

TAHOE

Centre

Where Business Grows Naturally
Pre-Construction Industrial Condos Minutes to Pearson Airport



For Sale

4859-4863 Tahoe Blvd, Mississauga, ON

 **MONTCREST**

 **Colliers**



Introducing Tahoe Centre

Industrial Ownership with Strong Locational Advantages

Located just minutes from Toronto Pearson International Airport, Tahoe Centre is the ideal place for businesses ready to grow, innovate, and build equity. Spanning 8.38 acres, Tahoe Centre offers three state-of-the-art industrial buildings totaling 118,118 SF, with flexible spaces ranging from 1,200 SF to 41,000 SF - perfect for users and investors.

Whether you're starting out, expanding, or securing long-term stability through ownership, Tahoe Centre provides the perfect foundation for your next chapter. Enjoy unmatched connectivity, modern features, and the ability to customize the space—all in a location that's central to key highways, transit, and major business hubs.

The Site

118,118 SF over 3 buildings

Building 1

4859 Tahoe Blvd	40,967 SF
Clear Height	25'
Shipping	Drive-in

Building 2

4861 Tahoe Blvd	38,160 SF
Clear Height	28'
Shipping	Truck Level & Drive-in

Building 3

4863 Tahoe Blvd	38,990 SF
Clear Height	28'
Shipping	Truck Level & Drive-in



Building 1

Building 1 | 4859 Tahoe Blvd

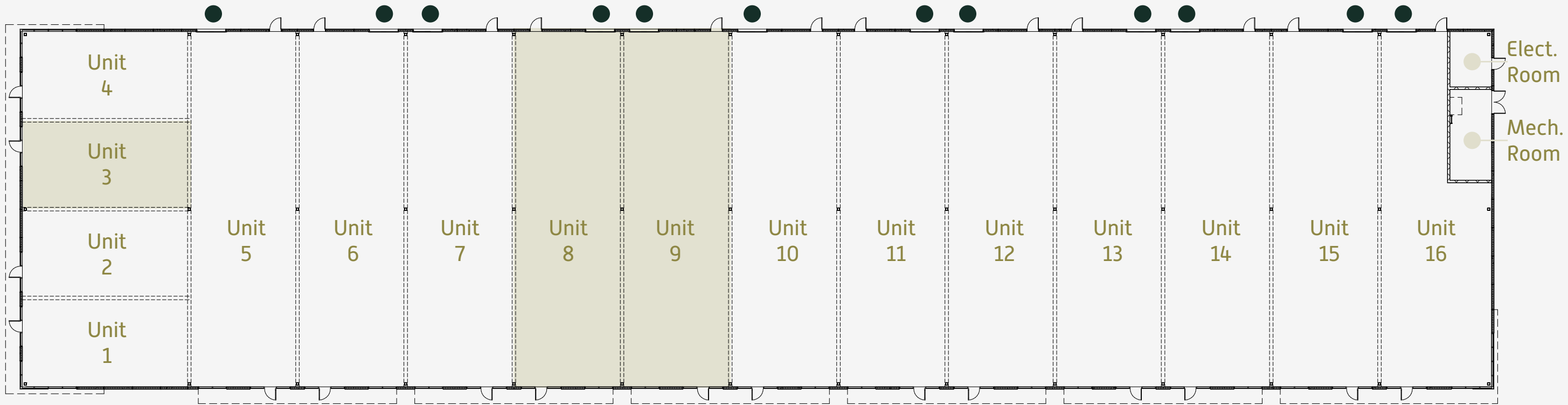
Tahoe Centre Building 1 consists of 16 units ranging from 1,200 SF to 3,007 SF with drive-in shipping for units 5 through 16. Each unit features a mezzanine-ready design.

