

BUSINESS

GATEWAY

PARK

2-BUILDING DEVELOPMENT

TOTALING 470,000 SF

560 & 600 SLATE DRIVE
MISSISSAUGA, ON

THE GATEWAY TO IT ALL



Lennard:

DELIVERING MISSISSAUGA'S PREMIER INFILL DEVELOPMENT

INTRODUCING AN INDUSTRIAL LEASING OPPORTUNITY LIKE NO OTHER

Gateway Business Park will consist of two state-of-the-art industrial buildings located at the nexus of the GTA's most critical highway infrastructure providing occupiers with unparalleled access to highways 410, 401, 407, 403 & 427 and Pearson International Airport.



(FEB 2025)



CORE
LOCATION
IN MATURE
BUSINESS PARK



ESG
DESIGNED TO
ALIGN WITH YOUR
SUSTAINABILITY
INITIATIVES



HIGH
PROFILE SITE
HWY 410
EXPOSURE



BUSINESS

GATEWAY

PARK



QUICK ACCESS

TO ALL 400
SERIES HWY'S



FLEXIBILITY

SITE PLAN DESIGN CATERS
TO ARRAY OF TENANCIES
RANGING FROM 80,000 SF -
310,000 SF



STEPS TO PUBLIC TRANSIT

KENNEDY RD @
SUPERIOR BLVD
650 METRES



LARGE LABOUR POOL

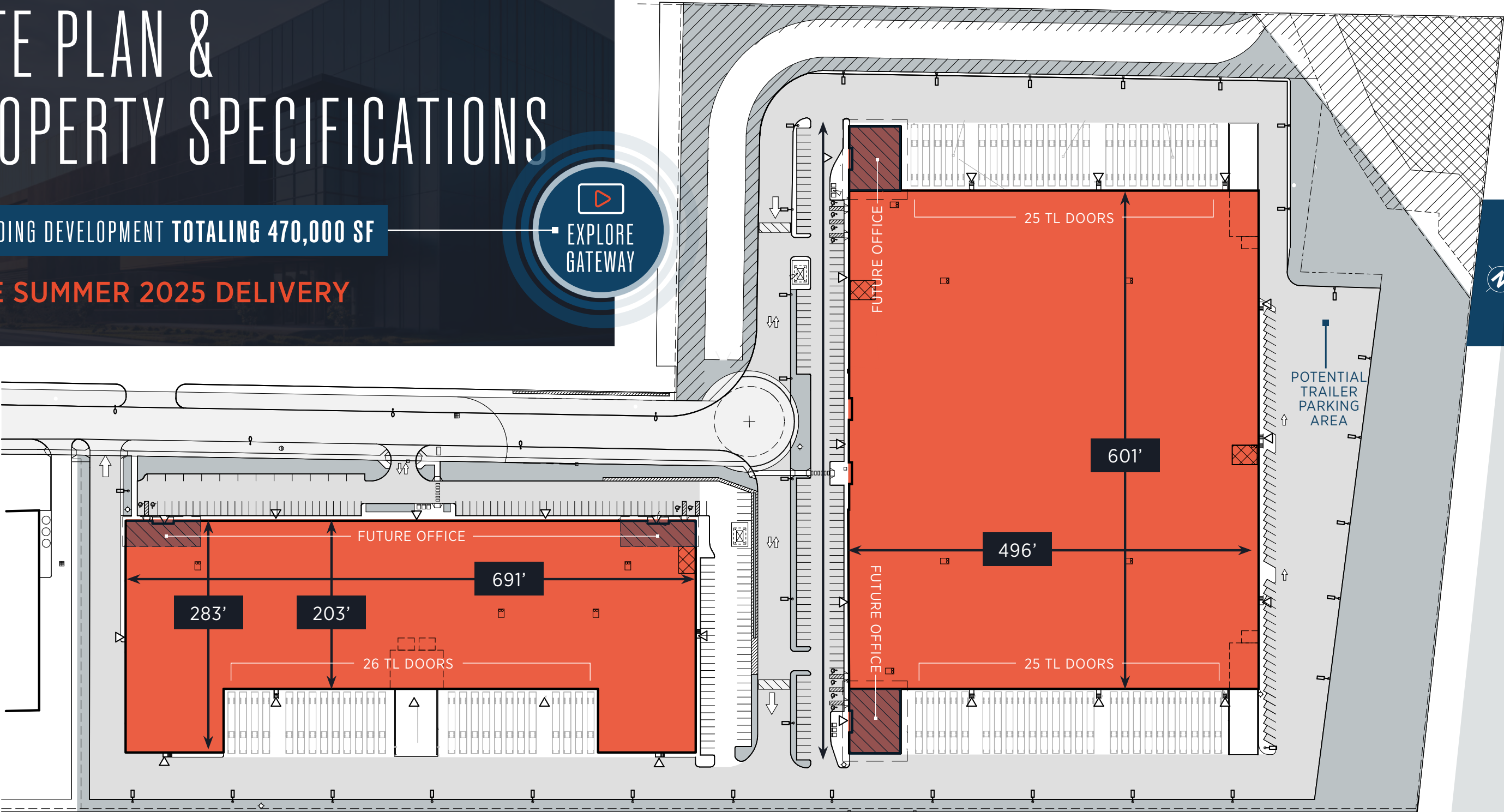
ACCESS TO PEEL REGION &
MISSISSAUGA'S ROBUST
LABOUR FORCES

SITE PLAN & PROPERTY SPECIFICATIONS

2-BUILDING DEVELOPMENT TOTALING 470,000 SF

LATE SUMMER 2025 DELIVERY

EXPLORE
GATEWAY

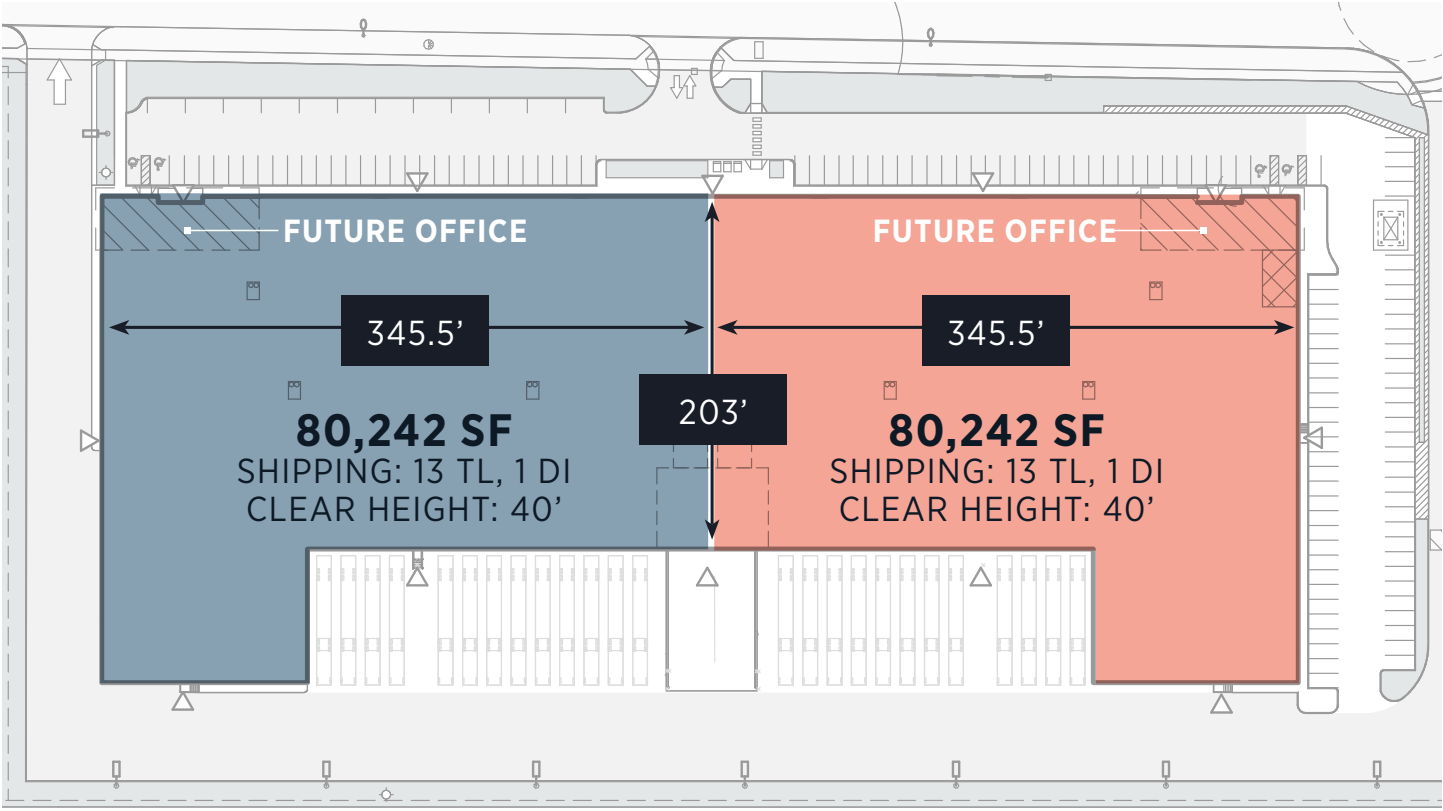


BUILDING 1 560 SLATE DRIVE	
TOTAL AREA:	160,485 SF (3% OFFICE)
CLEAR HEIGHT:	40'
BAY SIZE:	56' x 46'
SHIPPING DOORS:	26 TL, 2 DI
CAR PARKING:	138 SPACES
POWER:	1,600 AMPS

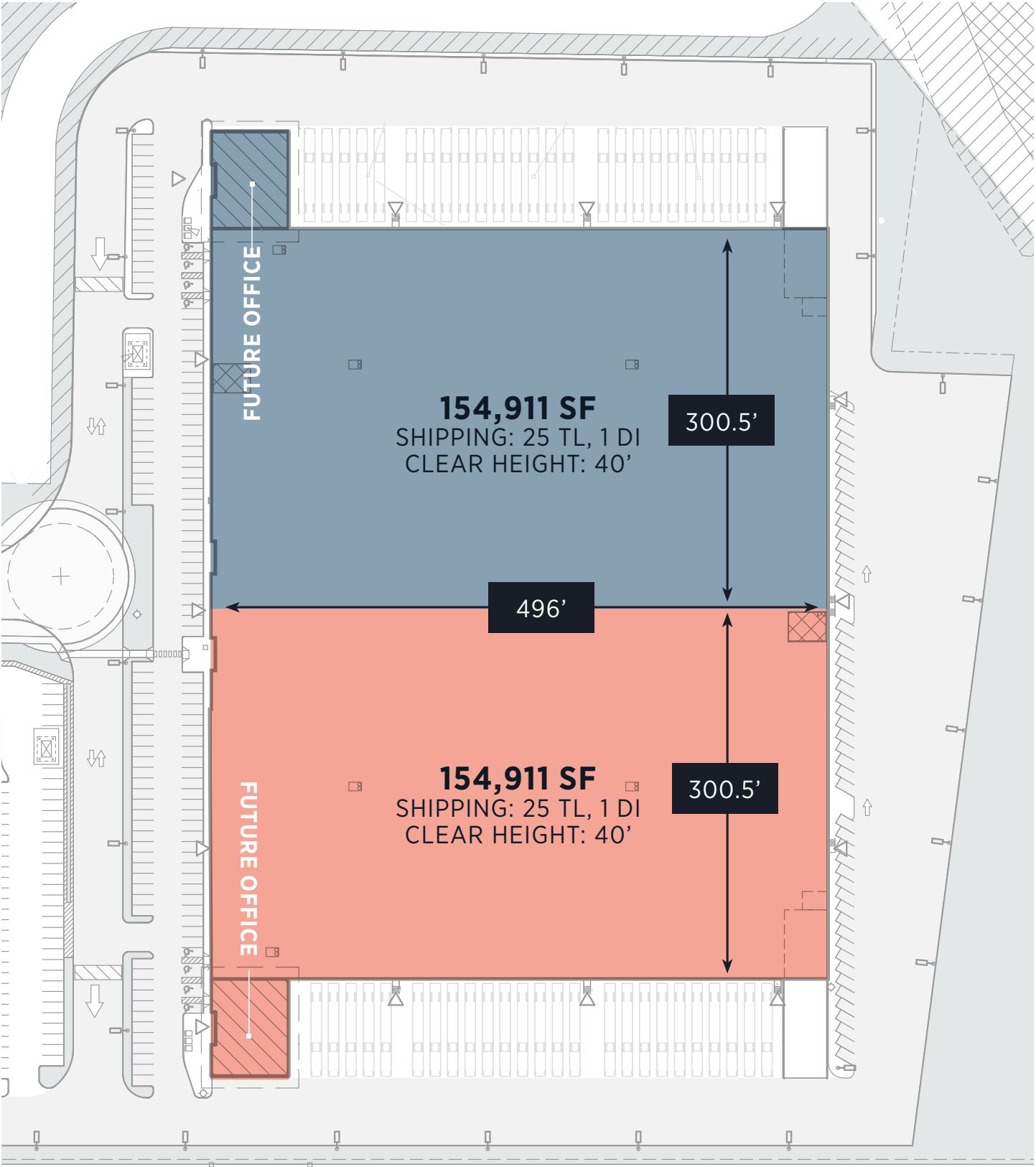
BUILDING 2 600 SLATE DRIVE	
TOTAL AREA:	309,823 SF (3% OFFICE)
CLEAR HEIGHT:	40'
BAY SIZE:	56' x 46'
SHIPPING DOORS:	50 TL, 2 DI
TRAILER PARKING:	ALONG EAST SIDE OF BUILDING
CAR PARKING:	177 SPACES
POWER:	3,200 AMPS

FLEXIBLE DEMISING OPTIONS

FLEXIBILITY TO ACCOMMODATE YOUR BUSINESS NEEDS



BUILDING 1 | 560 SLATE DRIVE



BUILDING 2 | 600 SLATE DRIVE

THE 40' CLEAR HEIGHT ADVANTAGE

RACKING

Gateway Business Park's clear height at 40' has been designed to meet the demands of today's and tomorrow's industrial occupiers.

560 SLATE DRIVE

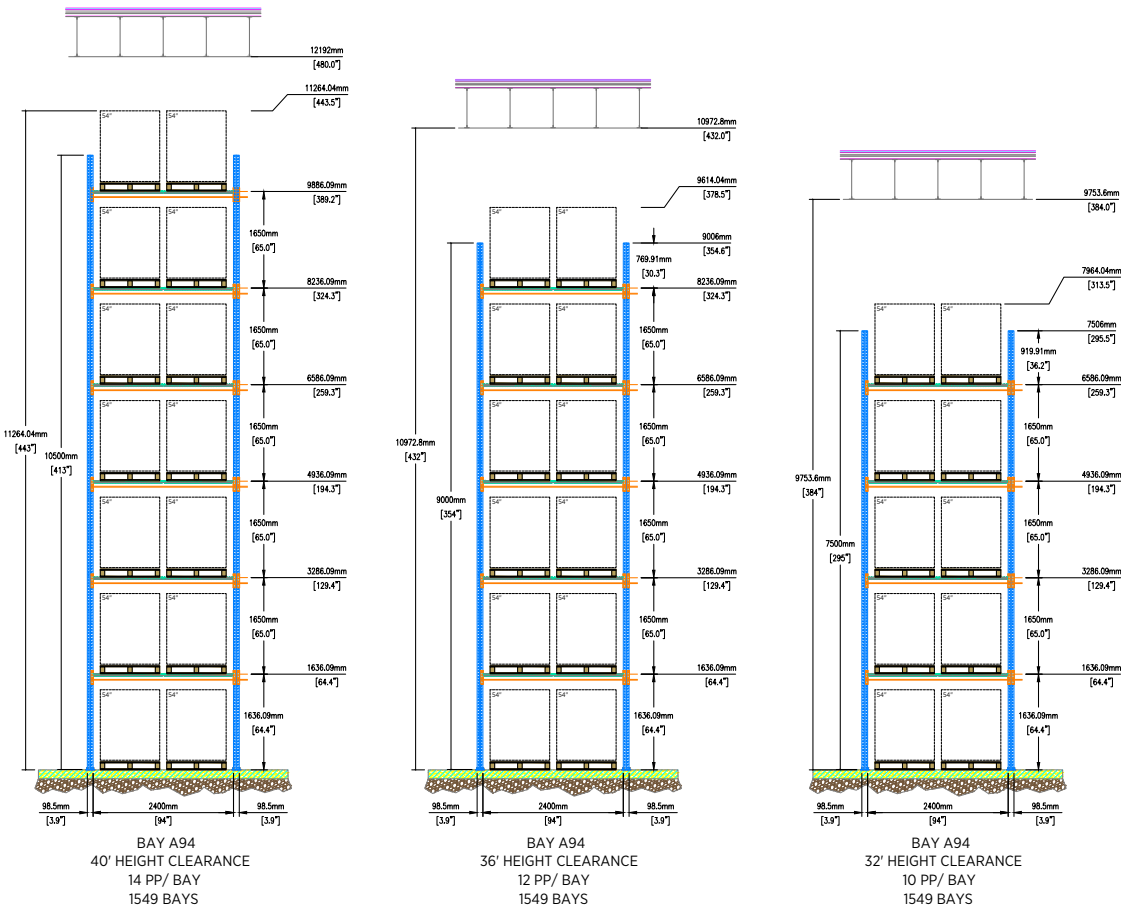
PALLET COUNT
NARROW AISLE

aisle width: 120"

40' CLEAR HEIGHT
22,622 PALLET POSITIONS

36' CLEAR HEIGHT
19,290 PALLET POSITIONS

32' CLEAR HEIGHT
15,958 PALLET POSITIONS



600 SLATE DRIVE

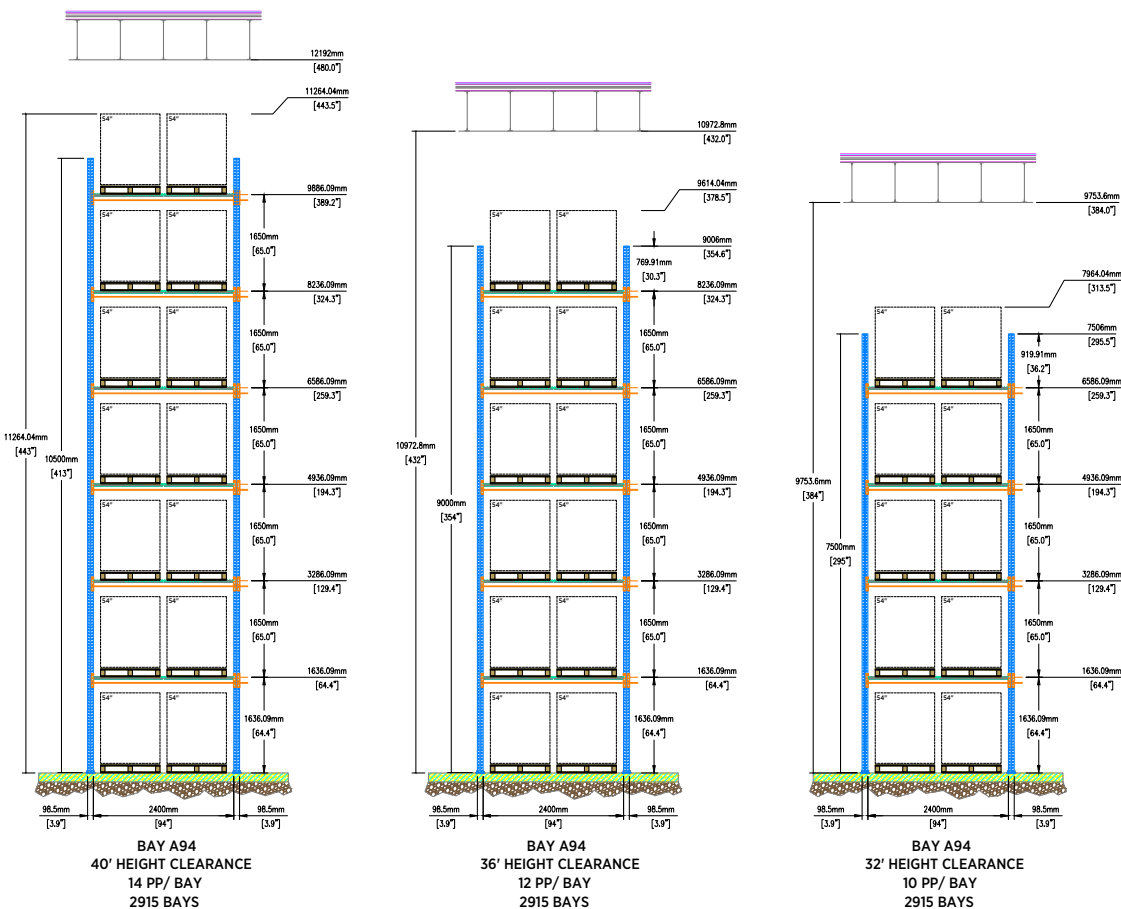
PALLET COUNT
NARROW AISLE

aisle width: 120"

40' CLEAR HEIGHT
43,222 PALLET POSITIONS

36' CLEAR HEIGHT
36,789 PALLET POSITIONS

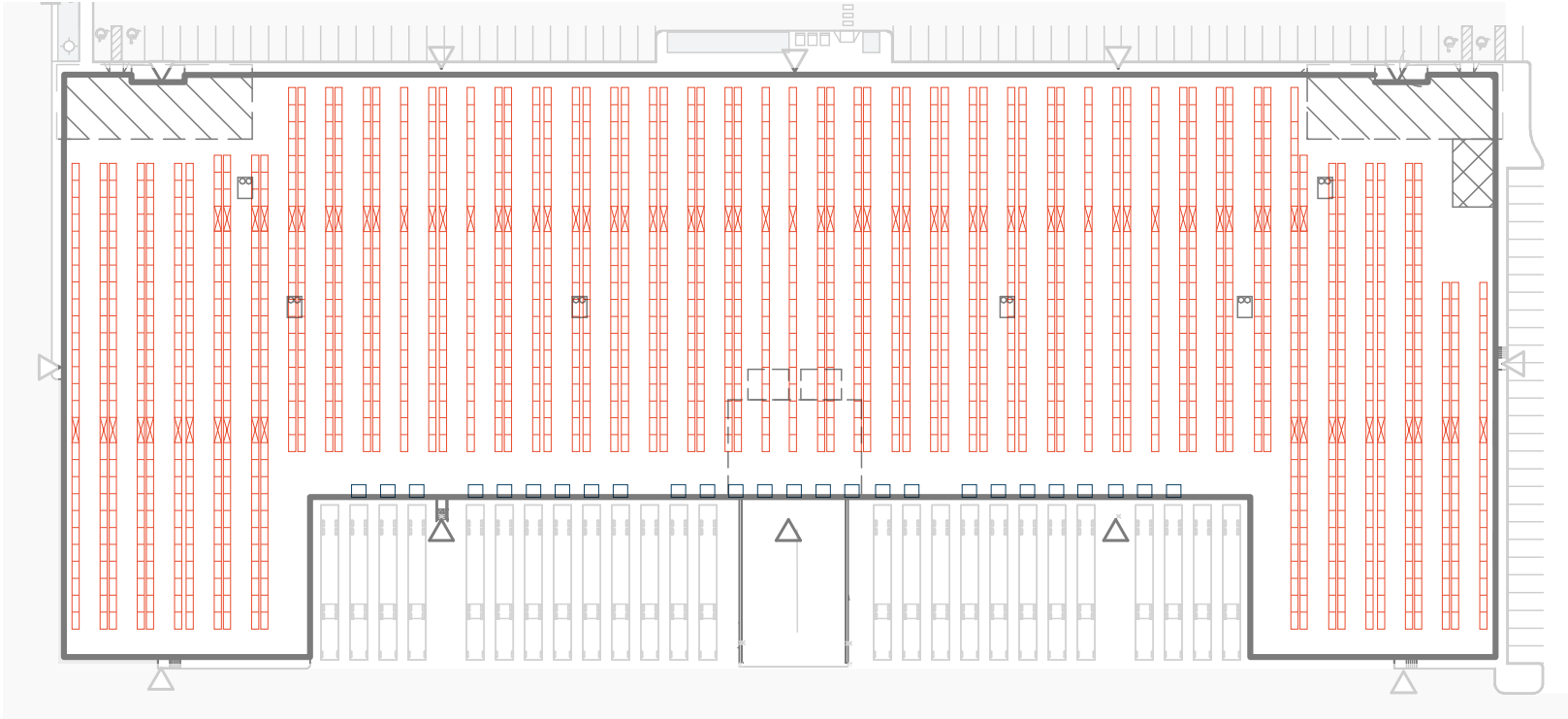
32' CLEAR HEIGHT
30,356 PALLET POSITIONS



RACKING | 560 SLATE DRIVE

NARROW AISLE

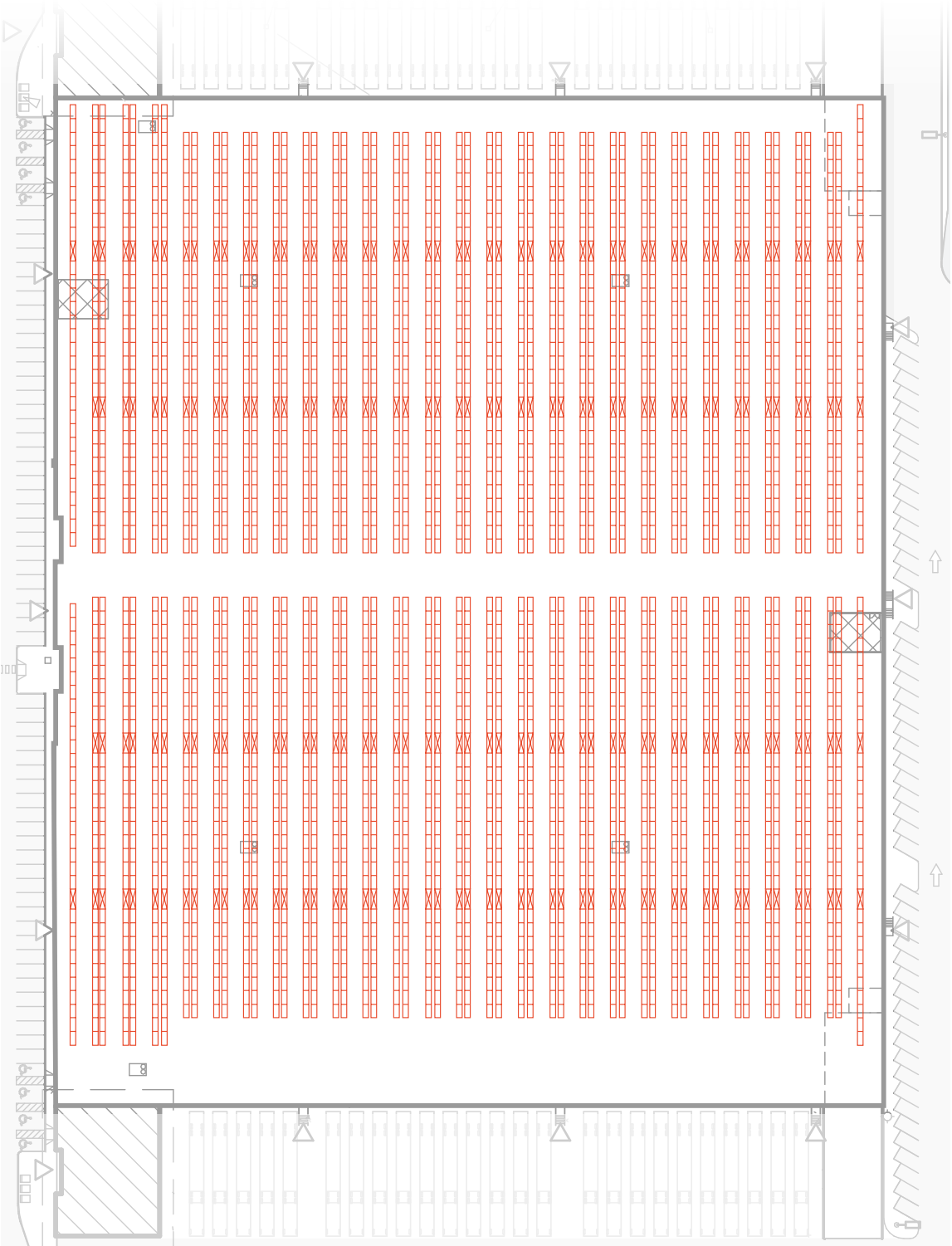
AISLE WIDTH:	120"
PALLET POSITIONS:	22,622



