

2645 Skymark Avenue

Mississauga, Ontario

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



**CUSHMAN &
WAKEFIELD**

2645 Skymark Avenue

Mississauga, Ontario

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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

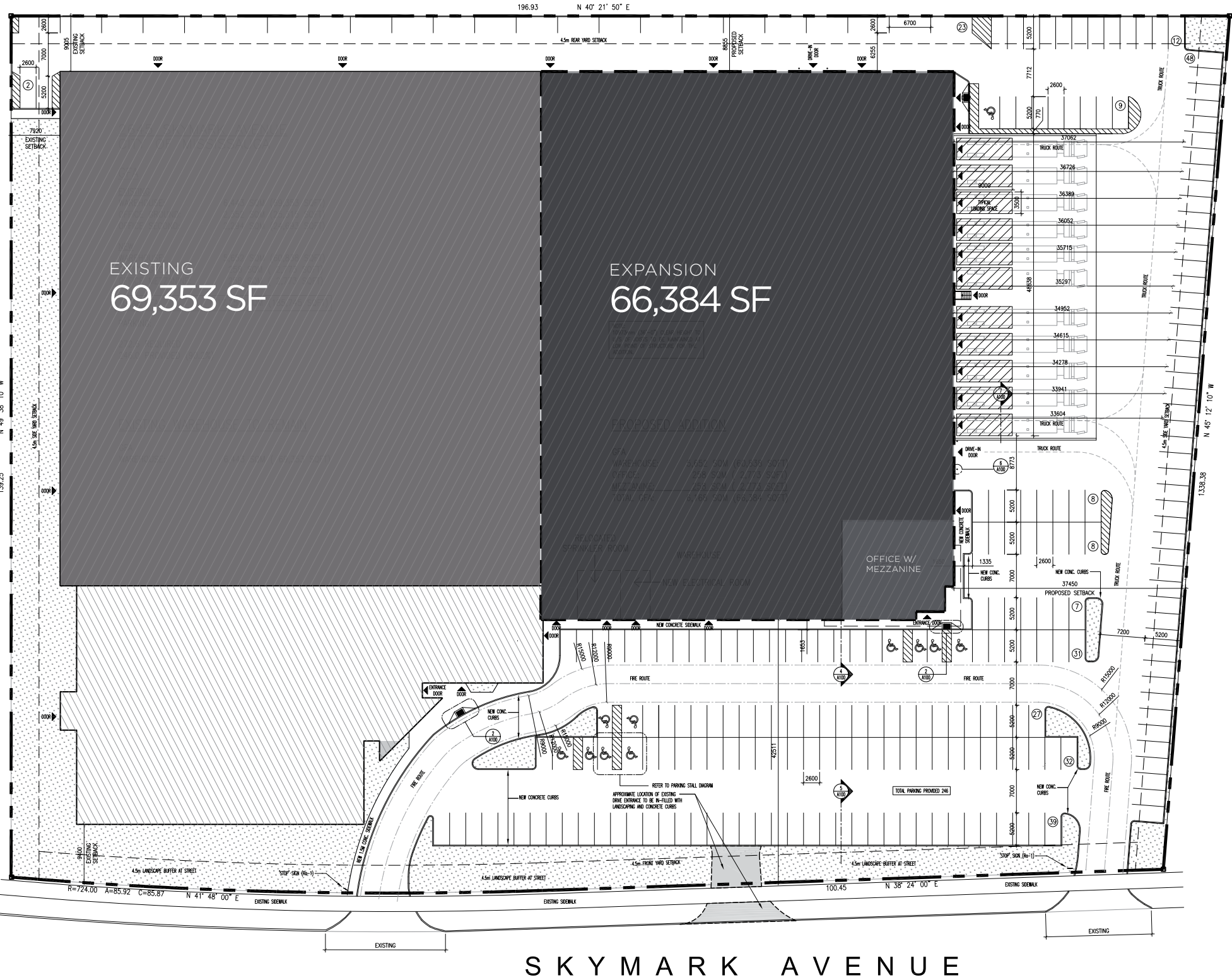


IMMEDIATE
OCCUPANCY

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

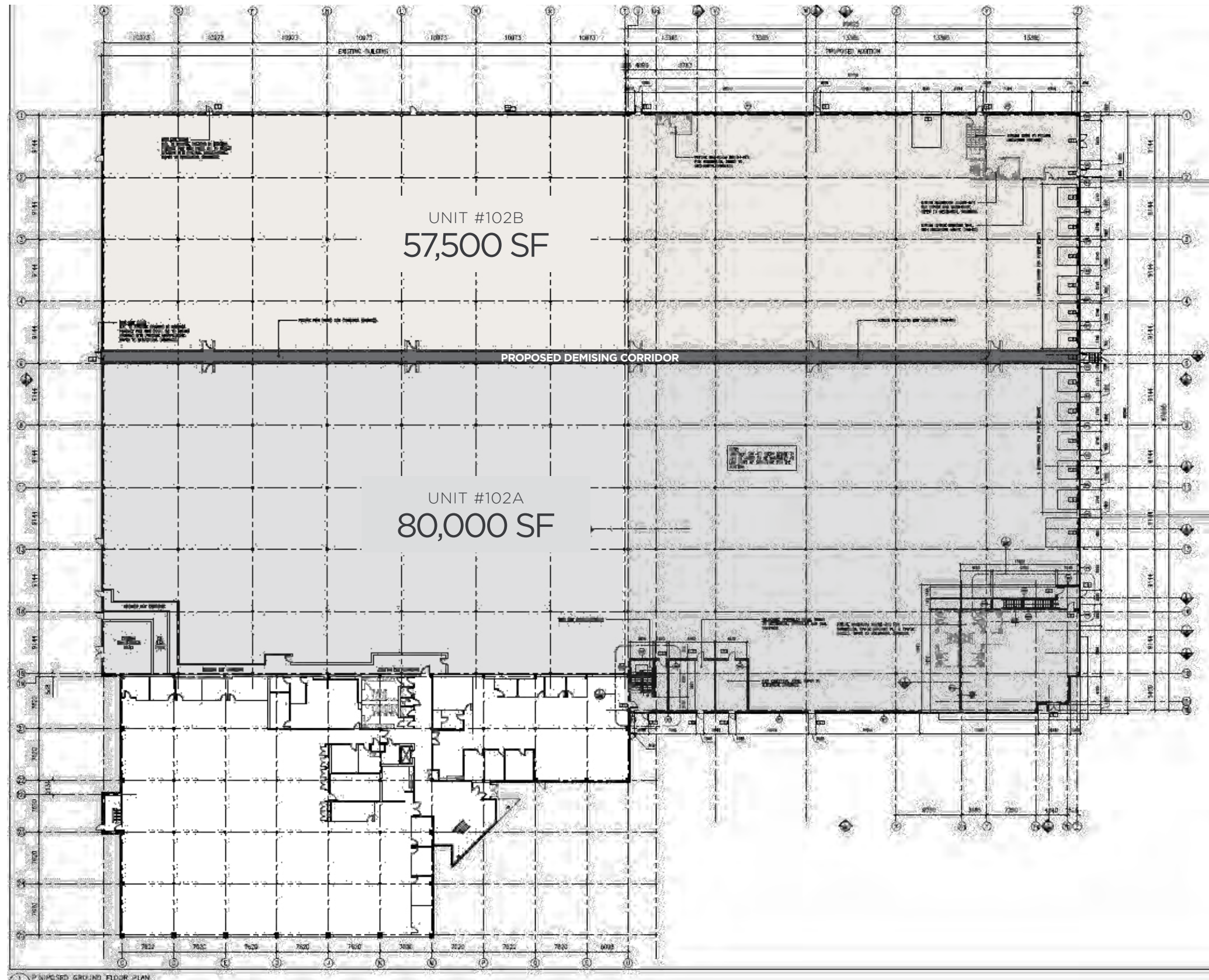
SHIPPING:
11 TL & 2 DI DOORS

OFFICE GROUND:
2,773 SF

OFFICE MEZZANINE
2,773 SF



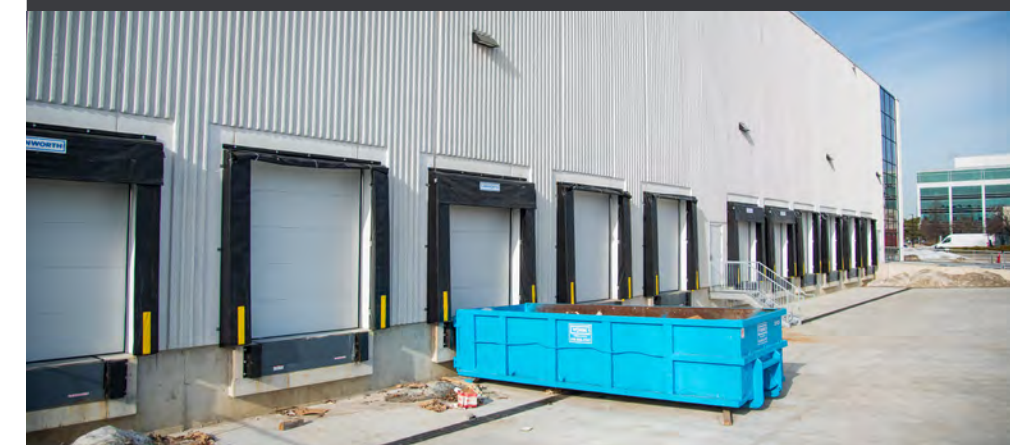
