

# ARGENTIA BUSINESS PARK

2790-2900 Argentia Road,  
Mississauga, ON



PREMIUM SMALL BAY INDUSTRIAL  
3,024 SF - 17,814 SF

**GWL** REALTY  
ADVISORS

 **CUSHMAN &  
WAKEFIELD**

# ARGENTIA BUSINESS PARK



## Small Bays. Big Advantages.

Current Asking Rents  
**\$19.50 - \$20.50 PSF**

Additional Rent  
**\$6.84 PSF**

Argentia Business Park delivers over 639,000 square feet of premium small-bay industrial space in the heart of Mississauga's thriving Meadowvale corridor. With direct exposure to Highway 401 and seamless access to regional transit, the park enables businesses to move faster and operate with confidence.



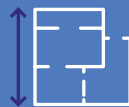
# Highlights

44-ACRE BUSINESS PARK  
639,337 SF

16-SINGLE STOREY BUILDINGS

79,841 SF available

Units ranging between  
3,024 SF - 17,814 SF



22' CLEAR  
HEIGHT



SURFACE  
PARKING  
1,198 CARS



DIRECT  
EXPOSURE TO  
HIGHWAY 401



CLOSE TO  
MEADOWVALE GO  
TRANSIT STATION



# Current Availabilities

Address	Unit	Area	Rate	TL Doors	Clear Height	Office %
2800	7	7,934 sf	\$20.50	2	22'	26%
2810	1	8,485 sf	\$19.95	1	22'	36%
2810	8	10,123 sf	\$20.50	2	22'	32%
2820	4	4,058 sf	\$20.25	1	22'	58%
2830	5-6	5,967 sf	\$20.25	2	22'	35%
2850	3	3,024 sf	\$19.50	1	22'	57%
2880	8-9	15,169 sf	\$19.95	4	22'	21%
2900	4	3,628 sf	\$20.25	1	22'	46%
2900	6	3,639 sf	\$20.25	1	22'	30%
2900	9-10	17,814 sf	\$19.95	4	22'	23%

# Model Suites



Images shown represent recently renovated model suites within the business park. Available units may vary in configuration, finishes, and condition. Images are intended solely to illustrate potential fit-out quality and design. Contact us to learn more.



# Accelerated Access

With a strategic location off Highway 401, Argentia Business Park offers businesses quick access to major cities across Southern Ontario offering a competitive edge in today's fast-paced market.

Hwy 401	1 min
Hwy 407	4 min
Hwy 403	11 min

Brampton	17 min
Milton	23 min
Oakville	27 min
Vaughan	28 min
Downtown Toronto	35 min
Scarborough	37 min
Markham	39 min
Burlington	40 min
Guelph	45 min
Hamilton	47 min

Meadowvale GO Station 7 min

Toronto Pearson International Airport (YYZ) 19 min

John C. Munro Hamilton International Airport 54 min



## DEMOGRAPHICS WITHIN 15 KM



TOTAL POPULATION  
1,658,521



TOTAL HOUSEHOLDS  
508,073



AVERAGE AGE  
38



AVERAGE HOUSEHOLD INCOME  
\$173,254

# Prime Location

Surrounded by a dynamic mix of retail, dining, and everyday conveniences, Argentia Business Park keeps teams close to everything they need to stay productive and energized throughout the workday.



