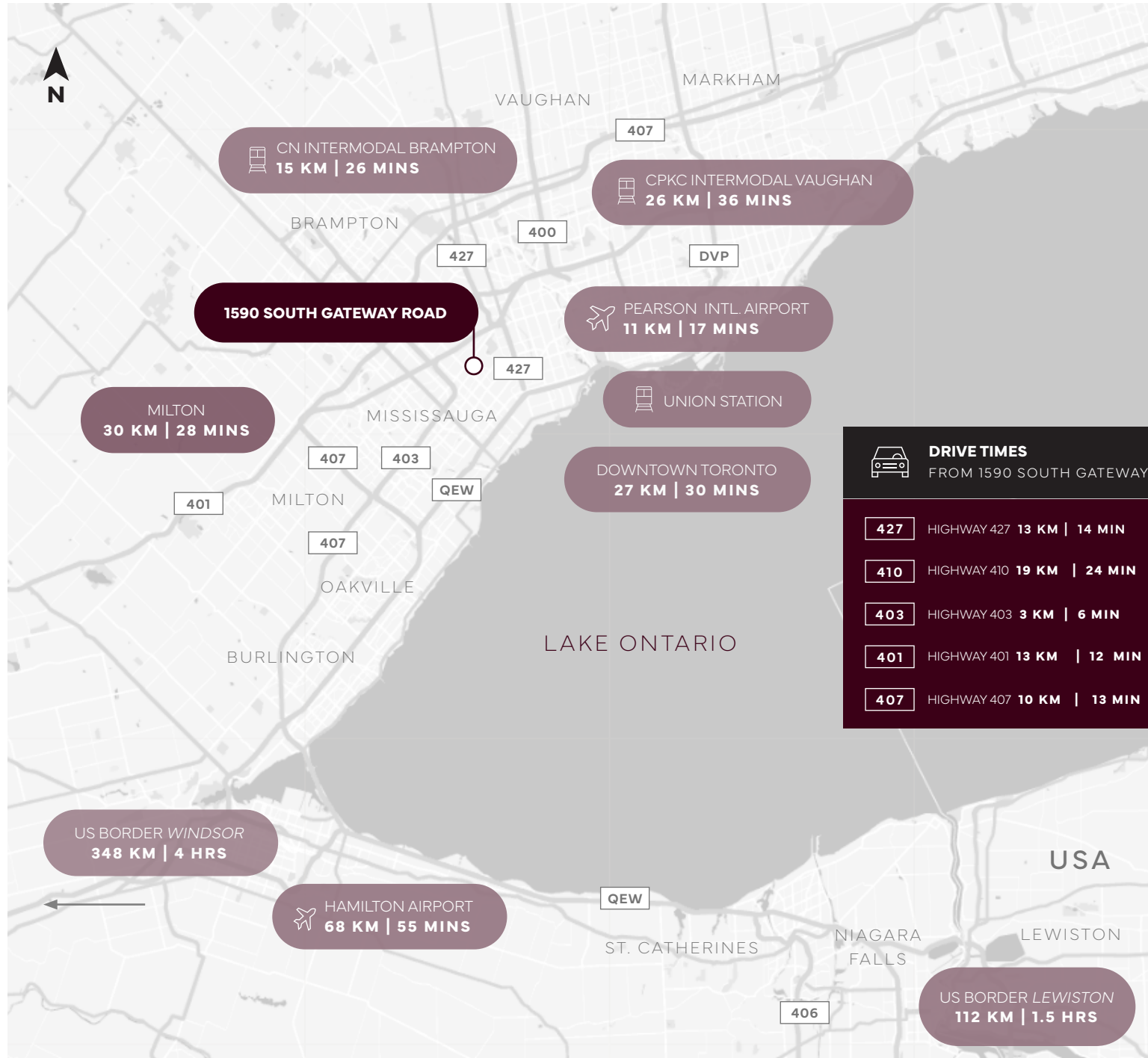


1590 South Gateway Road

Mississauga, Ontario



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PROPERTY SPECIFICATIONS

BUILDING TYPE	INDUSTRIAL
YEAR BUILT	2007
TOTAL BUILDING 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)
SUBLEASE TERM	NOVEMBER 30 2026

