

**INDUSTRIAL UNIT FOR LEASE
IN A WELL-ESTABLISHED BUSINESS PARK**

**4160-4170 SLADEVIEW CRES,
MISSISSAUGA**

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Presented By:



WELCOME TO

SLADEVIEW CRESCENT

MISSISSAUGA



Industrial units for lease in a well-established business park in Mississauga. This multi-unit complex offers easy access 400-series highways and is in close proximity to Pearson International Airport.

- Professionally owned and managed by Pure Industrial
- Strategically located in close proximity to major 400-series arterial Highways
- Only 26km to Pearson International Airport and 29km Brampton's CN Intermodal yard
- 22' clear height
- Easy access to a highly desirable Mississauga/Peel labour pool

UNIT OVERVIEW

4170 Sladeview Crescent, Unit 2, Mississauga

| | |
|----------------|---------------|
| Building Area | 6,358 SF |
| Office Area | 3,806 SF |
| Warehouse Area | 2,552 SF |
| Clear Height | 22' |
| Shipping | 2 TL |
| Possession | Immediate |
| Asking Rate | \$20.50 |
| Taxes (T.M.I) | \$5.01 (2025) |

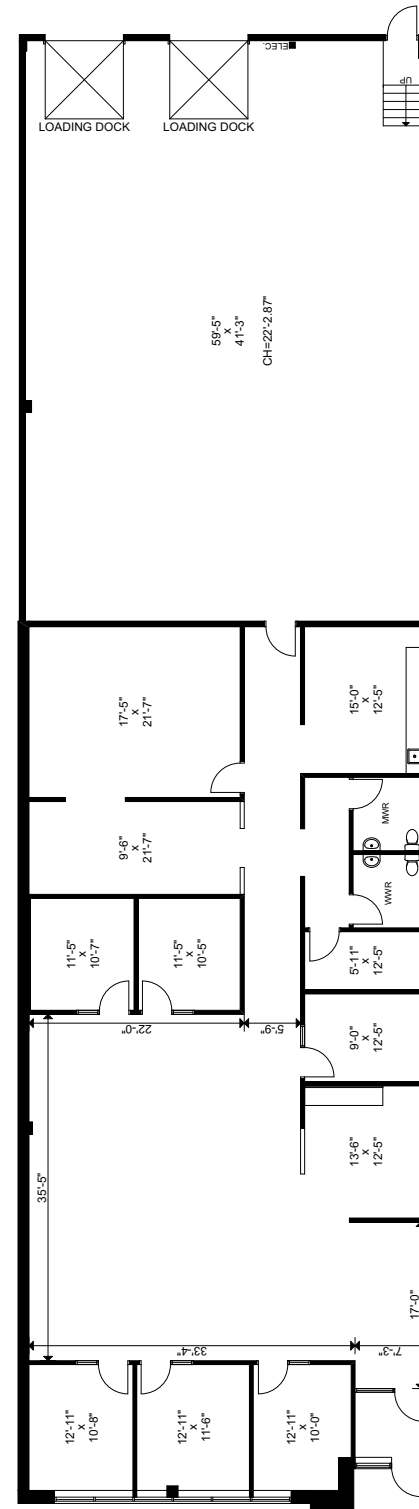
Deal Incentives*:

- 3 months gross free on 3 year deal
- 5 months gross free on 5 year deal

*Deal completed before October 1, 2025

- Clean, precast unit
- Located amongst a robust and diverse labour pool
- Strategically located in close proximity to 400-series highways (401,407, 410, 403, & 427)
- Functional clear height
- Practical shipping accommodates 53' trailers

