

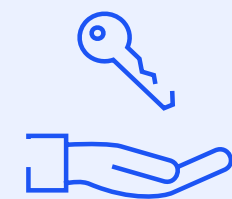


FOR LEASE

2800 Matheson Blvd E | Mississauga, ON

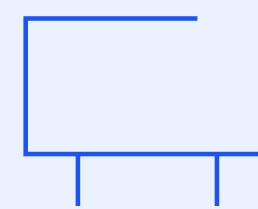
Prestigious Industrial Freestand
Fronting Highway 401

Property Highlights



Quick Occupancy

Immediate vacant possession



Building Signage Opportunities

Facing Hwy 401 where +/- 450,000 vehicles pass by every day



Upgraded Warehouse

White-box condition with epoxied floors and LED lighting



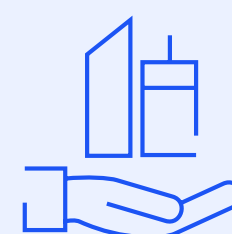
Excellent Connectivity

Easy and quick access to Highway 401, 427 and 403



High-Quality Corporate Neighbours

Located in the highly sought after Airport Corporate Center



Proudly and Professionally Managed

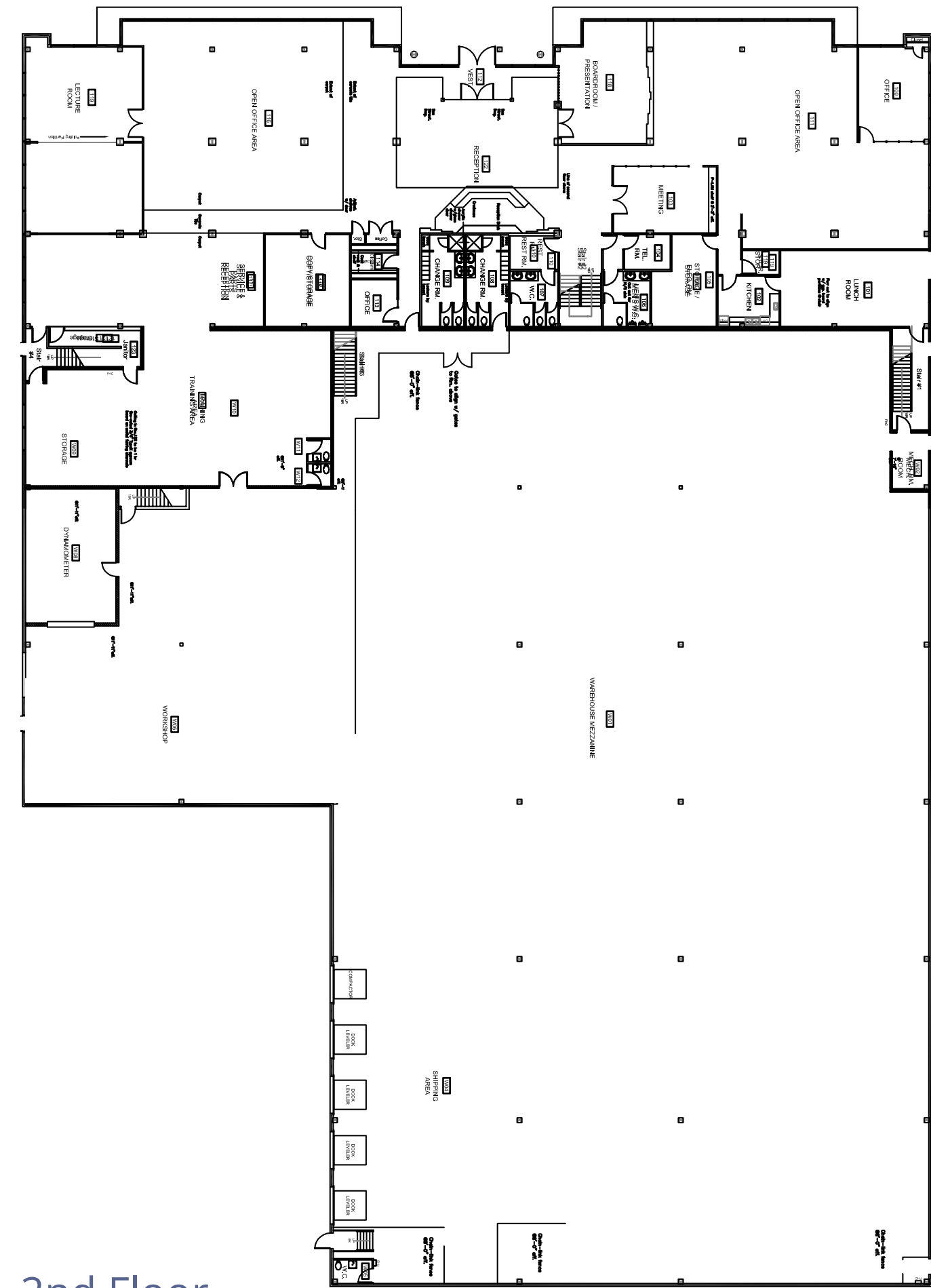
M&R Property Management

Property Profile

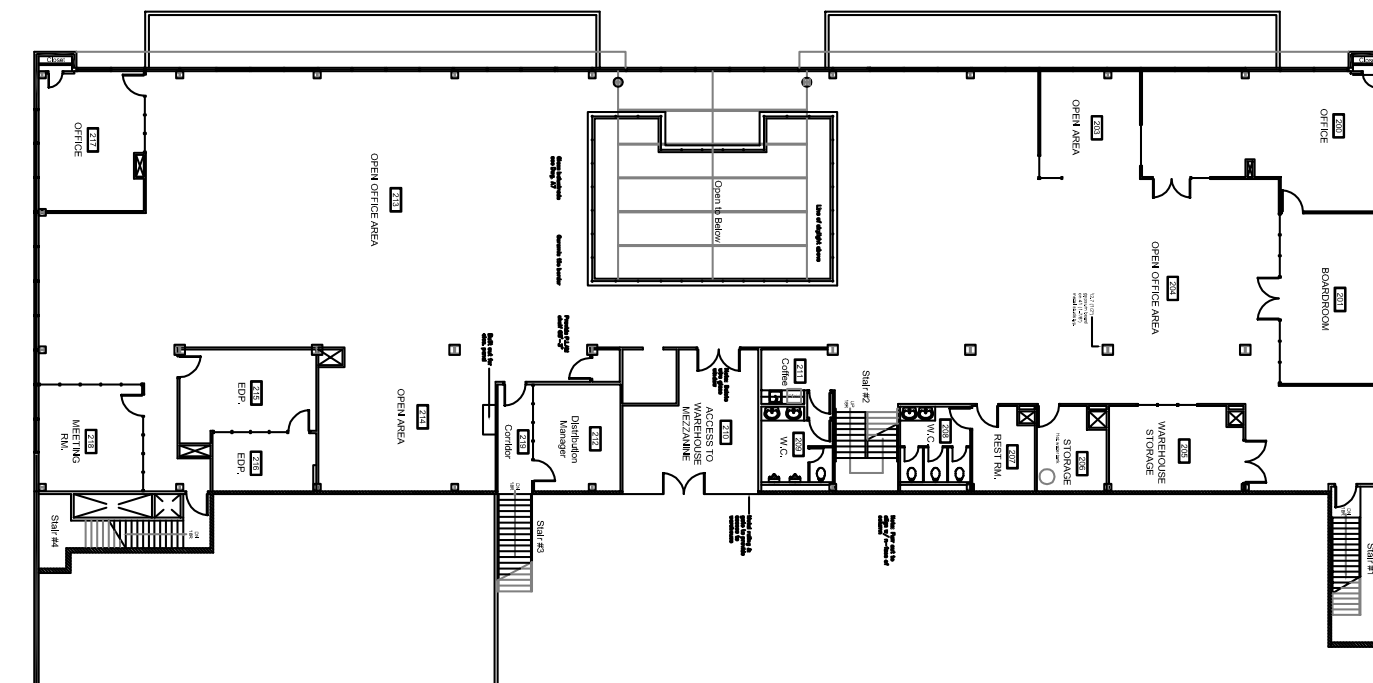
2800 Matheson Blvd E, Mississauga

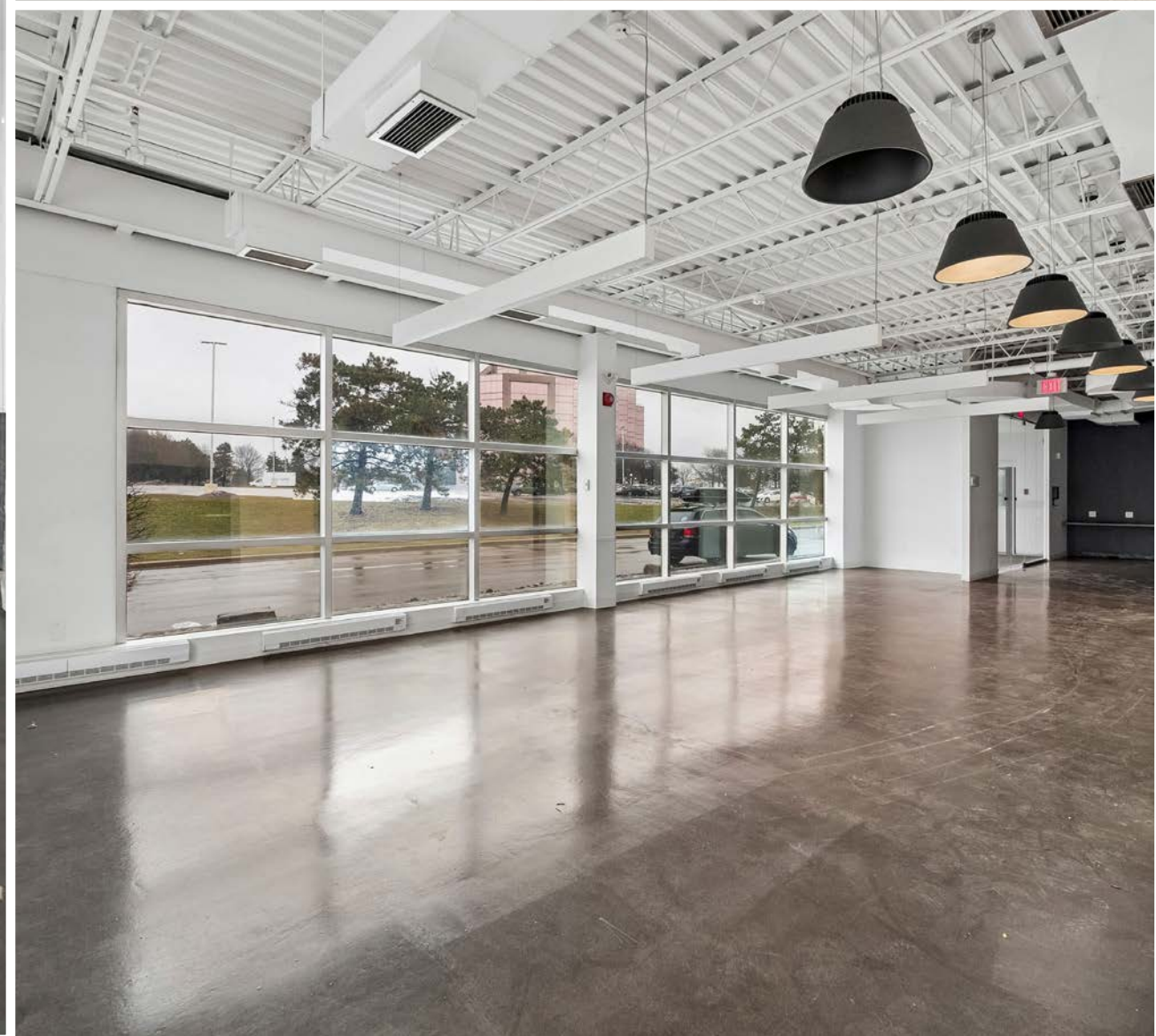
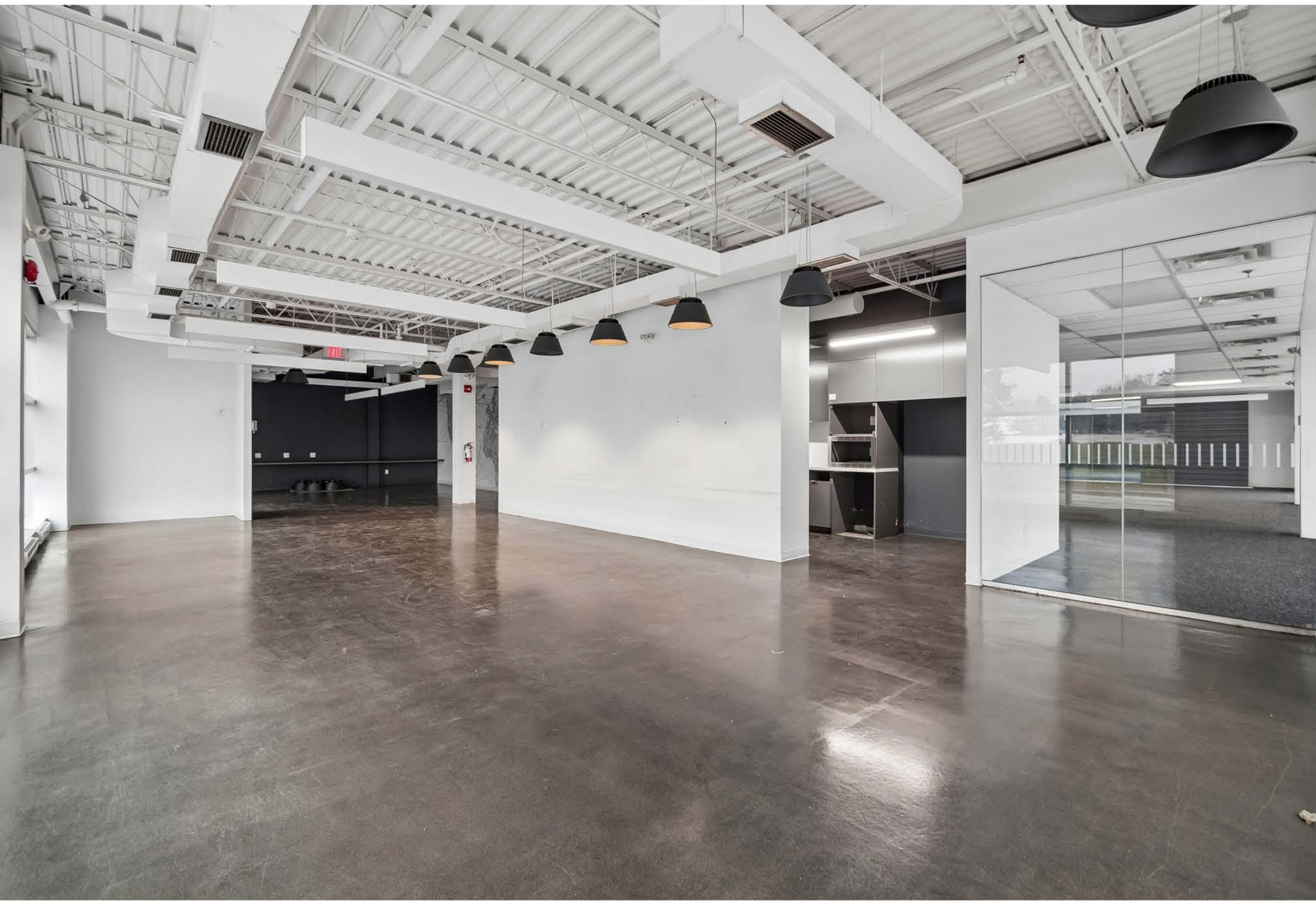
Total Area	57,582 SF
Office Area	22,897 SF
Warehouse Area	34,685 SF
Lot Area	3.01 AC
Clear Height	23'9"
Shipping	5 TL / 1 DI
Bay Size	34' x 36'
Power	600 V / 600 A
Zoning	E1
Lighting	LED Lighting throughout warehouse
Sprinklers	Yes
Availability Date	Immediate
T.M.I.	\$5.71 /SF
Asking Rate	\$16.95 PSF Net

