

# 2400

## Skymark Avenue Unit 1

MISSISSAUGA, ON

### FOR LEASE



NEW CONFIGURATION UNDERWAY  
Airport Corporate Center





# NEW CONFIGURATION OF 2400 SKYMARK AVENUE UNIT 1 UNDERWAY

## LAYOUT CONFIGURATION



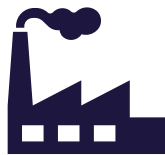
- Warehouse Increased to  ~35,600 SF
- Office Reduced to  ~9,500 SF

## ABUNDANT PARKING



- ~110 parking stalls for Tenant and Guests
- Parking surrounds the unit with convenient access at the front, side and rear

## INDUSTRIAL ADVANTAGE



- Larger warehouse to office configuration
- Warehouse has natural light throughout
- Multiple access points to warehouse

## EXCEPTIONAL TRANSIT CONNECTIVITY



- Positioned in a highly accessible area
- Offers seamless access to major routes and public transit

## INDUSTRIAL OPPORTUNITY IN MISSISSAUGA’S PREMIER BUSINESS HUB

Unit 1 at 2400 Skymark Avenue offers a rare opportunity to secure a highly functional, transformative industrial space in Mississauga’s established Airport Corporate Centre. This ground-floor unit features convenient access, efficient loading capabilities, and a practical layout combining open warehouse space with finished office areas—supporting seamless integration of operations and administration. Generous clear height and a wide-span floor plate offer exceptional flexibility – ideal for storage, production, technology, assembly, or service-oriented operations.

Ideally located with direct connectivity to Highways 401, 427, 403 and 410, and in close proximity to Toronto Pearson International Airport, the property ensures efficient logistics and transportation. Ample on-site parking, easy truck access, and a well-managed commercial setting surrounded by key business amenities make this an exceptional choice for companies seeking a strategic, accessible, and versatile industrial space in the Greater Toronto Area.

