

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

4190 SLADEVIEW CRES, MISSISSAUGA

Listing Team:

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Presented By:



WELCOME TO SLADEVIEW CRESCENT

MISSISSAUGA



Industrial unit 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



22' clear height



Strategically located in close proximity to major 400 series arterial Highways



Easy access to a highly desirable Mississauga/Peel labour pool



Only 27 Km to Pearson International Airport and 29 Km Brampton's CN Intermodal yard

4190 Sladeview Crescent, Mississauga



PROPERTY PROFILE

4190 Sladeview Crescent, Unit 4, Mississauga

Building Area	25,492 SF
Office Area	3,992 SF
Warehouse Area	21,500 SF
Clear Height	22'
Shipping	4 TL
Possession	TBD
Taxes (T.M.I)	\$4.53 (2023) Exclusive of Management Fees



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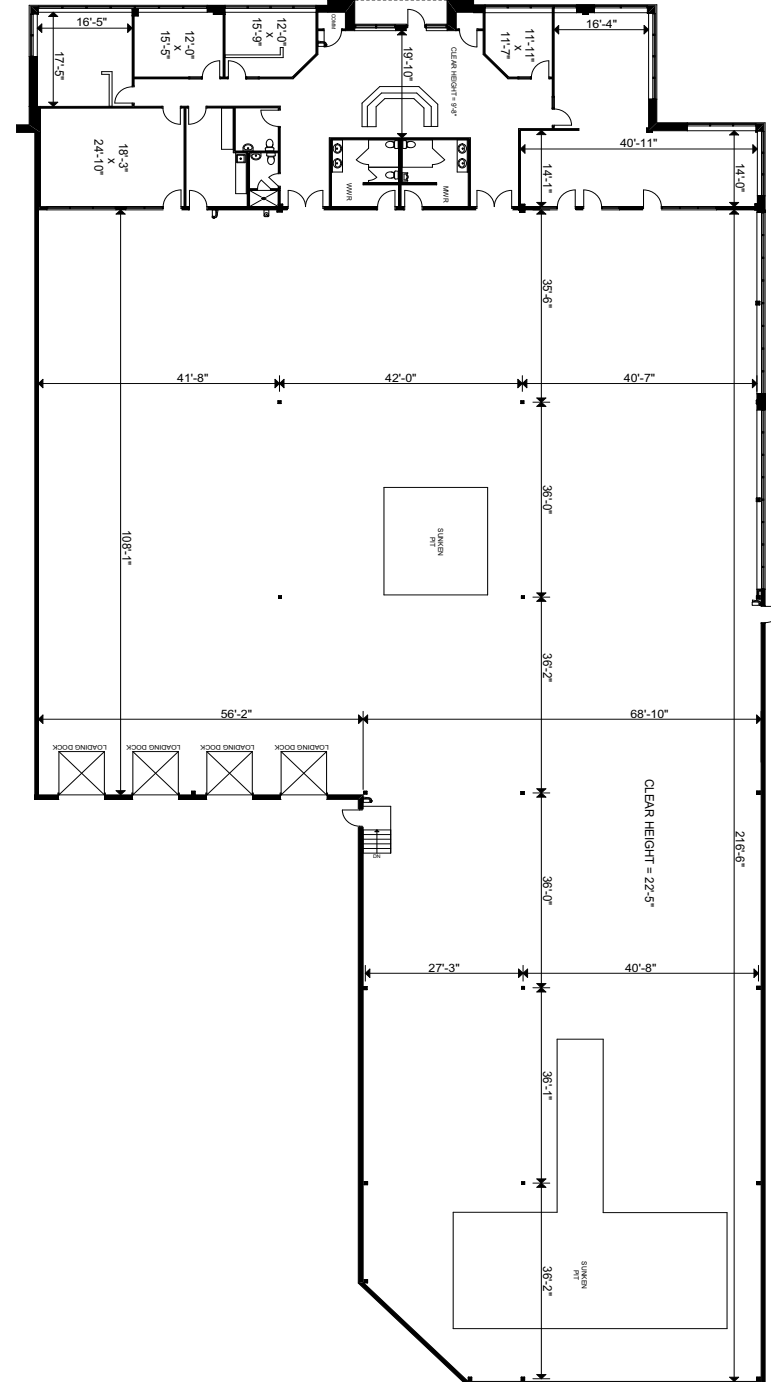


