

# 2645 Skymark Avenue

Mississauga, Ontario

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137,500 sf of prime industrial space ideally located  
in Mississauga's Airport Corporate Centre



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Welcome to 2645 Skymark Avenue, a prestigious industrial facility in Mississauga's Airport Corporate Centre. Spanning an impressive 137,500 square feet, the building offers a combination of existing warehouse space and a newly constructed addition.

The warehouse features 30 to 36 feet of clear height, ample parking, and excellent access for 53-foot trailers. With easy connections to the 400 series

highways (401, 427, and 409), transportation and logistics will be a breeze. The location is minutes away Toronto's Pearson International Airport, making it an ideal destination for import and export operations.

Overall, this state of the art facility is perfect for businesses seeking efficient and high quality industrial space.

Ready for Immediate Occupancy!



UNIT #102	UNIT #102A	UNIT #102B
137,500 SF	80,000 SF	57,500 SF
11 TRUCK-LEVEL DOORS	5 TRUCK-LEVEL DOORS	6 TRUCK-LEVEL DOORS
2 DRIVE-IN DOORS	1 DRIVE-IN DOOR	1 DRIVE-IN DOOR
2,773 SF GROUND FLOOR OFFICE & 2,773 SF MEZZANINE	2,773 SF GROUND FLOOR OFFICE & 2,773 SF MEZZANINE	3% OFFICE
\$17.65 PSF	\$17.95 PSF	\$17.95 PSF
TMI FOR 2025: \$4.50 PSF		

## Building Advantages



**137,500 SF**  
FACILITY



**30' - 36'**  
CLEAR HEIGHT



**53'**  
TRAILER ACCESS



**11 TL & 2 DI**  
SHIPPING DOORS



**36' - 43' X 30'**  
BAY SIZE



**800 AMPS AT 600 VOLTS**



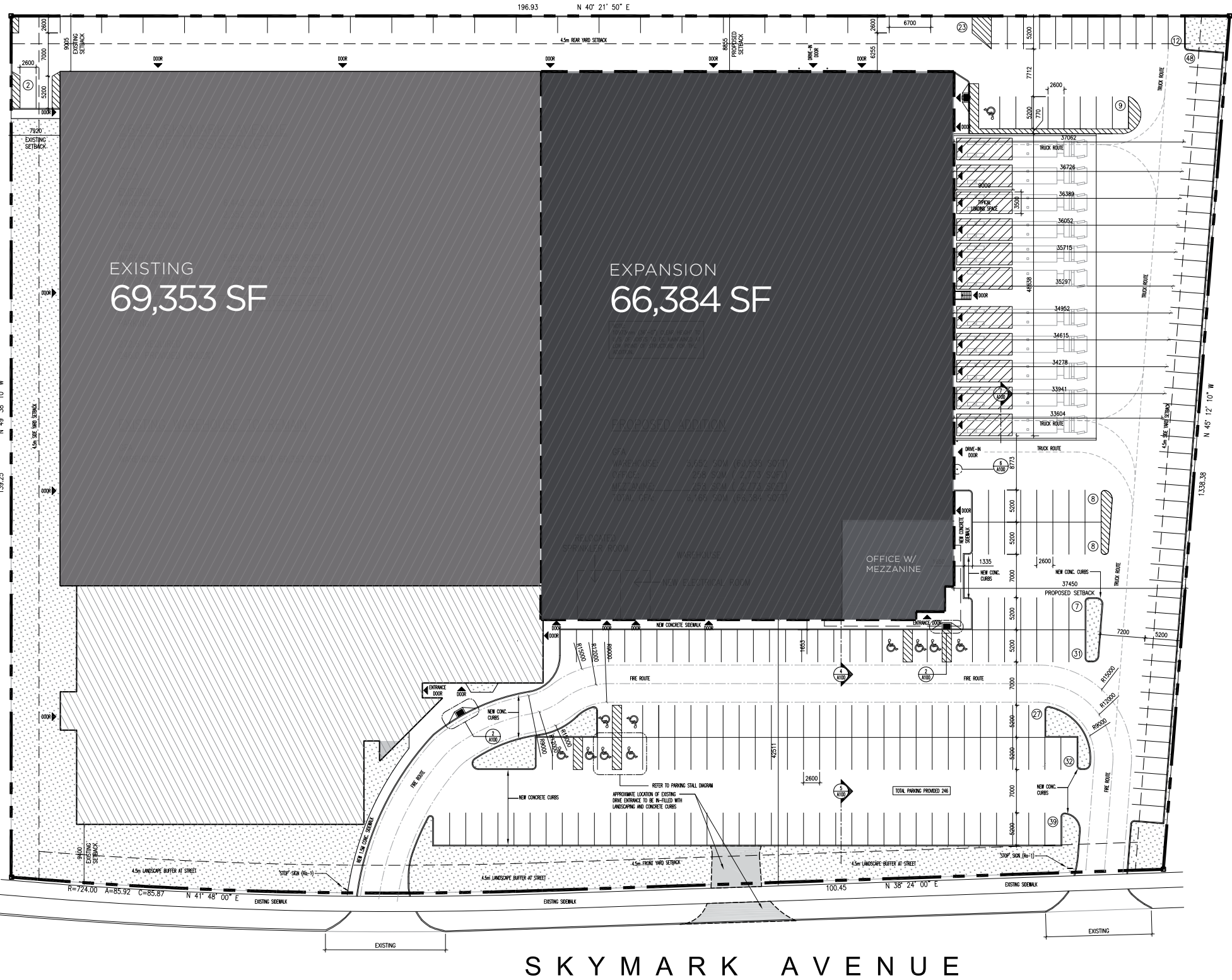
**IMMEDIATE**  
OCCUPANCY



2645

Skymark Avenue

Mississauga, Ontario



Building Details

BUILDING AREA  
137,500 SF

CLEAR HEIGHT EXISTING:  
30' OF 69,353 SF

CLEAR HEIGHT EXPANSION:  
36' OF 66,384 SF

SHIPPING:  
11 TL & 2 DI DOORS

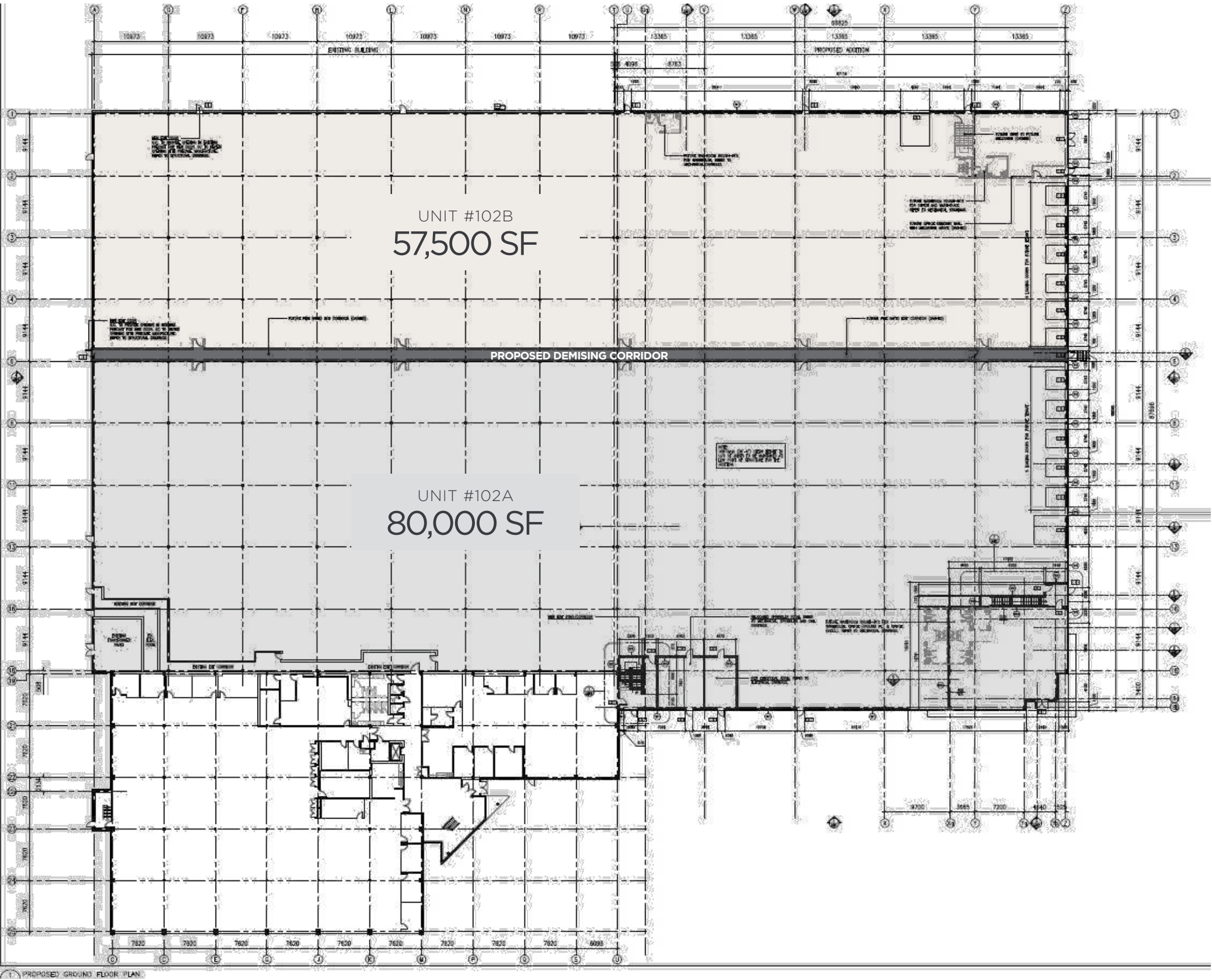
OFFICE GROUND:  
2,773 SF

OFFICE MEZZANINE  
2,773 SF





# Floor Plan - Potential Division



## E1 Zoning

### Permitted Uses

- Medical Office
- Office
- Broadcasting /Communication Facility
- Manufacturing Facility
- Science And Technology Facility
- Warehouse Distribution Facility
- Medicinal Product Manufacturing Facility
- Commercial School
- Financial Institution
- Veterinarian Clinics
- Banquet Hall/Conference Centre/ Convention Centre
- Overnight Accommodation
- Active Recreational Use
- Entertainment Establishment
- Recreational Establishment
- University/College
- Courier/Messenger Service

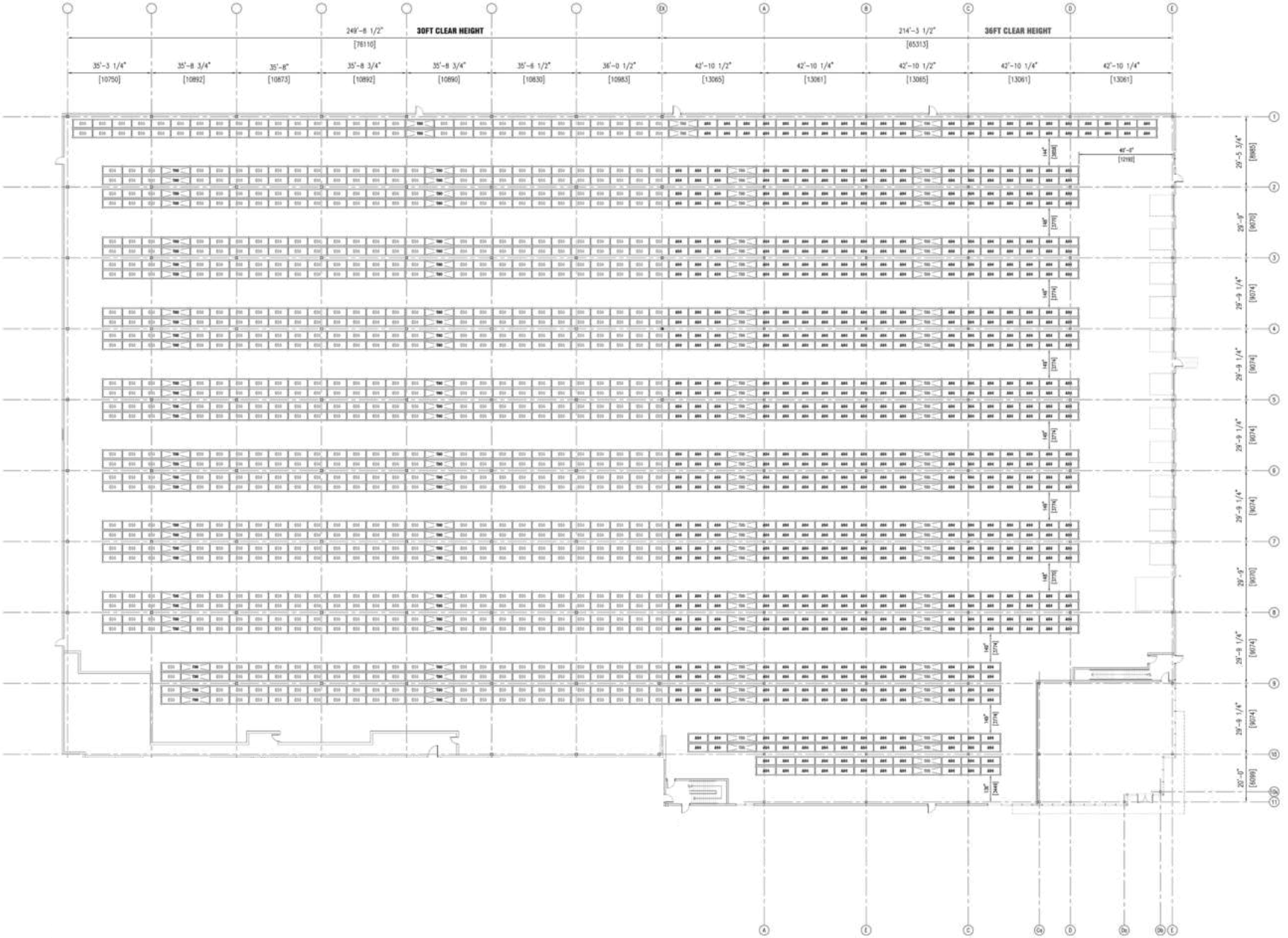




# Racking layout

## Pallet Capacity

Based on the double deep selective racking layout, we could achieve a total of 17,666 pallet positions.