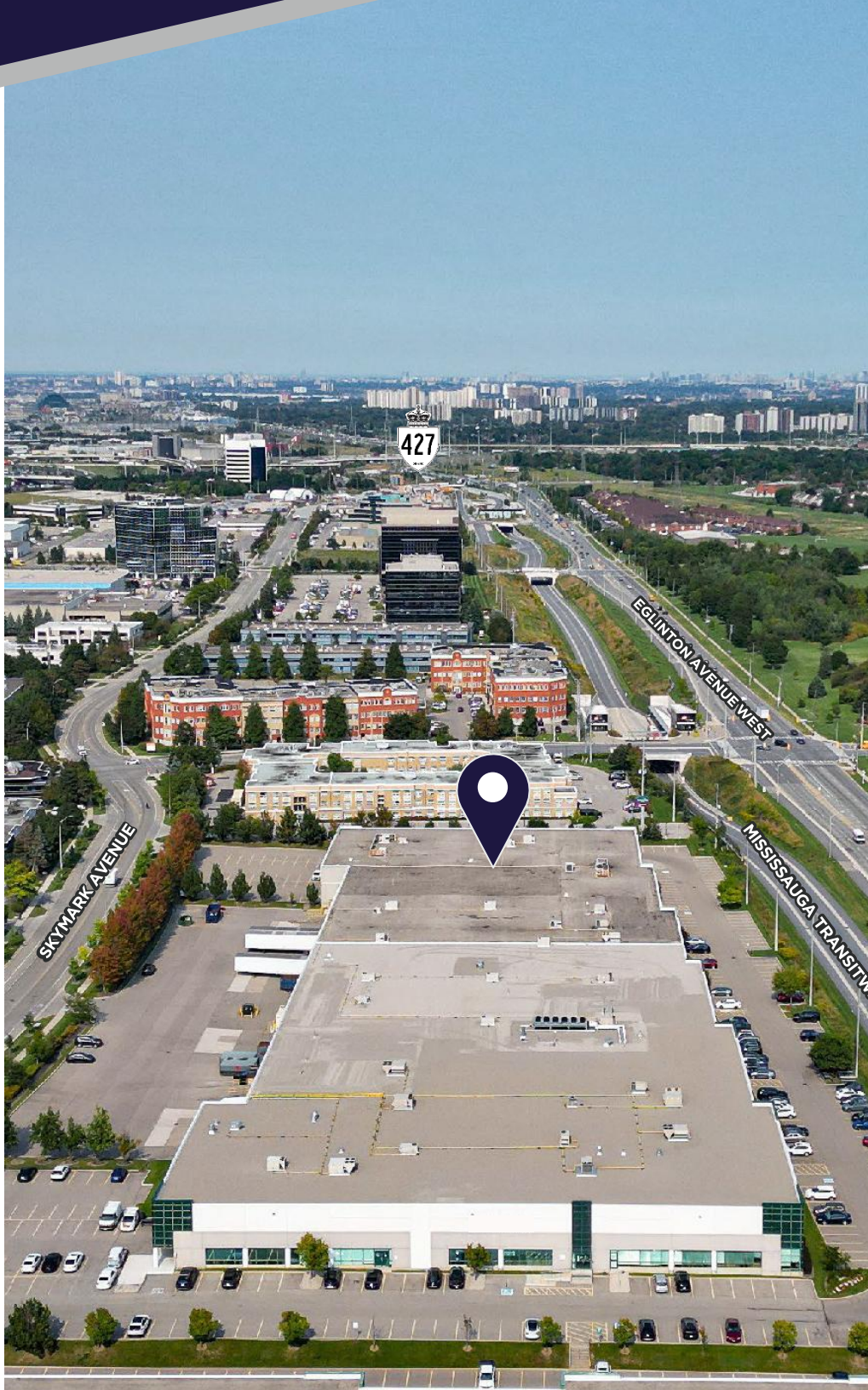




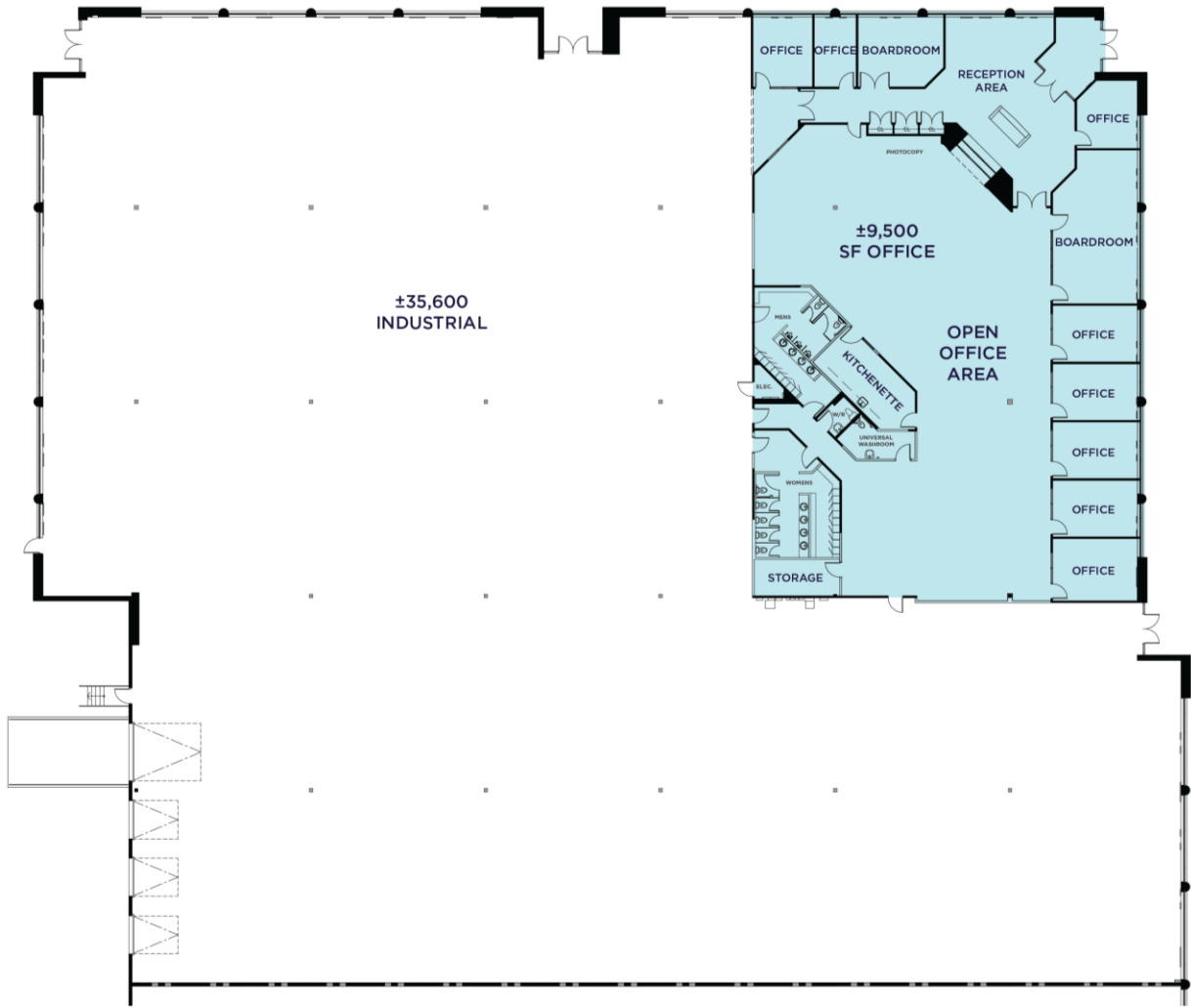
2400  
SKYMARK AVENUE  
UNIT 1

PROPERTY DETAILS

|                       |                                 |
|-----------------------|---------------------------------|
| Total Available Space | ~45,100 SF                      |
| Office Space          | ~9,500 SF                       |
| Warehouse Space       | ~35,600 SF                      |
| Clear Height          | 24'                             |
| Shipping              | 3 Truck Level<br>1 Drive-in     |
| Parking               | 110 Stalls                      |
| Power                 | 400 Amps/600 Volts<br>(3 phase) |
| Zoning                | E1-19                           |
| Availability          | Contact Listing Agents          |
| Asking Rate           | \$18.95 PSF Net                 |
| TMI                   | \$6.38 PSF                      |



NEW CONFIGURATION  
FLOOR PLAN



[Sample Floor Plan with Furniture](#)



2400  
SKYMARK AVENUE  
UNIT 1

RENDERED PHOTOS

Office to Reception



Reception



These photos are conceptual and do not illustrate the current design of the unit. Speak to Listing Team for additional information.

2400  
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UNIT 1

RENDERED PHOTOS

Warehouse



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Area 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
- 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 STATIONS**

