284,992 SF INVESTMENT OPPORTUNITY

705 HAZELHURST ROAD

MISSISSAUGA, ON

STATE-OF-THE-ART INDUSTRIAL FACILITY FOR SALE

RBC Capital Markets Real Estate Group

AVISON YOUNG

705 HAZELHURST

THE OPPORTUNITY

Avison Young and RBC Capital Markets Realty Inc. (collectively, the "Advisors"), are proud to offer for sale 705 Hazelhurst Road, a modern, single tenant, 284,992 sf state-of-the-art industrial property located in Hazelhurst Business Park, in the heart of South Mississauga. The building is fully leased by Metro Supply Chain (formerly SCI Logistics) until 2033, with 6.5+ years of lease term remaining.

Interested parties are required to complete a Confidentiality Agreement prior to receiving additional information on this Offering. A date of submission of offers will be communicated through the Advisors to groups that have executed a Confidentiality Agreement.

LEASED AREA
284,992 sf

CLEAR HEIGHT
36 ft

TOTAL SHIPPING
46 TL / 2 DI doors

CAR PARKING
1:1,748 sf

BAY SIZE
55 ft x 52 ft

STAGING BAY
60 ft

POWER
2,000 amps

LIGHTING
LED

CONCRETE APRON
60 ft

FLOOR SLAB
8 in

PUBLIC TRANSIT

OAKVILLE
Speers-Cornwall
Linbrook
Winston Park
MISSISSAUGA
Sheridan
Lorne Park
Park Royal
Winston Churchill

Mississauga Transit routes run along Royal Windsor Drive with stops directly in front of Hazelhurst Business Park.

These routes connect to the nearby GO Station, offering seamless transfers, access to surrounding neighbourhoods and cities, and convenient Rush Hour Express Train service to Toronto.

10 MIN
to Oakville GO

5 MIN
to Clarkson GO

GREAT ACCESSIBILITY

Hazelhurst Business Park offers easy access to major highways and the downtown core, situated in a well-established neighbourhood that supports efficient logistics throughout the Greater Toronto Area (GTA).

Located just 3 km from both Highway 403 and the Queen Elizabeth Way (QEW), the site provides excellent regional connectivity. It is also within a 1-hour drive of the U.S. border crossing in the Niagara Falls area and less than 3.5 hours from Windsor–Detroit, offering efficient access to key cross-border markets.

DRIVE TIMES

Q.E.W	**2.8 KM** (4 minutes)
HIGHWAY 403	**4.3 KM** (5 minutes)
HIGHWAY 407	**10.8 KM** (11 minutes)
HIGHWAY 401	**24.0 KM** (20 minutes)
HIGHWAY 410	**26.9 KM** (27 minutes)
PEARSON AIRPORT	**29.6 KM** (30 minutes)
DOWNTOWN CORE	**32.0 KM** (26 minutes)
CN INTERMODAL	**41.2 KM** (30 minutes)
CP INTERMODAL	**52.7 KM** (43 minutes)

INVESTMENT HIGHLIGHTS

2023 BUILT, 36' LOGISTICS FACILITY
A modern, recently constructed facility featuring 36-foot clear heights, built for today's logistics and distribution requirements.

FUNCTIONAL BAY SIZES AND FLEXIBLE CONFIGURATION FOR FUTURE DEMISABILITY
The 55 ft x 52 ft bay sizes and building layout allow for efficient current operations as well as future flexibility to demise the space into a dual-tenant or multi-tenant use.

PREMIER GTA MISSISSAUGA LOCATION
Situated in South Mississauga with immediate access to the QEW and Highway 403, within 30 minutes of Pearson International Airport, CN Intermodal, and Toronto's downtown core.

STABLE CASH FLOWS WITH ANNUAL CONTRACTUAL RENTAL ESCALATIONS
The property benefits from a long-term lease with contractual annual rental escalations, providing investors with predictable and growing income over the remaining 6.5+ year lease term.

STRONG GTA WEST LEASING FUNDAMENTALS
Mississauga remains one of the GTA's most active nodes with 198M sf of inventory and availability stable at 3.8%. Positive absorption of 1.4MM sf in 2026 Q1 has translated to positive leasing momentum, and rental rates are finding a floor as new supply moderates while demand remains resilient.

MEET THE TENANT

METRO SUPPLY CHAIN

705 Hazelhurst Road is fully leased to SCI Logistics, which has now been fully integrated into Metro Supply Chain Group as of 2024. Metro Supply Chain is one of Canada's largest third-party logistics (3PL) companies specializing in tech-enabled contract logistics, warehousing, transportation, and last-mile delivery to a broad range of industries including consumer goods, automotive, manufacturing, and healthcare.

Metro Supply Chain serves as a strategic supply chain solutions partner to some of the world's fastest growing and most reputable organizations. For more than 50 years, it has excelled at tailoring integrated, data-driven solutions, fuelled by advanced systems and technology, that fulfill complex and challenging distribution needs. It manages complex distribution, e-commerce fulfillment, and transportation networks across North America and the UK.

As of April 2026, Metro Supply Chain has been acquired by Nippon Express Holdings Inc. (NX Group), a publicly-listed global logistics company headquartered in Japan with operations in more than 50 countries. Metro Supply Chain will continue to operate independently while it deepens its global outreach with NX Group's global logistics network.

705 HAZELHURST

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