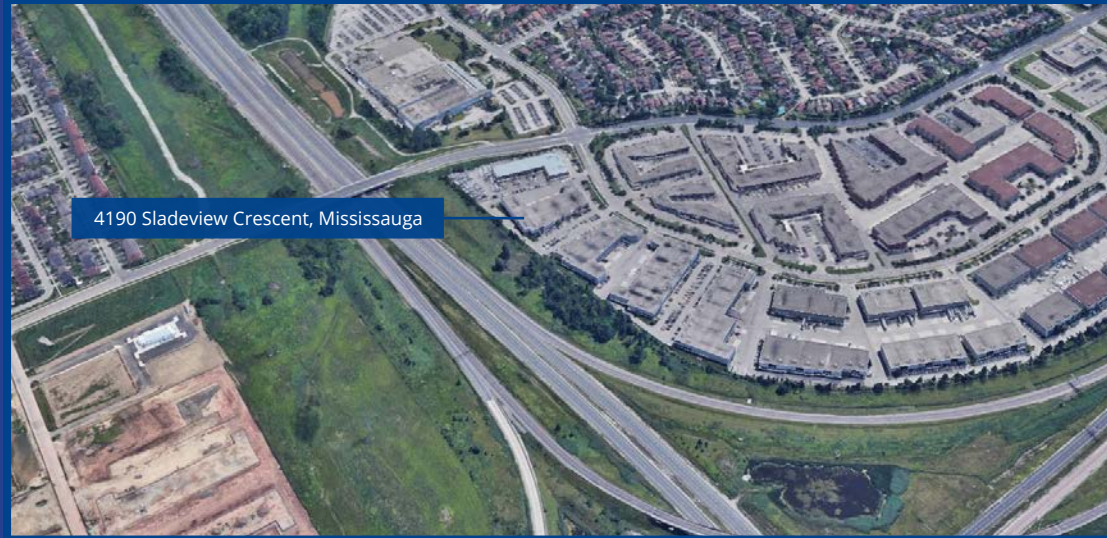
PHOTO GALLERY



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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 mins
- Credit Valley Hospital - 8 mins



