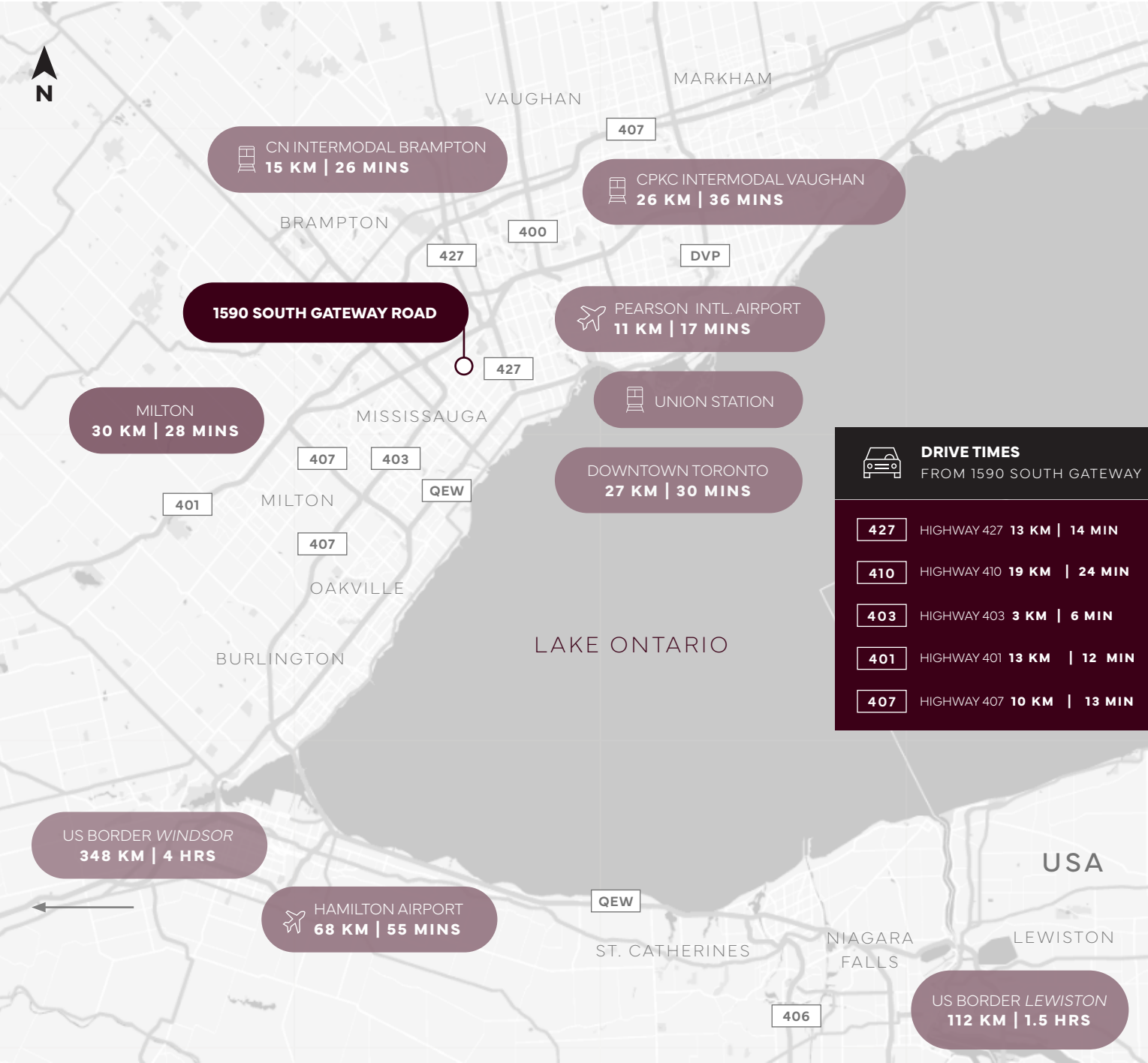


1590 SOUTH GATEWAY ROAD | MISSISSAUGA, ON



FOR SUBLEASE

1590 South Gateway Road

Mississauga, Ontario



NEWMARK CANADA, BROKERAGE
320 Bay Street, Suite 710
Toronto, Ontario M5H 4A6
t 416 599 3700
www.nmrk.com

