

**PRIME INDUSTRIAL
FREESTANDING PROPERTY**
IN MISSISSAUGA'S EMERGING SUBMARKET

350 ROAD HAZELHURST

**BRAND
NEW ROOF
INSTALLATION
UNDERWAY!**

TENANT INCENTIVE AVAILABLE!

- ✓ 4 MONTHS OF FIXTURING
- ✓ ONE MONTH OF NET FREE RENT FOR EACH TERM YEAR (MIN. 3 YEAR TERM)

AVAILABLE FOR LEASE

• SHORT TERM DEALS ARE WELCOME •



**CUSHMAN &
WAKEFIELD**

dream The logo for dream, featuring the word "dream" in a lowercase sans-serif font followed by a small icon of a house with a chimney.

221,011 SF FREESTANDING FACILITY

CLOSE TO THE FORD
ASSEMBLY PLANT
AND OTHER
INDUSTRIAL
HUBS

15 TRAILER PARKING STALLS

KEY DETAILS



Building Area
221,011 sf



Lease Rate
\$17.50 psf



Office Area
31,378 sf



T.M.I. (2024)
\$4.54 psf



Lot Size
11.112 acres



Loading
12 truck-level doors
4 drive-in doors



Clear Height
23'



Heavy Power
3,000 amps



Possession
Immediate



Zoning
E3-1 (Supporting a range of
industrial uses)

SPECIAL FEATURES

- Heavy-duty dock levelers
- 4 oversized drive-in doors
- 15 trailer parking stalls
- Public transit at the doorstep
- Large bays (50' x 50')
- 8,000 sf of plant employee amenities
- 3,000 amps (heavy power)
- High parking ratio with secure shipping areas



