



Fully Racked & Demised Space For Sublease

2450 Stanfield Road &
1045 Middlegate Road
Mississauga, ON

Thomas Cattana*

Senior Vice President
+1 416 620 2863
thomas.cattana@colliers.com

Austin Cook*

Associate Vice President
+1 416 620 2340
austin.cook@colliers.com

Gord Cook*

Vice Chairman
+1 416 620 2831
gord.cook@colliers.com

*Sales Representative



Multiple Configurations
100,000 - 130,000 SF Available

2450 Stanfield Rd & 1045 Middlegate Rd Mississauga, ON

Available Space Summary

	2450 Stanfield Unit C	2450 Stanfield Unit A B	1045 Middlegate Rd
Available Size	117,806 SF	130,842 SF	100,086 SF
Office Area	3,977 SF	10,635 SF	3,122 SF
Clear Height	22' - 34'	26' - 34'	30'
Shipping	7 Truck Level 1 Drive In	8 Truck Level 6 Drive In	11 Truck Level 2 Drive In
Asking Rate (PSF)	\$14.25	\$14.25	\$16.50
TMI (PSF)	\$5.36	\$5.36	\$5.15
Possession	May 1, 2026	Flexible	Flexible
Sublease Expiry	December 31, 2032		

Property Features



Available fully racked or vacant



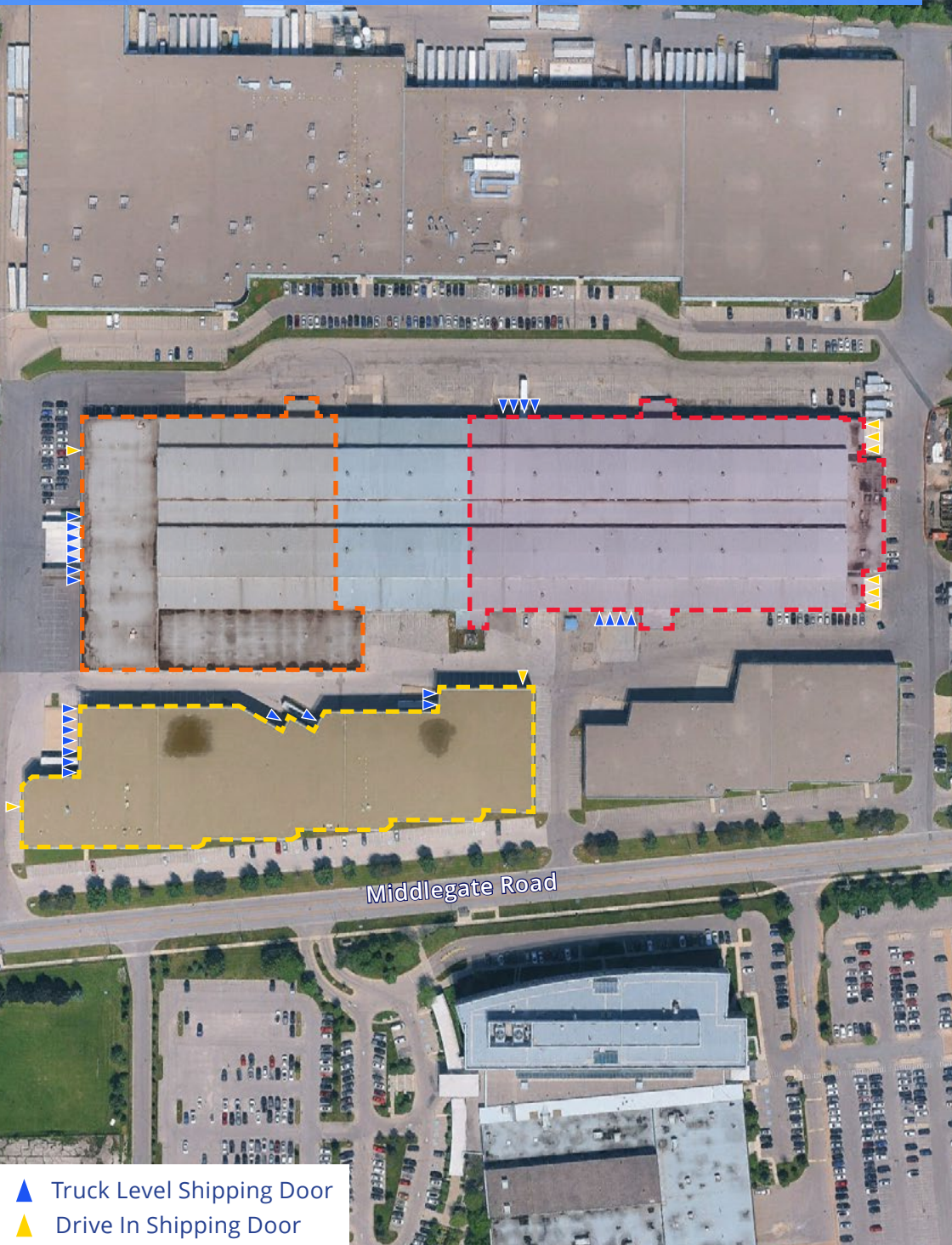
Multiple office configurations



Flexible term available through December 31, 2032

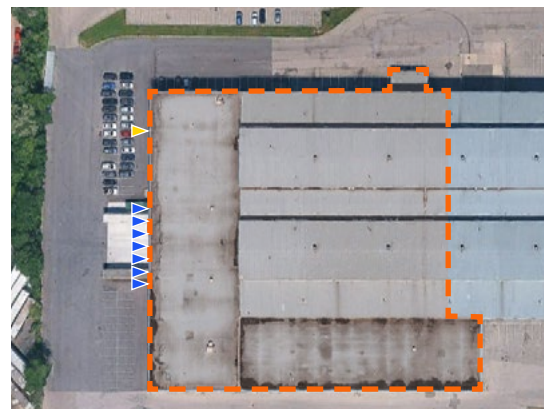


Extensive shipping options



▲ Truck Level Shipping Door
▲ Drive In Shipping Door

2450 Stanfield Road Unit C



- ▲ Truck Level Shipping Door
- ▲ Drive In Shipping Door

2450 Stanfield Rd Unit C

Available Size 117,806 SF

Office Area 3,977 SF

Clear Height 22' - 34'

