

FOR LEASE
59,200 SF



FOOD PRODUCTION / MANUFACTURING FACILITY

7315 PACIFIC CIRCLE

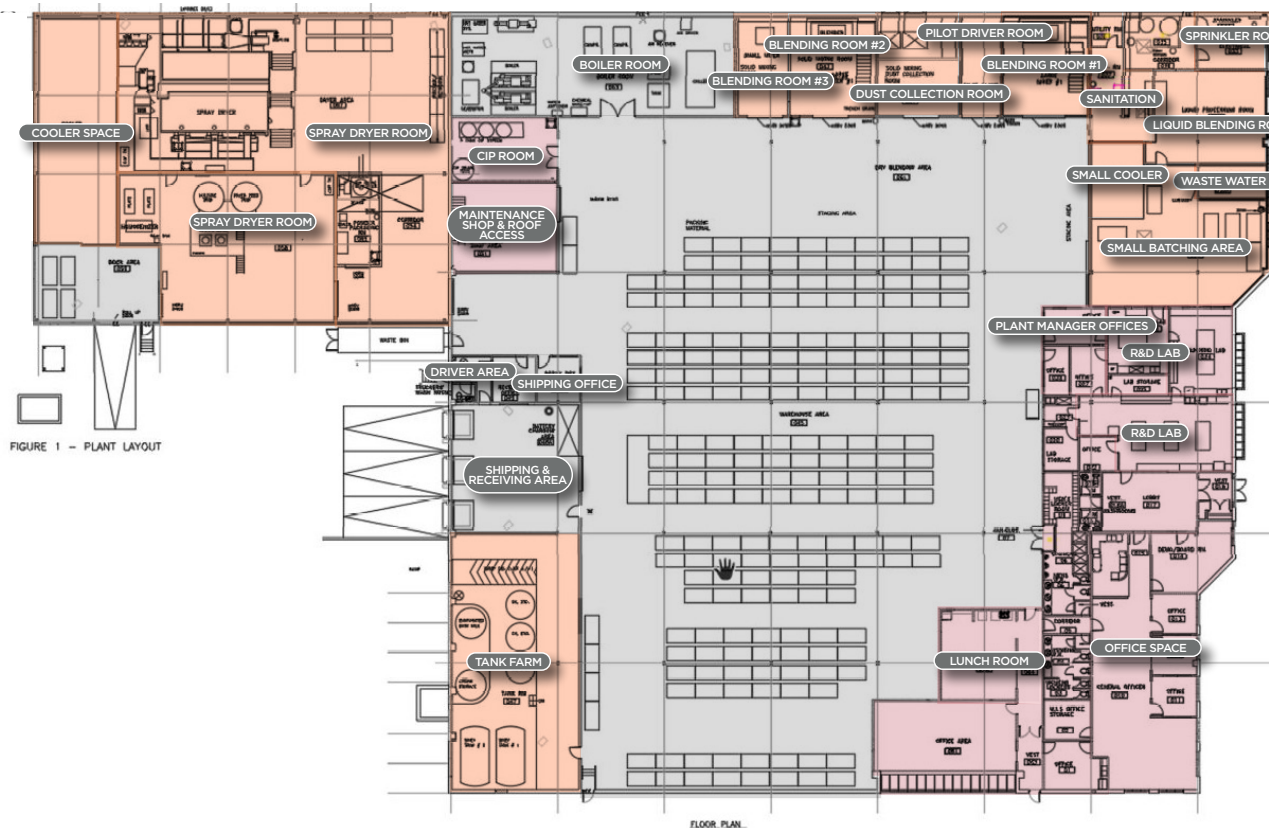
MISSISSAUGA, ONTARIO

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BUILDING FEATURES

Total Size:	59,200 SF	Power:	2,000 amps @ 600 volts
Office:	8,500 SF	Racking:	Can be made available
Warehouse:	50,700 SF	Net Rent:	\$18.25 PSF
Lot Size:	2.95 acres (Geowarehouse)	Est. T&I (2024):	\$3.14 PSF (self-managed building)
Clear Height:	18' - 24' clear	Occupancy:	March 1, 2025
Shipping:	4 TL & 1 DI	Zoning:	E2-24



COMMENTS:

- Currently has GMP, FSSC 22001 certification and is HACCP compliant.
- Entire facility is temperature controlled
- Includes combination of blending rooms, cooler, tank farm, lab and ambient warehouse
- LED lighting upgrade in 2018
- Highway 410 Exposure
- Floor drains throughout facility