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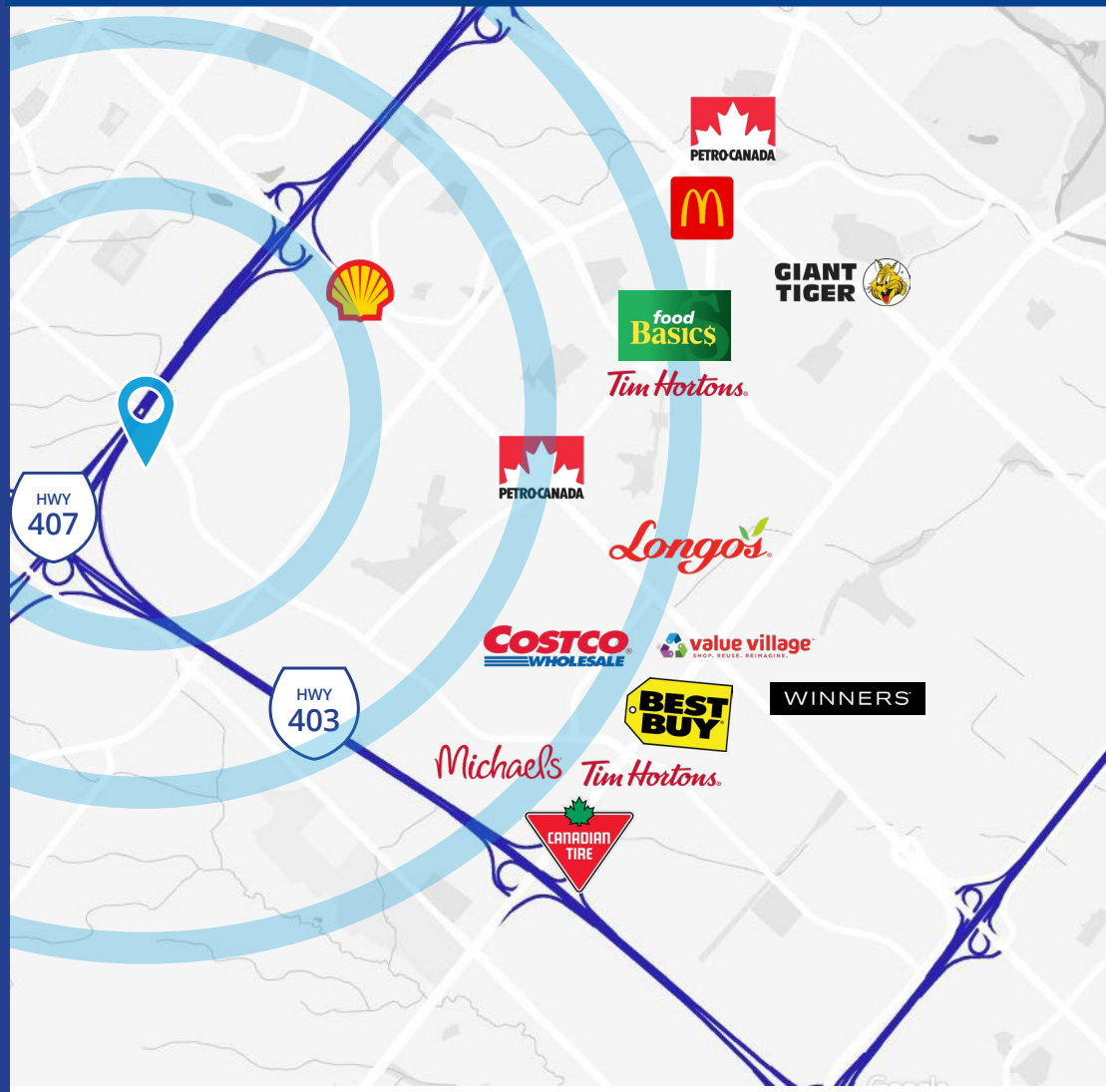


PHOTOS



AMENITIES

The properties enjoy a strategic position surrounded by prominent businesses such as Costco, Longos, and Canadian Tire, providing convenient access to a diverse range of supplies and resources for industrial operations. Additionally, its proximity to major highways, including Highways 403 and 401, offers excellent connectivity and seamless transportation of goods and materials, ensuring efficient distribution and logistics capabilities. Situated within a vibrant industrial hub, this property presents an advantageous location for businesses, fostering networking opportunities and facilitating collaboration within a thriving industrial community.



Restaurants (Under 5 mins of walking)

- Tim Hortons
- McDonalds
- Boston Pizza



Hospitals

- Mississauga Oakville Veterinary Emergency and Specialty Hospital - 9 min
- Credit Valley Hospital - 8 min