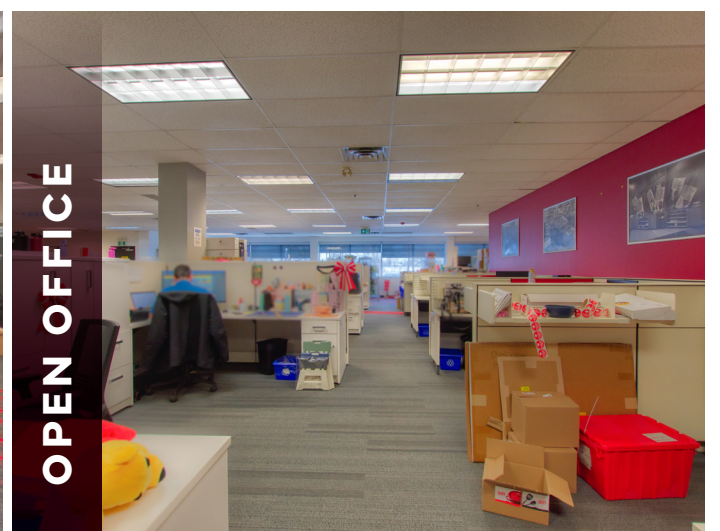
1590 South Gateway Road offers a strategic sublease opportunity within one of Mississauga's most established employment corridors. Located in the South Gateway/Dixie industrial node, the property benefits from immediate access to Highways 401 and 403, providing seamless connectivity throughout the Greater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

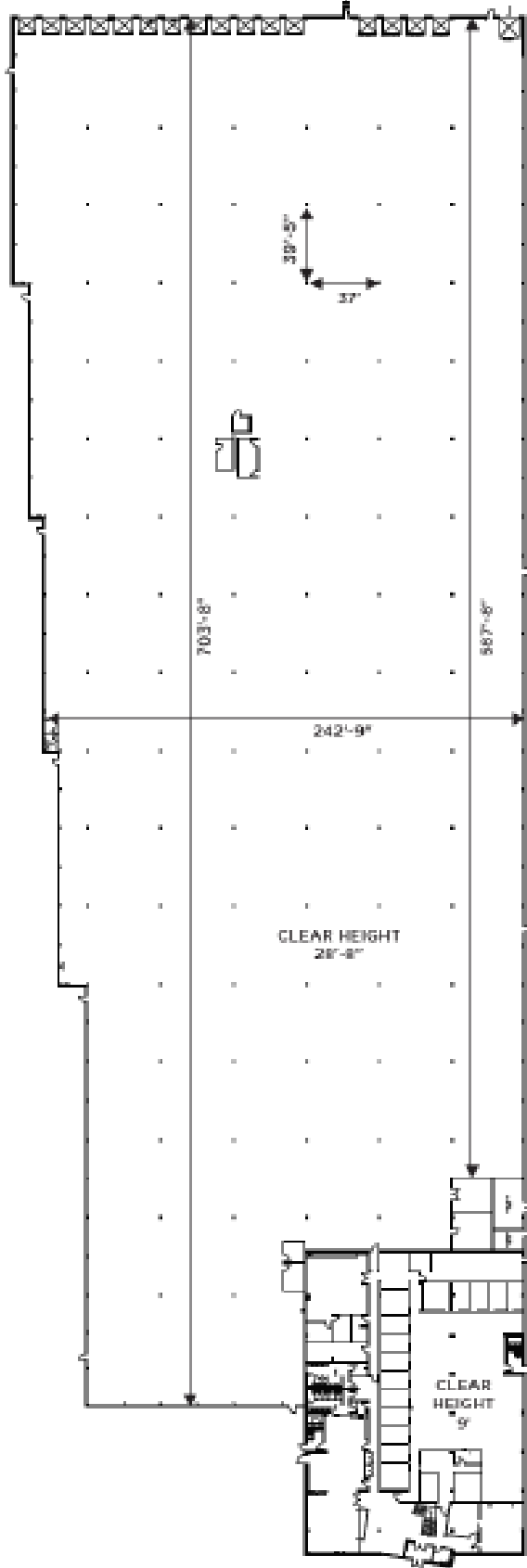
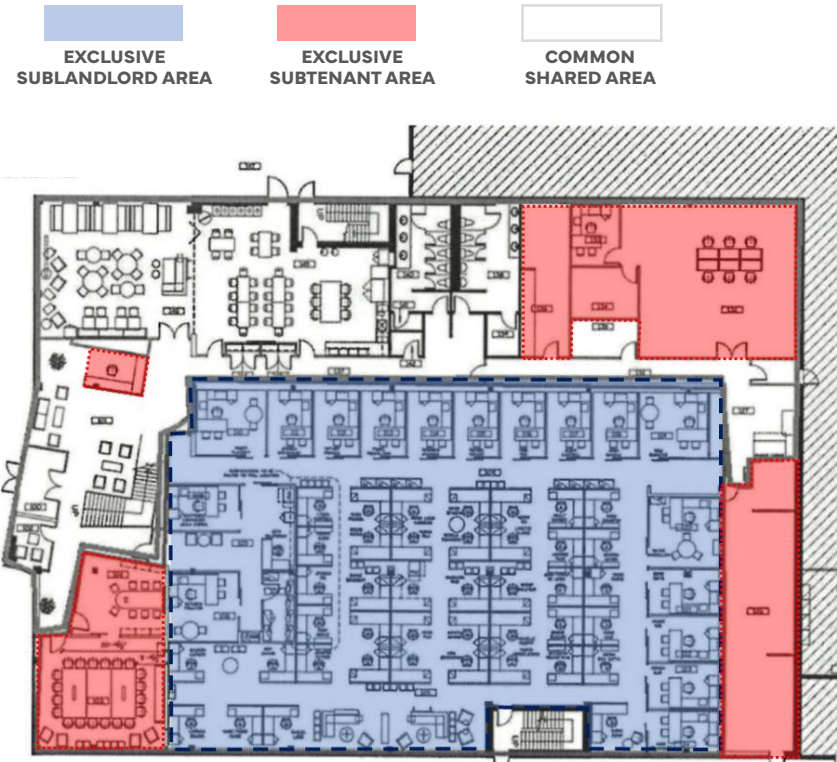
The building is situated within a mature industrial district surrounded by a strong roster of corporate occupiers and logistics users, including General Mills Canada, Atlantic Packaging Products Ltd., and other established manufacturing and distribution operations in the Dixie corridor.

