

FOR LEASE
60,070 SF



FOOD PRODUCTION / DISTRIBUTION FACILITY

7315 PACIFIC CIRCLE

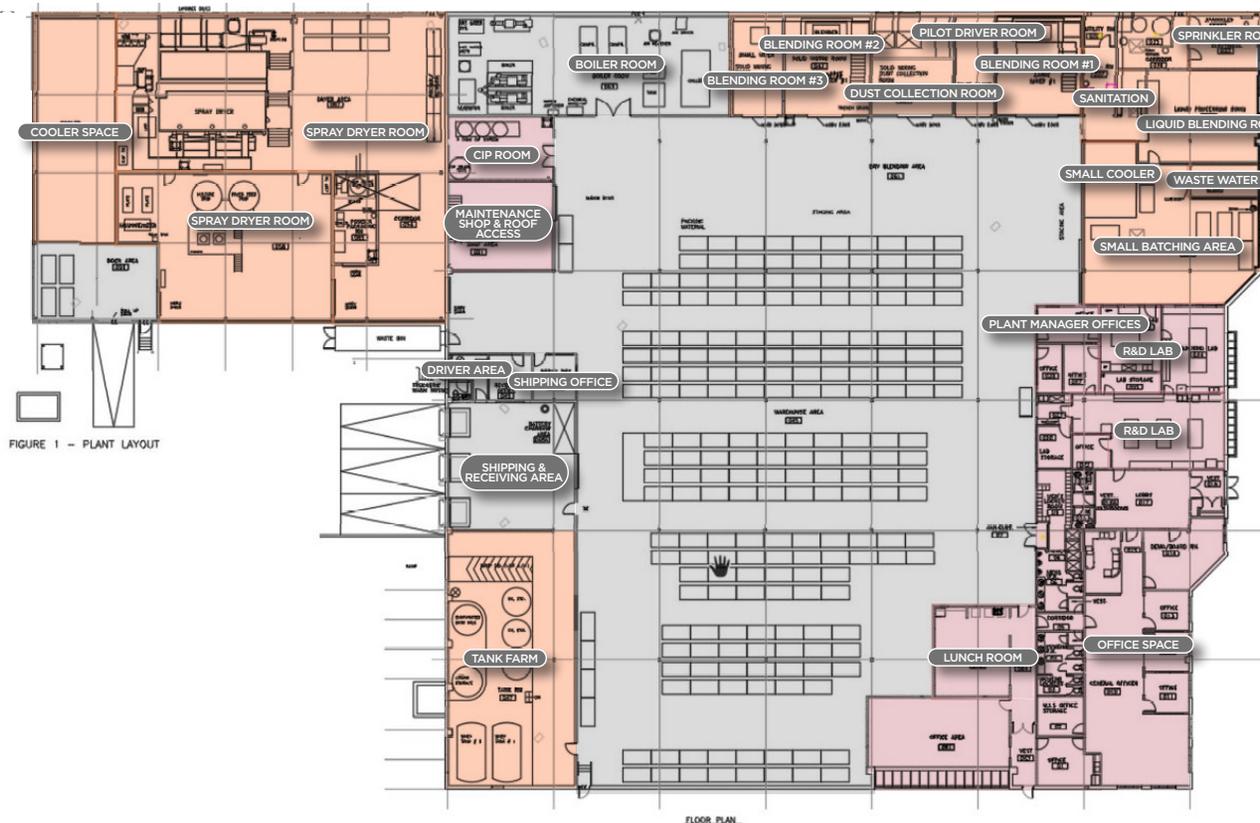
MISSISSAUGA, ONTARIO

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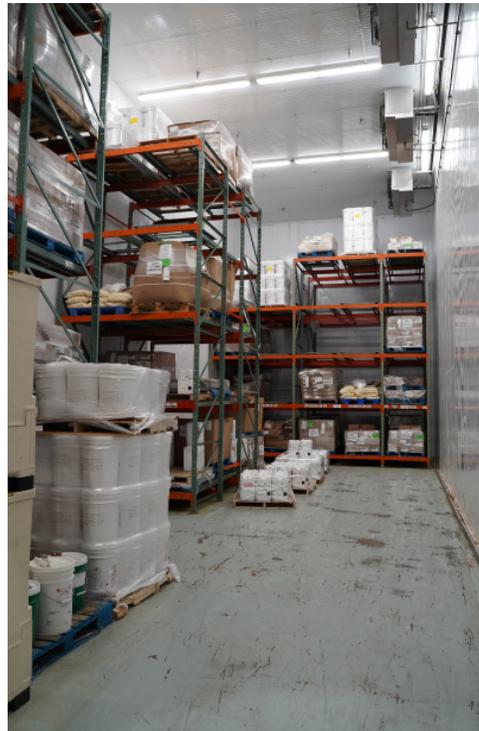
BUILDING FEATURES