Area	40,967 SF
Clear Height	25'
Shipping	Drive-in

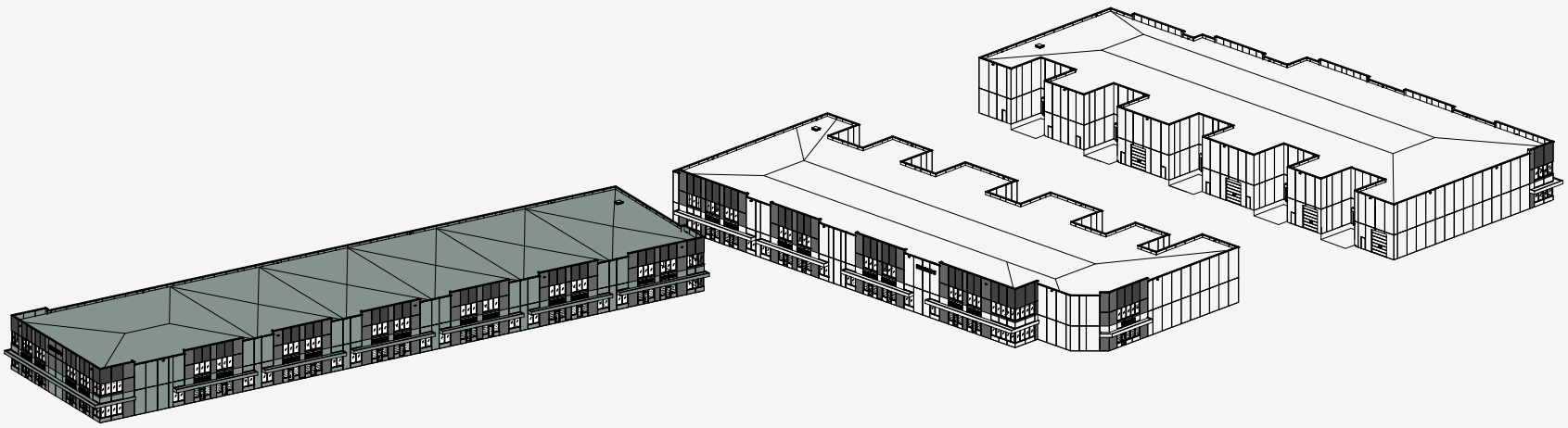
Specifications

Unit	Size	Shipping	Price
1	± 1,208 SF	N/A	Coming soon
2	± 1,177 SF	N/A	Coming soon
3	± 1,177 SF	N/A	\$600 PSF
4	± 1,208 SF	N/A	Coming soon
5	± 3,048 SF	Drive-In	Coming soon
6	± 3,048 SF	Drive-In	Coming soon
7	± 3,048 SF	Drive-In	Coming soon
8	± 3,048 SF	Drive-In	\$550 PSF

Unit	Size	Shipping	Price
9	± 3,048 SF	Drive-In	\$550 PSF
10	± 3,048 SF	Drive-In	Coming soon
11	± 3,048 SF	Drive-In	Coming soon
12	± 3,048 SF	Drive-In	Coming soon
13	± 3,048 SF	Drive-In	Coming soon
14	± 3,048 SF	Drive-In	Coming soon
15	± 3,048 SF	Drive-In	Coming soon
16	± 2,668 SF	Drive-In	Coming soon