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.





Freestanding building offering 97,025 SF of industrial space



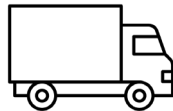
Centrally located with quick access to major highways



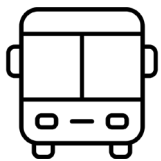
Close proximity to Pearson International Airport



Proximity to Mississauga's thriving industrial sector and transportation hubs



Great shipping with 7 truck level & 1 drive-in doors



Close to major transit lines



Amenities including restaurants, cafés, banking, and retail



Free surface parking available





OPEN OFFICE



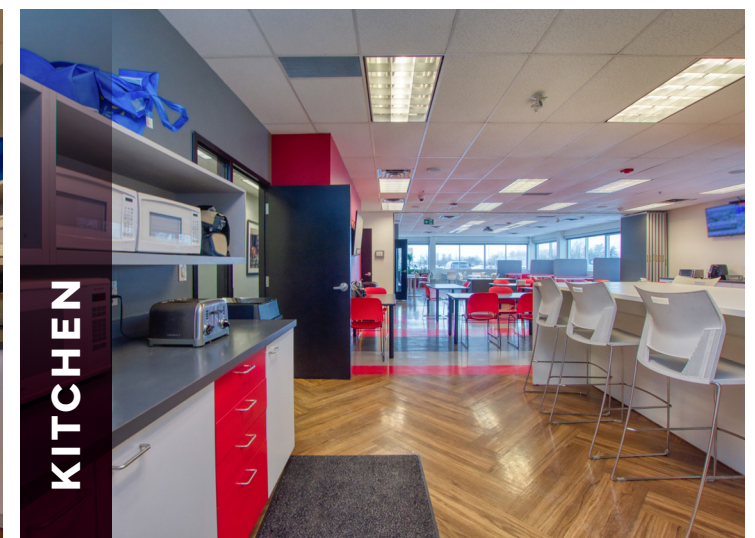
BREAK AREA



BREAK AREA



KITCHEN



KITCHEN