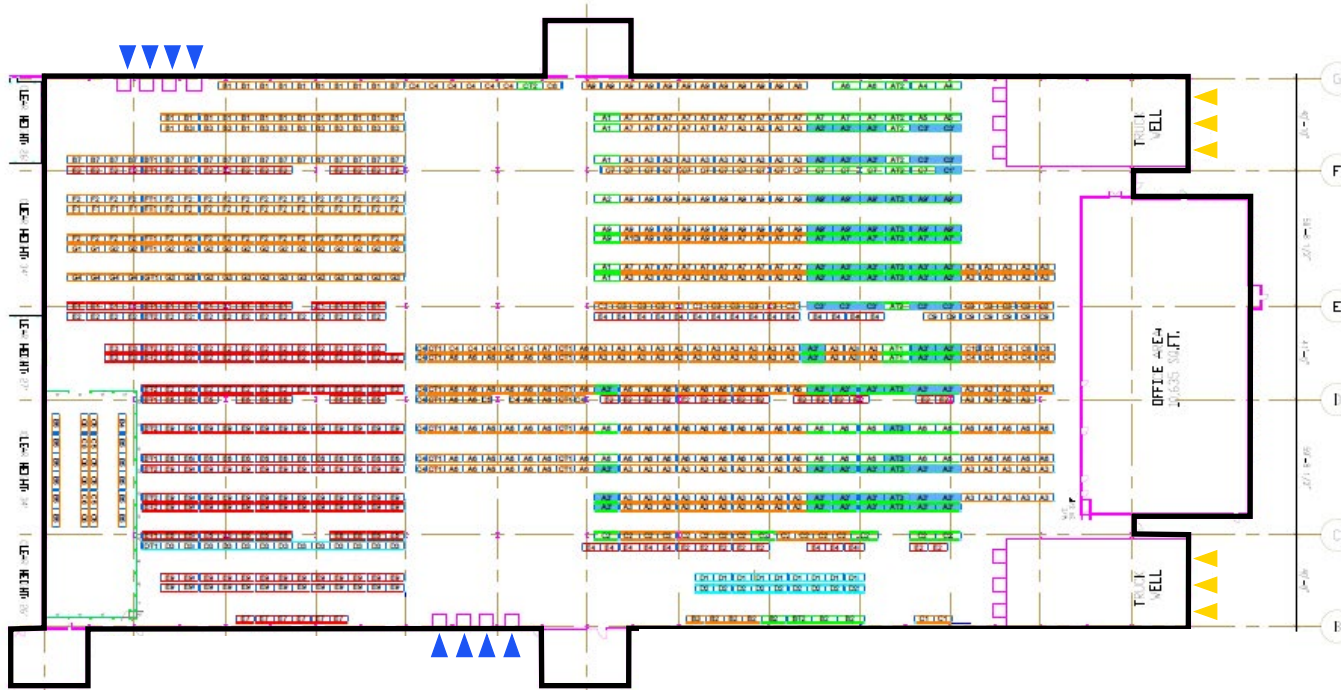
Shipping 7 Truck Level
1 Drive In

Asking Rate (PSF) \$14.25

TMI (PSF) \$5.36

Possession May 1, 2026

2450 Stanfield Road Unit A&B



2450 Stanfield Rd Unit A & B

Available Size 130,842 SF

Office Area 10,635 SF

Clear Height 26' - 34'

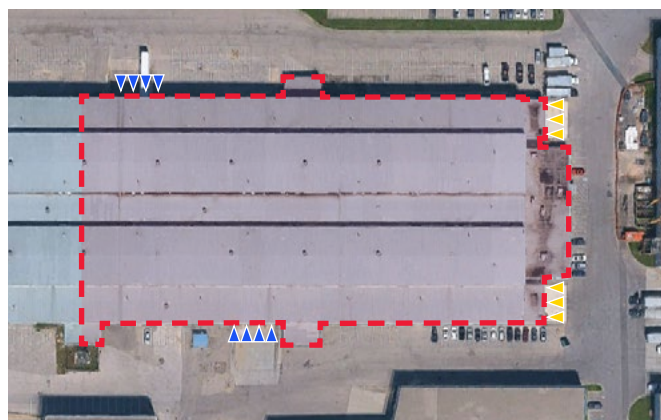
Shipping 8 Truck Level
6 Drive In

Asking Rate (PSF) \$14.25

TMI (PSF) \$5.36

Possession Flexible

- ▲ Truck Level Shipping Door
- ▲ Drive In Shipping Door



1045 Middlegate Road

1045 Middlegate Road



Available Size 100,086 SF

Office Area 3,122 SF

Clear Height 30'

Shipping 11 Truck Level
2 Drive In

Asking Rate (PSF) \$16.50

TMI (PSF) \$5.15

Possession Flexible

- ▲ Truck Level Shipping Door
- ▲ Drive In Shipping Door





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Colliers

401 The West Mall, 8th Floor
Toronto, ON M9A 5J5
+1 416 777 2200

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