PROPERTY PHOTOS

DRIVE TIME MAPS

410 HIGHWAY 410
2.2 KMS / 4 MINS

401 HIGHWAY 401
4.3 KMS / 6 MINS

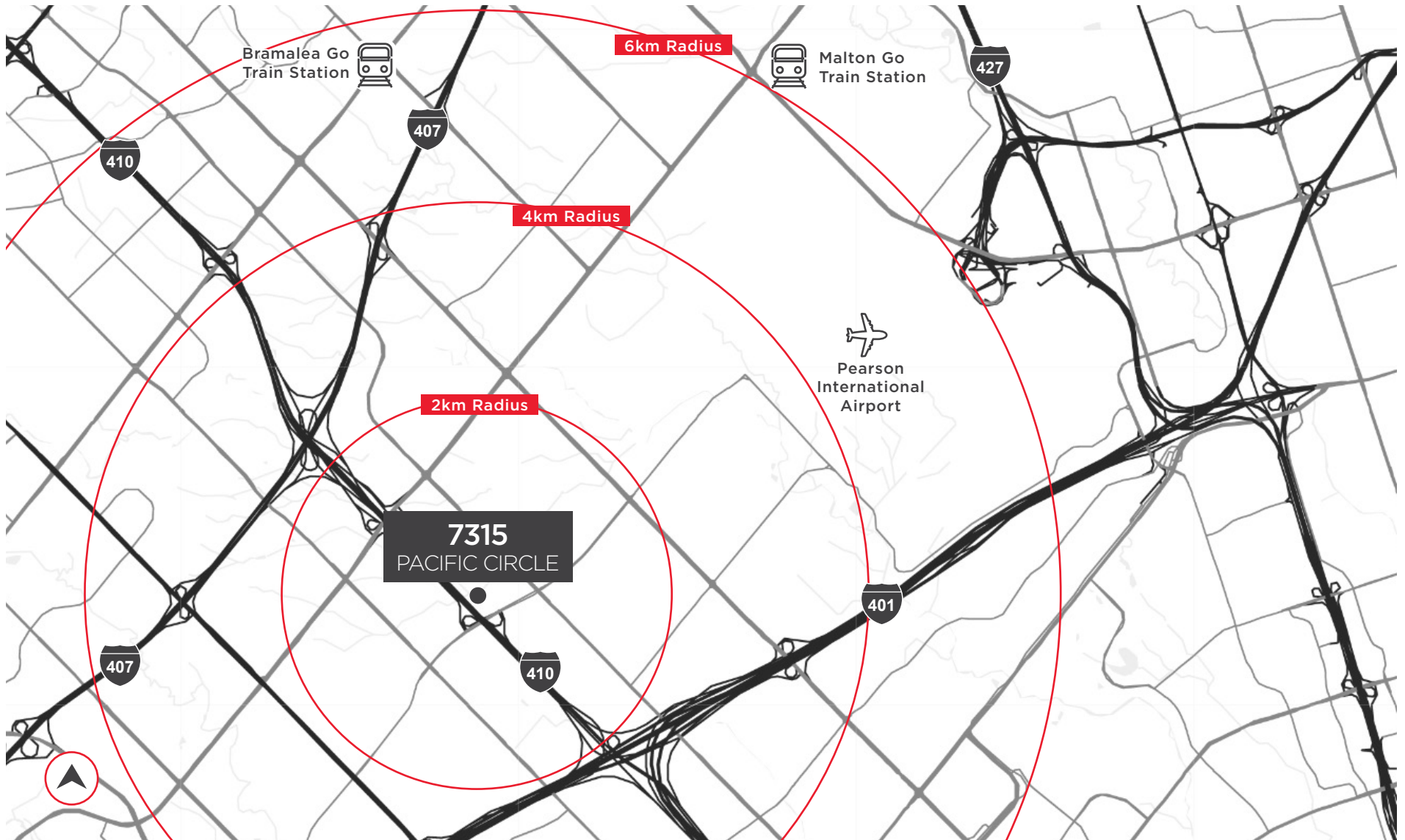
407 HIGHWAY 407
4.6 KMS / 6 MINS

427 HIGHWAY 427
12 KMS / 14 MINS

 PEARSON INTERNATIONAL AIRPORT (TERMINAL 1)
15.6 KMS / 15 MINS

 BRAMALEA GO TRAIN STATION
6.9 KMS / 12MINS

 MALTON GO TRAIN STATION
7.5 KMS / 14 MINS

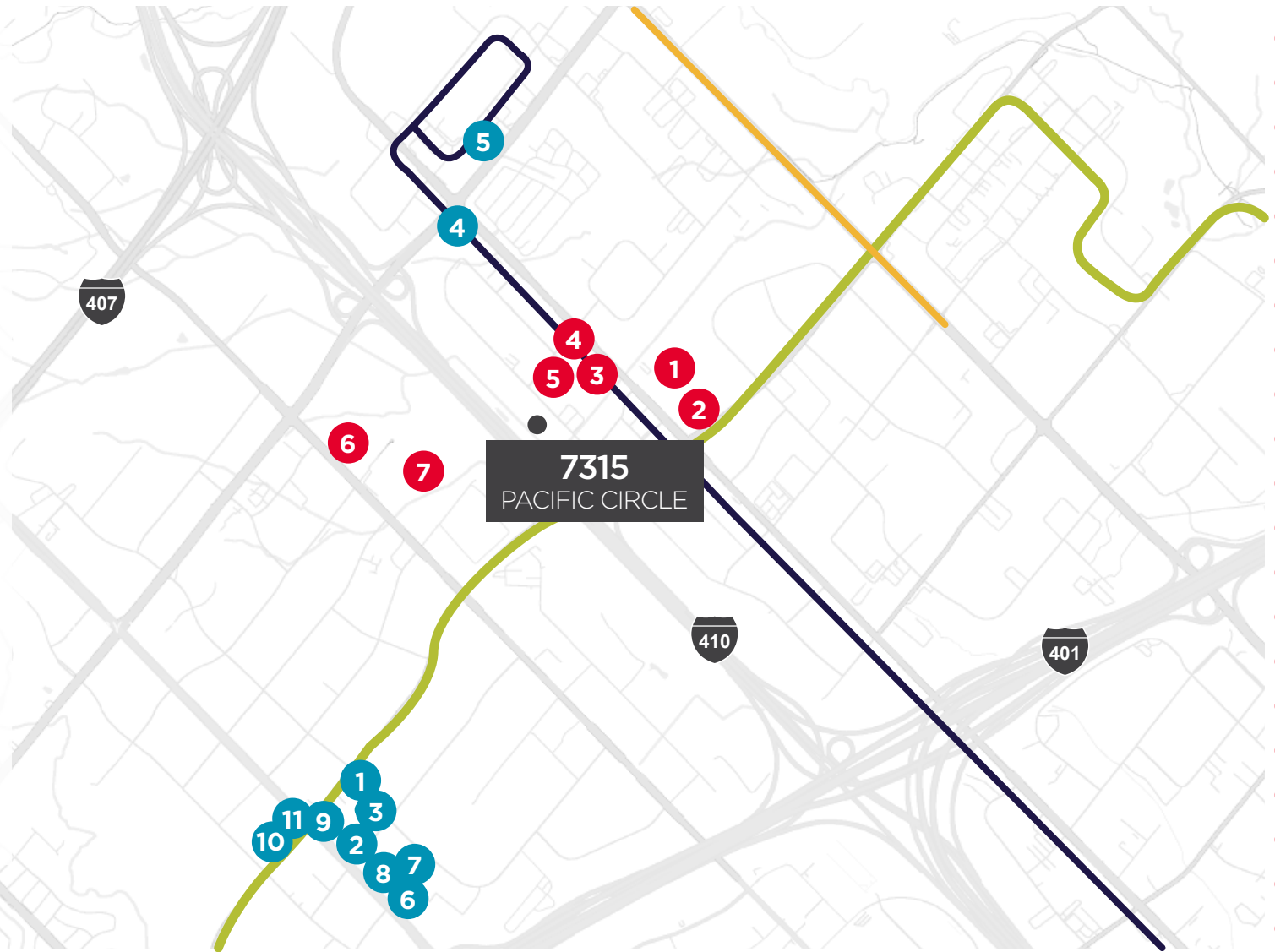


Amenities

1. Turtle Jacks
2. Moxies
3. Cineplex
4. McDonald's
5. Subway
6. LA Fitness
7. Naan Kabob
8. Montanas
9. Denny's
10. Residence inn Toronto
11. Fairfield Inn & Suites

Corporate Tenants

1. Apps Transport
2. Sherway
3. Superpuff
4. Hofland
5. Ontario Flowers
6. TSC
7. The Brick



Transit Route

- Mi-Way Bus Route 57
- Mi Way Bus Route 51
- Brampton Transit Route 18

CORPORATE NEIGHBORS & AMENITIES



CONTACT INFORMATION

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