Floor Plan - Potential Division



E1 Zoning

Permitted Uses

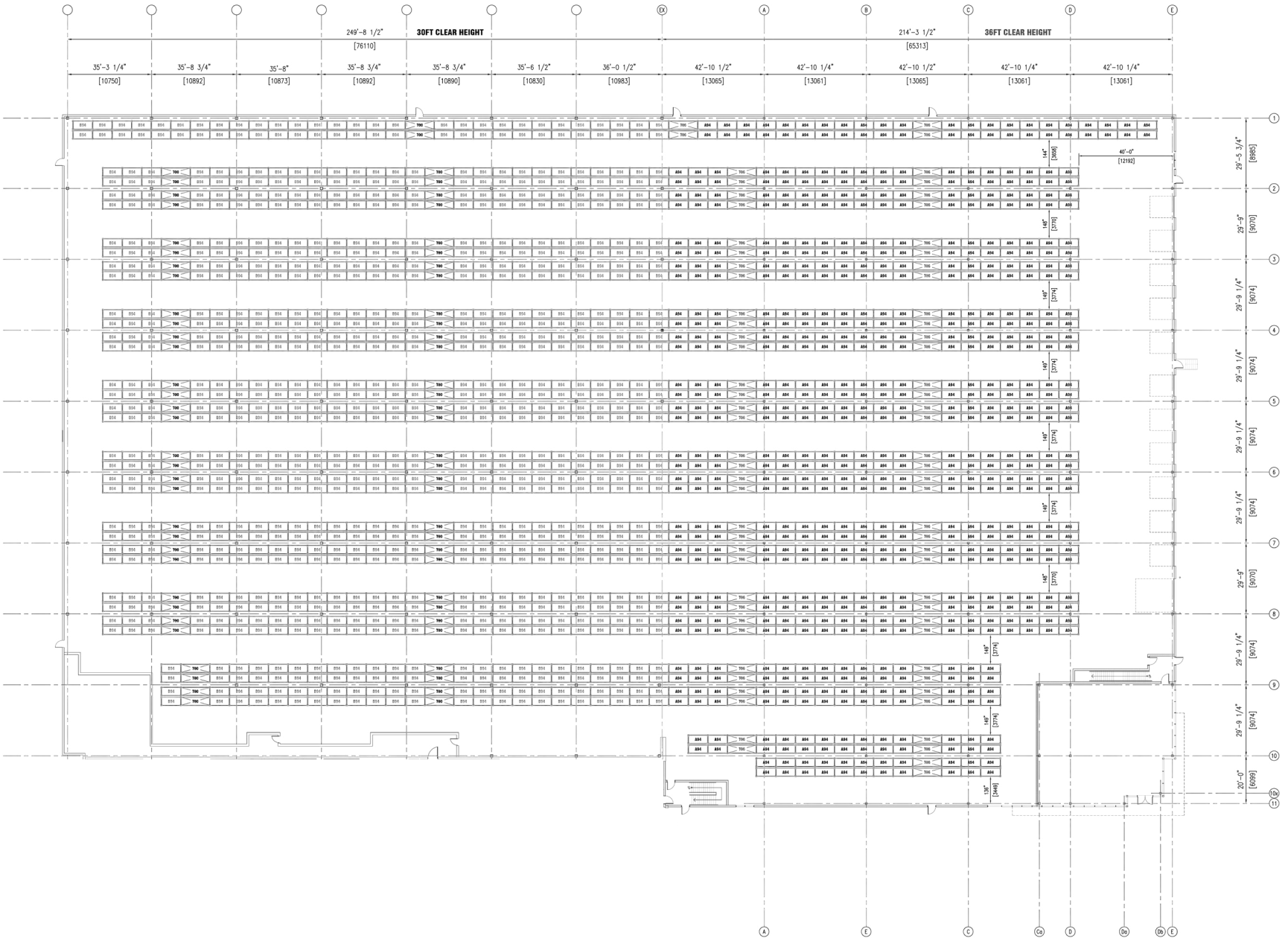
- Medical Office
- Office
- Broadcasting /Communication Facility
- Manufacturing Facility
- Science And Technology Facility
- Warehouse Distribution Facility
