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Video Tour

5300 Satellite Drive, Mississauga

144,180 SF Prestige Industrial Building

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Occupancy: June 2024



Hwy. 401/
Hwy. 427
Location

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020 • lennard.com

*Sales Representative



5300 Satellite Drive



A prestige industrial facility of 144,180 SF located in the Airport Corporate Centre, offering great access to all of the 400 Series Highways.



Area Available (TBD)

Ground Floor Office: 6,215 SF
2nd Floor Office: 18,447 SF
Industrial Area: 119,518 SF
Total Building Area: **144,180 SF**



Net Rent

\$18.00 PSF (escalations required)

TMI (2024 Est.)

\$4.12 PSF per annum



Warehouse

30'-5"

Typical Bay Size

39'8" x 35'8"



Shipping

9TL / 2DI (Electrically Operated Levelers)



Power

600 Volts/800 amps (3 phase)



Availability

June 2024



Mezzanine

Option to convert mezzanine to full clear height

Property Highlights

- Great access to Highways 401, 427, 409, 407, QEW
- Industrial area includes 28,951 SF of clean rooms which are climate controlled
- 17,216 SF upper mezzanine area (not included in building SF)
- Offices have a hydraulic elevator to 2nd floor
- Warehouse lighting is on zoned motion sensors
- Warehouse has a trash compactor room and dedicated external dock
- Warehouse has a shipping office on two levels with drivers wait area and washroom
- 167 Car parking stalls on site