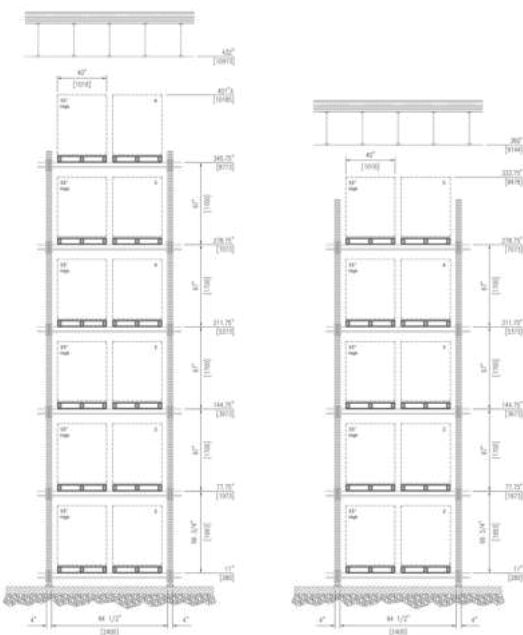
Double Deep selective floor plan

**8,490 Net Pallet locations in 36 ft Clear**

**9,176 Net Pallet locations in 30 ft Clear**

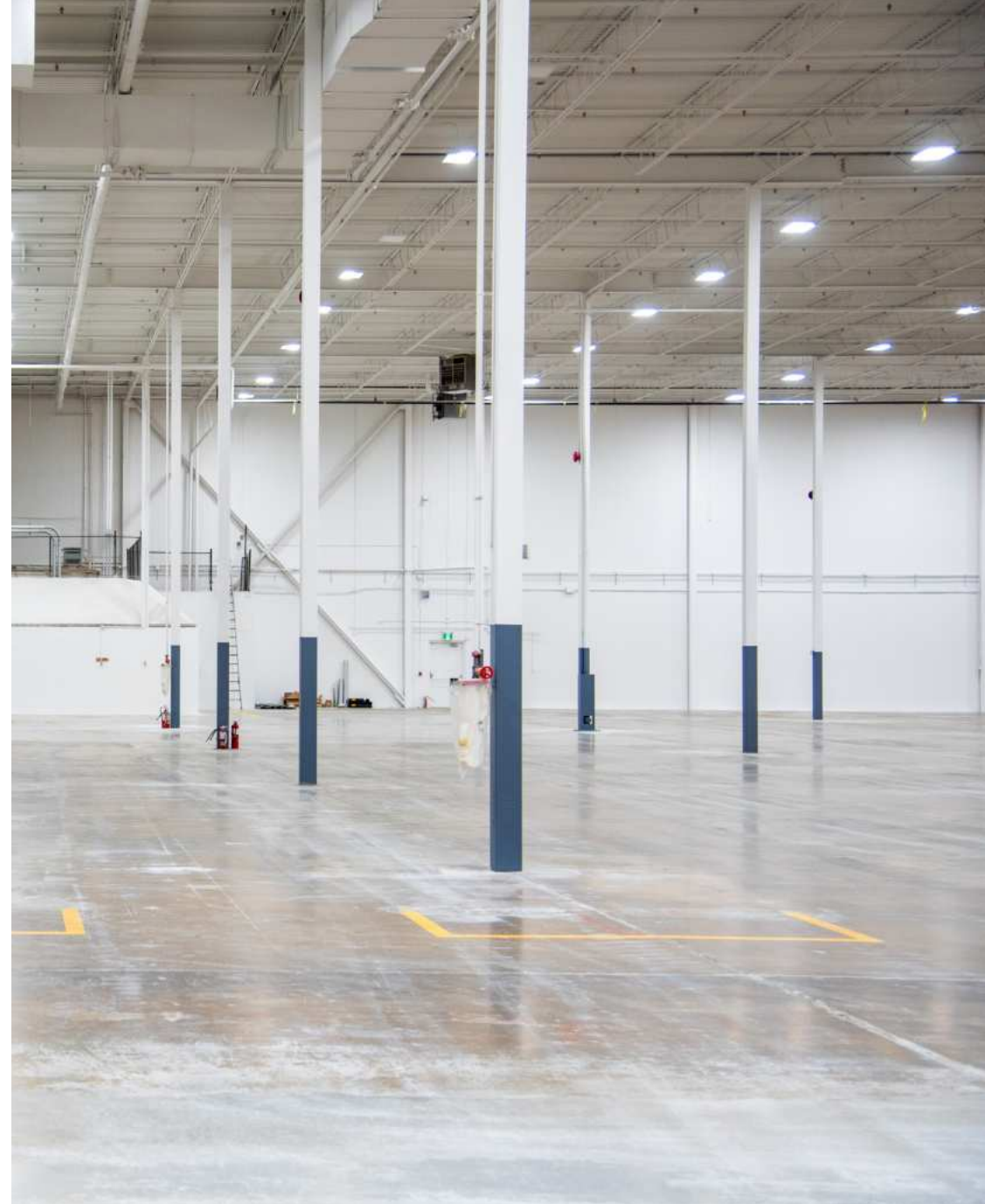
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**17,666 Total Pallet locations**



Courtesy of  
 **racking.ca**  
[www.racking.ca](http://www.racking.ca)  
416.884.5443

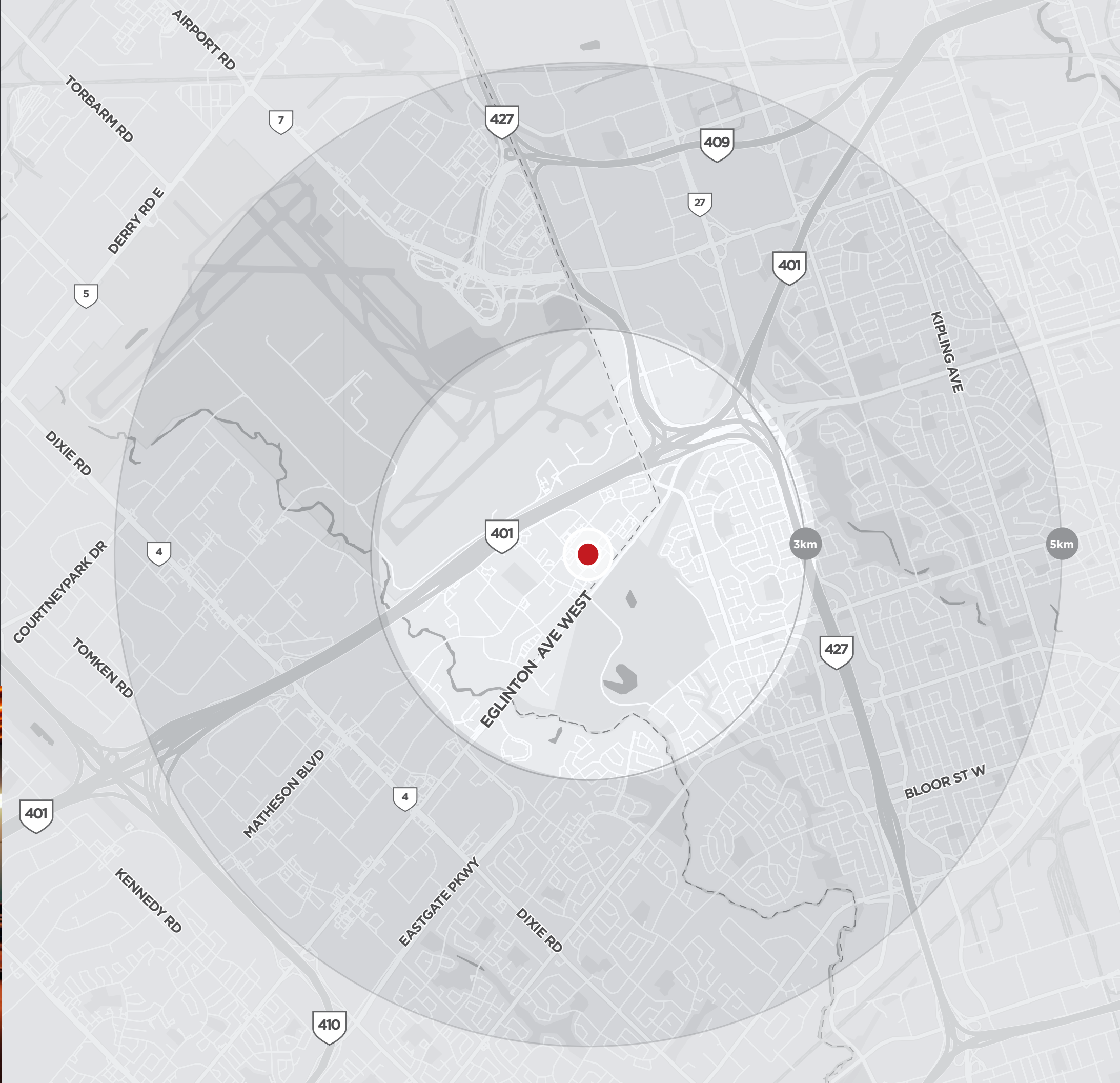






# Drive Times & Distances

Highway 401	3 MINS 2 KM
Highway 427	4 MINS 3 KM
Highway 410	8 MINS 9 KM
Highway 407	13 MINS 17 KM
Pearson Airport	8 MINS 5 KM
CN Rail Intermodal Yard	16 MINS 20 KM
CP Rail Intermodal Yard	19 MINS 23 KM
Downtown Toronto	29 MINS 25 KM





# Local Transit

Several bus routes servicing the area with two stations and bus stops within a few minutes walk

- 3 minute walk from Skymark Avenue & Explorer Drive bus stop
- 4 minute walk from Orbital Station
- 10 minute walk from Renforth Station





# Location Suitability

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Highly  
Suitable

- Area has a low concentration of households and has an average number of people visiting and/or working during the day
- Area's ethnic composition is similar to the surrounding area
- Average-size, family households with children living in expensive homes
- Majority of the population is university educated, have white collar jobs, and average incomes
- The primary age group is dominated by the Baby Boomers (age 54 - 72) generation
- Trade area urbanicity is considered a Suburban market
- Sparse commercial landscape dominated by Coffee Shops and Banks

## Area Demographics

3 KM

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TOTAL POPULATION

34,984

DAYTIME POPULATION

97,014

HOUSEHOLD INCOME

\$102,887

5 KM

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TOTAL POPULATION

123,413

DAYTIME POPULATION

287,152

HOUSEHOLD INCOME

\$103,170

10 KM

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TOTAL POPULATION

776,262

DAYTIME POPULATION

1,296,092

HOUSEHOLD INCOME

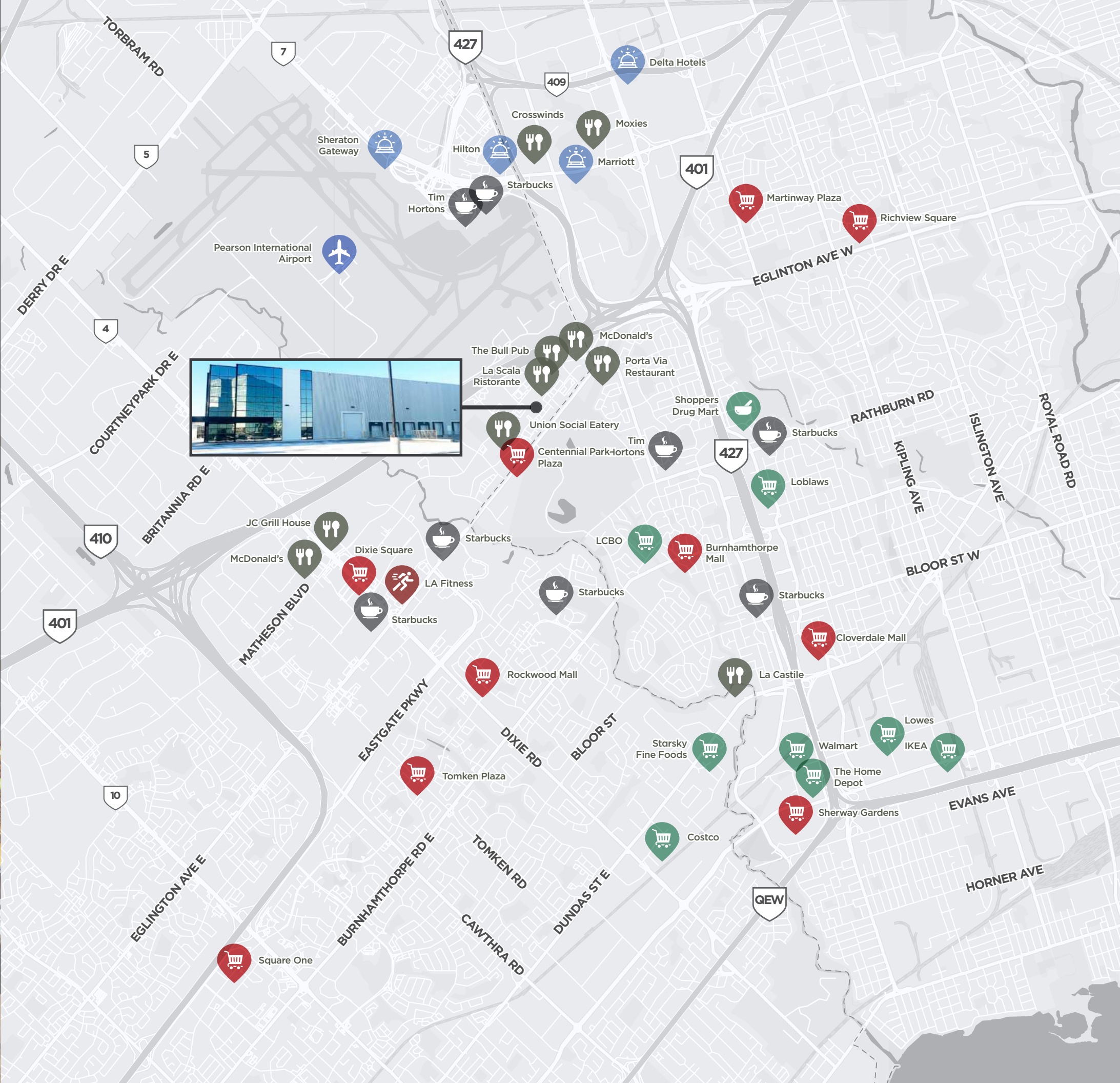
\$95,319



# Amenities

10 shopping centres  
all within a 10 minute drive

- Sherway Gardens
- Square One
- Cloverdale Mall
- Burnhamthorpe Mall
- Dixie Square
- Rockwood Mall
- Tomken Plaza
- Centennial Park Plaza
- Richview Square
- Martinway Plaza







# Gala Developments

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We draw on over 60 years of industry experience to deliver exceptionally-crafted buildings for residential, commercial and industrial use. Our projects are built to the highest standards and imbued with sustainable features that respond to current market demands, while anticipating the future.

As a family-run company, we take pride in our communities, knowing that they represent our personal legacy. Collaborating with best-in-class partners, we blend extraordinary talent and unique expertise across every stage in the development process. Our holistic approach, from planning and design, to construction, delivery, and customer care, gives us greater control over our communities, resulting in a better product and quality you can trust. Our team champions our core values to deliver places that welcome you, spaces that feel comfortable, buildings that inspire a better way to live.



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