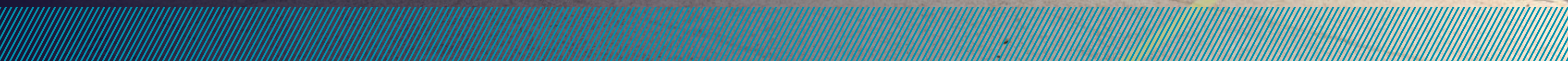




# 2400

**Unit 3 SKYMARK AVENUE**  
MISSISSAUGA

## FOR LEASE



UNIT 3, 2400 SKYMARK AVENUE, MISSISSAUGA

# PROPERTY HIGHLIGHTS

ADDRESS: 2400 SKYMARK AVENUE, UNIT 3  
MISSISSAUGA

WAREHOUSE SPACE

- Fully air conditioned
- T8 lighting with motion sensors
- Sprinkler System

OFFICE SPACE

- Private offices and open concept
- Lunchroom and employee locker rooms with showers
- Reduced space option available

AVAILABLE Immediately

ASKING RATE \$17.95 PSF NET

### ADDITIONAL DETAILS:

- Security system
- Shipping yard accommodates 53' trailers
- Close proximity to Toronto Pearson International Airport and major highways



**35,462 SF**  
Total Building Space



**27,376 SF**  
Warehouse Space



**8,086 SF**  
Office Area



**\$5.14 PSF\***  
TMI (2024)



**24'**  
Clear height



**5**  
Truck Level Doors  
with Levelers



**400A/600V**  
Power



**EI-19**  
Zoning



\*Does not include Management Fee.