- Medicinal Product Manufacturing Facility
- Commercial School
- Financial Institution
- Veterinarian Clinics
- Banquet Hall/Conference Centre/ 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

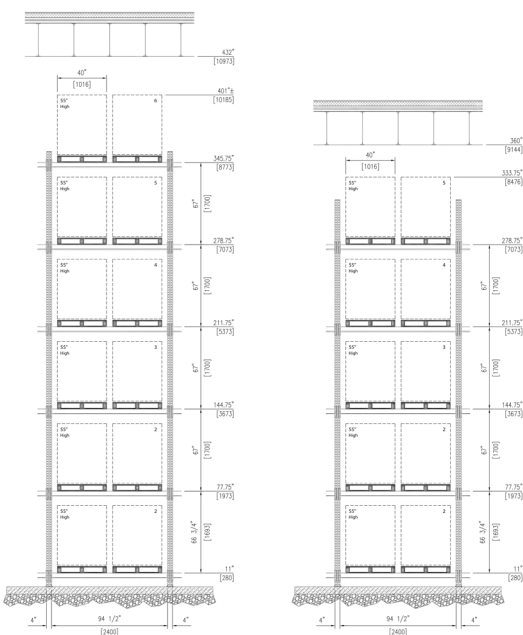
8,490 Net Pallet locations in 36 ft Clear