Leasing Agents

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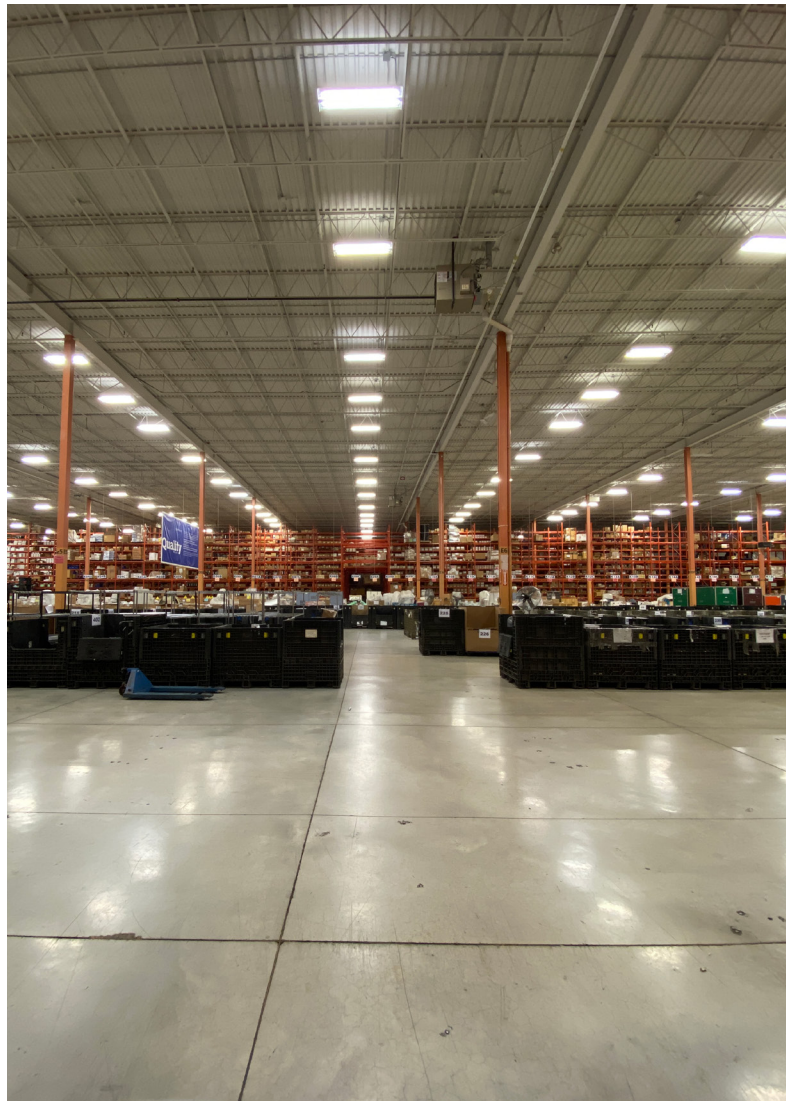
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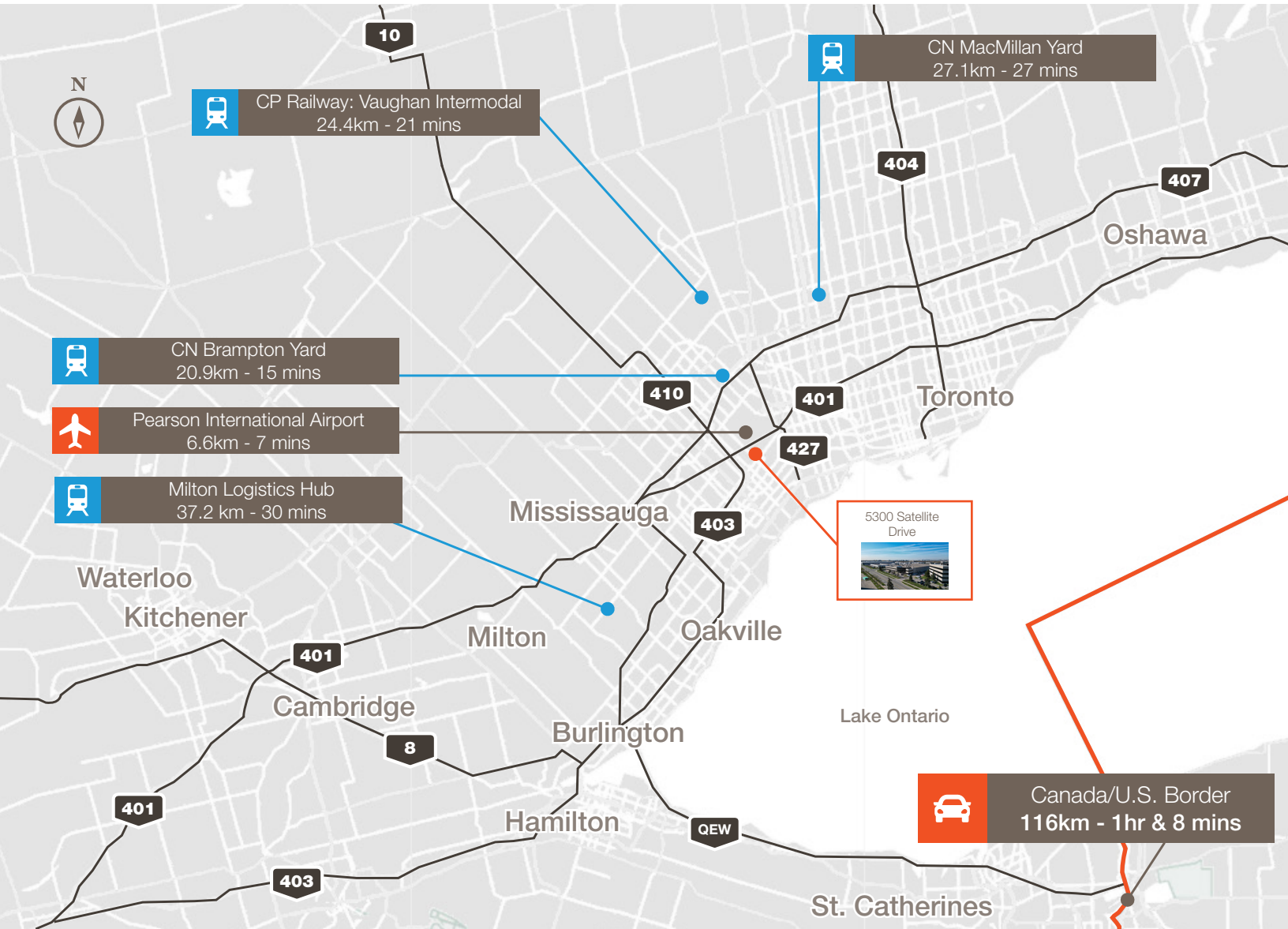


