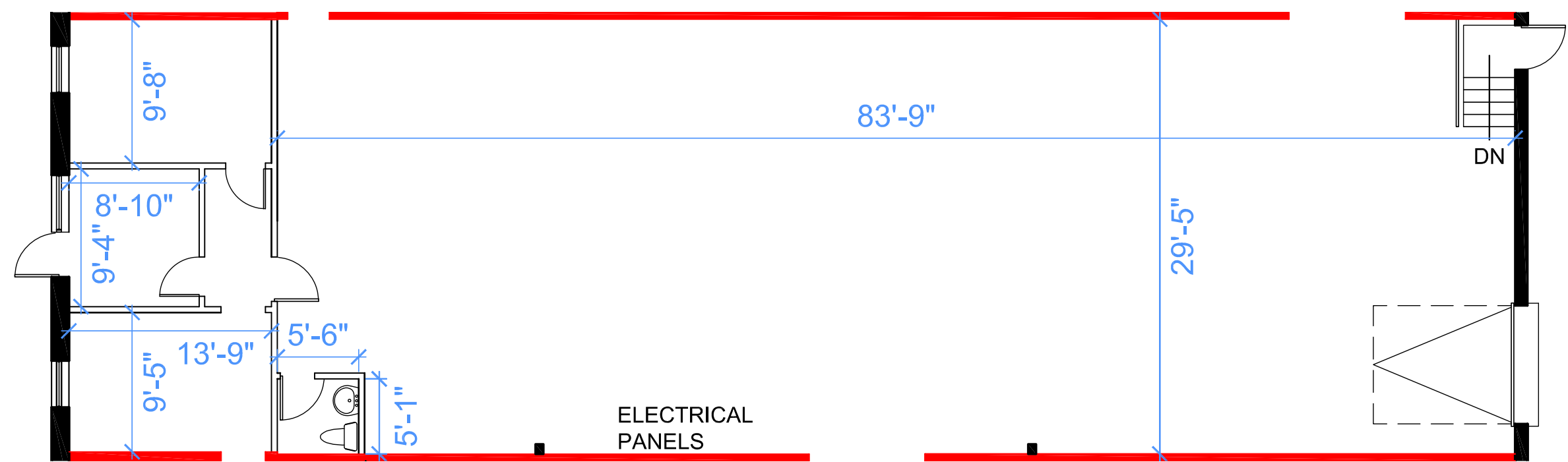


KEY PLAN

Floor Plan

2419 Drew Road, Mississauga

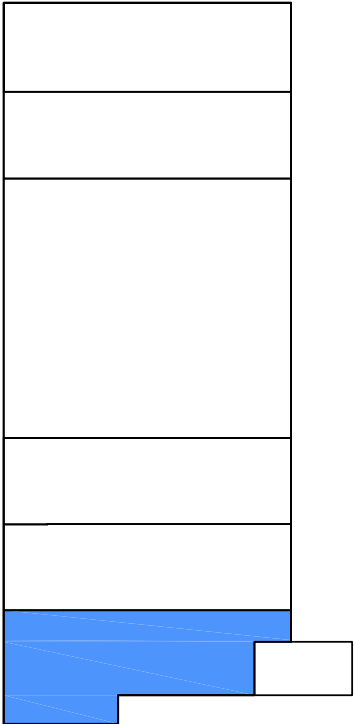
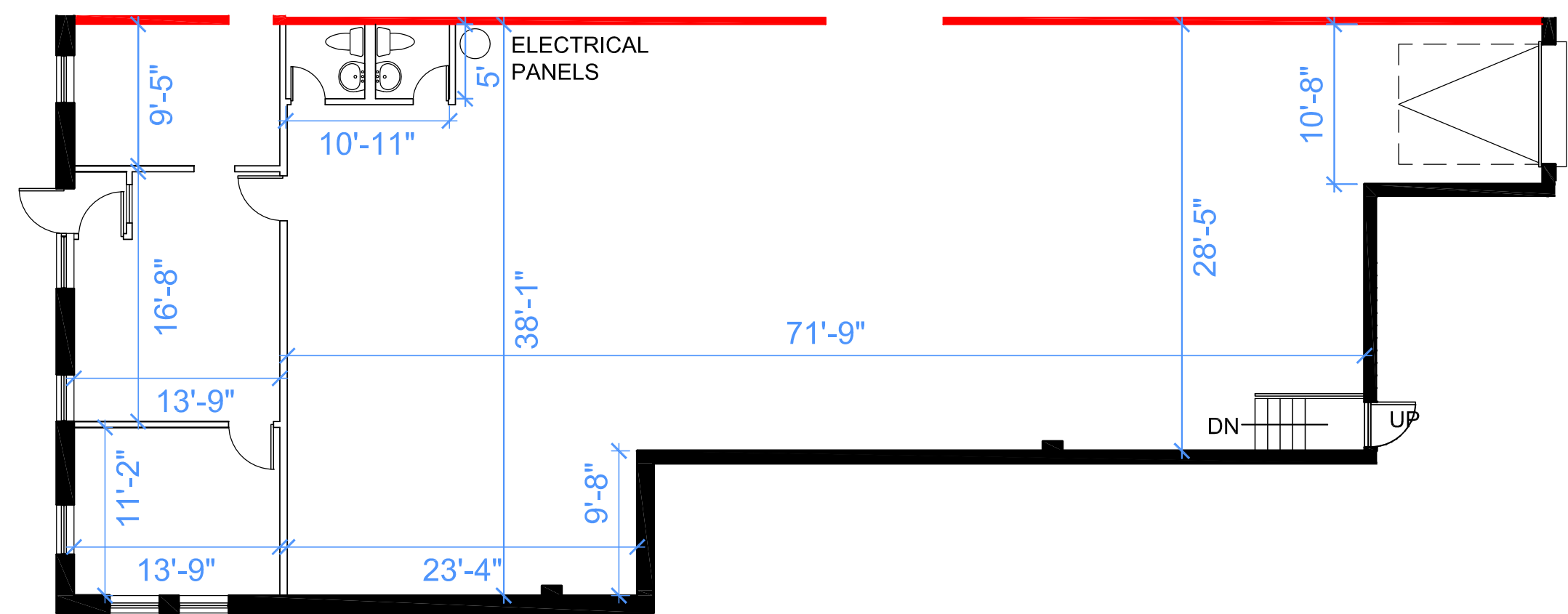
2419 Drew Road	
Total Area (SF)	3,124
Office Area (SF)	505
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$25.42
Possession	September 1, 2026



Floor Plan

2421 Drew Road, Mississauga

2421 Drew Road	
Total Area (SF)	3,250
Office Area (SF)	690
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent	\$25.42
Possession	August 1, 2026