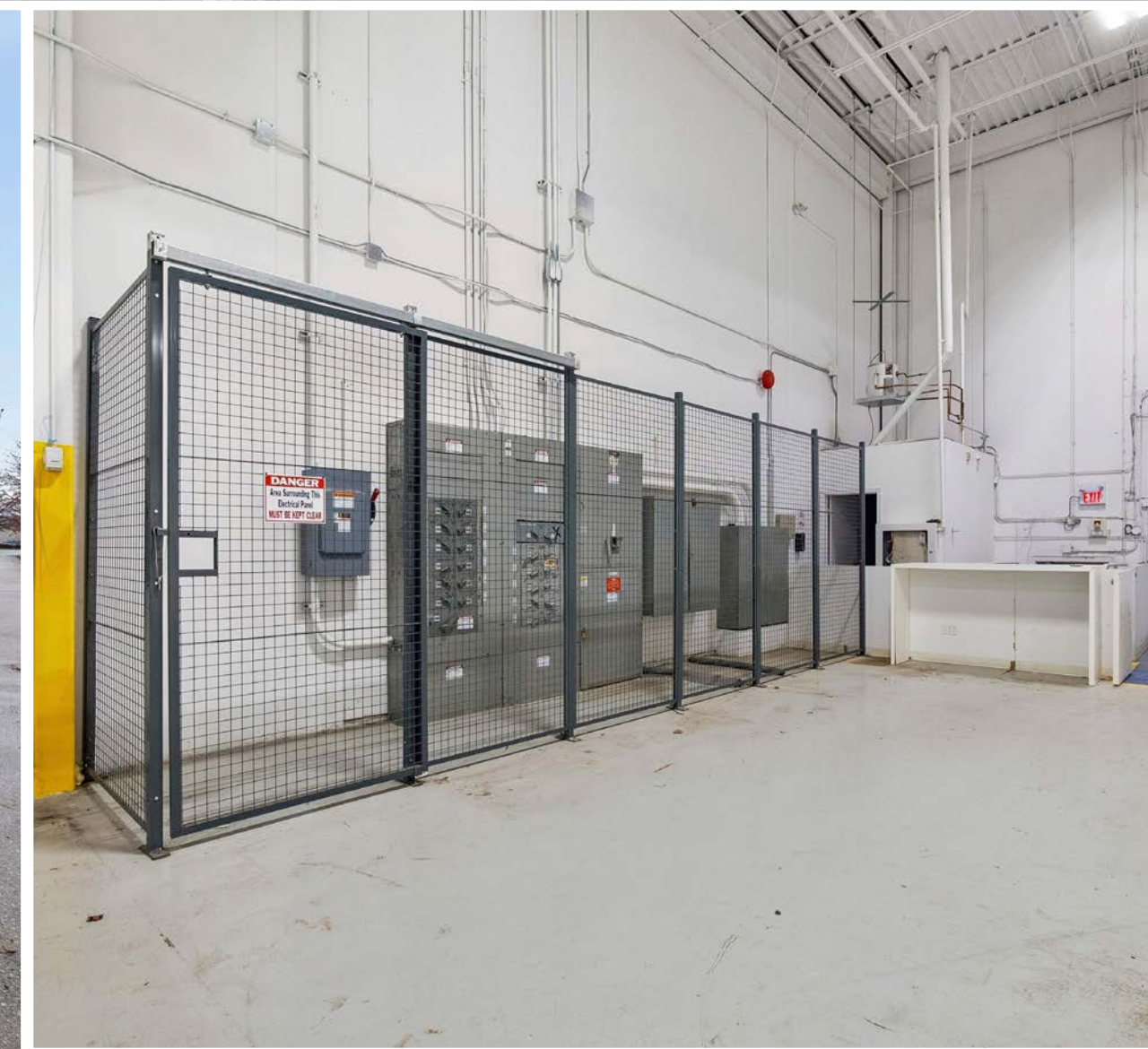
