

INDUSTRIAL | FOR LEASE

CBRE

# 475 ADMIRAL BOULEVARD MISSISSAUGA, ON

219,950 SQ. FT. QUALITY INDUSTRIAL FREESTANDING FACILITY

## CONTACT US



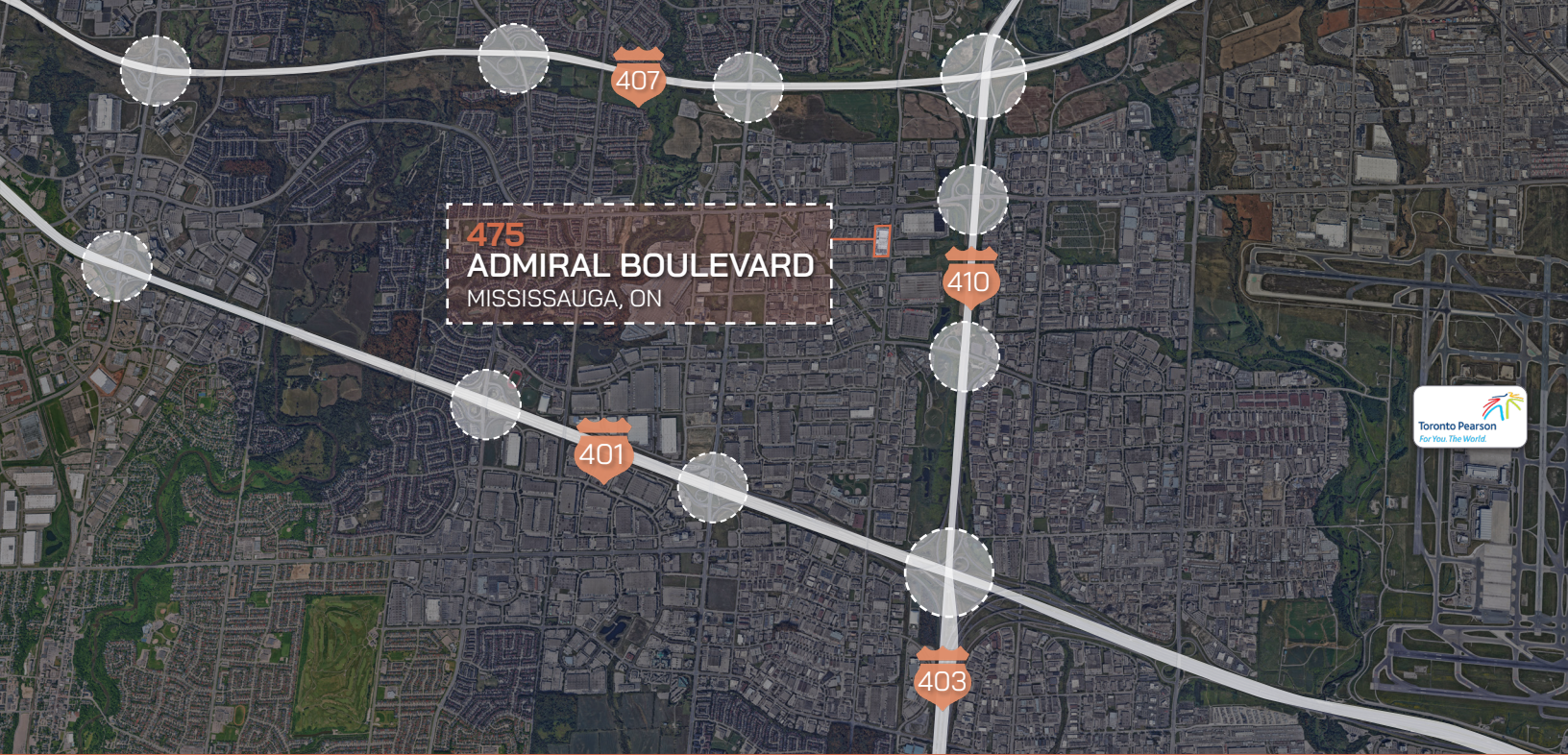
**DRAKE LAFONTAINE**  
Sales Representative  
416 798 6224  
drake.lafontaine@cbre.com