BRIAN RUDOLPH**
Managing Director, Broker of Record
t 416-594-4205
brian.rudolph@nmrk.com

* Sales Representative. ** Broker
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NEWMARK

BRIAN RUDOLPH**
Managing Director, Broker of Record
t 416-594-4205
brian.prevoe@nmrk.com

BEN GEIST*
Managing Director
t 416-594-4202
ben.geist@nmrk.com

NEWMARK

PROPERTY SPECIFICATIONS	
BUILDING TYPE	INDUSTRIAL
YEAR BUILT	2007
SUBLEASE AREA	102,025 SF
INDUSTRIAL AREA	97,025 SF
OFFICE AREA	5,000 SF
CLEAR HEIGHT	28.5 FEET
SHIPPING	7 TRUCK LEVEL, 1 DRIVE-IN
PARKING	1.19 / 1,000 SF
SPRINKLERS	STANDARD HAZARD
POWER	1000 A / 600 V
ZONING	E2
ASKING RATE	CONTACT LISTING AGENT
TMI	\$4.30 PSF (2025)
OCCUPANCY	DECEMBER 2027

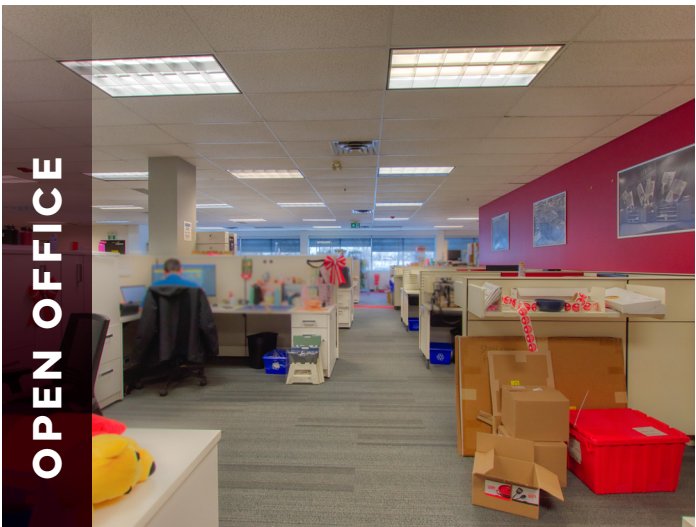
1590 South Gateway Road offers a strategic sublease opportunity within one of Mississauga’s most established employment corridors. Located in the South Gateway/Dixie industrial node, the property benefits from immediate access to Highways 401 and 403, providing seamless connectivity throughout the Greater Toronto Area, Downtown Toronto, Toronto Pearson International Airport, and major U.S. border crossings via the QEW and regional highway network.