Banks

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



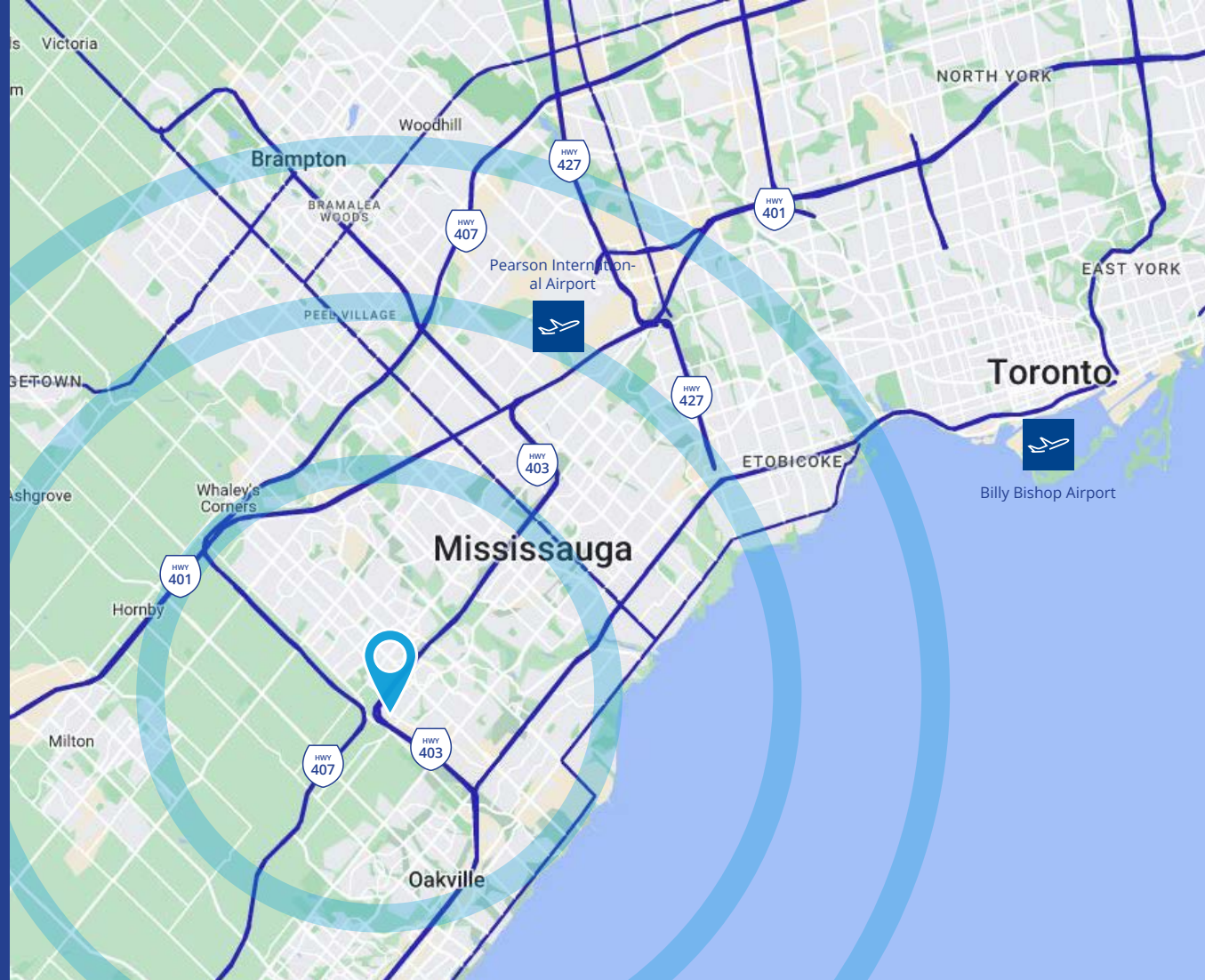
Transit

- 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 40+ 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

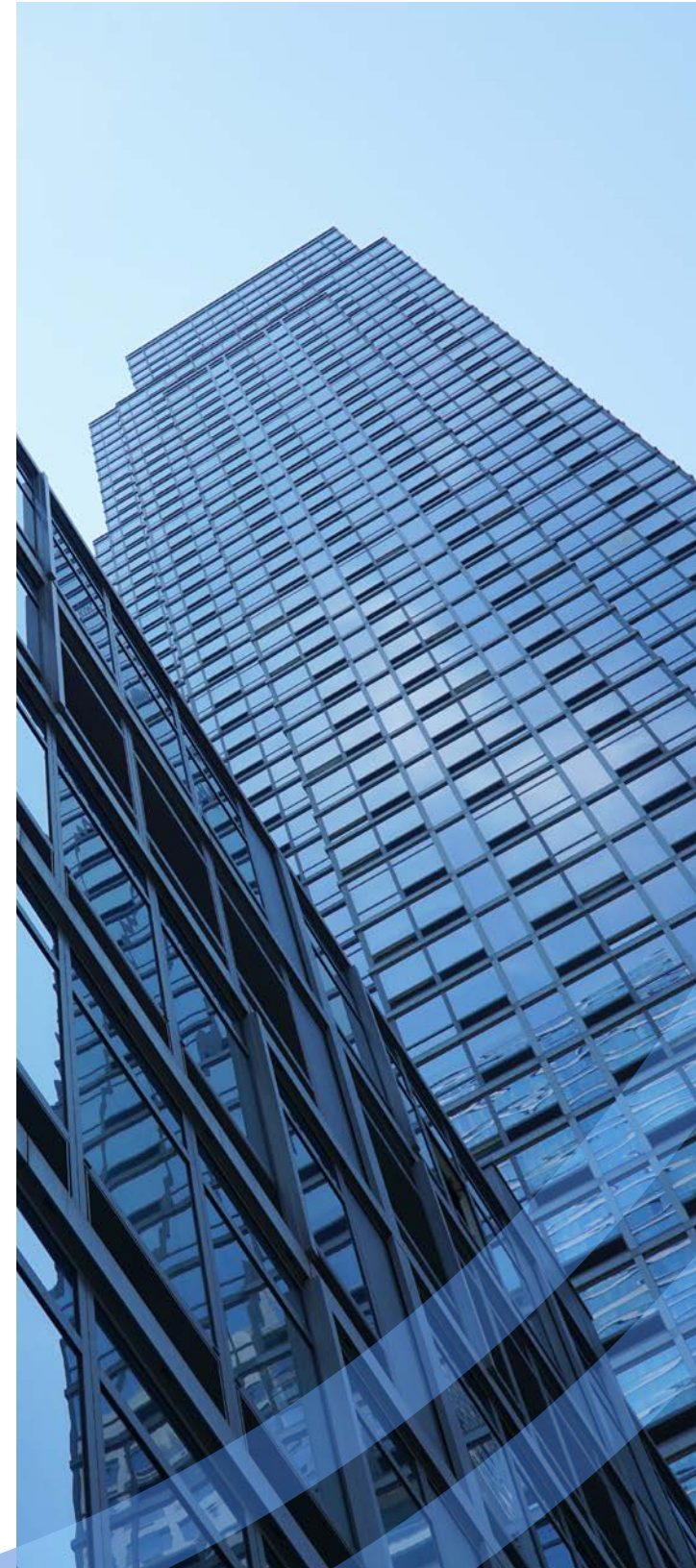
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Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, 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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