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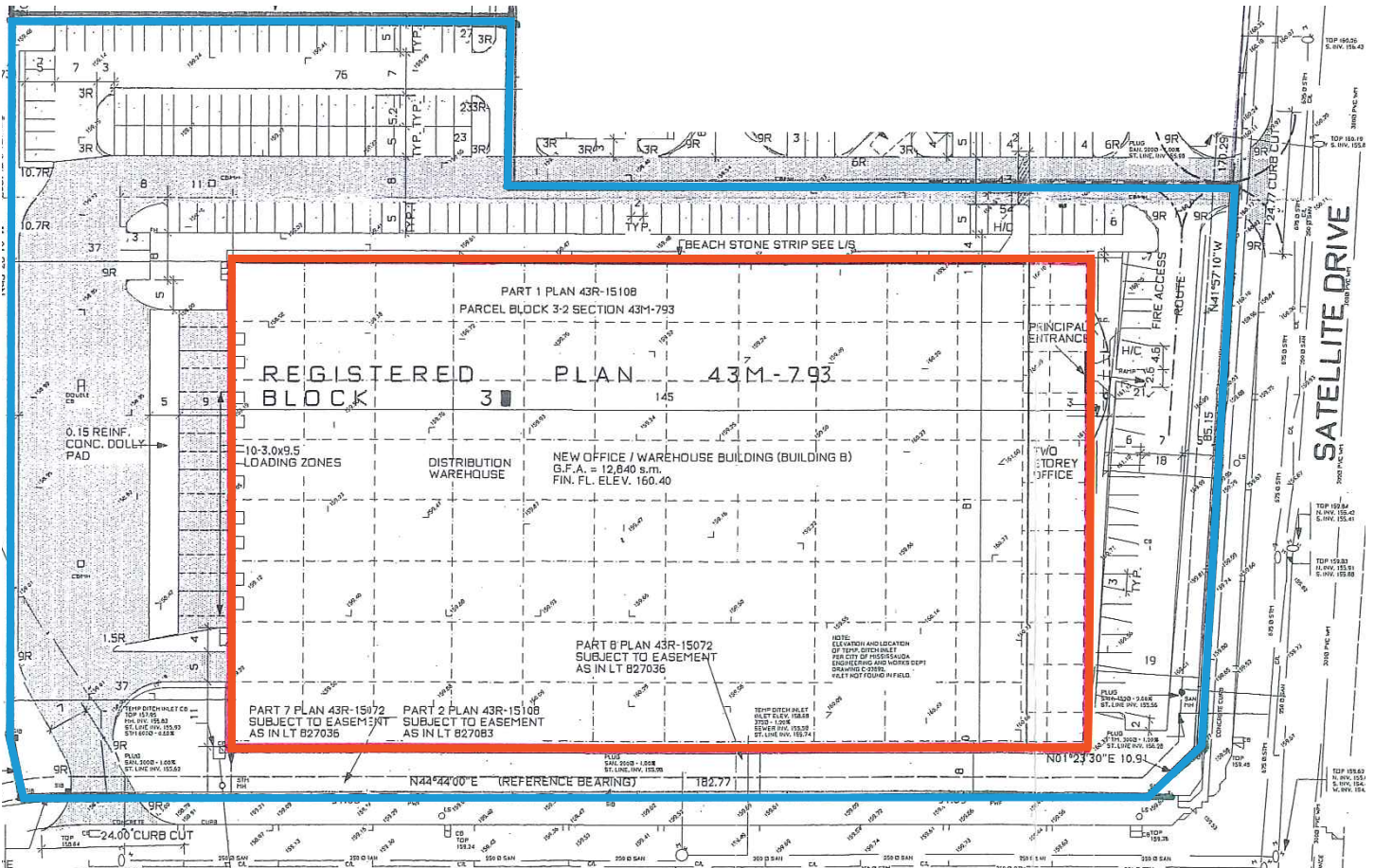
5300 Satellite Drive



