

FOR LEASE  
**60,070 SF**



*FOOD PRODUCTION / DISTRIBUTION FACILITY*

**7315 PACIFIC CIRCLE**  
**MISSISSAUGA, ONTARIO**

**JESSE MICAK**

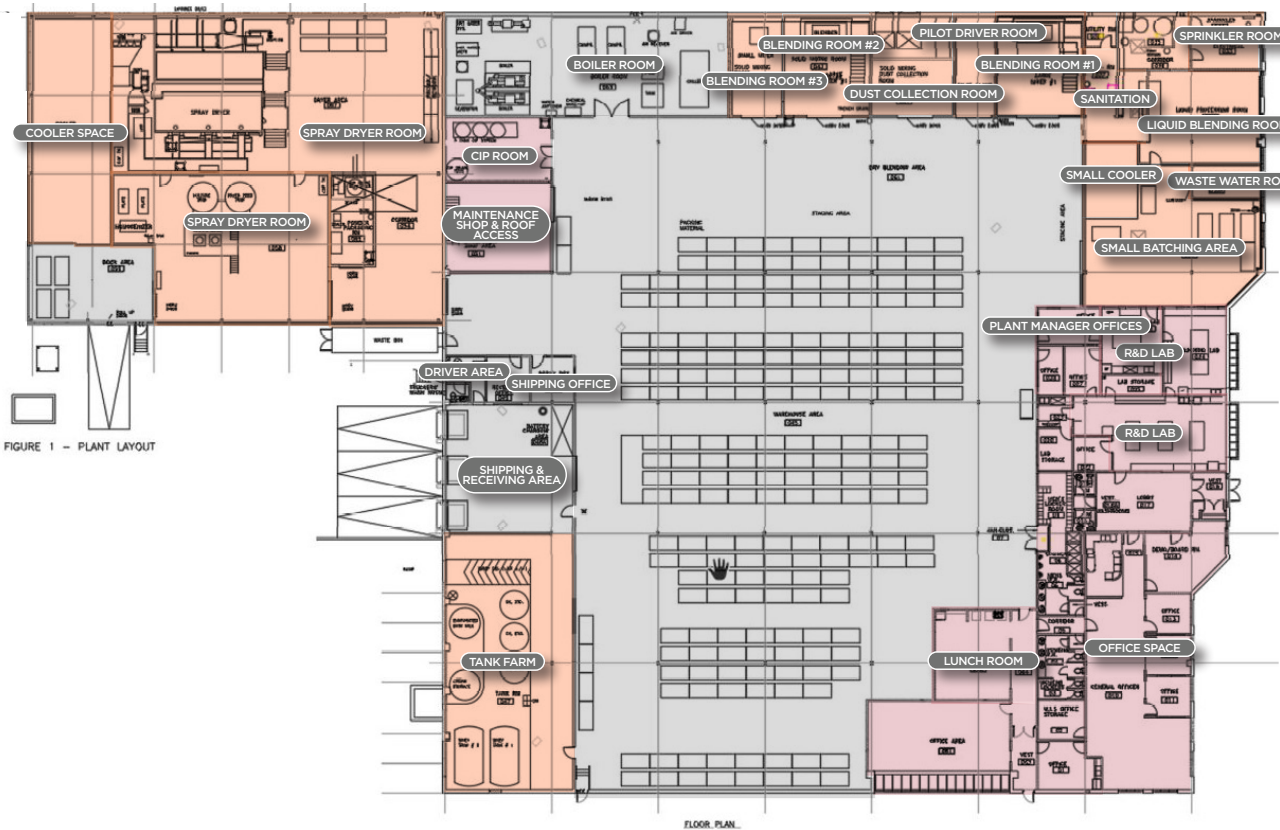
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**AARON ENRIQUEZ**

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# BUILDING FEATURES

<b>Total Size:</b>	60,070 SF	<b>Racking:</b>	Can be made available
<b>Warehouse:</b>	51,169 SF	<b>Net Rent:</b>	\$16.95 PSF
<b>Office/Lab:</b>	8,901 SF	<b>Est. T&amp;I (2024):</b>	\$3.14 PSF (self-managed building)
<b>Lot Size:</b>	2.95 acres (Geowarehouse)	<b>Occupancy:</b>	March 1, 2025
<b>Clear Height:</b>	18' – 24' clear	<b>Zoning:</b>	E2-24
<b>Shipping:</b>	4 TL & 1 DI	<b>Power:</b>	2,000 amps @ 600 volts