9,176 Net Pallet locations in 30 ft Clear

17,666 Total Pallet locations

Courtesy of

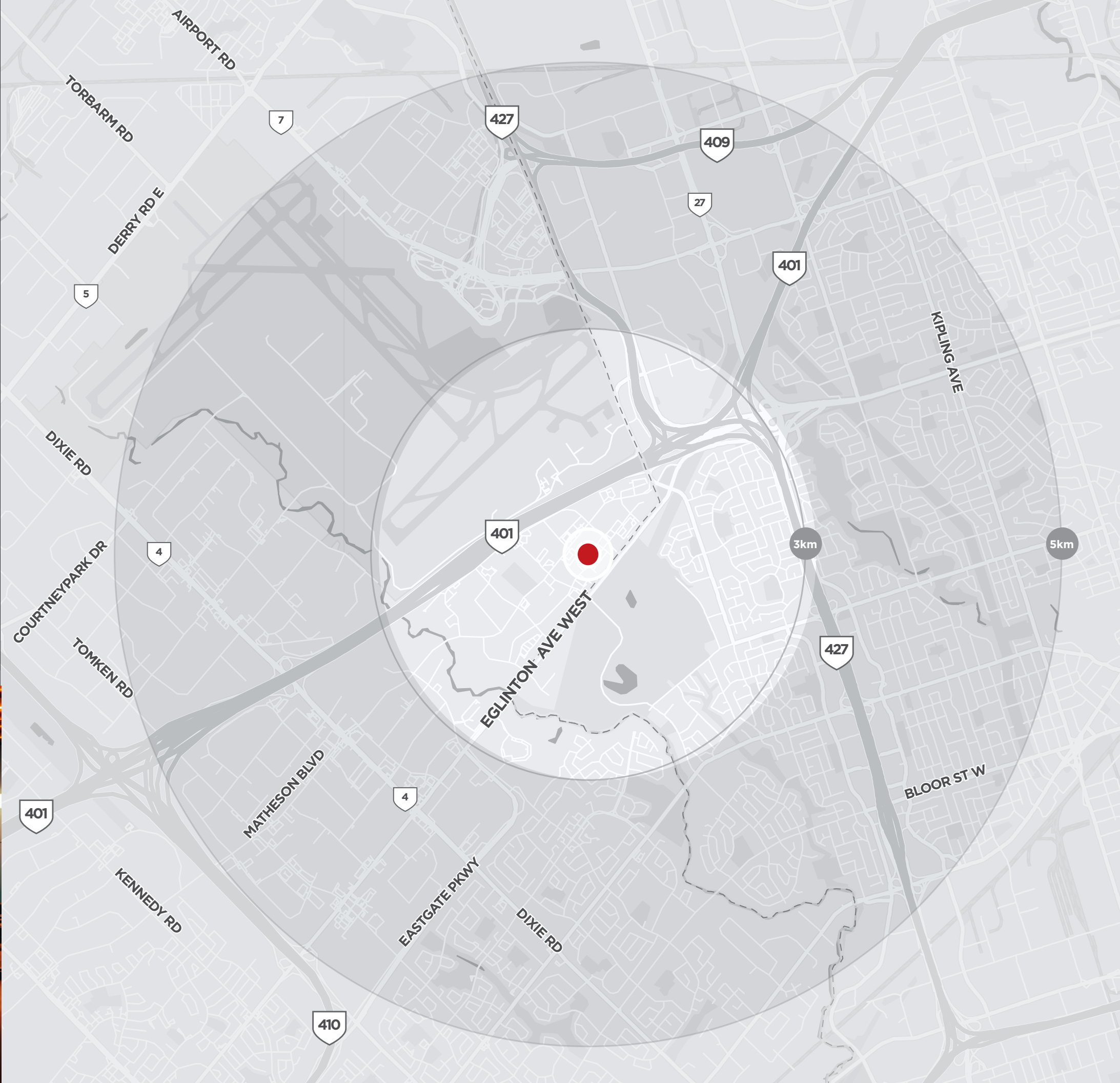
www.racking.ca
416.884.5443





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