KEY PLAN

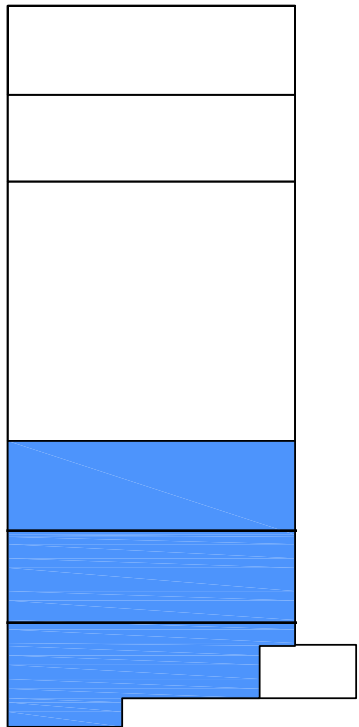
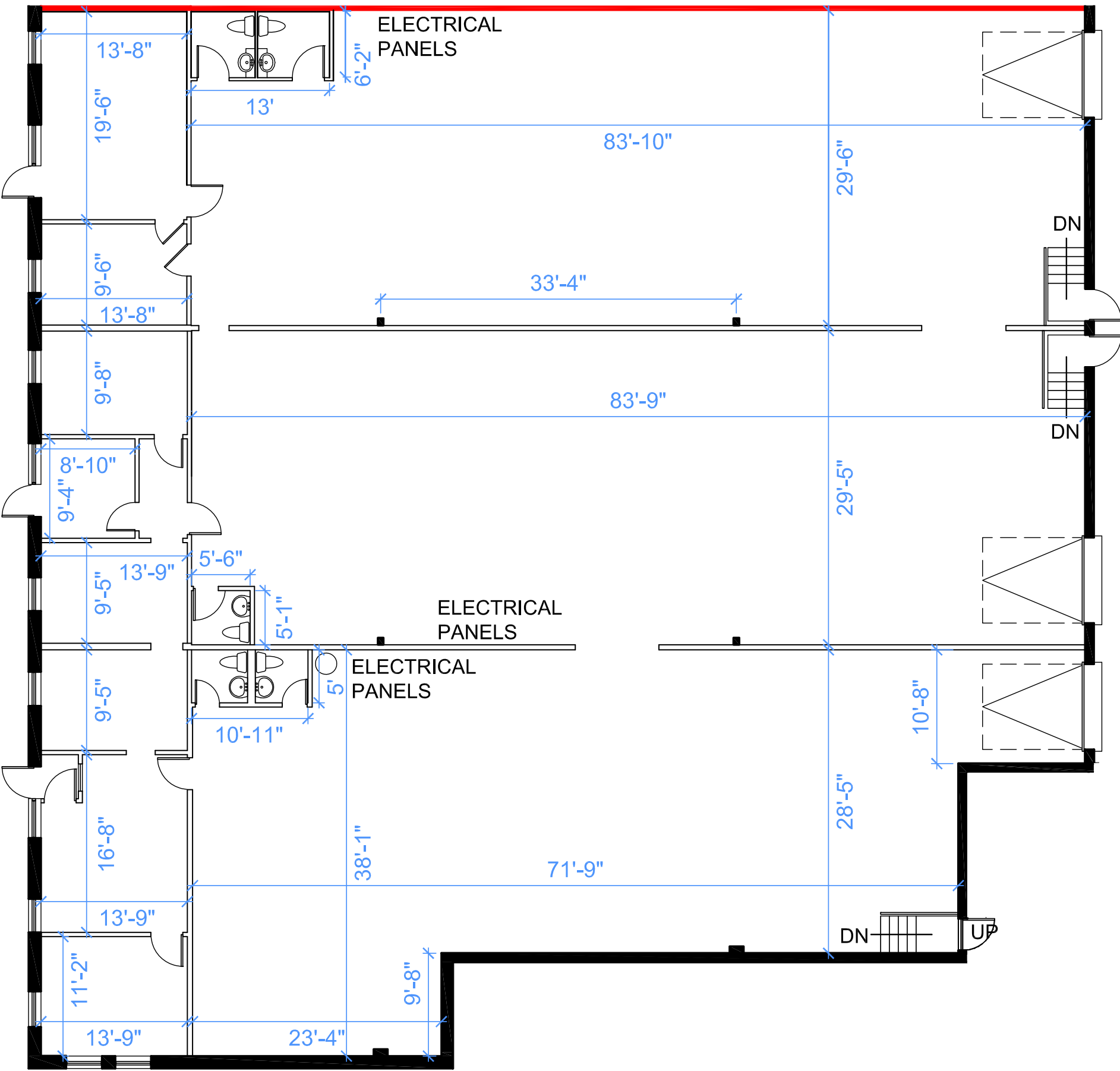


*Various configurations available

Floor Plan

Opportunity to Combine Units

2417, 2419, 2421 Drew Road	
Total Area (SF)	9,624
Clear Height	13'
Zoning	E3
Power	2417: 100A @ 347/600V 2419: 100A @ 347/600V 2421: 100A @ 347/600V



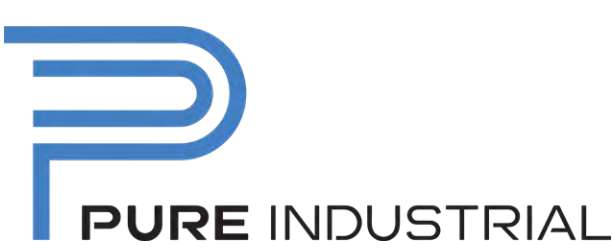
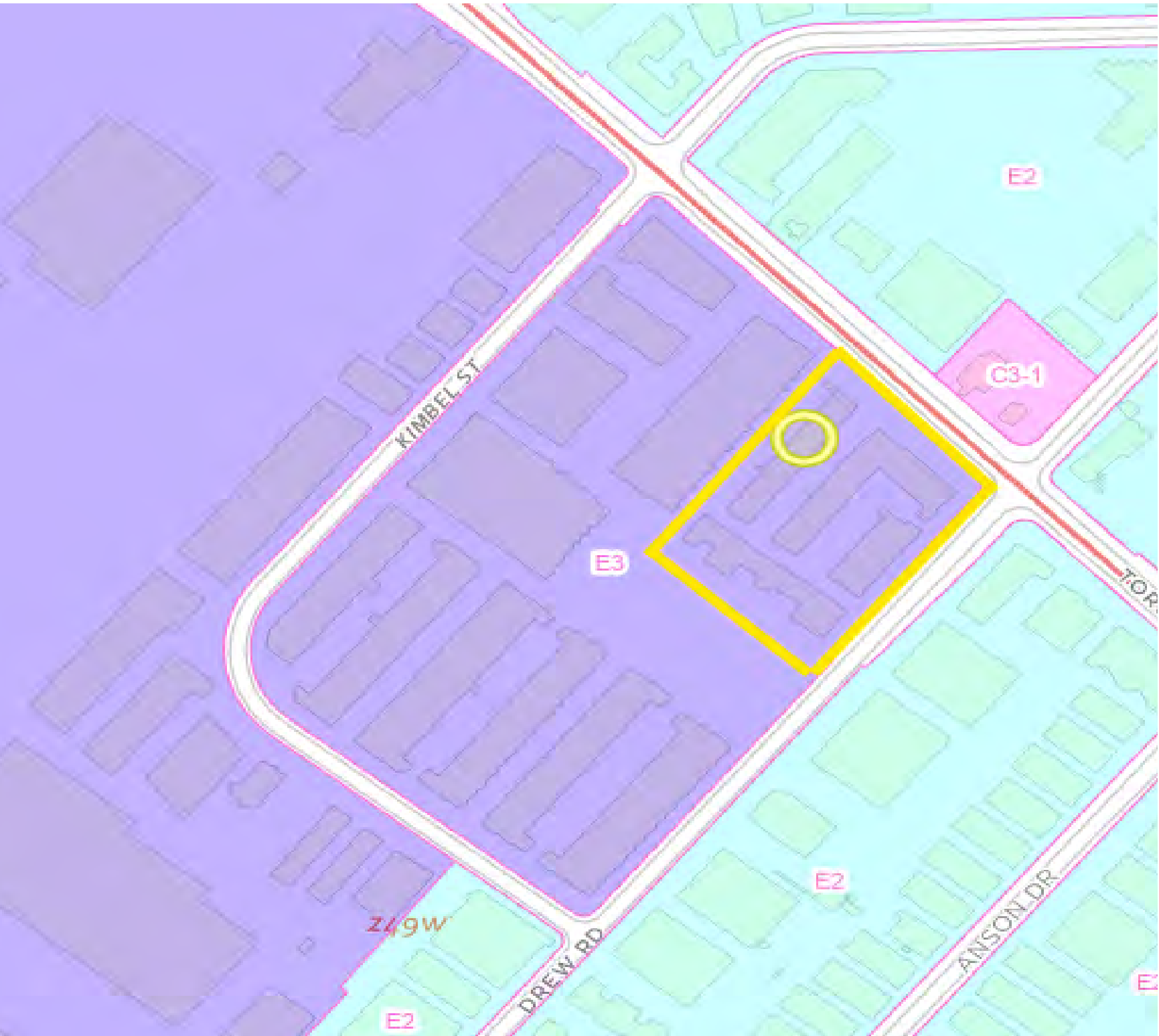
*Various configurations available

Zoning Overview

Zone E3 Industrial

Permitted Uses

- Office
- Broadcasting/Communication Facility
- Medical Office
- Manufacturing facility
- Waste Processing Station
- Composting Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Warehouse Distribution Facility
- Self Storage Facility
- Contractor Service Shop
- Restaruant
- Conveniene
- Take-Out Restaurant
- Commercial school
- Financial Institution*
- Veterinary Clinic
- Banquet Hall/Conference Centre/Convention Centre
- Animal Boarding Establishment
- University/College



*Prospective tenants will be responsible for confirming and satisfying zoning requirements.