● Drive-In



Building 2

Building 2 | 4861 Tahoe Blvd

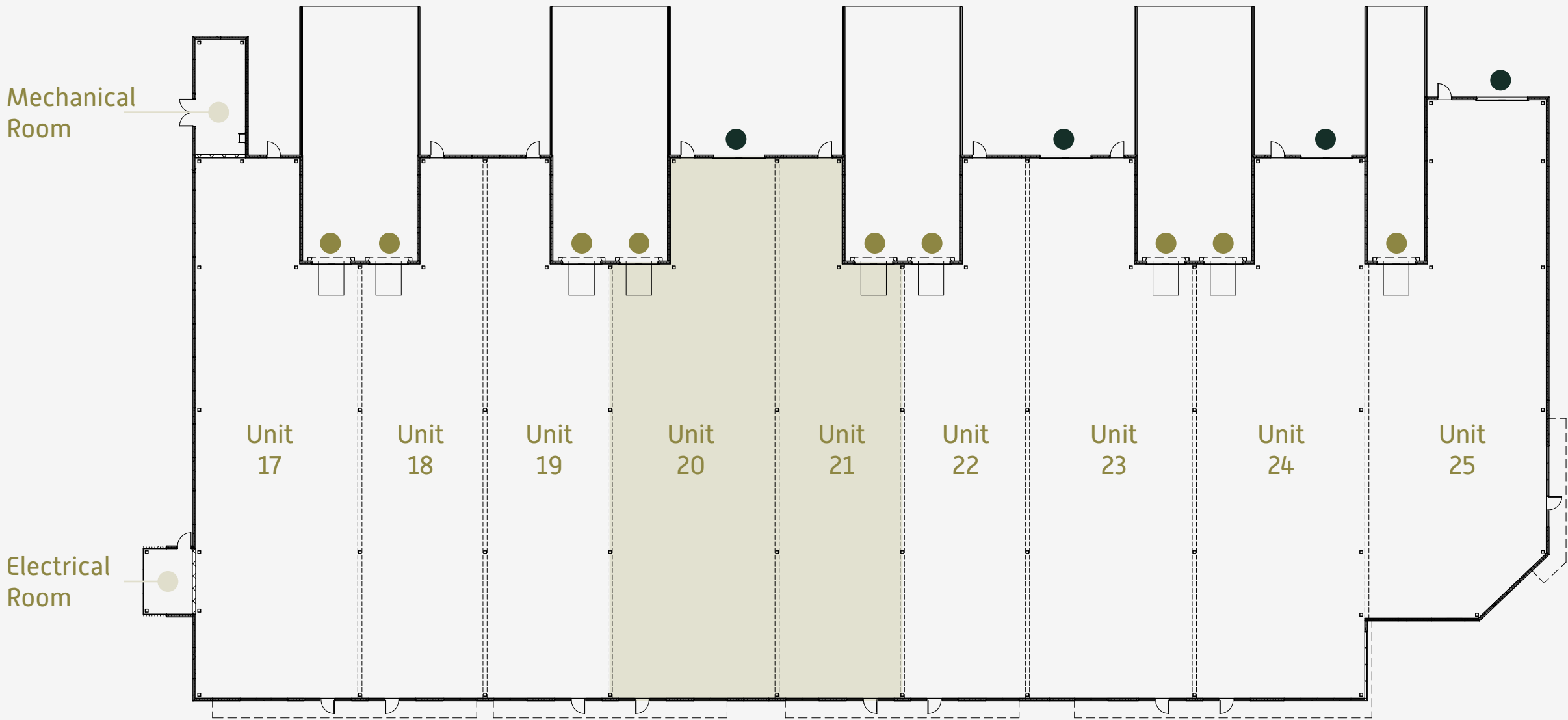
Tahoe Centre Building 2 consists of 9 units ranging from 3,462 SF to 4,829SF. Each unit offers truck level door with 53' trailer accessibility, while units 20, 23, 24 and 25 also offers drive-in shipping. Each unit features a mezzanine ready design.

