



TOTAL AREA: 7,772 SF

171 SUPERIOR BLVD., UNIT 4-6
MISSISSAUGA, ON

INDUSTRIAL UNIT



**CUSHMAN &
WAKEFIELD**



PROPERTY DETAILS

SUPERIOR BUSINESS PARK



- Superior Business Park is a group of older and newly developed buildings ranging from single to multi-tenanted facilities. These thirteen buildings are situated on the north side of Superior Blvd. Between Hurontario St. & Kennedy Rd. in the north central district of Mississauga. The Park offers excellent access to Pearson International Airport. Located in central Mississauga a short distance south of Kennedy and Derry Roads, the Park is close to major amenities and has good access to public transportation.
- Total Development Size : 776,709 SF
- Zoning : E2
- Immediate access to Highways 407 and 401 and close proximity to Highways 403 & 410
- High accessibility and easy access to Downtown Toronto

PROPERTY DETAILS

171 SUPERIOR BLVD., UNIT 4-6
MISSISSAUGA, ON

UNIT 4-6: INDUSTRIAL UNIT

TOTAL AREA: 7,772 SF

OFFICE AREA: 1,757 SF

CLEAR HEIGHT: 16'

SHIPPING: 2 TRUCK LEVEL DOORS

LEASE RATE: \$19.50

ADDITIONAL RENT: \$6.41

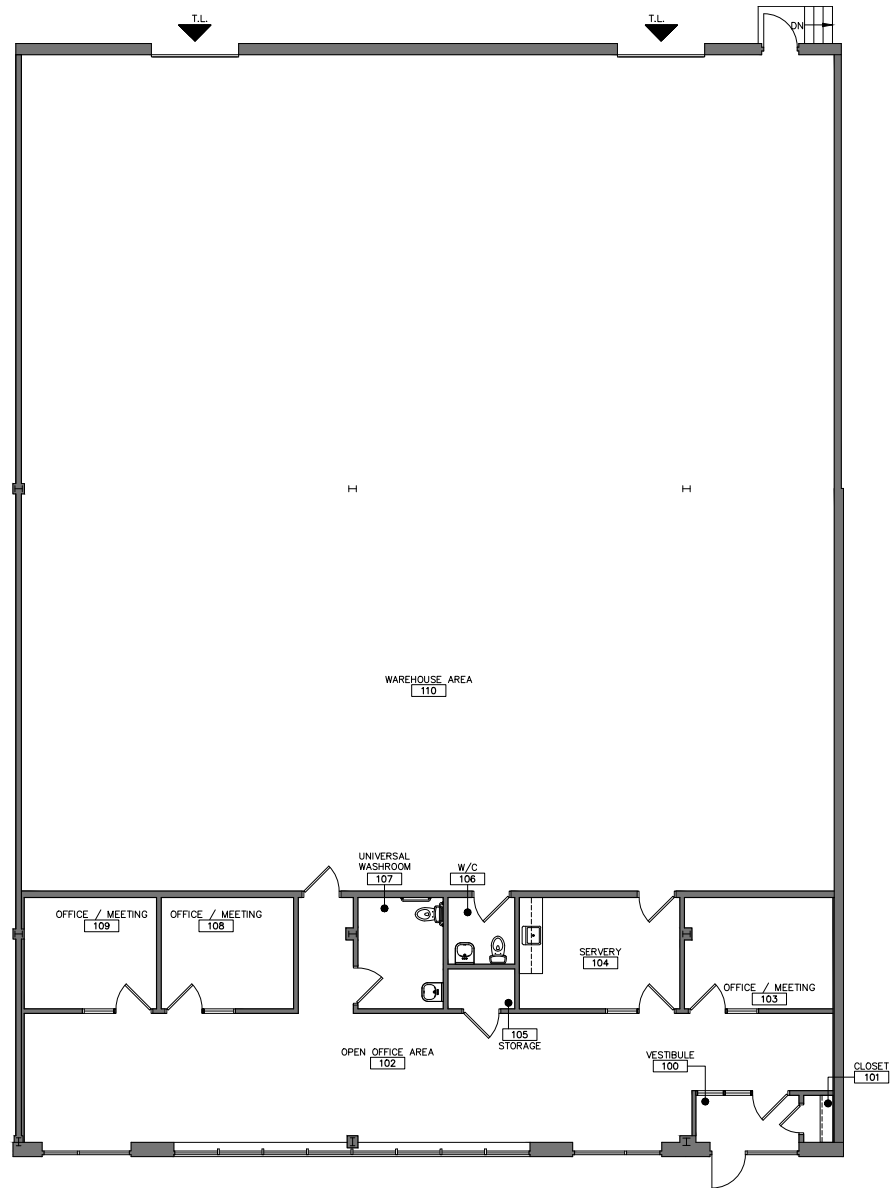
COMMENTS:

- Public Transit stop is directly in front of the building on Edwards Boulevard.
- Quick access to HWY 407, 401, 410 and 403.
- New improved Model Suite with newly improved 1,757 SF office area.
- Great tenant profile in the park.