RACKING | 600 SLATE DRIVE

NARROW AISLE

AISLE WIDTH:	120"
PALLET POSITIONS:	43,222



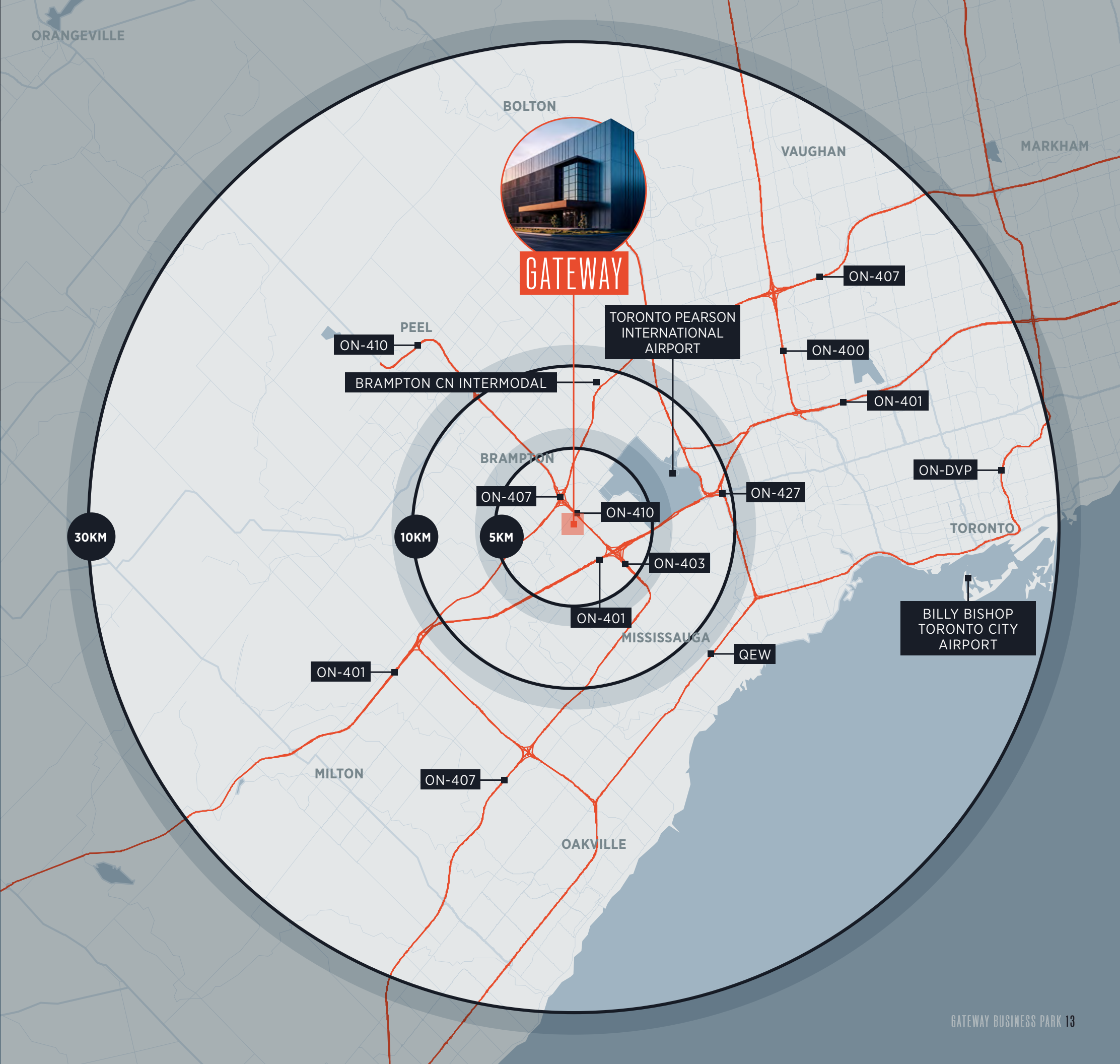
STRATEGICALLY LOCATED

DIRECT ACCESS TO HWY 410

DRIVE TIMES TO MAJOR HIGHWAYS & AIRPORTS

ON-410	ON-427
3 MINS	10 MINS
ON-407	QEW
4 MINS	22 MINS
ON-401	BRAMPTON CN INTERMODAL
7 MINS	16 MINS
ON-403	
8 MINS	

TORONTO PEARSON INTERNATIONAL AIRPORT
10 MINS
BILLY BISHOP TORONTO CITY AIRPORT
50 MINS
JOHN MUNRO (HAMILTON AIRPORT)
50 MINS



EXPLORE THE BEST OF MISSISSAUGA

THE NEIGHBOURHOOD

Located in the heart of Mississauga, Gateway Business Park delivers incredible access to the area's abundant offering of lifestyle amenities and efficient modes of transit. Whether taking clients out to lunch, enjoying happy hour with coworkers or running errands after work, the property's convenient address just off the Hurontario-Main Street Corridor keeps tenants connected to the area's top destinations and experiences.