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

410 HIGHWAY 410
2.2 KMS / 4 MINS

401 HIGHWAY 401
4.3 KMS / 6 MINS

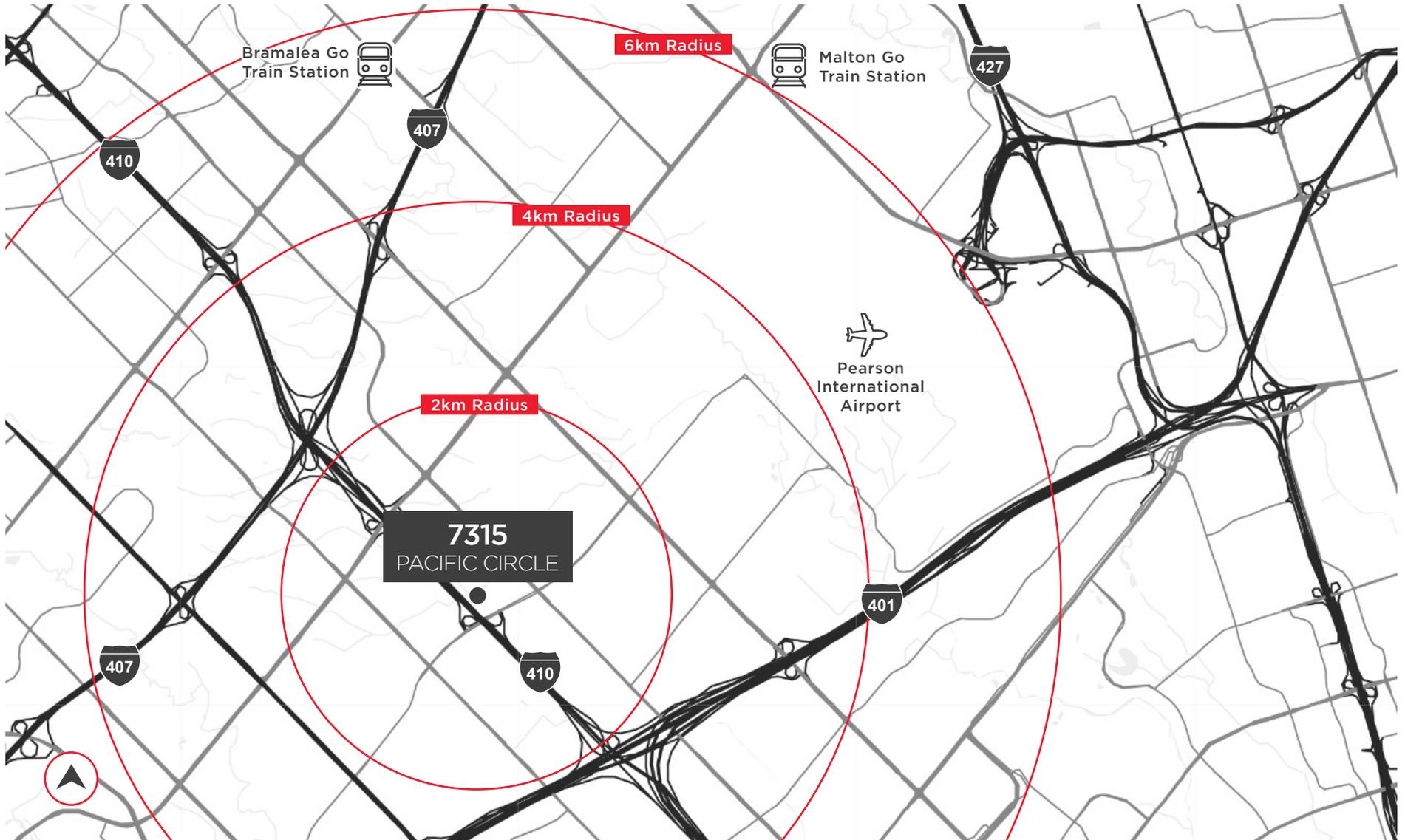
407 HIGHWAY 407
4.6 KMS / 6 MINS

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