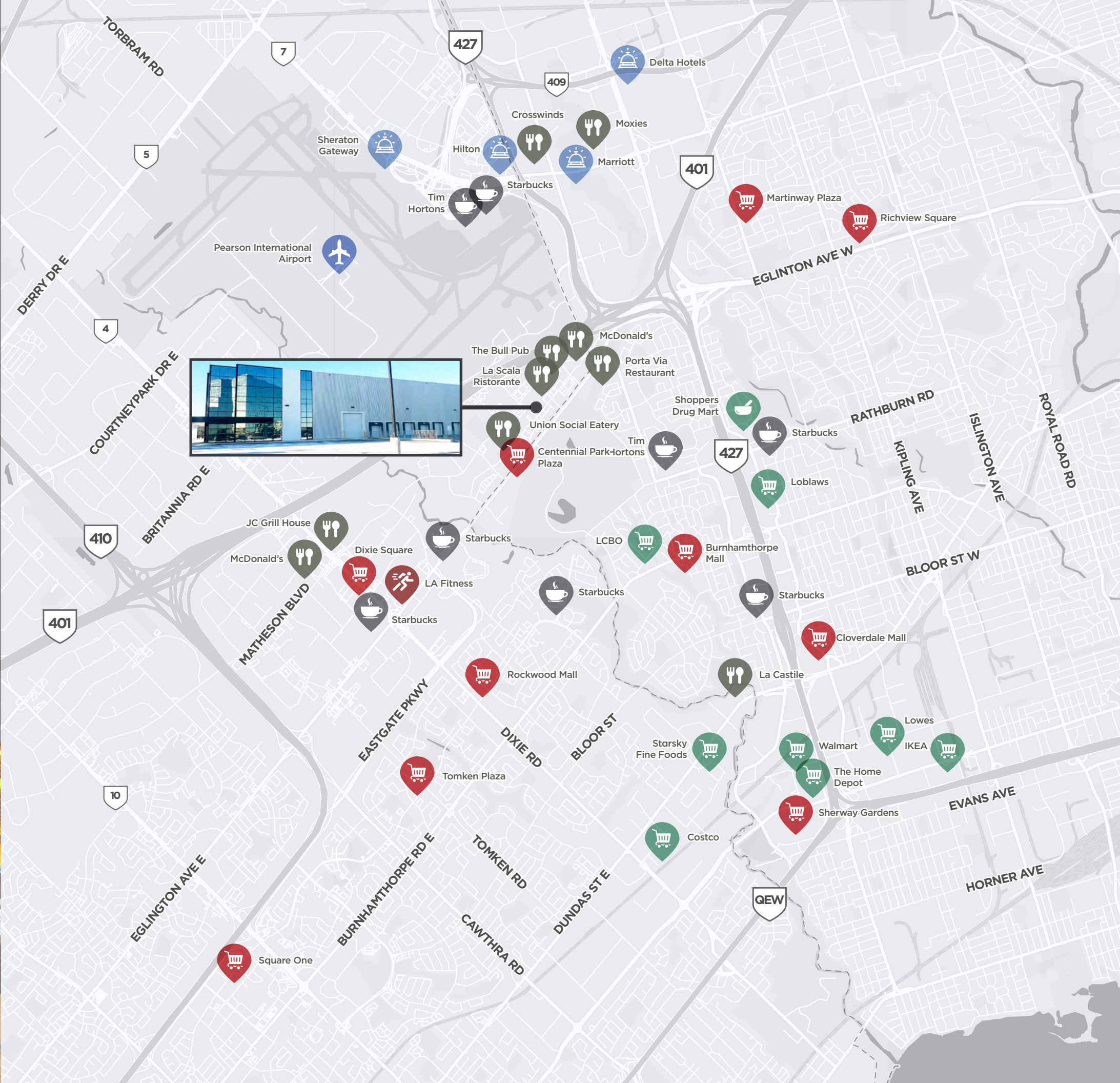
HOUSEHOLD INCOME

\$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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