**KAREN PICKERNELL\***  
Transaction Manager  
647 702 1327  
karen.pickernell@cbre.com

\*Sales Representative





## BUILDING DETAILS

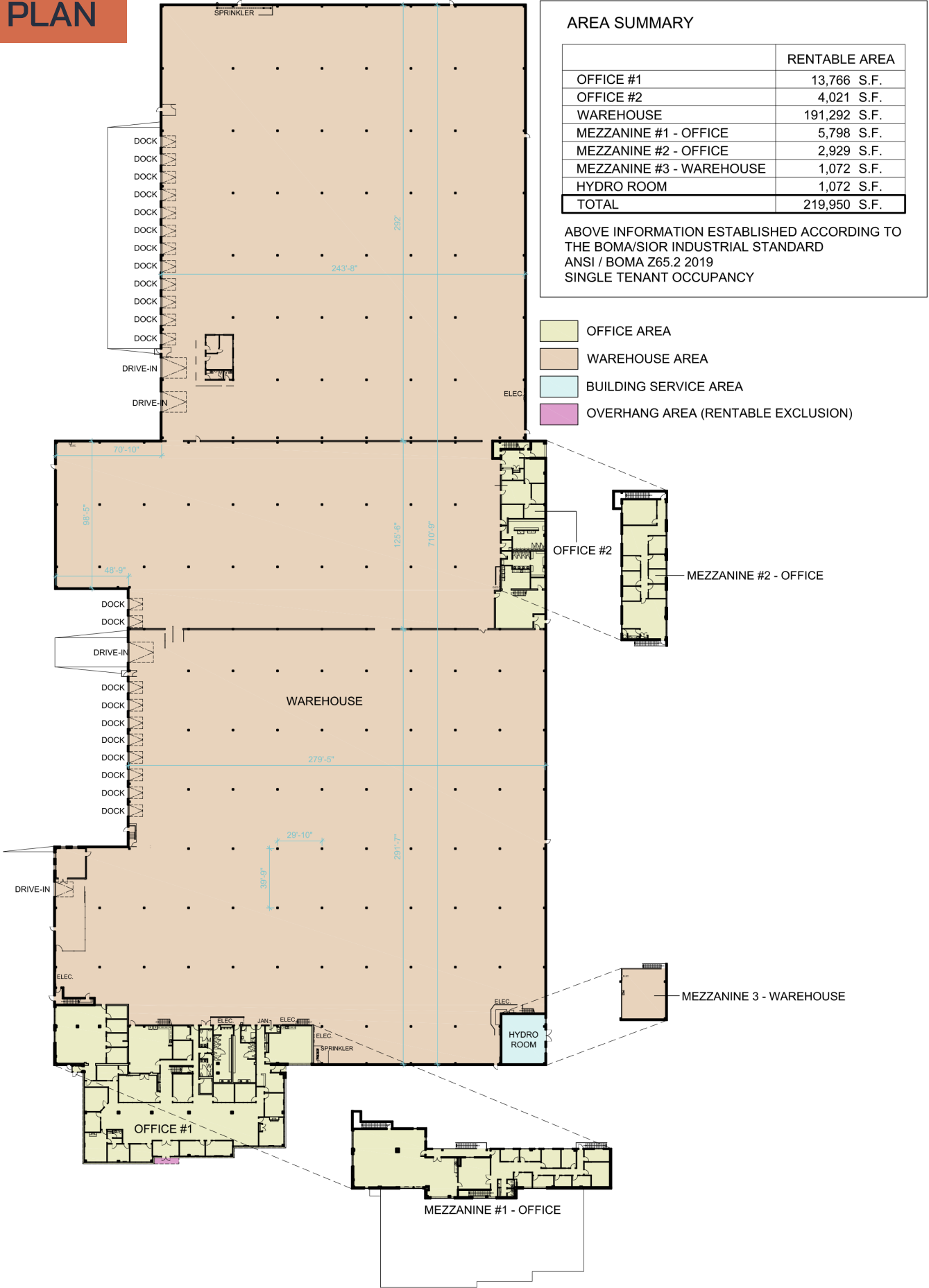
TOTAL AREA	219,950 SQ. FT.
OFFICE AREA	26,514 SQ. FT.
INDUSTRIAL AREA	193,436 SQ. FT.
SHIPPING DOORS	22 Truck Level   4 Drive-In
CLEAR HEIGHT	23' 11"
BAY SIZE	39' 9" W X 29' 10" L
ZONING	E2
POWER	2,500 AMPS
HEAT TYPE	Gas, forced air open
SPRINKLERS	CMSA K16.8 Cartoned non-expanded plastics to 25' in Multi Row Racks
LEASE RATE	\$16.75 SQ. FT. Net
T.M.I. (2026)	\$3.75 Per SQ. FT.
POSSESSION	November 1, 2026