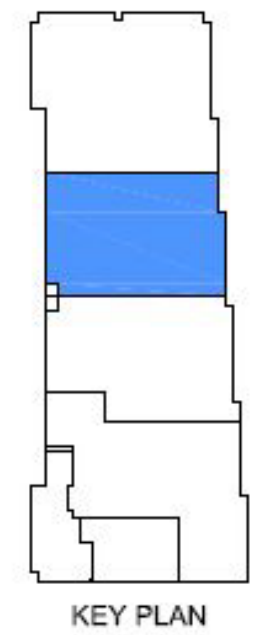
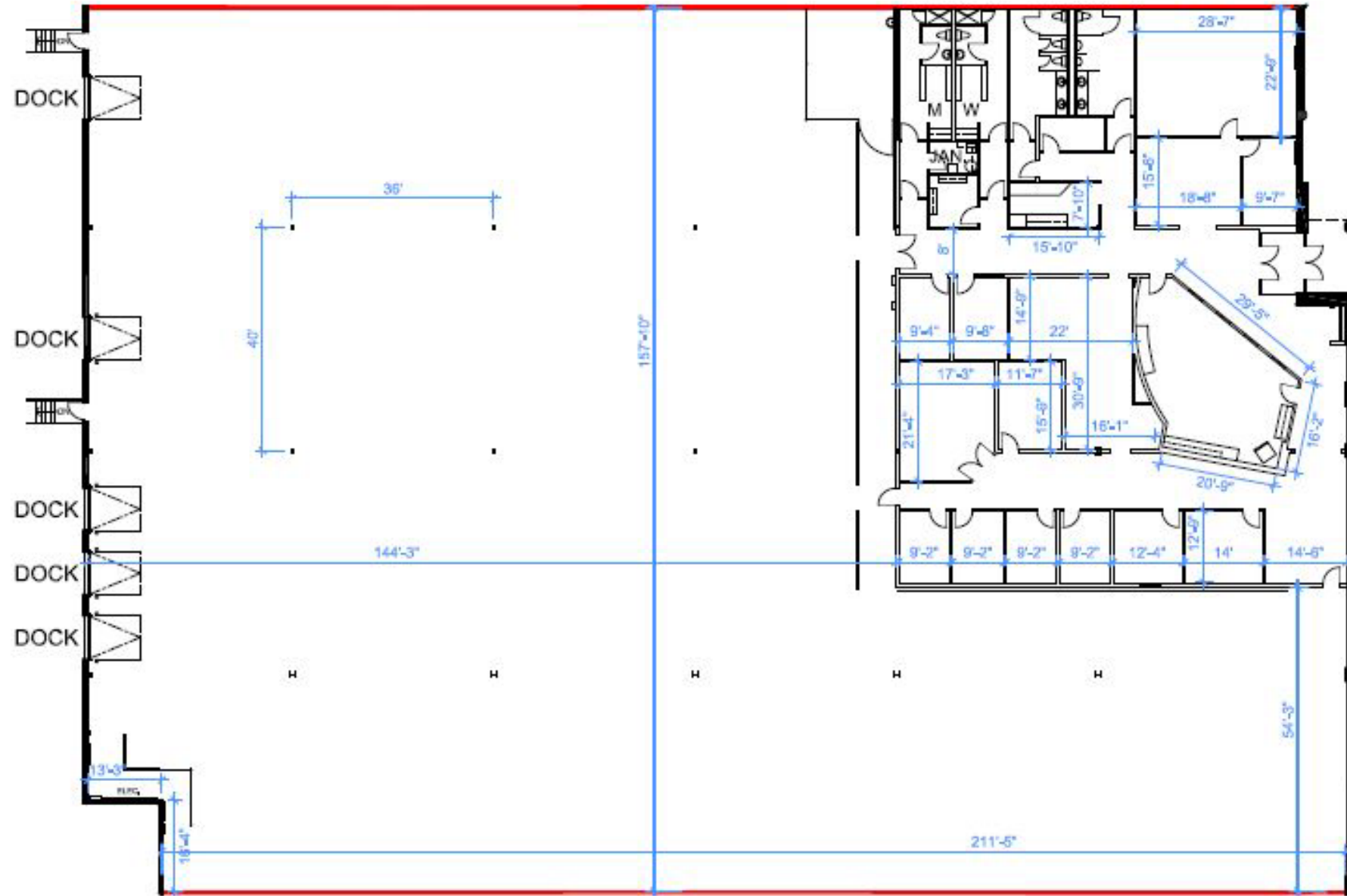
UNIT 3, 2400 SKYMARK AVENUE, MISSISSAUGA

# PROPERTY PHOTOGRAPHS





# FLOOR PLAN



# LOCATION AMENITIES

## FOOD & RESTAURANTS

1. Union Social
2. Subway
3. Bravo Bistro
4. La Scala Ristorante
5. Starbucks
6. McDonalds
7. London Gate Pub
8. Tim Hortons
9. Pizza Pizza
10. Kelseys
11. Montana's
12. Wahlburgers

## BANKS

1. CIBC
2. BMO
3. RBC
4. Scotiabank

## HOTELS

1. TownPlace Suites
2. Best Western
3. Homewood Suites by Hilton
4. Hampton Inn by Hilton
5. Courtyard
6. Hilton Garden Inn