Strategically located in Mississauga's most prestigious Business Park



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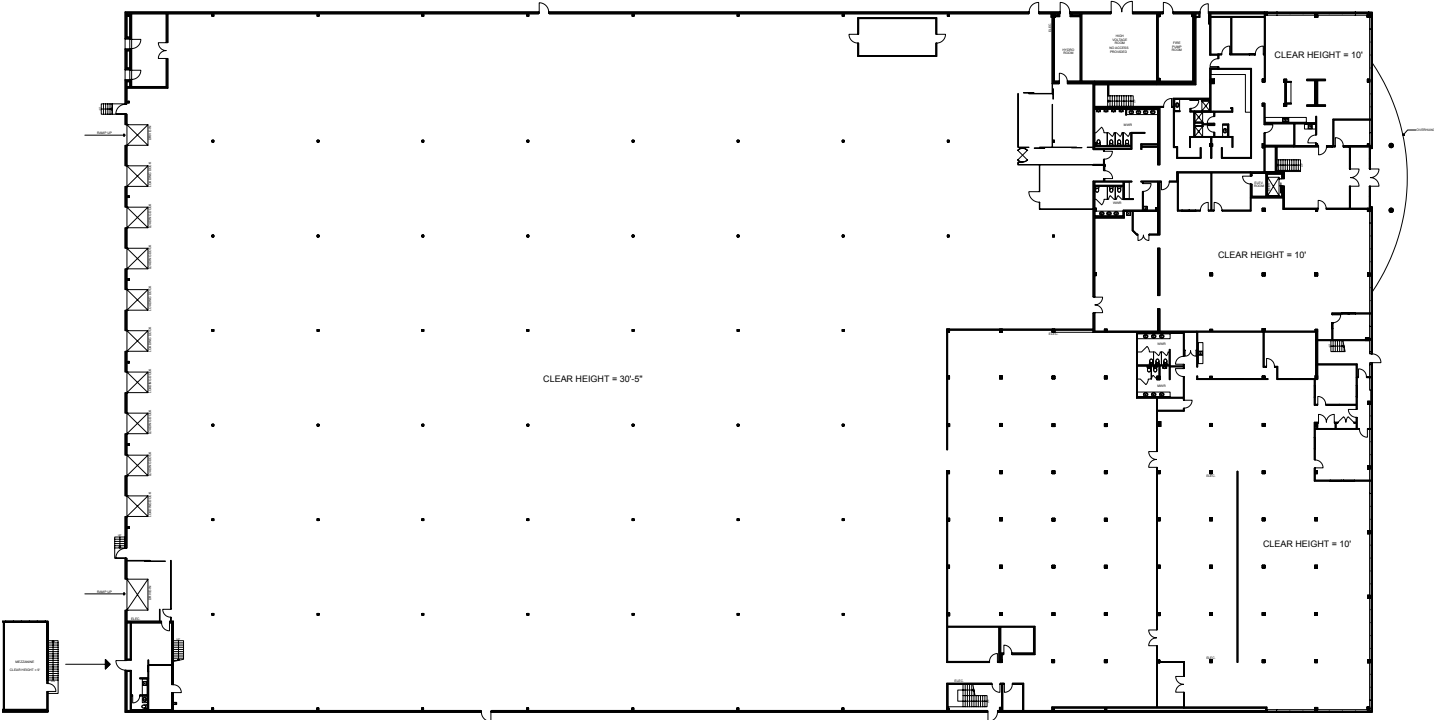
Site Plan



-  Building outline
-  Property grounds

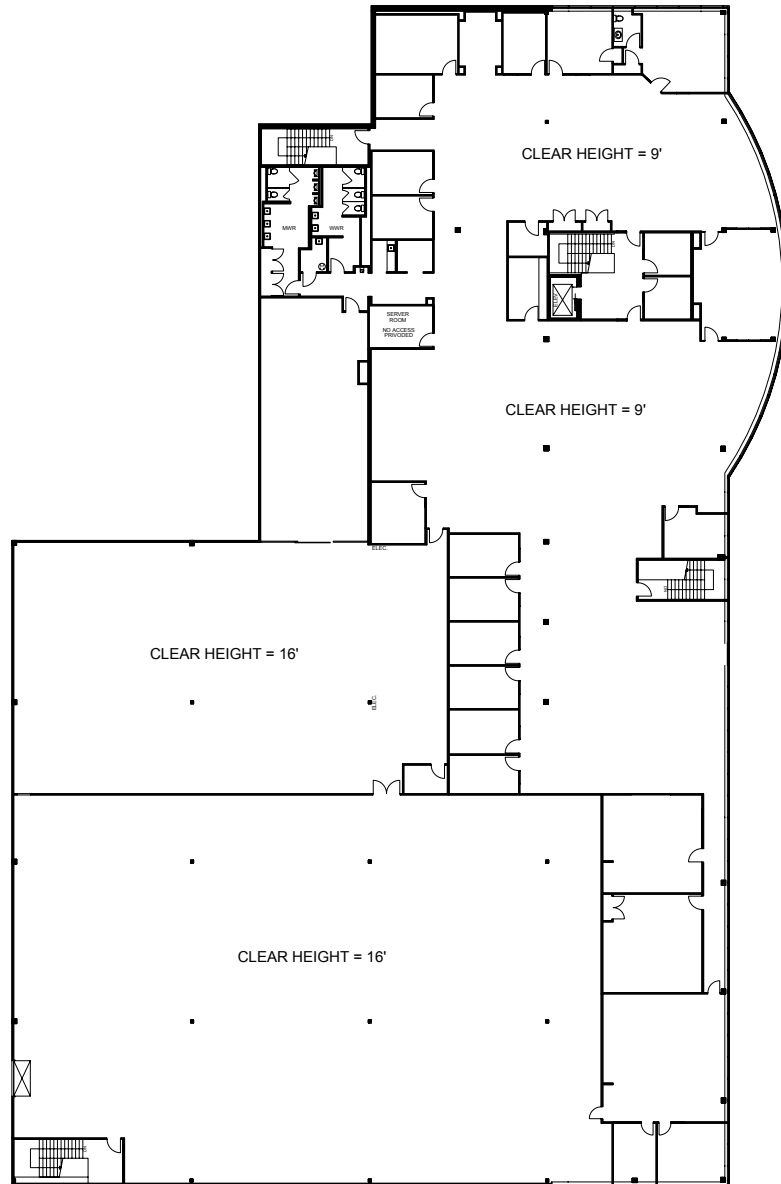
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Ground Floor Plan



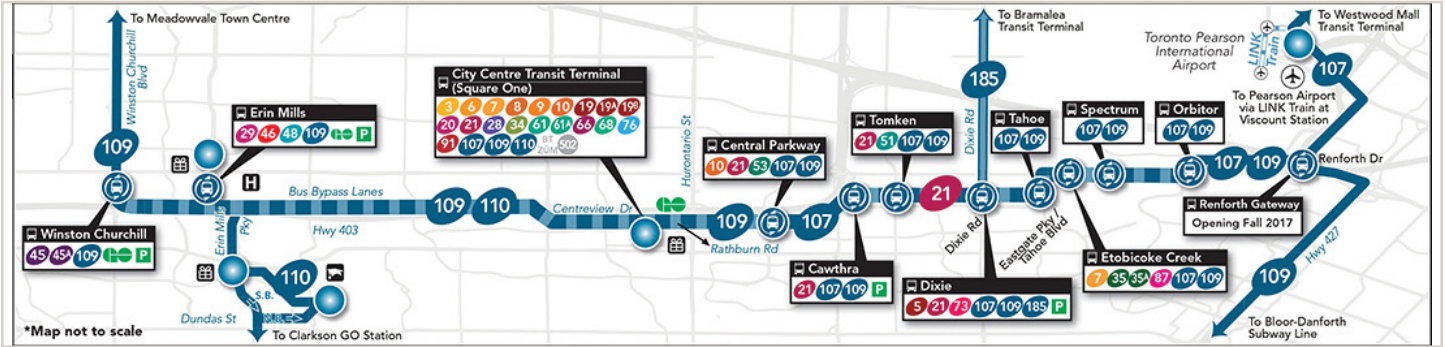
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Second Floor Plan