### COMMENTS

- Access to the 410 is less than 1 km from site
- Three points of ingress/egress
- Separation between shipping area and employee parking
- Fully fenced and gated shipping yard
- Site is located on a corner lot, with exposure on 3 streets
- Great signage opportunity for tenants
- Ample employee parking
- Potential for existing racking
- Rare heavy power available at 2,500 A



**FLOOR PLAN**



**AREA SUMMARY**

	RENTABLE AREA
OFFICE #1	13,766 S.F.
OFFICE #2	4,021 S.F.
WAREHOUSE	191,292 S.F.
MEZZANINE #1 - OFFICE	5,798 S.F.
MEZZANINE #2 - OFFICE	2,929 S.F.
MEZZANINE #3 - WAREHOUSE	1,072 S.F.
HYDRO ROOM	1,072 S.F.
<b>TOTAL</b>	<b>219,950 S.F.</b>

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANSI / BOMA Z65.2 2019 SINGLE TENANT OCCUPANCY

- OFFICE AREA
- WAREHOUSE AREA
- BUILDING SERVICE AREA
- OVERHANG AREA (RENTABLE EXCLUSION)

PROPERTY PICTURES



# SURROUNDING AREA

## TRANSIT

- Route 17 - Hurontario
- Route 57 - Courtneyark
- Route 53 - Kennedy
- Route 42 - Derry
- Route 18 - McLaughlin
- Route 107 - Hurontario Express







**475 ADMIRAL BOULEVARD**



## AMENITIES

- |  |   |  |
|--|---|--|
| <p>1 Tim Hortons</p> <p>2 McDonalds<br/>Montanas<br/>Subway<br/>Dairy Queen<br/>Boston Pizza</p> <p>3 Shoppers Drug Mart<br/>Dollarama<br/>Tim Hortons<br/>Popeyes<br/>Nofrills<br/>Food Basics<br/>RBC<br/>LCBO</p> | <p>4 Pet Smart<br/>Party City<br/>Winners<br/>Milestones<br/>LCBO<br/>The Keg<br/>Beer Store<br/>Harvey's<br/>East Side<br/>Marios<br/>McDonalds<br/>RBC<br/>Costco</p> | <p>5 Mr. Lube<br/>Longos<br/>Scotiabank<br/>Subway<br/>McDonalds<br/>Dollarama</p> <p>6 Leon's</p> <p>7 Wendy's</p> <p>8 Burger King</p> |
|--|---|--|

## DEMOGRAPHICS

 <b>Population (within 10 KM)</b> <span style="font-size: 2em;">810,343</span>	 <b>Workforce (within 10 KM)</b> <span style="font-size: 2em;">413,461</span>
 <b>Population Change (2019-2024)</b> <span style="font-size: 2em;">8.4%</span>	 <b>Transit Score</b> <span style="font-size: 2em;">56</span>

INDUSTRIAL | FOR LEASE

# 475 ADMIRAL BOULEVARD MISSISSAUGA, ON

219,950 SQ. FT. QUALITY INDUSTRIAL FREESTANDING FACILITY

## CONTACT US

**DRAKE LAFONTAINE**

Sales Representative  
416 798 6224  
drake.lafontaine@cbre.com

**KAREN PICKERNELL\***

Transaction Manager  
647 702 1327  
karen.pickernell@cbre.com

\*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth