

2400

Skymark Avenue
Unit 1
MISSISSAUGA, ON

FOR LEASE



NEW CONFIGURATION UNDERWAY
Airport Corporate Center



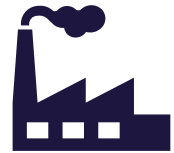
NEW CONFIGURATION OF 2400 SKYMARK AVENUE UNIT 1 UNDERWAY

LAYOUT CONFIGURATION



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

INDUSTRIAL ADVANTAGE



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

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.

ABUNDANT PARKING



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

EXCEPTIONAL TRANSIT CONNECTIVITY



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

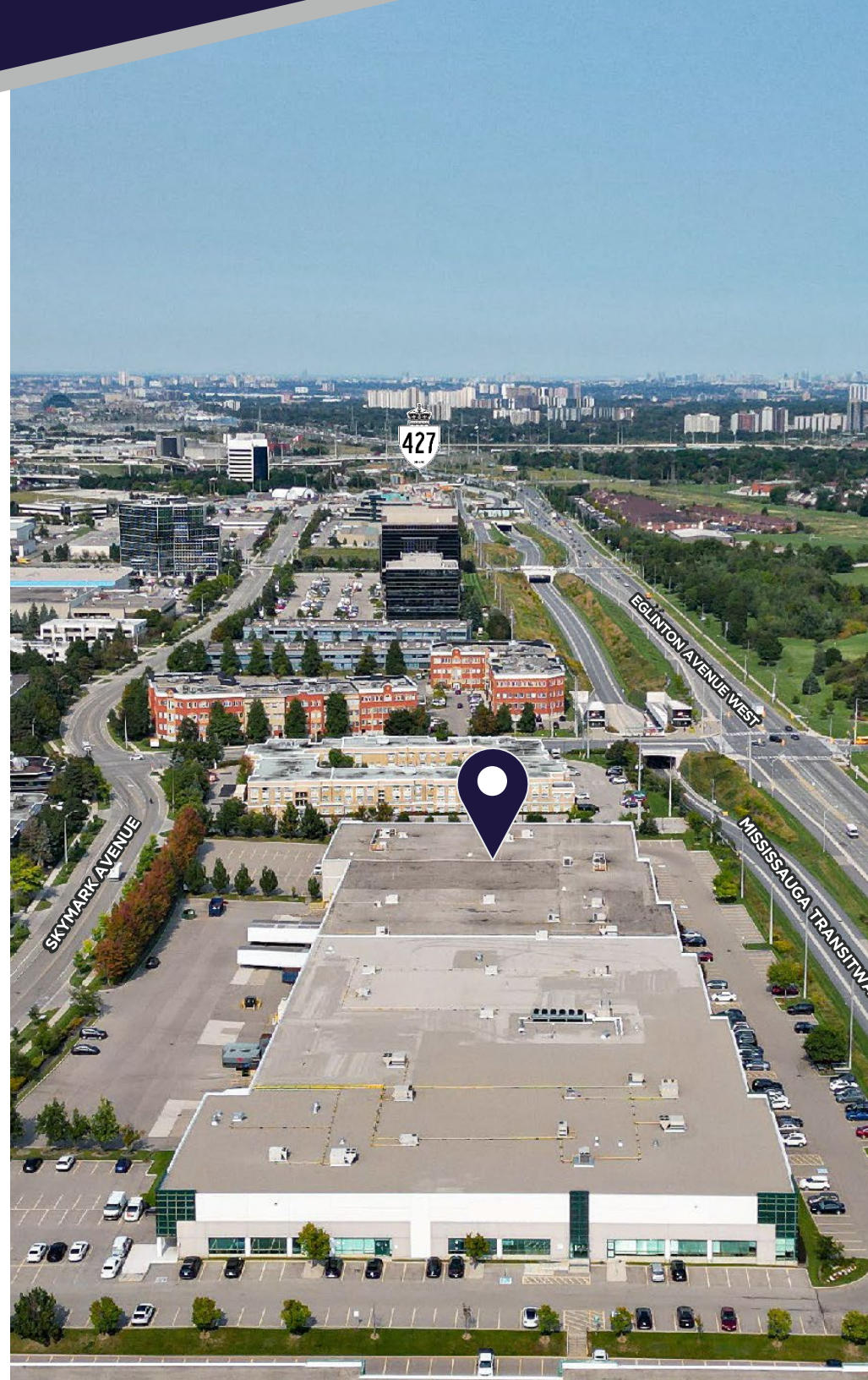


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SKYMARK AVENUE
UNIT 1

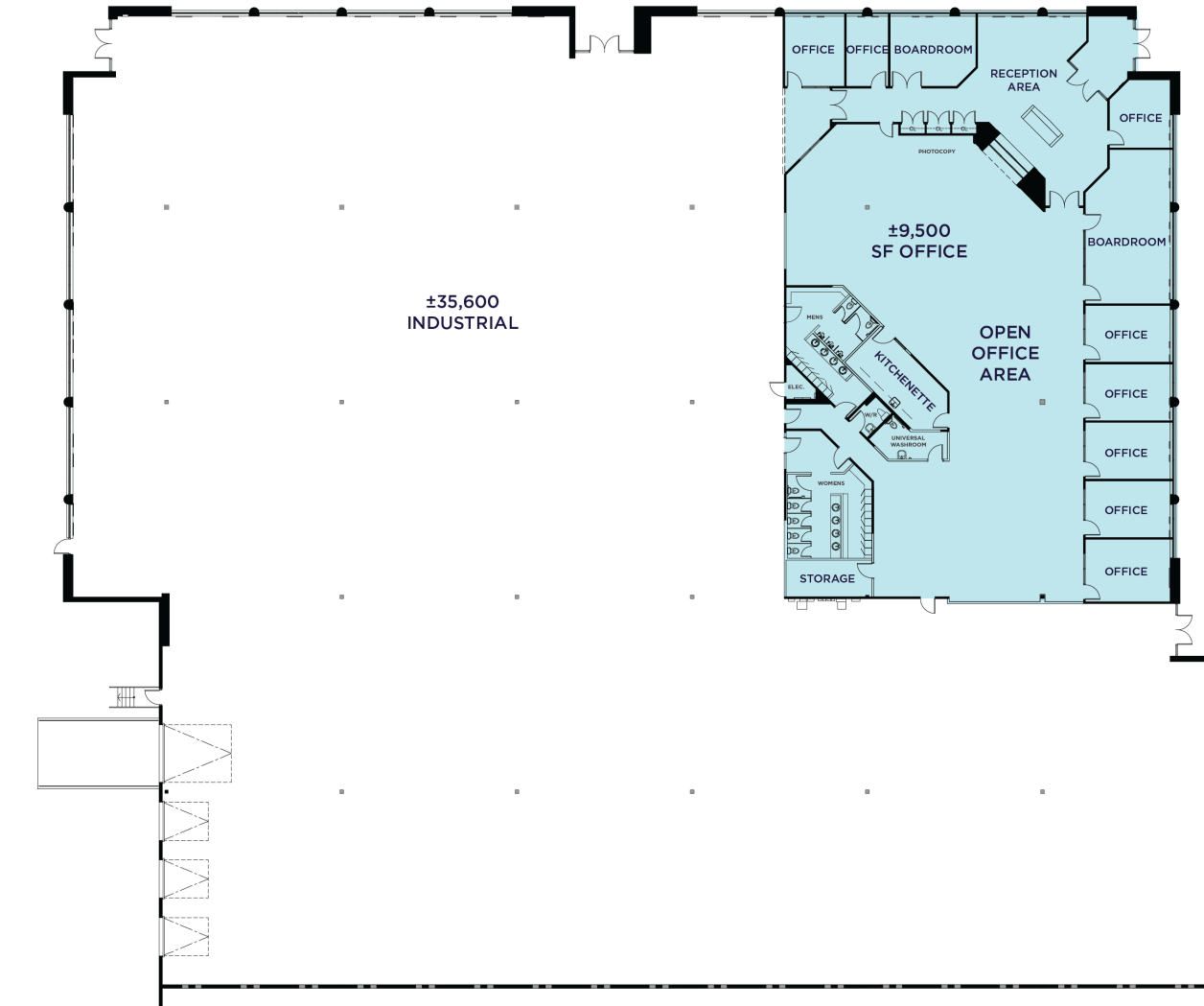
PROPERTY DETAILS

Total Available Space	~45,100 SF
Office Space	~9,500 SF
Warehouse Space	~35,600 SF
Clear Height	24'
Shipping	3 Truck Level 1 Drive-in
Parking	110 Stalls
Power	400 Amps/600 Volts (3 phase)
Zoning	E1-19
Availability	Contact Listing Agents
Asking Rate	\$18.95 PSF Net
TMI*	\$5.55 PSF

*Plus 15% Management Fee



**NEW CONFIGURATION
 FLOOR PLAN**



Sample Floor Plan with Furniture

2400 SKYMARK AVENUE UNIT 1

Area Amenities

FOOD & RESTAURANTS

- | | |
|------------------------|--------------------|
| 1. Union Social | 7. London Gate Pub |
| 2. Subway | 8. Tim Hortons |
| 3. Bravo Bistro | 9. Pizza Pizza |
| 4. La Scala Ristorante | 10. Kelseys |
| 5. Starbucks | 11. Montana's |
| 6. McDonalds | |

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

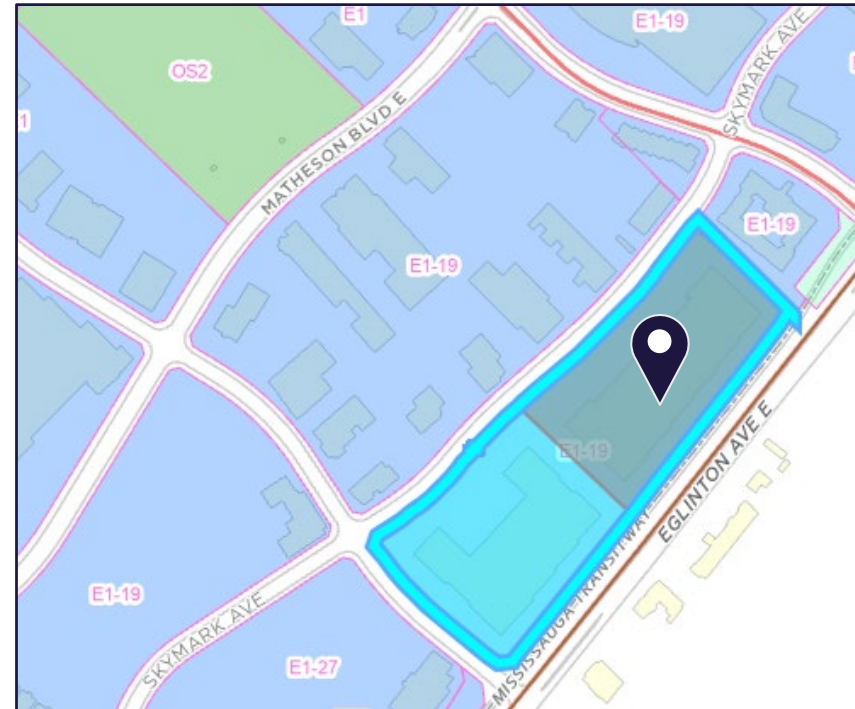
1. Longo's
2. LA Fitness
3. No Frill's
4. Shopper's Drug Mart on Rathburn
5. Centennial Park Golf Centre