Area	38,160 SF
Clear Height	28'
Shipping	Truck Level & Drive-in

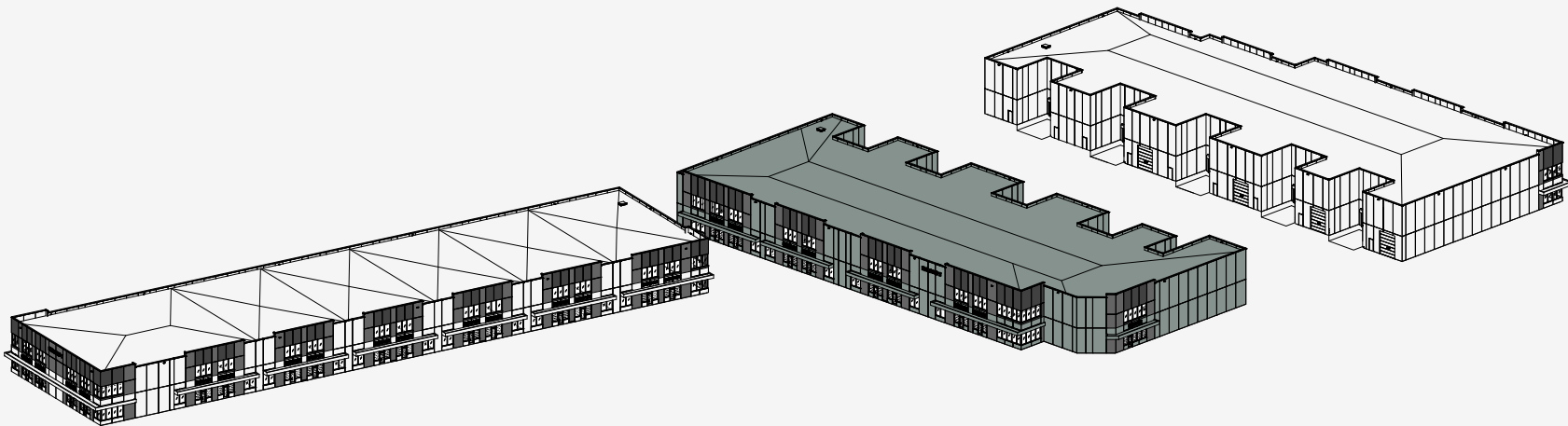
Specifications

Unit	Size	Shipping	Price
17	± 4,782 SF	Truck Level	Coming soon
18	± 3,516 SF	Truck Level	Coming soon
19	± 3,516 SF	Truck Level	Coming soon
20	± 4,803 SF	Truck Level & Drive-in	\$575 PSF
21	± 3,516 SF	Truck Level	\$575 PSF

Unit	Size	Shipping	Price
22	± 3,516 SF	Truck Level	Coming soon
23	± 4,802 SF	Truck Level & Drive-in	Coming soon
24	± 4,981 SF	Truck Level & Drive-in	Coming soon
25	± 4,727 SF	Truck Level & Drive-in	Coming soon



- Truck Level
- Drive-In



Building 3 | 4863 Tahoe Blvd

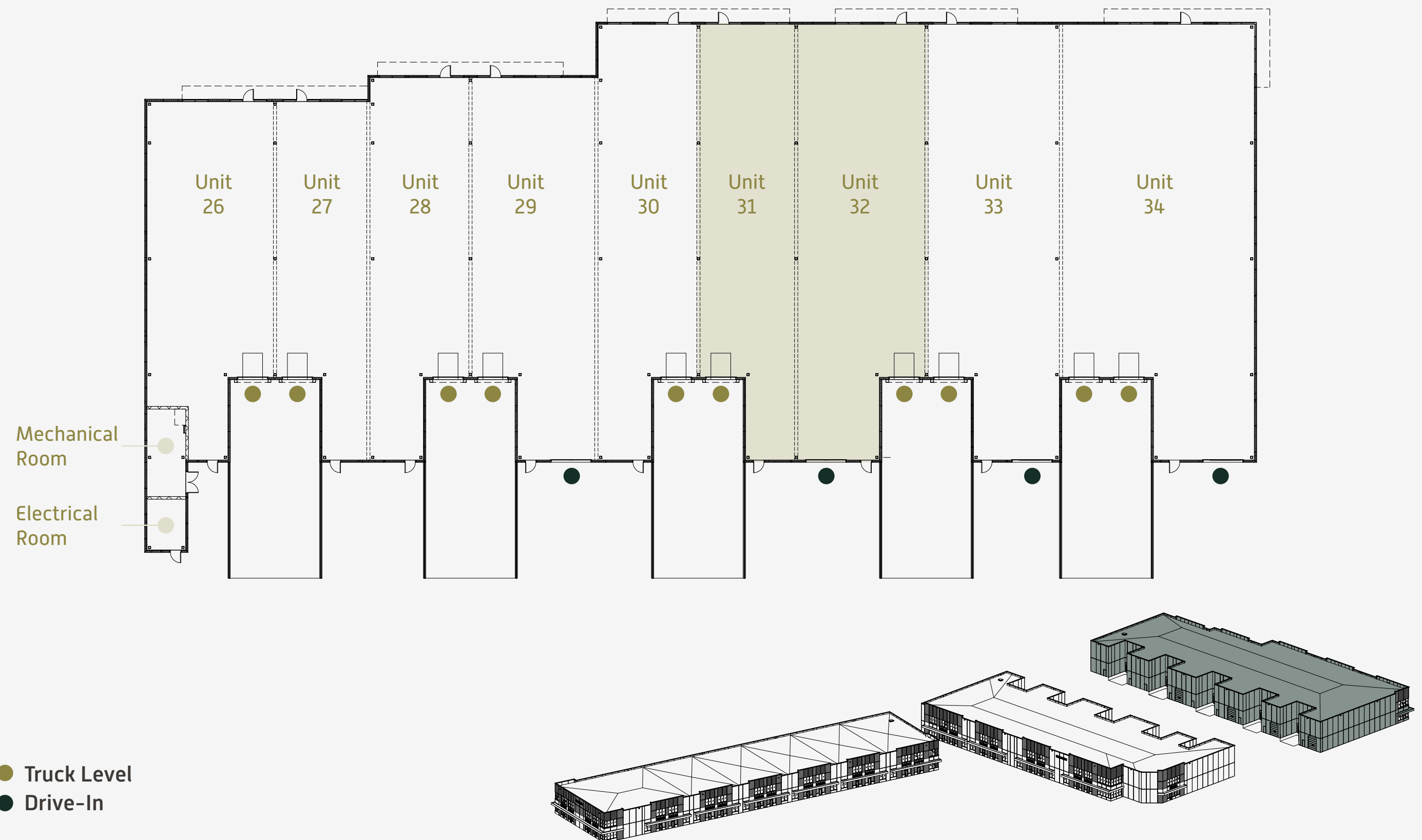
Tahoe Centre Building 3 consists of 9 units ranging from 2,902 SF to 7,364 SF. Each unit offers truck level door with 53' trailer accessibility, while units 29, 32, 33 and 34 also offer drive-in shipping. Each unit features a mezzanine ready design.