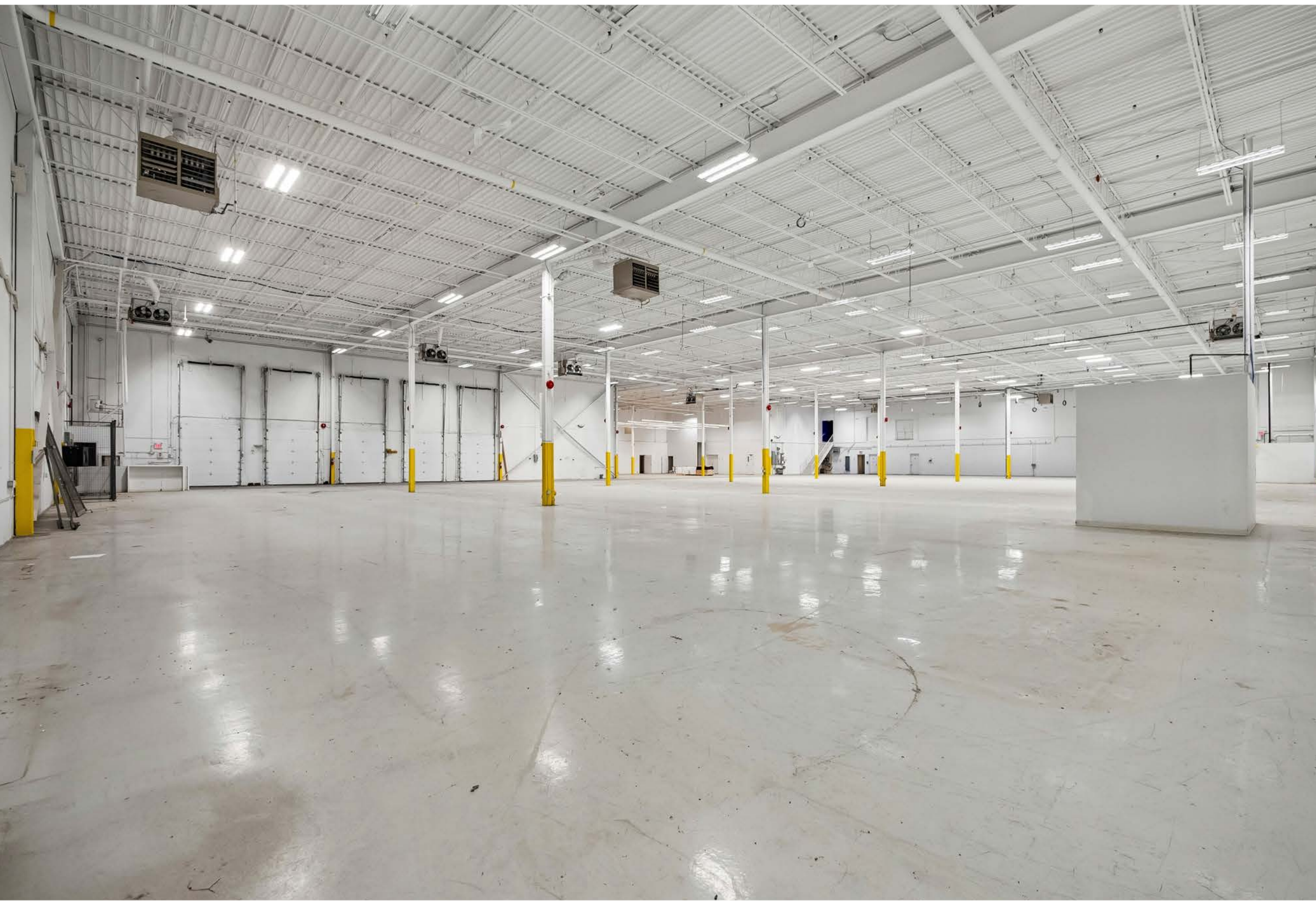
1st Floor