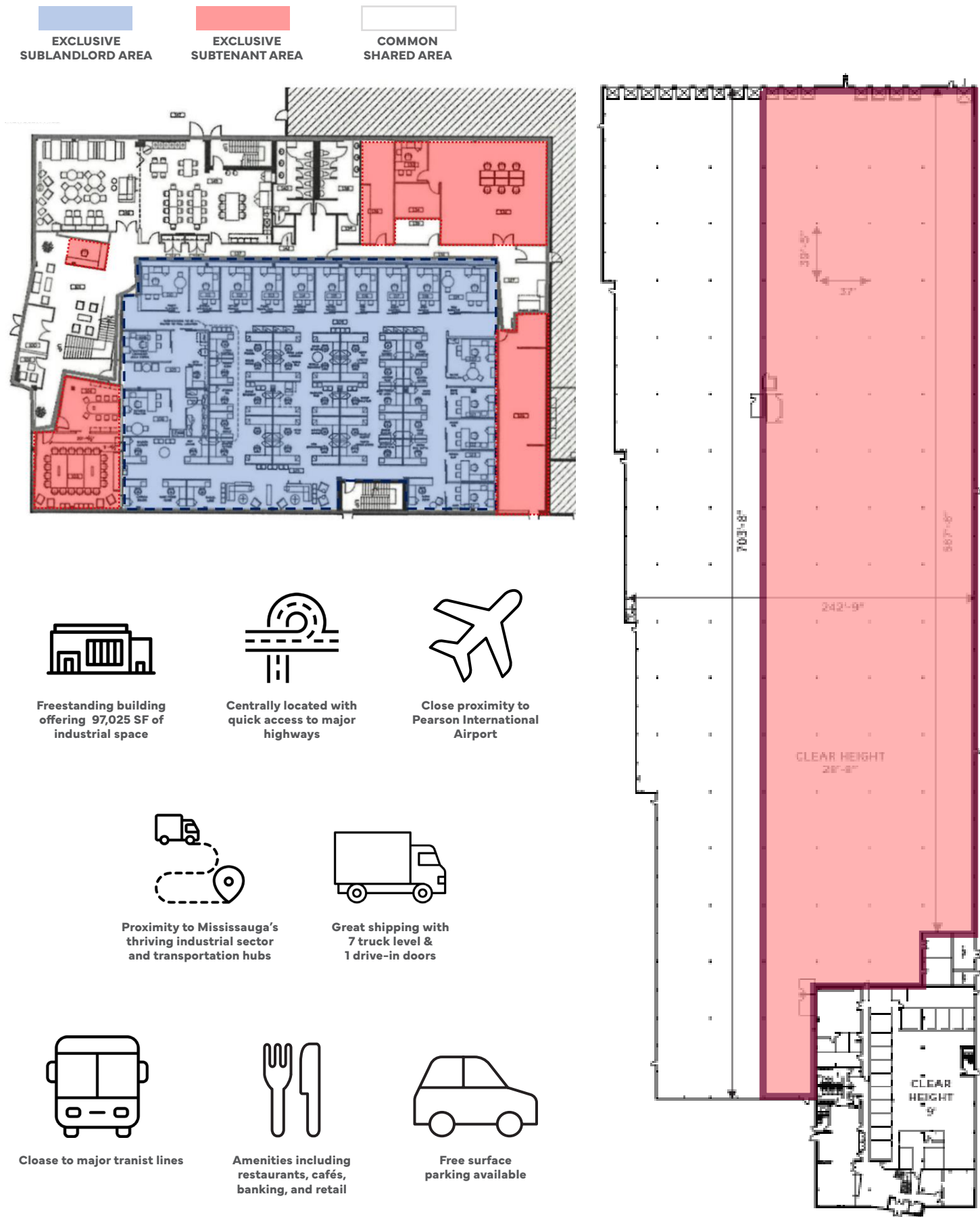
The building is situated within a mature industrial district surrounded by a strong roster of corporate occupiers and logistics users, including General Mills Canada, Atlantic Packaging Products Ltd., and other established manufacturing and distribution operations in the Dixie corridor.

Public transit connectivity is readily available through MiWay bus routes and the nearby Mississauga Transitway, offering efficient service across the city and connections to regional transit networks.

Nearby retail nodes offering restaurants, cafés, banking services, fitness facilities, and everyday conveniences that enhance the employee experience.

This sublease opportunity presents a well-connected, amenity-rich location within one of Canada’s strongest logistics markets.







OPEN OFFICE



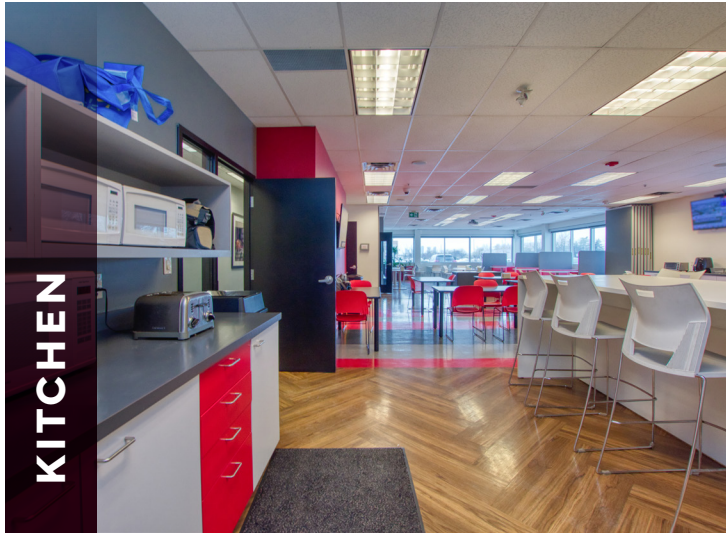
BREAK AREA



BREAK AREA



KITCHEN



KITCHEN