Banks

- Bank of Montreal - 4 min drive
- Royal Bank of Canada- 3 min drive



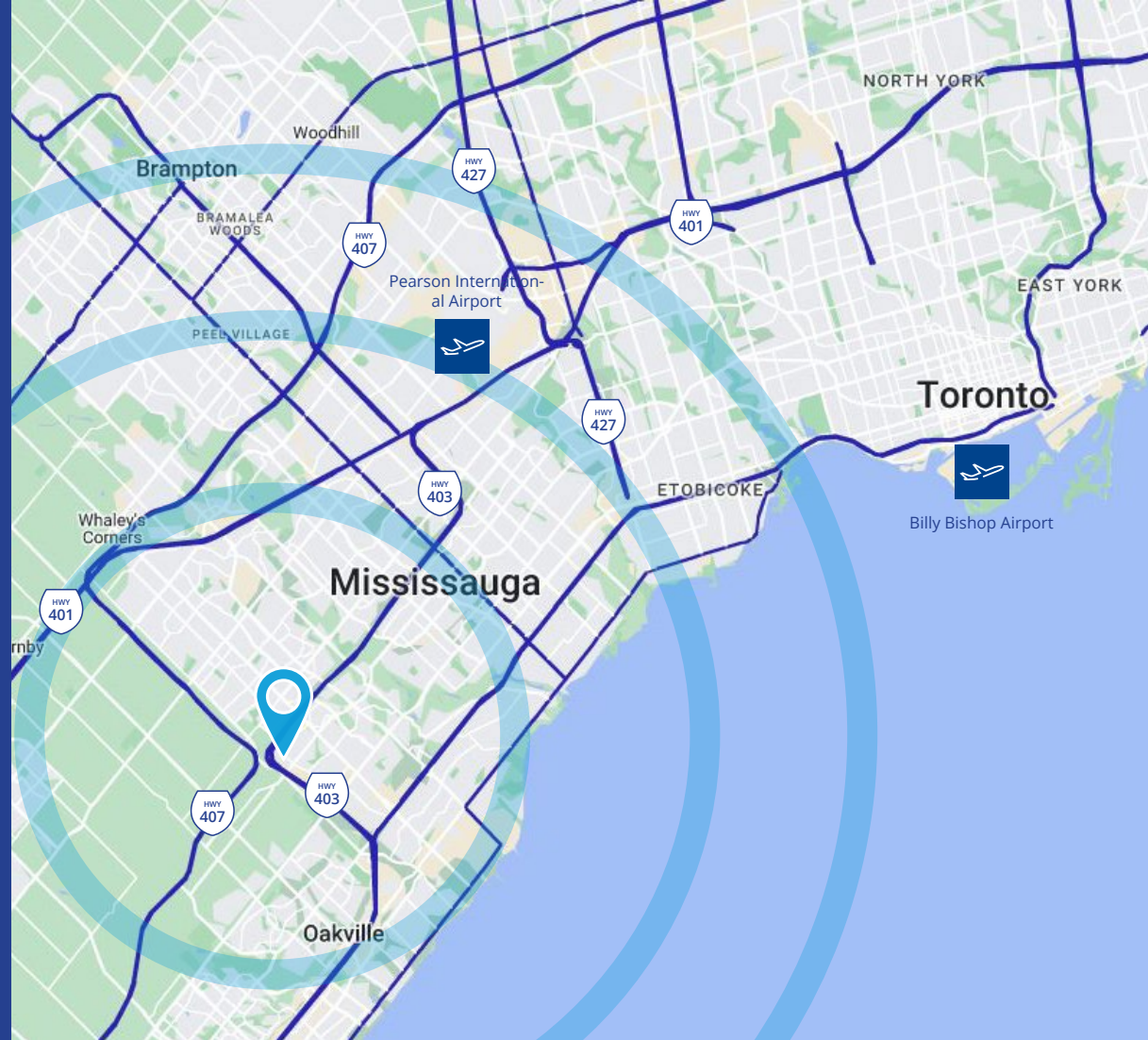
Transit

- Bus routes 31, 36, 321

PURE MOVEMENT

Connecting to the GTA and beyond

The property is located in Mississauga, only 28 KM from Toronto Pearson International Airport, Canada's largest and busiest airport, and less than 90-minutes to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 30-minute drive away.



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 42+ 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

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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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COLLIERSCANADA.COM





Step 01 GIFT CARDS FOR NEW LEASES

| | | |
|------------------|----|--------|
| 1,000–10,000sf | \$ | 1,000 |
| 10,001–30,000sf | \$ | 5,000 |
| 30,001–100,000sf | \$ | 10,000 |

Step 02 GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES

| | | |
|------------------|---|------|
| 1st Deal | x | 100% |
| 2nd Deal | x | 125% |
| 3rd Deal or more | x | 150% |

PROMO PERIOD: APRIL 15, 2025 to SEPTEMBER 15, 2025

Participating brokers have the responsibility, if required, to disclose the incentive program to their clients and Pure Industrial will not assume any liability there to. Pure Industrial has the right to modify this incentive program at any time and for any reason, with or without notice.

Minimum deal term : 3 years. Only offered for leases between 1,000sf to 100,000sf. Promotion applicable to deals becoming unconditional between April 15, 2025 and September 15, 2025. Promotion excludes deals that were conditional or unconditional before April 15, 2025. Promotion applicable to leases starting before January 1, 2026. Promotion applies to new leases for vacant units only and does not apply to renewals and relocations. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. For more details, please contact our leasing team. The incentives may take the form of gift cards or vouchers and may not be exchanged for cash, check or credit. The incentives will be delivered within thirty (30) business days of the unconditional lease agreement being signed.

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