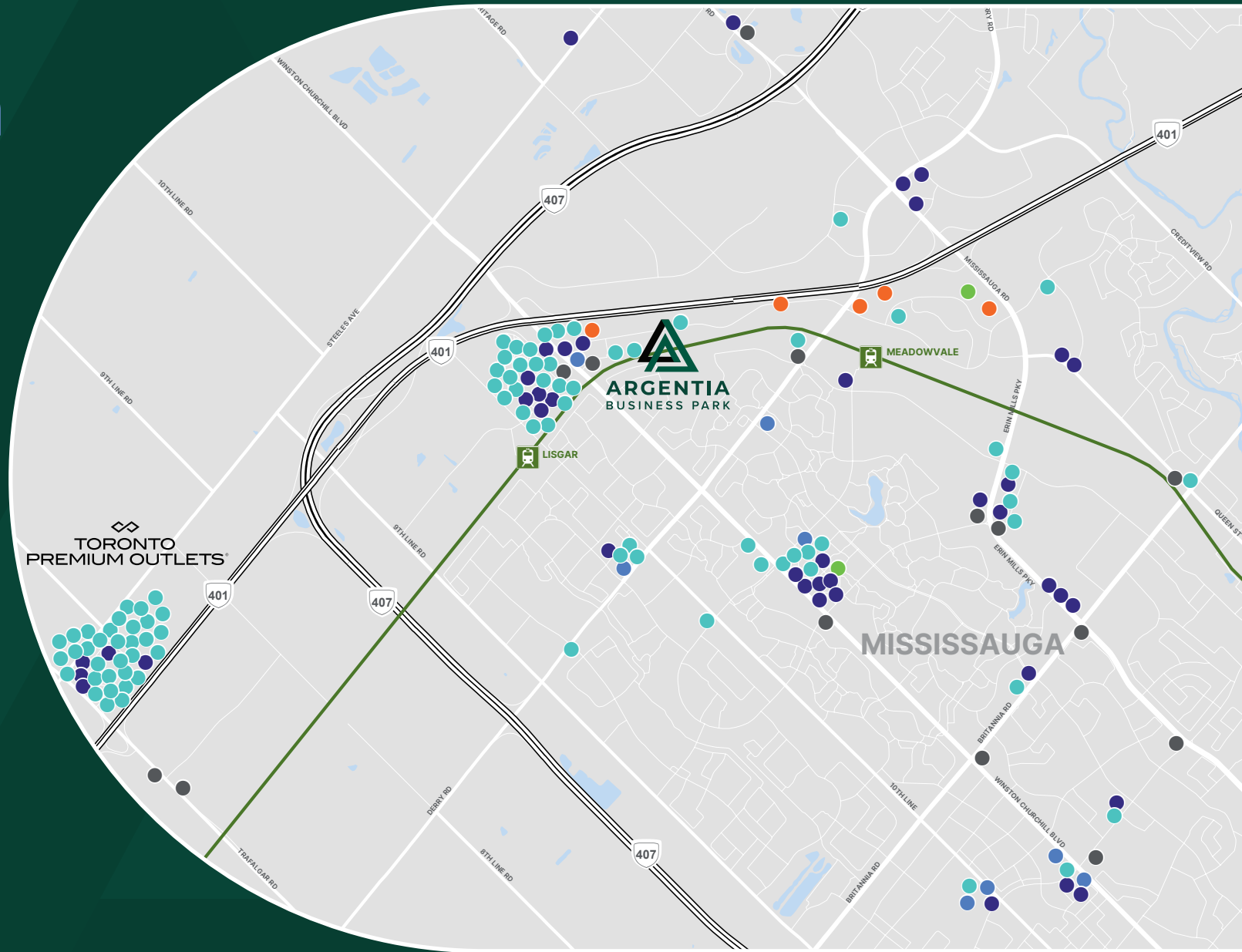
RETAIL  
**83**



DINING  
**40**



HOTELS  
**5**



\*Within a 10-minute drive time



# Ownership Strength

Incorporated in 1993, GWL Realty Advisors is a real estate company focused on growth, committed to sustainability, and dedicated to delivering strong, long-term returns for its clients. To do this, we look for opportunities, at home and abroad, to expand our portfolio, initiate rewarding partnerships and establish new investment platforms for our clients. We act as trusted stewards of our clients' assets and the places where our tenants work and our residents live.

Backed by The Canada Life Assurance Company, a leading Canadian international financial services company, we act with integrity in every transaction, every agreement and every relationship, which makes us a welcome partner. We value our staff and draw upon their creativity and determination, so we can move boldly to achieve our goals – and to develop and manage spaces that engage, excite and inspire.

# Our Services

Our extensive suite of real estate services includes portfolio management, acquisitions and dispositions, development, asset and property management, and leasing, across the full range of office, industrial, retail and multi-residential asset classes.

We also manage three real estate segregated funds, including two of Canada's largest open-end real estate segregated funds: Great-West Life Real Estate Fund and London Life Real Estate Fund.

## GWL REALTY ADVISORS PORTFOLIO HIGHLIGHTS

**51.3M**  
SF Under  
Management

**17.9B**  
Assets Under  
Management

**91%**  
Average  
Occupancy Rate

**518**  
Real Estate transactions  
completed since 1996

**110**  
Development  
Projects Completed

**238**  
Properties



**86%**

of GTA Industrial Portfolio by Floor area  
Certified BOMA BEST or LEED  
(5th Consecutive 5-Star Ranking)

# ARGENTIA BUSINESS PARK

For More Information,  
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