## 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

 HIGHWAY 410  
2.2 KMS / 4 MINS

 HIGHWAY 401  
4.3 KMS / 6 MINS

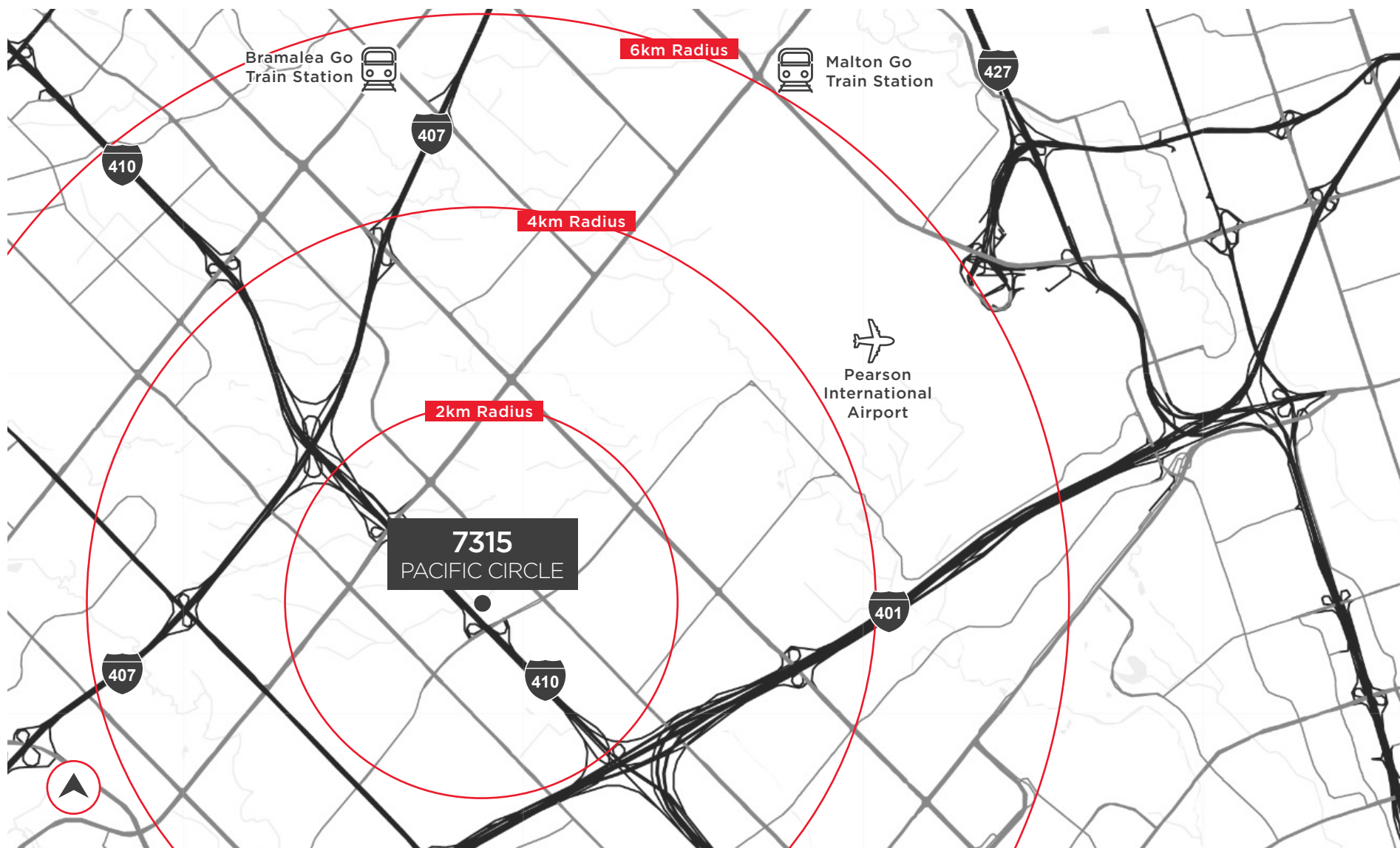
 HIGHWAY 407  
4.6 KMS / 6 MINS

 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

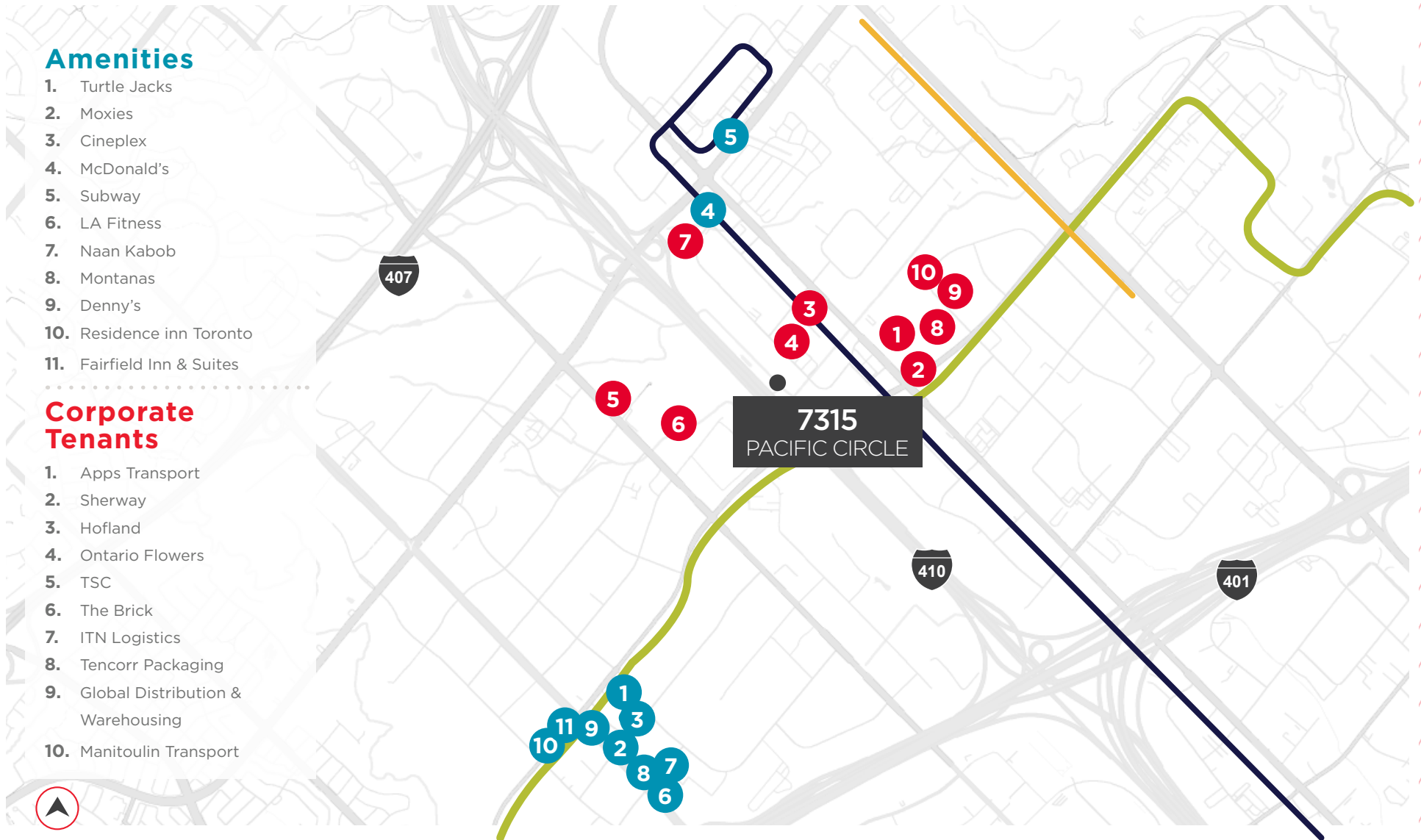
1. Apps Transport
2. Sherway
3. Hofland
4. Ontario Flowers
5. TSC
6. The Brick
7. ITN Logistics
8. Tencorr Packaging
9. Global Distribution & Warehousing
10. Manitoulin Transport



## 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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