Area	38,990 SF
Clear Height	28'
Shipping	Truck Level & Drive-in

Specifications

Unit	Size	Shipping	Price
26	± 3,816 SF	Truck Level	Coming soon
27	± 2,799 SF	Truck Level	Coming soon
28	± 3,319 SF	Truck Level	Coming soon
29	± 4,175 SF	Truck Level & Drive-in	Coming soon
30	± 3,824 SF	Truck Level	Coming soon

Unit	Size	Shipping	Price
31	± 3,644 SF	Truck Level	\$575 PSF
32	± 4,973 SF	Truck Level & Drive-in	\$575 PSF
33	± 5,155 SF	Truck Level & Drive-in	Coming soon
34	± 7,285 SF	2 Truck Level & Drive-in	Coming soon



Strategic Industrial Location | Mississauga, ON

Connected to Highways, Airports, and Opportunity

With easy access to Pearson Airport, your business can tap into global shipping routes for seamless international trade. The surrounding area is the second-largest employment zone in Canada and is projected to grow significantly by 2035, making it an ideal spot for businesses seeking to expand and connect with a large, skilled workforce.

Direct Access

Tahoe Centre is strategically located minutes from Toronto Pearson International Airport, at the intersection of Eglinton Avenue East and Dixie Road. Surrounded by Highways 401, 427, and 403/410, this prime location offers unmatched connectivity for businesses, with quick access to major markets and suppliers across the GTA and beyond.