1. Petro Canada

2. Shell

3. Esso

4. Canadian Tire

5. Pioneer

ZONING - E1-19  
Permitted Uses

- Medical office

• Office

• Manufacturing facility

• Science and Technology Facility

• Warehouse/Distribution Facility

• Medicinal Product Manufacturing Facility <sup>(14)</sup>

• Medicinal Product Manufacturing Facility - Restricted

• Plant-Based Manufacturing Facility

• Commercial School

• Financial Institution <sup>(12)</sup>

• Veterinary Clinic

• Banquet Hall/Conference Centre/Convention Centre

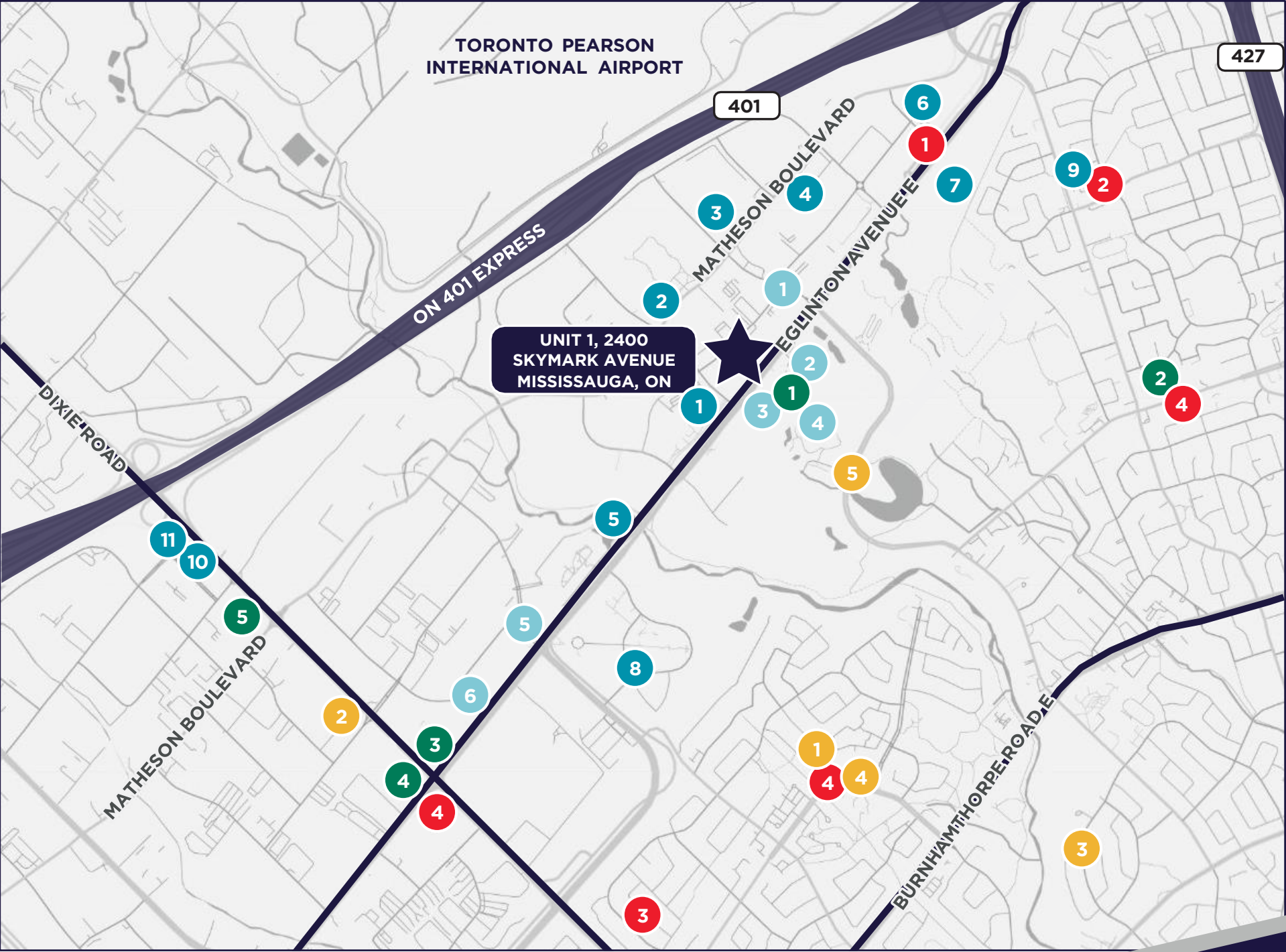
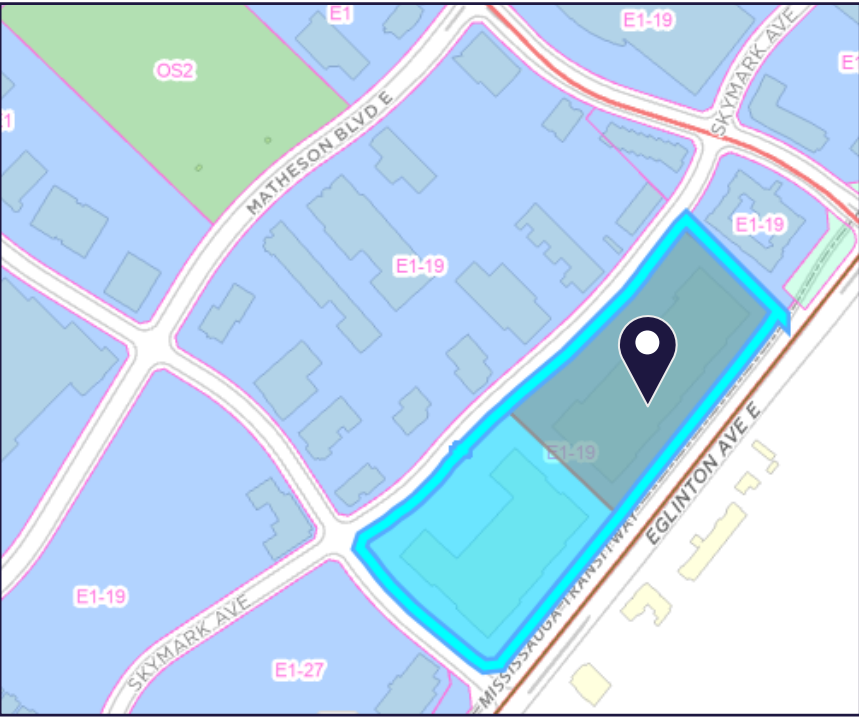
• Overnight Accommodation