2nd Floor





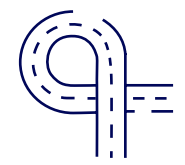


Location Overview

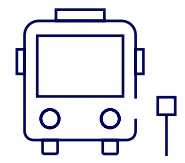
High quality free standing industrial building in Airport Corporate Centre

Ideally positioned within Mississauga's prestigious Airport Corporate Centre, 2800 Matheson Blvd E offers outstanding accessibility and a rich amenity base that supports both corporate and industrial users. The property is minutes from Toronto Pearson International Airport and benefits from immediate access to Highways 401, 427, and 403.

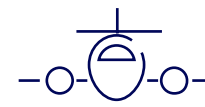
The surrounding business district is home to a wide mix of high-quality corporate neighbours and nearby amenities. With its strategic highway exposure, proximity to major corporate nodes, and quick access to transit and everyday conveniences, this location delivers exceptional functionality for businesses seeking visibility and operational efficiency.



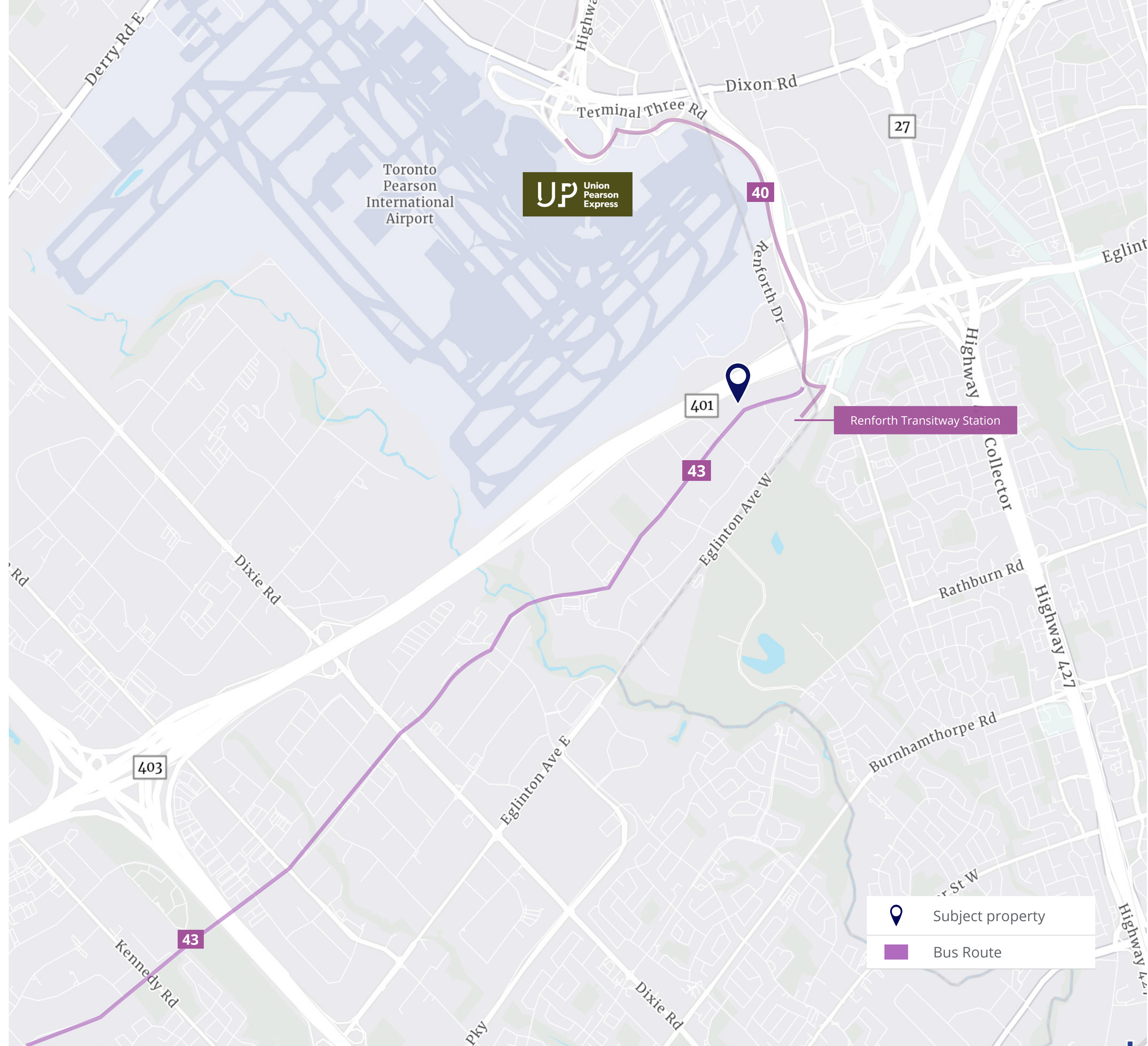
Highways | 3 min from HWY 401; 4 min from HWY 227



Train Station | 6 km to Pearson UP (21 min bus ride)
8 km to Kipling GO (25 min bus ride)



Airports | 6 min drive to Toronto Pearson International Airport





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