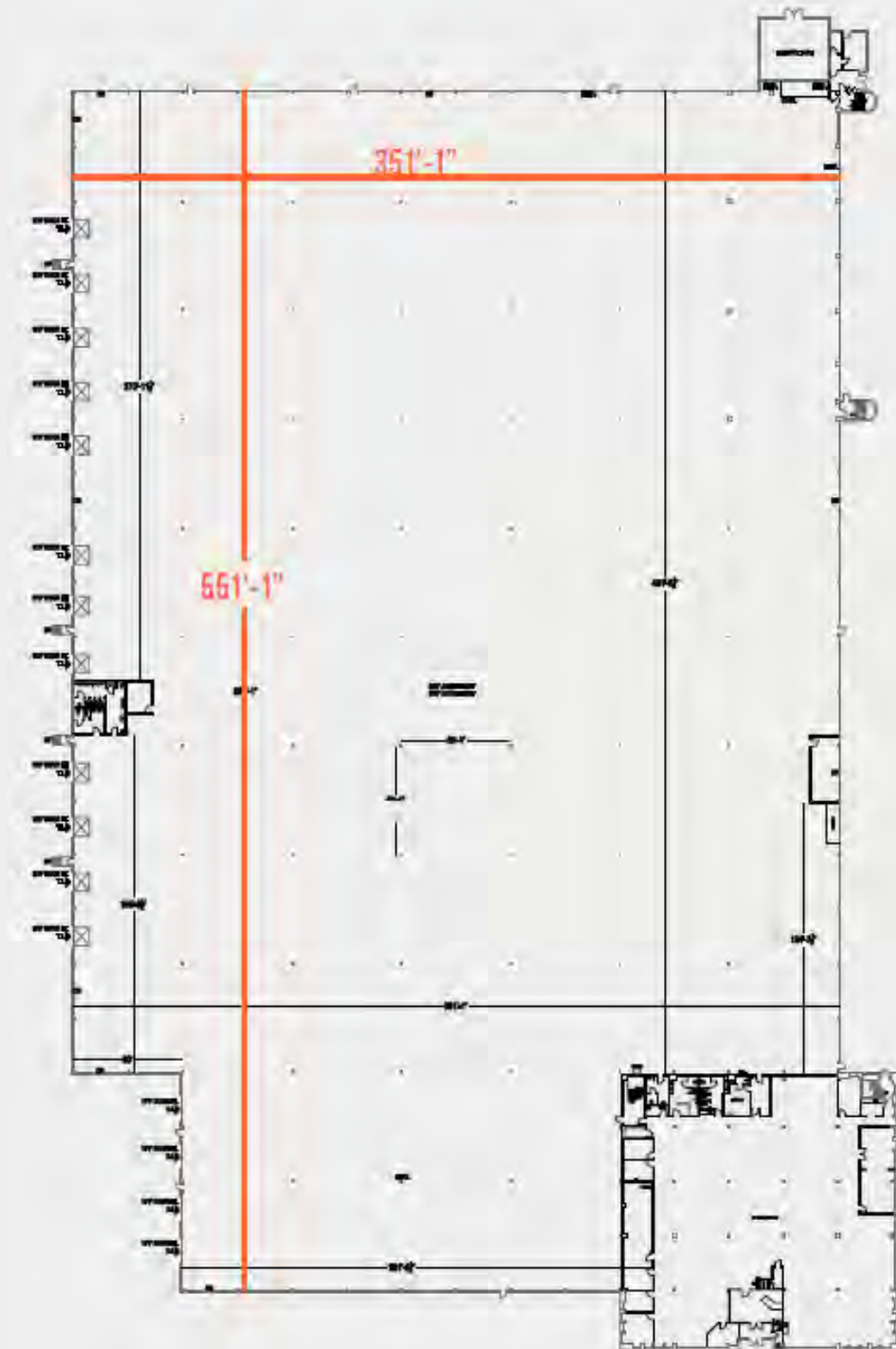
WATCH PROPERTY VIDEO



EXCELLENT BUILDING DESIGN

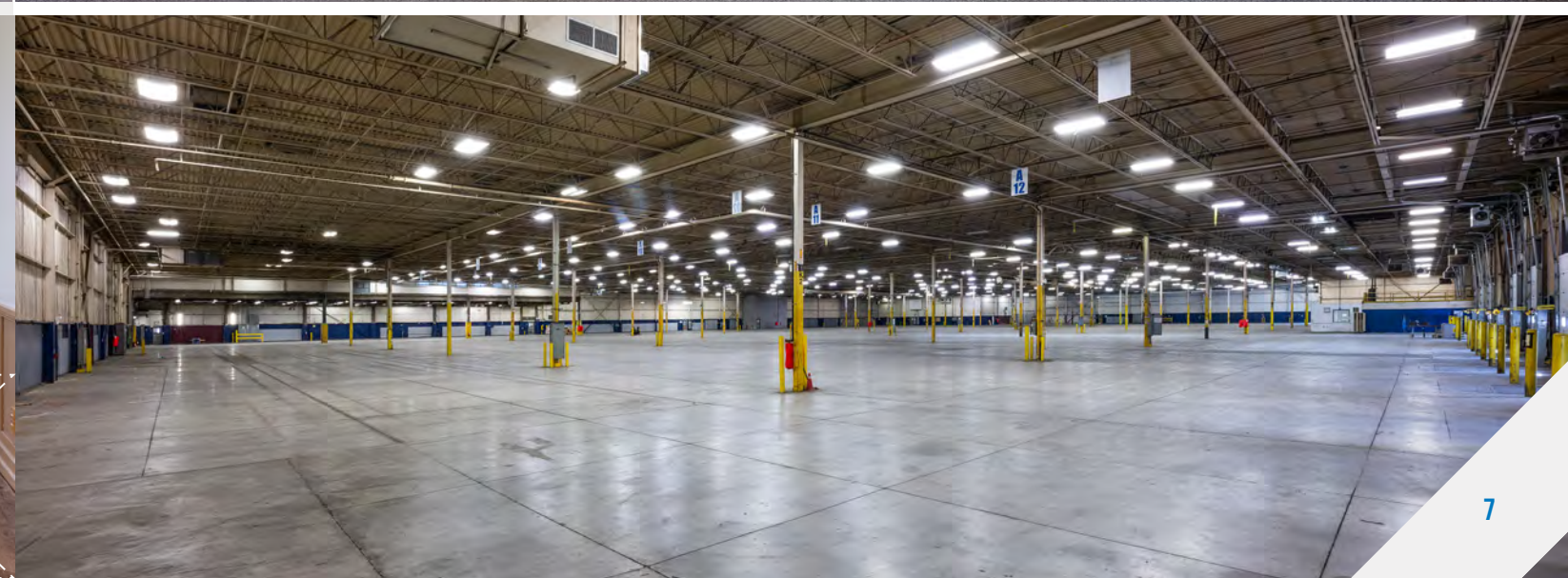
DESIGNED TO ACCOMMODATE
AN ARRAY OF INDUSTRIAL USES

Plant layout ideal for manufacturing,
warehousing or head office use



BUILDING
RENTABLE
AREA

PHOTOGRAPHY



AERIAL PHOTOGRAPHY



STRATEGIC LOCATION

PREMIER ACCESS TO MAJOR HIGHWAYS AND PUBLIC TRANSIT

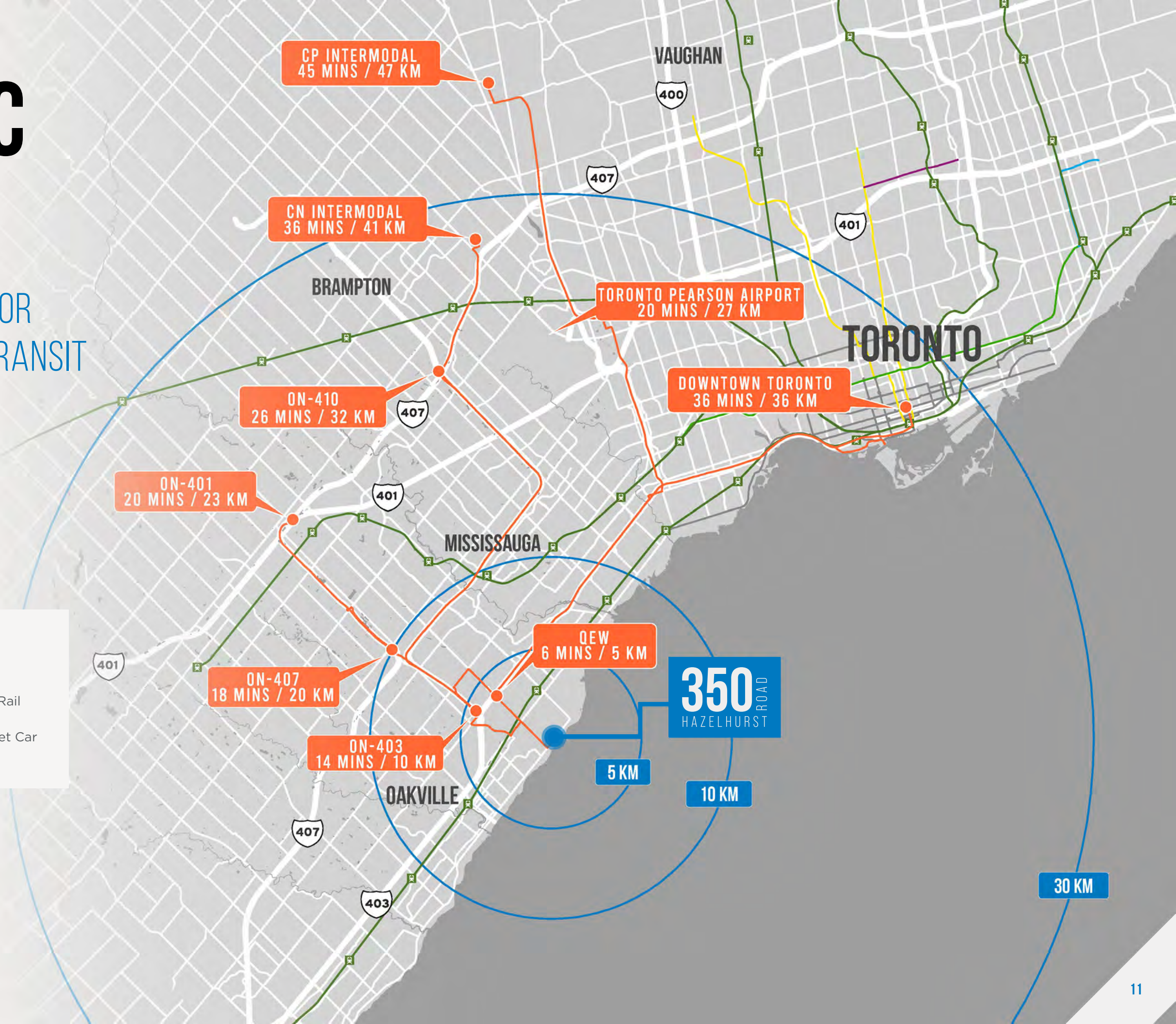
Easy access to highways 401, 403, and the QEW

Close proximity to Ford Assembly Plant and other industrial and commercial hubs

Public transit available right at the doorstep

Legend

- Driving Destinations
- GO Rail
- TTC Subway System
- Street Car



DESIGNED TO MEET THE NEEDS OF DIVERSE INDUSTRIAL USES

Zoning (E3-1) allows for a wide range of industrial uses, providing operational flexibility

IDEAL FOR AUTOMOTIVE,
GENERAL MANUFACTURING,
WAREHOUSING + MORE



CONVENIENCE AT YOUR FINGERTIPS

PREMIER NEIGHBORHOOD AMENITY ACCESS

Close proximity to key commercial amenities,
including restaurants, retail, and gyms

Nearby gas stations and transit for employee
and visitor convenience



IN GOOD COMPANY

CORPORATE NEIGHBOURS

350 Hazelhurst Road is situated in Mississauga's emerging submarket, in close proximity to many industrial and commercial hubs.

The surrounding corporate neighbours features automotive, warehousing and manufacturing firms, as well as prominent multinational companies.



OWNERSHIP



Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX:DIR.UN) as well as several private vehicles.



350 ROAD HAZELHURST

For more information on this opportunity or to schedule an exclusive tour, please reach out to:

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