Connected, Skilled and Ready for Business

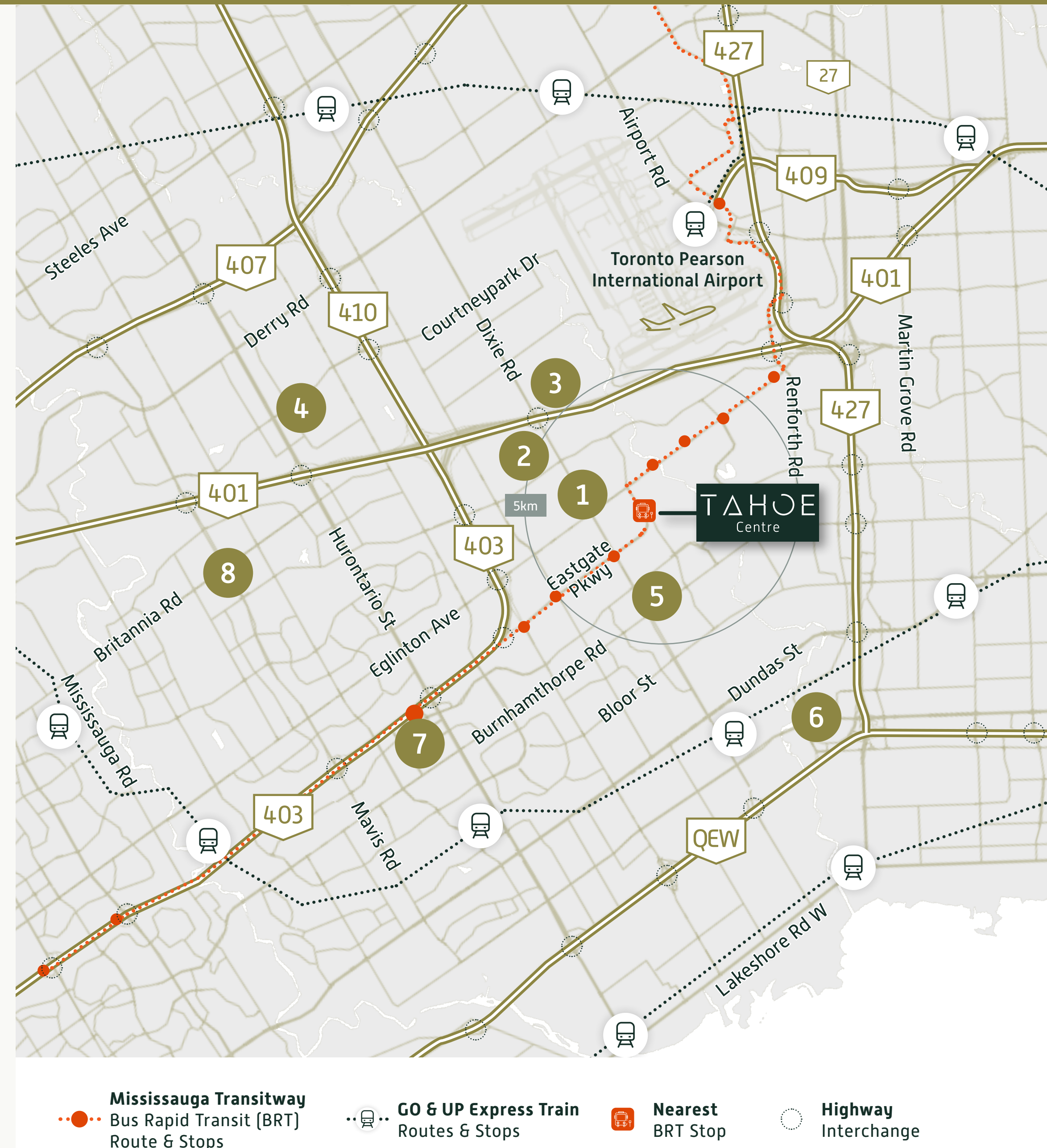
Tahoe Centre is located in Mississauga's thriving business hub. This area offers access to a skilled workforce of over 490,000 professionals and a customer base of more than 5.4 million people, making it an ideal location for growth. As the second-largest employment zone in Canada, amenities like shops, restaurants, and services support both work and daily life.

Amenities

- 1** Staples
Boston Pizza
Chipotle
LA Fitness
Mr. Sub
Burger Factory
Esso/Tim Hortons
Canadian Tire Gas
Starbucks
Mary Brown's
Hilton Garden Inn
Eggsmart
Food Basics
- 2** **401 Dixie Automall**
Volkswagen
Harley
Davidson
Mazda
Montana's
Kelseys
Kia
Infinity
Nissan
Subway
A&W
- 3** **401 Pearson Automall**
Honda
Toyota
Best Western Plus
Hyundai
Audi
- 4** **Mississauga Centrum**
Cineplex
Boston Pizza
Osmow's
Moxies
Mucho Burrito
Turtle Jack's
McDonald's
Denny's
Demetres
Montana's
- 5** **Rockwood Mall**
Food Basics
Homesense
Beer Store
Burger King
Chuck-E-Cheese
Dollarama
- 6** **Sherway Gardens**
Sport Chek
Indigo
Sporting Life
Joey
Eataly
The Keg
Cactus Club
- 7** **Square One Shopping Centre**
Uniqlo
The Rec Room
Indigo
Moxies
Earls
Simons
Zara
The Food District
- 8** **Heartland Town Centre**
Best Buy
Sephora
Loblaws
Walmart
Canadian Tire
Costco
Sport Chek