FLOOR PLAN

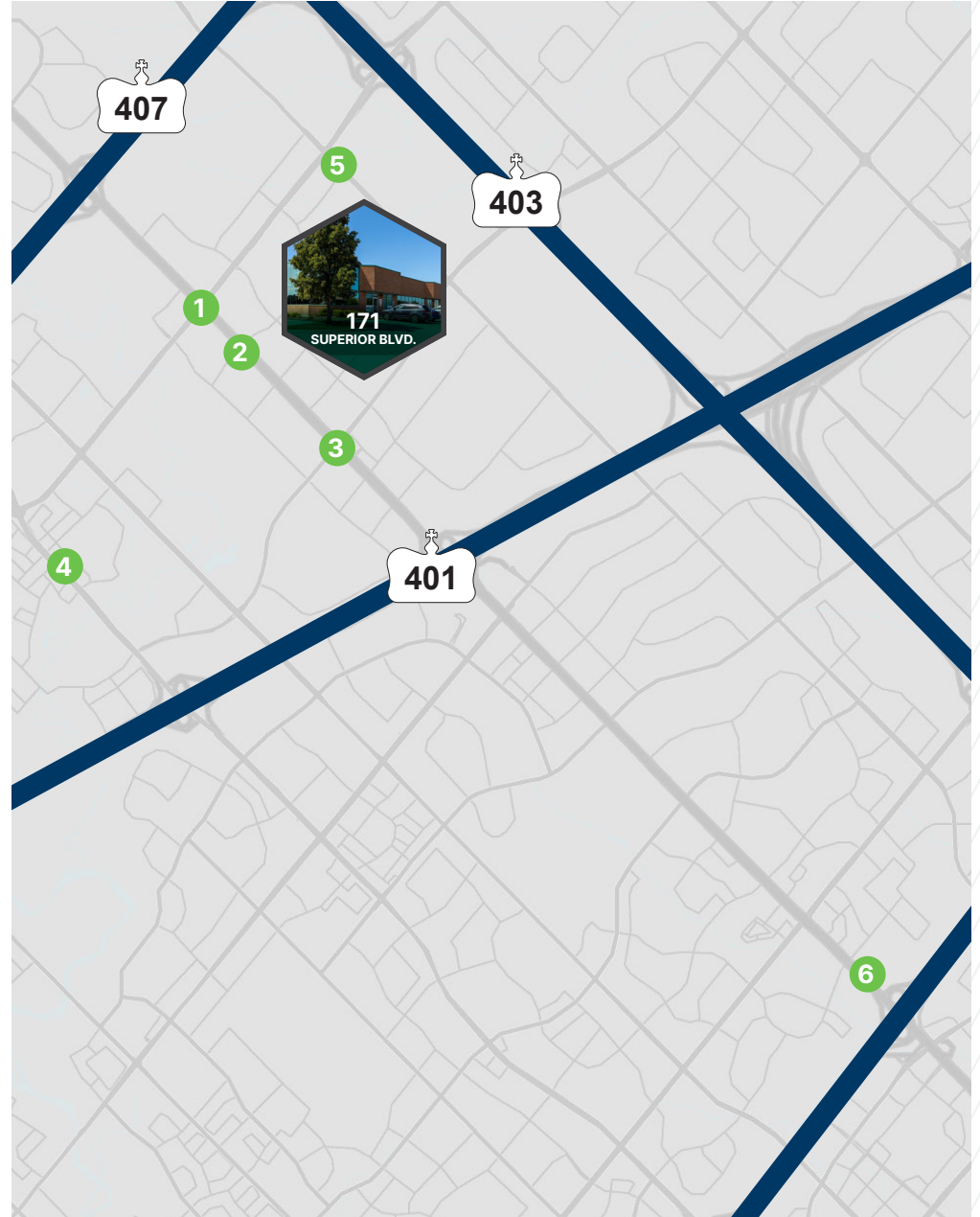
171 SUPERIOR BLVD., UNIT 4-6
MISSISSAUGA, ON



LOCAL AMENITIES & ATTRACTIONS

171 SUPERIOR BLVD., UNIT 4-6
MISSISSAUGA, ON

- 1** Mr. Sub
Pita & Grill
St. Louis Bar & Grill
Spice Culture Indian Cuisine
Tim Hortons
Freshii
- 2** Homewood Suites by Hilton
Versailles Convention Centre
Best Western Corporate
Cineplex Courtney Park
- 3** Turtle Jack's
Chako Barbecue
Demetres
McDonald's
Denny's
Boston Pizza
Mucho Burrito
Montana's
- 4** Shoppers Drug Mart
McDonald's
TD Canada Trust
Pizza Pizza
Hero Certified Burgers
Food Basics
NoFrills
BMO Bank of Montreal
RBC Royal Bank
- 5** Tim Hortons
Esso
Ricks Good Eats
Inniskillin Wines
- 6** Courtyard by Marriott
The Rec Room
Walmart
iHop
The Home Depot
Mandarin
The UPS Store
Costco
Wendy's



ABOUT

GWL REALTY ADVISORS

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

42.5M
SF

\$18B
Assets Under
Management

\$1B
Projects Under
Development

683

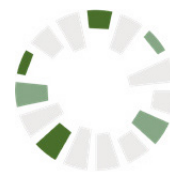
Real Estate transactions completed since 1996

110

Development Projects
Completed Since 1996

7

Consecutive GRESB
Green Star Rankings



G R E S B
★★★★★ 2021

86%

of GTA Industrial Portfolio by Floor area
Certified BOMA BEST or LEED

(5th Consecutive 5-Star Ranking)



FOR MORE INFORMATION, CONTACT:

RICHARD BURTON, Sior

Associate Vice President
+1 905 501 6415
richard.burton@cushwake.com

PRABH RATRA

Senior Associate
+1 905 501 6413
prabh.ratra@cushwake.com

Cushman & Wakefield ULC
1 Prologis Blvd., Suite 300
Mississauga, ON L5W 0G2
+1 905 568 9500
cushmanwakefield.ca

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