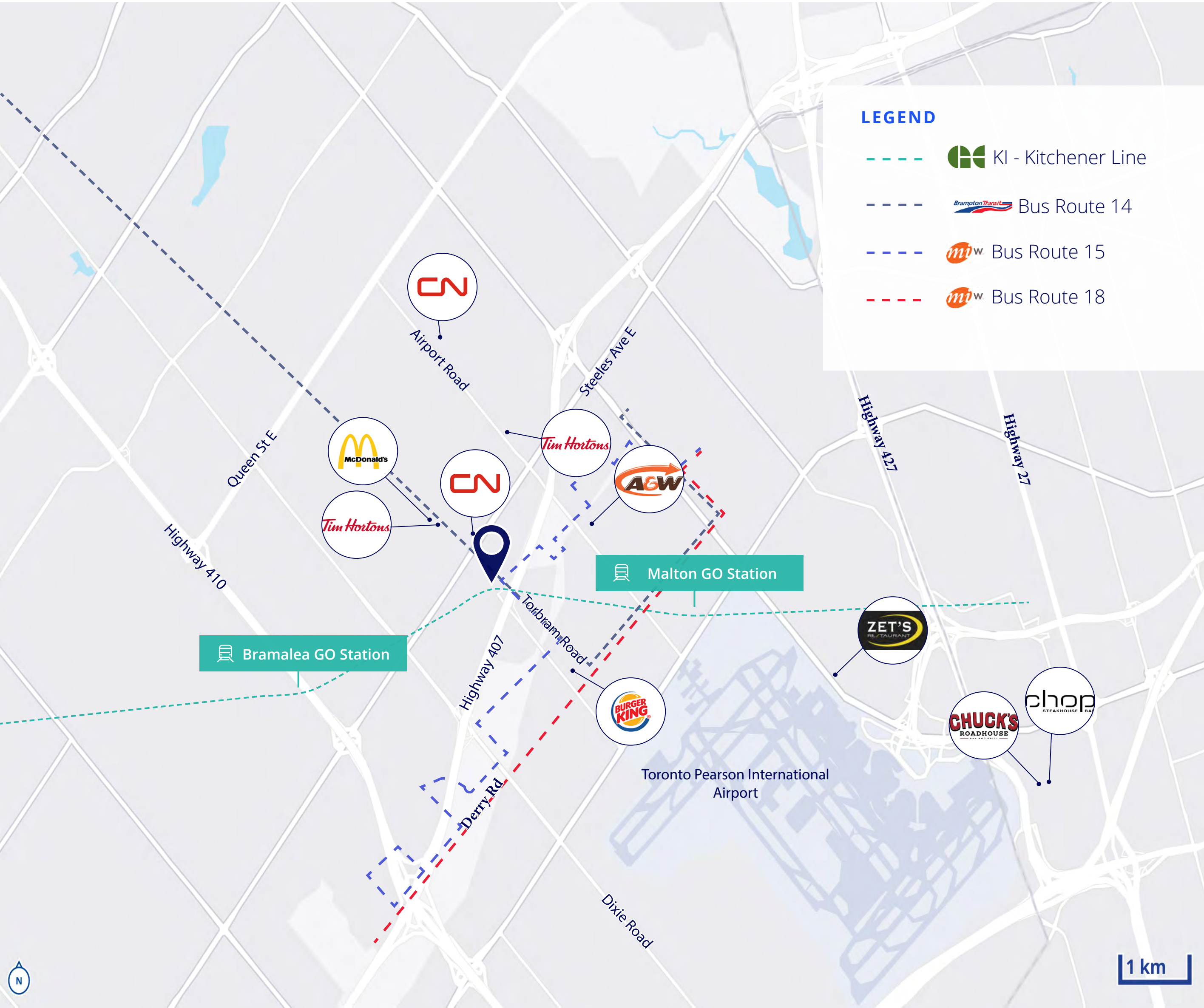
Connectivity & Access

Amenities, ease of access, transit, quick access to major highways and airport, and well-developed infrastructure supports workforce attraction and retention.

Located in Northeast Mississauga, 2395-2421 Drew Road and 7270-7290 Torbram Road form a highly strategic location with an extensive range of surrounding amenities that enhance its appeal for both tenants and employees.

The Property is exceptionally well-served by regional and local transit, providing convenient options for employees and visitors. It is located just minutes from major highways including Highways 410, 427, and 407, offering direct connections to the Greater Toronto Area. GO Transit services are accessible nearby, while local bus routes provide additional commuting options.

407	Highway 407	6 MIN	CPKC	CPCK Intermodal	26 MIN
410	Highway 410	12 MIN		Downtown Toronto	45 MIN
427	Highway 427	12 MIN		U.S.A. Border	90 MIN
401	Highway 401	16 MIN		Pearson Airport	13 MIN
400	Highway 400	25 MIN			
QEW	Queen Elizabeth Way	25 MIN			



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.

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Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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