Corporate Neighbours (5km Radius)

Sobeys Head Office	Kitchen Stuff Plus Head Office	Kellogg Canada	PepsiCo Mississauga
Bell Canada	Revlon Canada	General Mills Corporation	Boston Scientific
Canada Post	TD Bank Canada Financial	Hewlett Packard Enterprise	TForce Freight Canada



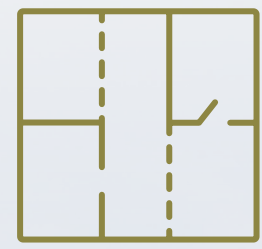
- **Mississauga Transitway**
Bus Rapid Transit (BRT)
Route & Stops
- **GO & UP Express Train**
Routes & Stops
- **Nearest BRT Stop**
- **Highway Interchange**

Why Owning Your Space is a Smart Choice



Long-Term Stability

Secure your business's future with a property you own.



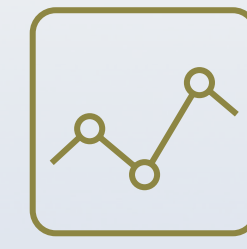
Scalability

Mezzanine-ready layouts allow for easy expansion without wasted space.



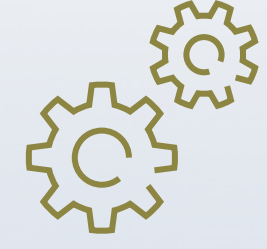
Cost Control

Avoid rising lease rates and gain financial predictability.



Investment Potential

Own in a market where premium industrial space is in demand.



Customization

Adapt the space to fit your business's exact needs.



FAQs

What are the annual condo fees?

Estimated to be
\$2.16 per SF per annum

What is the estimated completion date for owner occupancy?

Q1 2027

When is the estimated condo registration date?

Q2 2027

What is the Deposit Structure?

5% on APS Signing
5% due within 30 days
5% due within 60 days
5% due within 120 Days
Total 20%

Who is the property manager?

Atrens Management Group Inc.
www.atrensmgmt.com

Are there high-visibility signage opportunities?

Eye-catching exterior building signage for maximum visibility

Pylon signage available –
high-impact exposure,
with final details subject to
City of Mississauga approval

How many parking spaces are proposed?

246 total car
parking spaces

Trusted Lenders

Finance your Tahoe Centre purchase with BDC

For over 80 years, BDC, has been supporting commercial real estate projects to help businesses like yours increase their capacity or upgrade their facilities. Buying commercial real estate is an important decision, potentially very profitable and often complex. Make your realty project a reality with support from BDC experts and financing tailored to your needs:

- Up to 100% loan-to-value financing
- Up to 25 years to repay your loan
- Up to 24 months principal payment postponement
- Personal assets are not taken as collateral
- Build equity in real estate instead of paying a mortgage for someone else [buying vs. leasing]

Why choose BDC?

Unparalleled flexibility:

Match payments to your cash flow cycle to avoid using money needed for your day-to-day activities.

Extra financing when you need it:

Get extra cash to cover additional expenses such as renovation.

Peace of mind:

Terms and conditions that don't change without due cause.

For more information on financing your Tahoe Centre purchase with BDC, please contact:

Cathy Shen, CFA

Manager, Major Accounts
+1 647 631 1859 | cathy.shen@bdc.ca



Developed by



Montcrest Asset Management is a privately held real estate company based in Toronto. With deep roots in the Canadian real estate industry, we are dedicated to delivering well-designed, thoughtfully executed buildings that meet the evolving needs of modern industrial users. Our developments prioritize functionality, efficiency, and architectural integrity—resulting in spaces that are both practical and enduring. Backed by decades of experience in development, leasing, and property management, Montcrest is committed to building high-quality, purpose-driven facilities that support business growth and enhance the communities in which we operate.

Marketed by



Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms - Real Estate Services, Engineering, and Investment Management - we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

Contact Us Today



David Colley*, SIOR
Executive Vice President
+1 416 620 2840 | david.colley@colliers.com

Brennan Eastmure*, SIOR
Senior Vice President
+1 416 620 2858 | brennan.eastmure@colliers.com

Taylor Farris*
Associate Vice President
+1 905 330 6636 | taylor.farris@colliers.com