GAS STATIONS

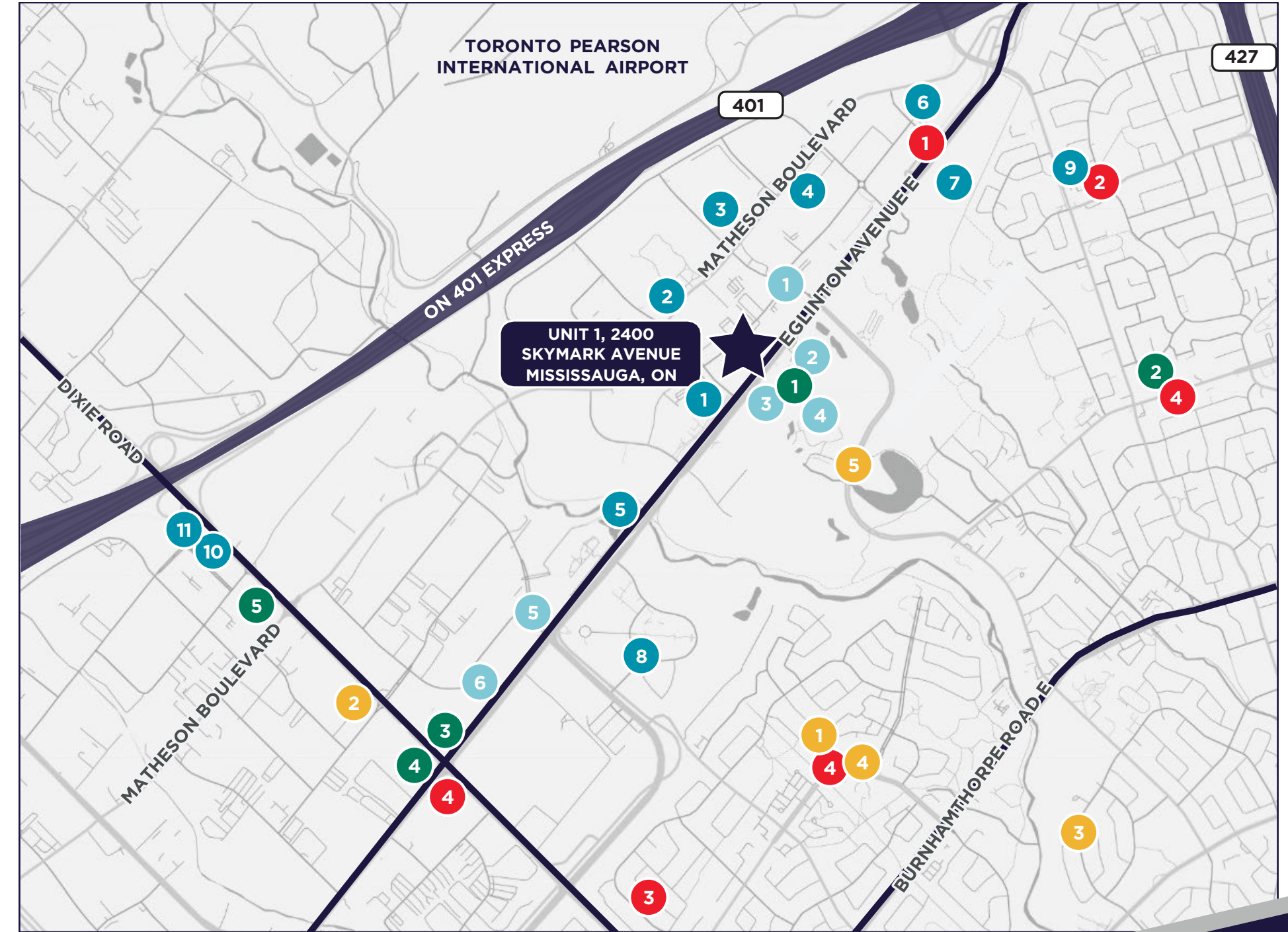
1. Petro Canada
2. Shell
3. Esso
4. Canadian Tire
5. Pioneer

ZONING - E1-19 Permitted Uses

- | | |
|--|---|
| <ul style="list-style-type: none"> • Medical office • Office • Manufacturing facility • Science and Technology Facility • Warehouse/Distribution Facility • Medicinal Product Manufacturing Facility ⁽¹⁴⁾ • Medicinal Product Manufacturing Facility - Restricted • Plant-Based Manufacturing Facility • Commercial School | <ul style="list-style-type: none"> • Financial Institution ⁽¹²⁾ • Veterinary Clinic • Banquet Hall/Conference Centre/Convention Centre • Overnight Accommodation • Active Recreational Use • Entertainment Establishment • Recreational Establishment • University/College |
|--|---|



Mississauga Zoning



2400
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



**MISSISSAUGA
 TRANSIT ROUTES**

**MISSISSAUGA
 EXPRESS ROUTES**

**TTC
 RENFORTH STATION**



Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 53,000 employees in nearly 400 offices and 60 countries.

In 2025, the firm reported revenue of \$10.3 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services.

It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit.

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Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large Industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca

2400

Skymark Avenue Unit 1

MISSISSAUGA, ON

FOR LEASE

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