## OTHER AMENITIES

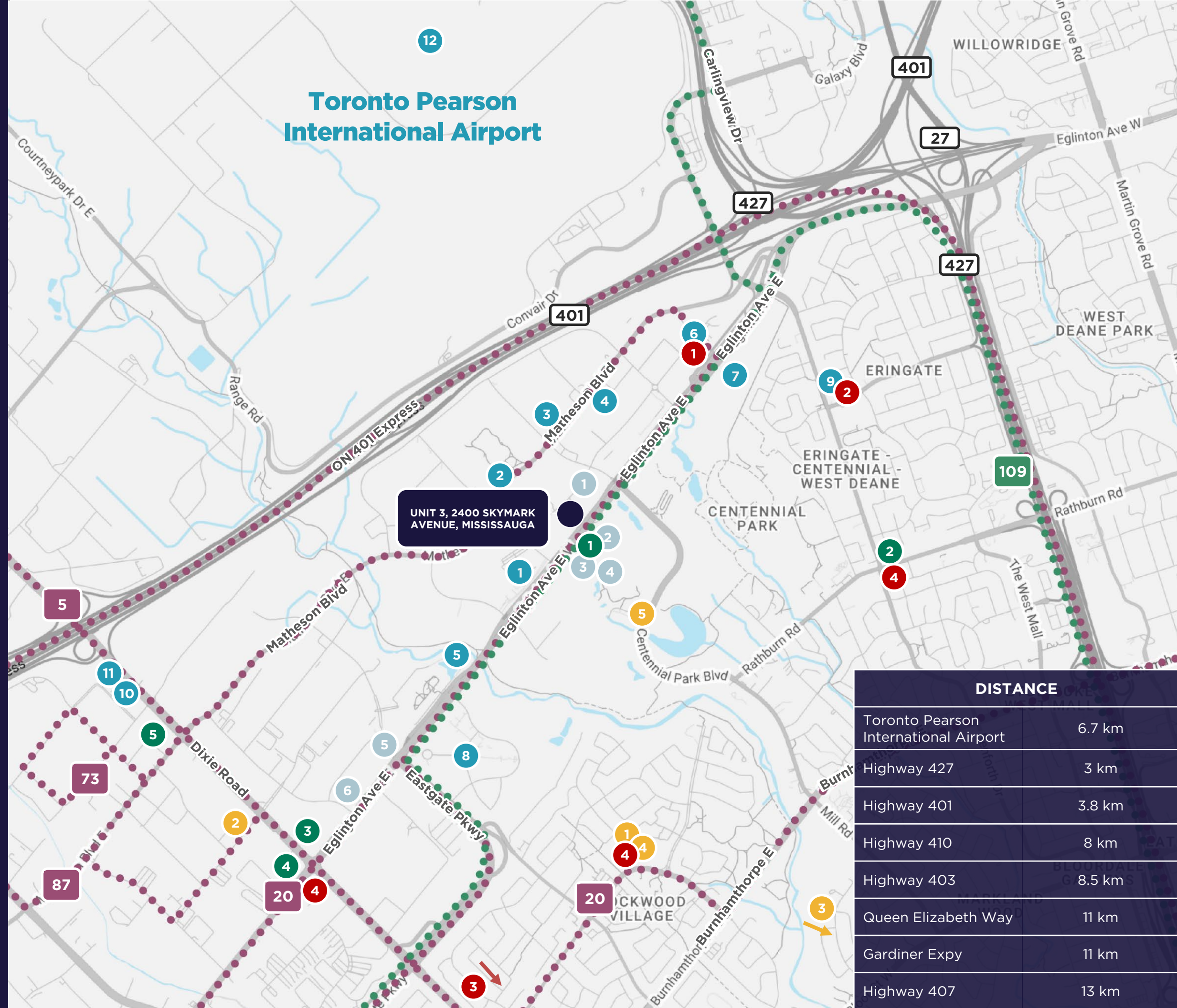
1. Longo's
2. LA Fitness
3. No Frill's
4. Shopper's Drug Mart on Rathburn
5. Centennial Park Golf Centre

## GAS STATION

1. Petro Canada
2. Shell
3. Esso
4. Canadian Tire
5. Pioneer

MISSISSAUGA TRANSIT ROUTES

MISSISSAUGA EXPRESS ROUTES



DISTANCE	
Toronto Pearson International Airport	6.7 km
Highway 427	3 km
Highway 401	3.8 km
Highway 410	8 km
Highway 403	8.5 km
Queen Elizabeth Way	11 km
Gardiner Expy	11 km
Highway 407	13 km

## 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](https://www.pureindustrial.ca)



Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries.

In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services.

It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit.

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\*Sales Representative

**Better never settles**