30
● SHOPPING
& RETAIL

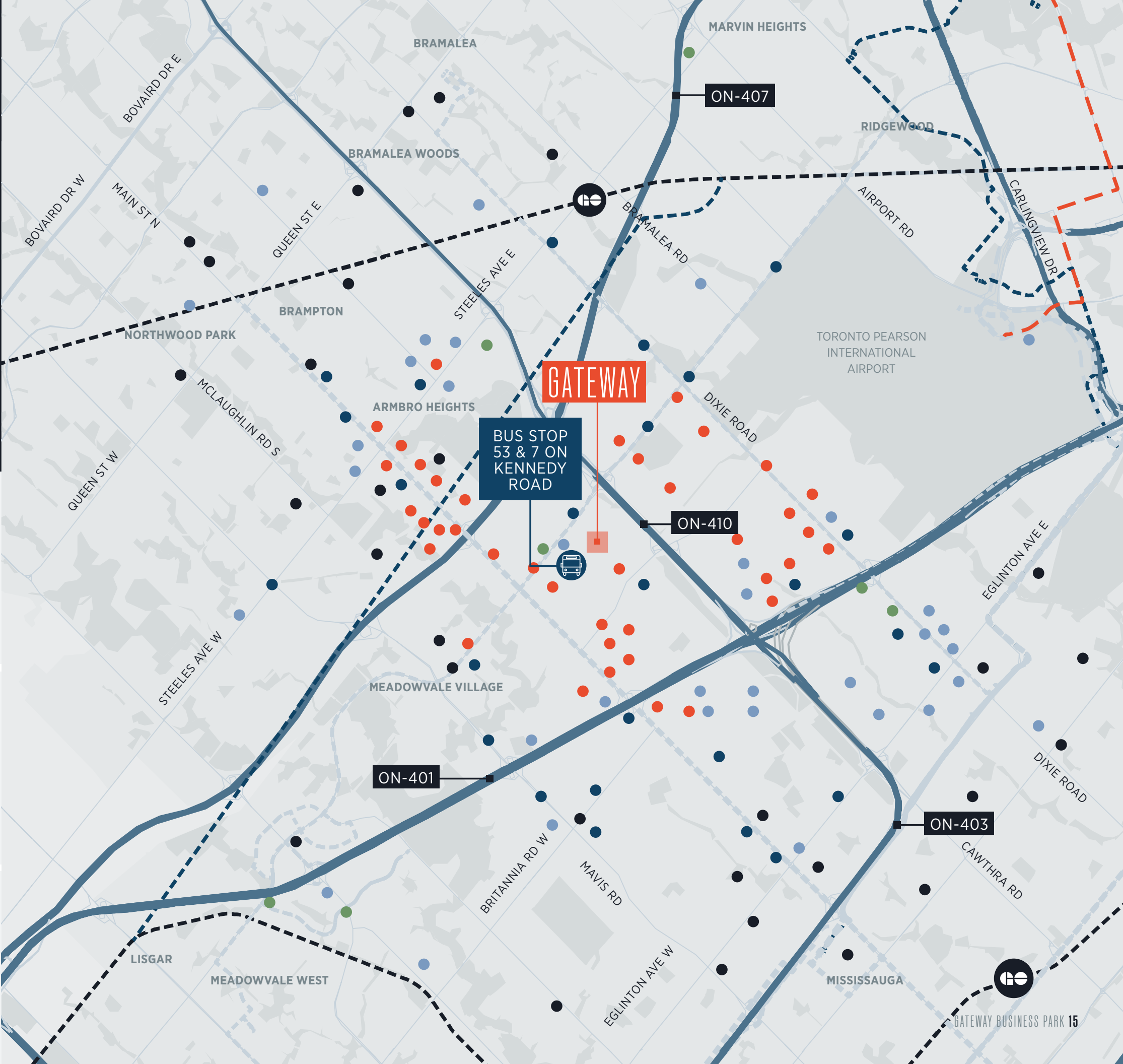
50
● GAS
STATIONS

38
● GYMS
& FITNESS

8
● HOTEL &
LODGING

48
● RESTAURANTS
& DINING

--- MiWay Route
--- GO Line
--- Rapid Transit Lines



IN GOOD COMPANY

CORPORATE NEIGHBOURS

Gateway Business Park is a prime corporate hub nestled within a thriving business district. This modern facility offers state-of-the-art amenities and versatile spaces suitable for a range of corporate needs. Situated amidst a dynamic neighborhood, its corporate neighbors include prominent tech firms, financial institutions, and leading multinational companies, fostering a vibrant ecosystem for collaboration and innovation.





DID YOU
KNOW?

LEED-certified buildings consume
25% less energy and **11% less water**
than traditional buildings.

TARGETING (LEED) GOLD & NET CARBON READY

WHAT ARE THE TENANT BENEFITS



EV CHARGING
STATIONS READY



CONTRIBUTES
TOWARDS GREEN BUILDING
CERTIFICATIONS



SOLAR READY
ROOF FOR FUTURE
PV PANELS



LOWER
OPERATING COSTS



MARKETABLE
BUILDING ALIGNING
WITH ESG GOALS



RISK AVOIDANCE
FOR FUTURE CARBON
EMISSIONS CAP



ENVIRONMENTAL

Green buildings use less water, energy, and natural resources. Green building standards exist to help building owners and operators pursue their sustainability goals.



HUMAN HEALTH

Green buildings offer occupants better air quality. People living and working in green buildings actually experience fewer sick days and sleep better thanks to better access to outdoor views and daylight.



ECONOMIC

Green buildings make good business sense. They are more efficient to operate, which saves money in the long-term.



SOCIAL

Climate-related issues tend to impact vulnerable communities the most. As the shift to low-carbon buildings increases, growing the workforce to meet demand should include strategies to prioritize underrepresented groups.



[Click here](#)
for more
information



SUITABILITY SCORE

HIGHLY QUALIFIED WORKFORCE

ONE OF THE LARGEST LABOUR FORCES IN CANADA

Gateway Business Park puts Mississauga’s booming and talented labour market at your fingertips. With an impressive workforce of more than 1.2 million individuals in the warehousing, manufacturing and utilities industries, tenants have access to critical talent qualified to help keep business operations running at peak efficiency.



TOTAL POPULATION

4,153,881



MEDIAN AGE

40



MEDIAN HOUSEHOLD INCOME

\$103,487

	30KM	15KM	10KM	5KM
LABOUR FORCE	2,289,410	891,017	397,209	49,805
TRANSPORTATION & WAREHOUSING	147,832	92,735	42,777	6,621
MANUFACTURING	177,684	89,570	41,484	5,568
UTILITIES	4,833	1,714	640.06	68.47

MEET THE TEAM

Slate Drive
LIMITED PARTNERSHIP

 CUSHMAN &
WAKEFIELD

 LEESWOOD
CONSTRUCTION

A strategic joint venture partnership between H&R REIT and Overwood Developments, formed to develop this prime infill site in Mississauga into a sustainable asset for long-term holding.

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 52,000 employees in 400 offices and 60 countries, managing more than 4.8 billion sf of commercial real estate space on behalf of institutional, corporate and private clients. We serve the world's real estate owners and occupiers, delivering a broad suite of services through our integrated and scalable platform. Our business is focused on meeting the increasing demands of our clients through a comprehensive offering of services including Property, Facilities and Project Management, Leasing, Capital Markets, Valuation and other services. In 2023, the firm had revenue of \$9.4 billion across these core services.

Leeswood is a creditable construction firm with over 40 years of experience in delivering high quality projects across the GTA. Their experience, vision and forward thinking allows them to anticipate structural and design requirements well in advance of the finished project. This foresight helps to streamline the process and produce a win-win situation: efficiency and cost-effectiveness that benefit all involved. Maintaining a position of integrity, with open communication being the key to success on all levels, this client-centered philosophy guides everyday business practices and helps to build solid relationships as well as superb structures.



MICHAEL YULL* SIOR

Executive Vice President
905 501 6480
michael.yull@cushwake.com

FRASER PLANT*

Executive Vice President
905 501 6408
fraser.plant@cushwake.com

Lennard:

JIM MURRAY* O.ONT, SIOR

Principal, Senior Vice President
905 247 9226
jmurray@lennard.com



©2025 CUSHMAN & WAKEFIELD ULC, BROKERAGE. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.
*SALES REPRESENTATIVE **BROKER