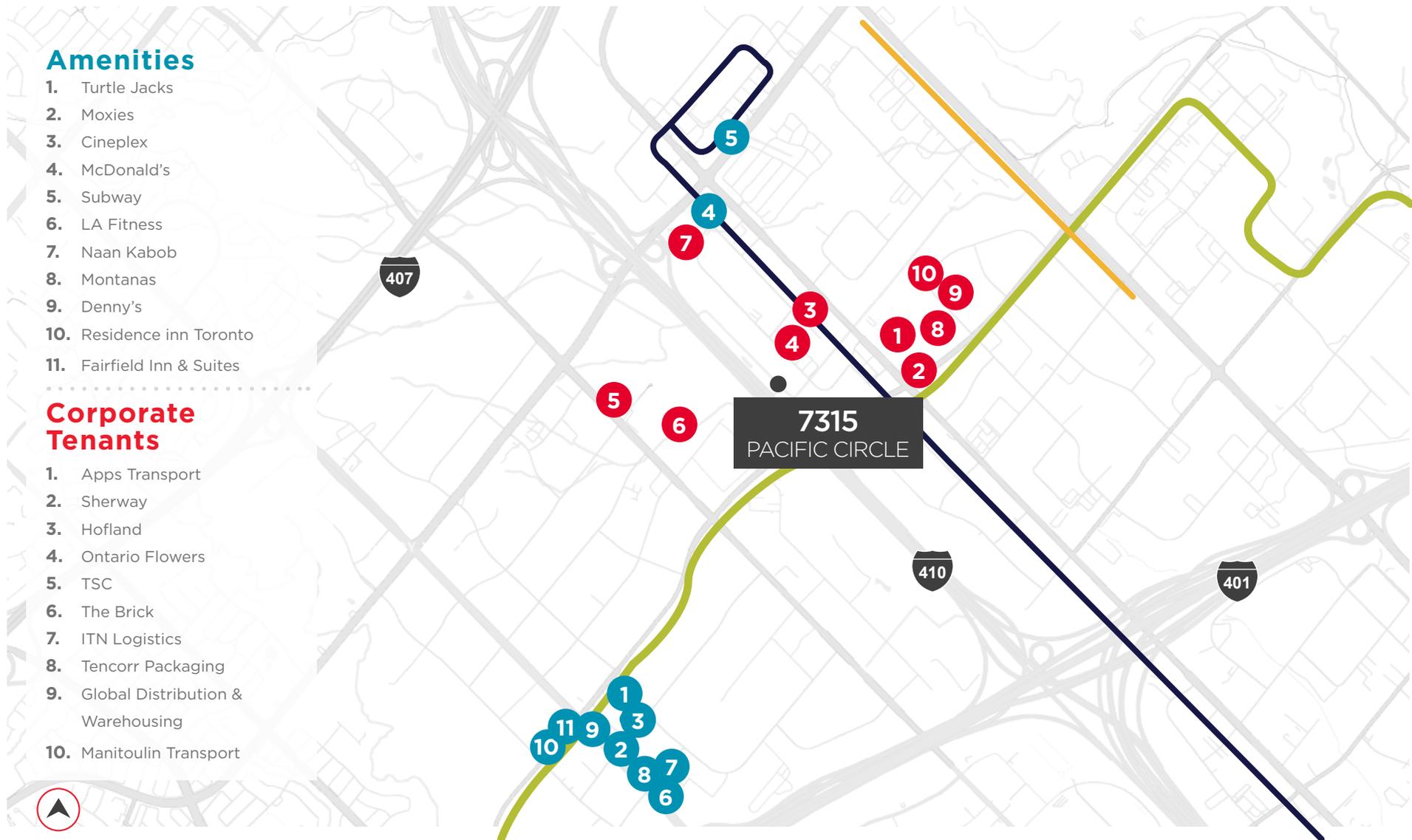


Amenities

- 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. 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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