• Active Recreational Use

• Entertainment Establishment

• Recreational Establishment

• University/College

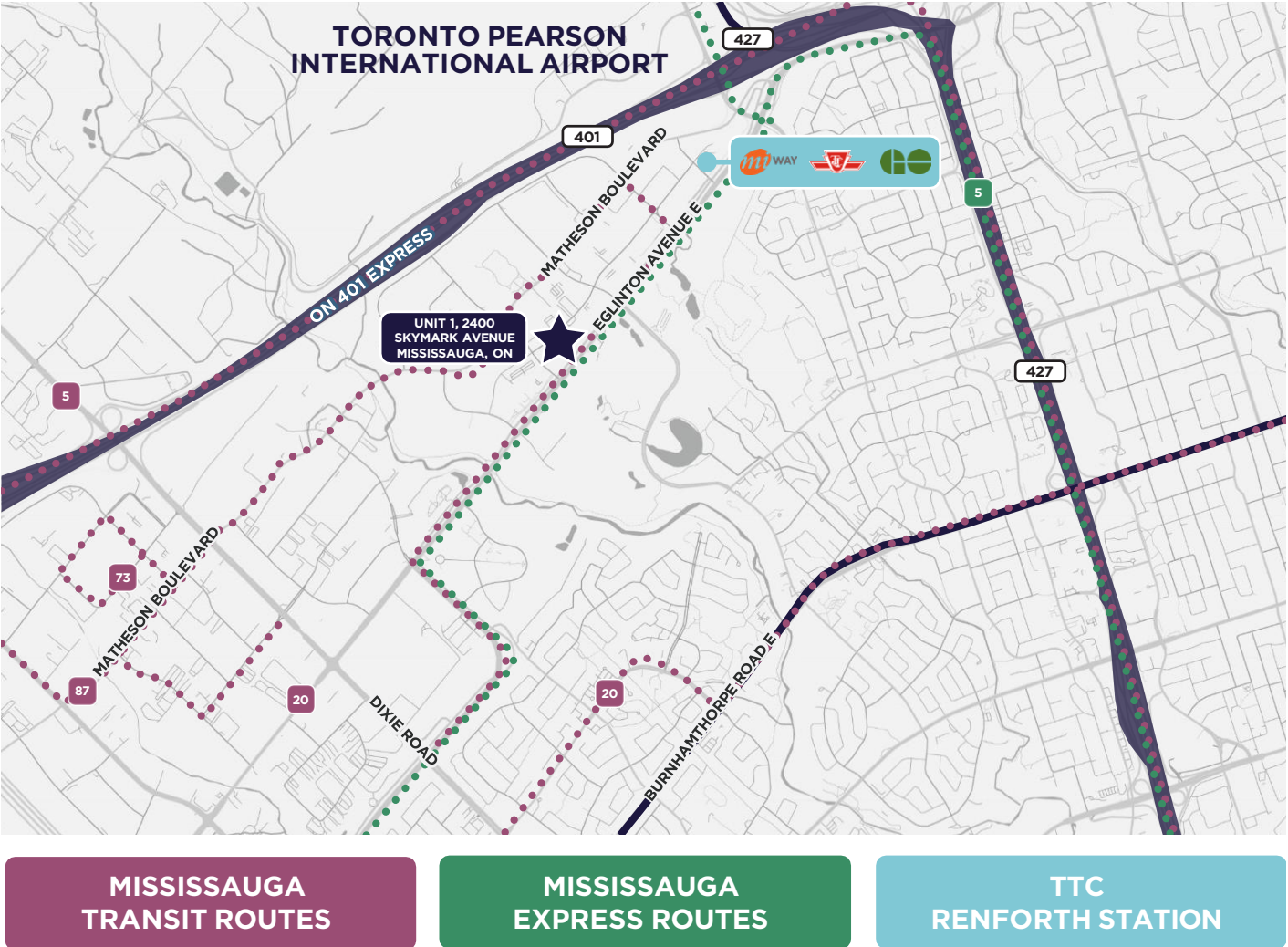




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SKYMARK AVENUE  
UNIT 1

Transit and  
Area Overview

| APPROXIMATE DISTANCE                  |        |
|---------------------------------------|--------|
| Highway 427                           | 3 km   |
| Highway 401                           | 4 km   |
| Toronto Pearson International Airport | 7 km   |
| Highway 410                           | 8 km   |
| Highway 403                           | 8.5 km |
| Queen Elizabeth Way                   | 11 km  |
| Gardiner Expressway                   | 11 km  |
| Highway 407                           | 13 km  |



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We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

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MISSISSAUGA, ON

## FOR LEASE

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