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Mississauga Transitway



miWAY

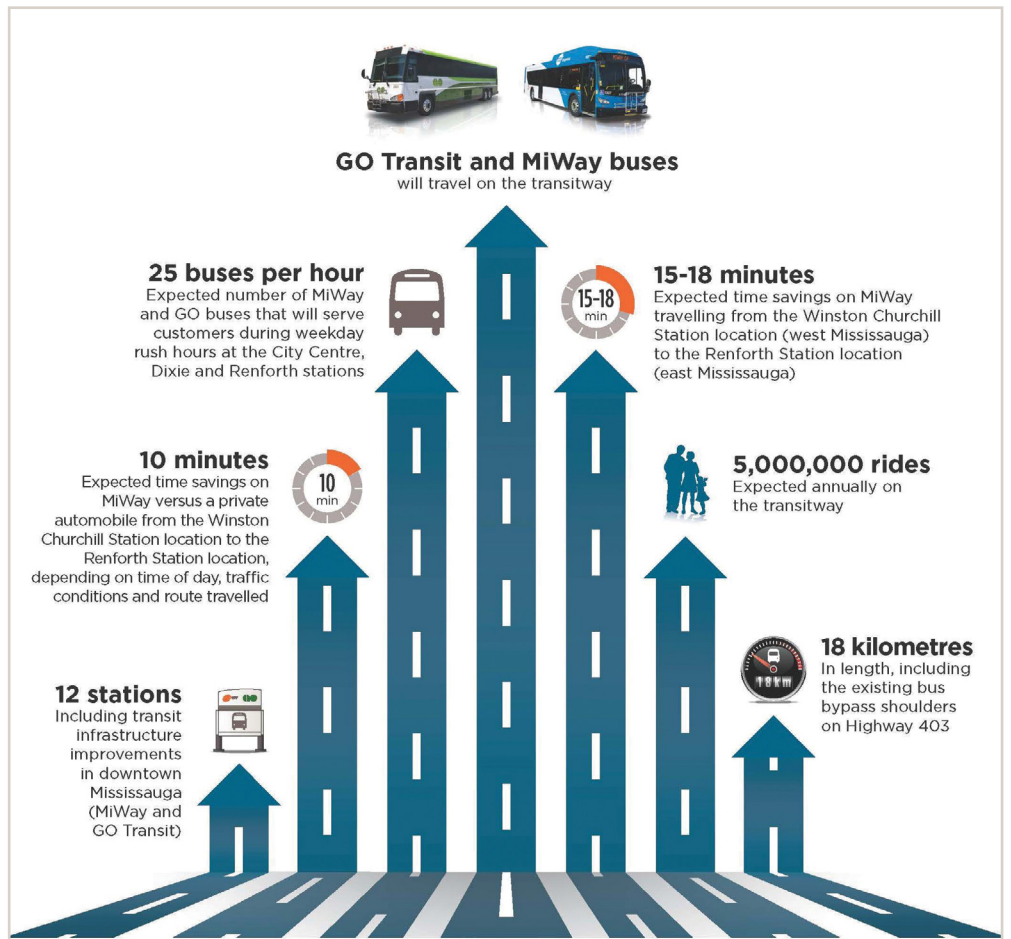
Mississauga Transitway

Effective May 1, 2017

- Transitway Station
- Parking
- Mississauga Transitway
- MiExpress Route All Day Service
- MiExpress Route AM/PM Rush Hour Service
- MiExpress Route
- MiLocal Route



Image source: MiWay, mississauga.ca/portal/miway



5300 Satellite Drive

Amenities Map

● Property Location - 5300 Satellite Drive



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