



11722 MISSISSAUGA ROAD
Brampton ON

**UP TO 1.8M SF
FOR LEASE**

Brand New State-of-the-art Construction
2025 Occupancy

For more information, please contact:

Ryan Cunningham*

Principal
905 283 2384
ryan.cunningham@avisonyoung.com

Ben Sykes*

Principal
905 283 2324
ben.sykes@avisonyoung.com

Mike Tatarsky*

Principal
905 283 2377
mike.tatarsky@avisonyoung.com

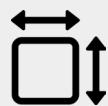
**AVISON
YOUNG**



Platinum member

*Sales Representative

Property Details



AREA AVAILABLE
Up to ±1.8M sf



TOTAL SHIPPING DOORS
325 Truck Level



CLEAR HEIGHT
40 ft



POWER
2,000 amps, 600 volts



LIGHTING
LED w/ motion sensors



TRAILER PARKING
Available



SPRINKLER SYSTEM
ESFR



CAR PARKING
Up to 1,943 stalls

Lease Options



Building #	Available Area (sf)	Truck Level Doors	Drive-In Doors	Parking Spaces
#1	± 247,070	41	2	234
#2	± 263,819	41	2	307
#3	± 415,393	60	2	556
#4	± 642,568	112	4	532
#5	± 282,681	71	2	314
#1-5	± 1,851,531	325	12	1,943

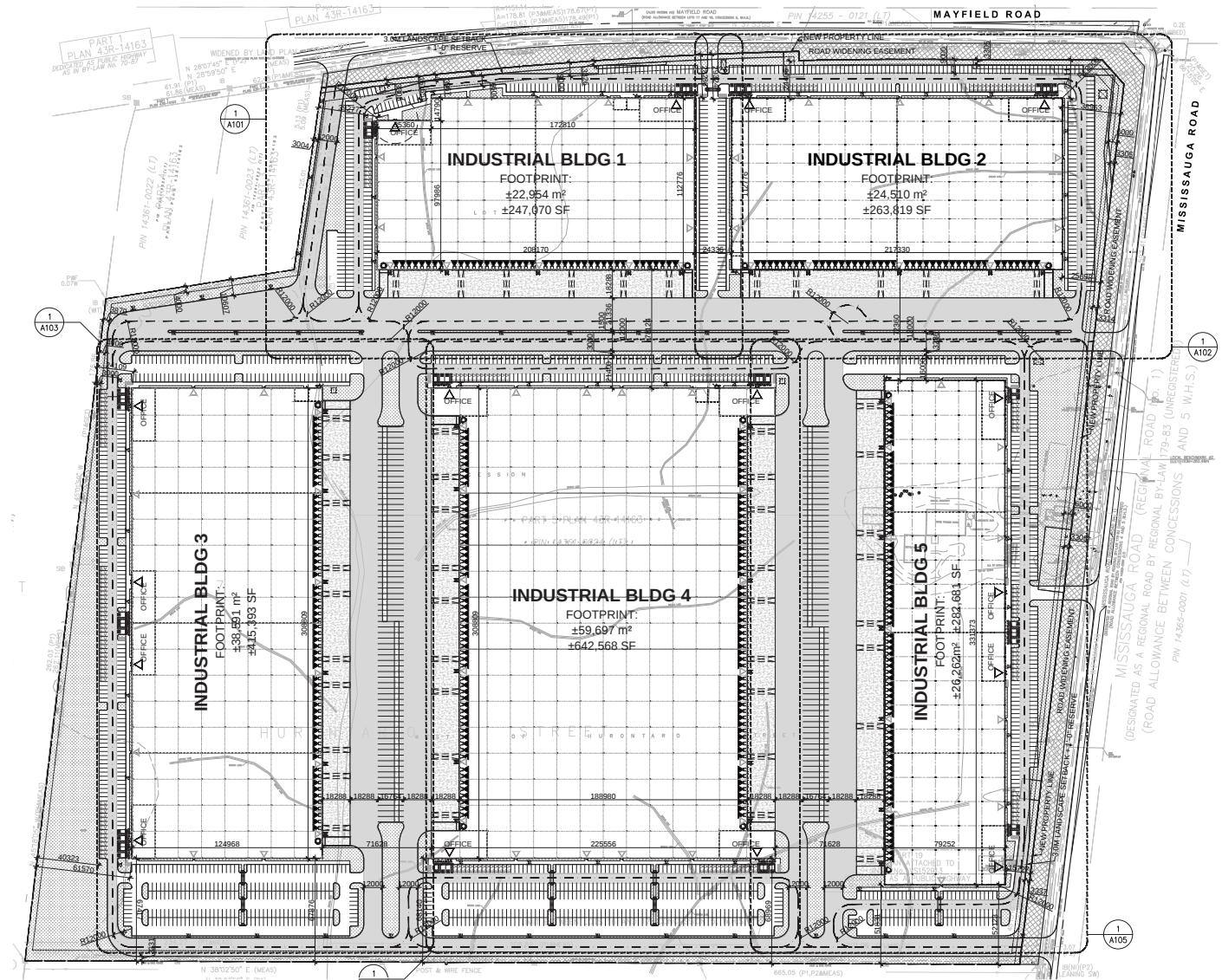
- Building Delivery, 2025
- Office area, Build to Suit
- Various size configurations

FOR LEASE
UP TO 1.8M SF

Brand New State-of-the-art Construction

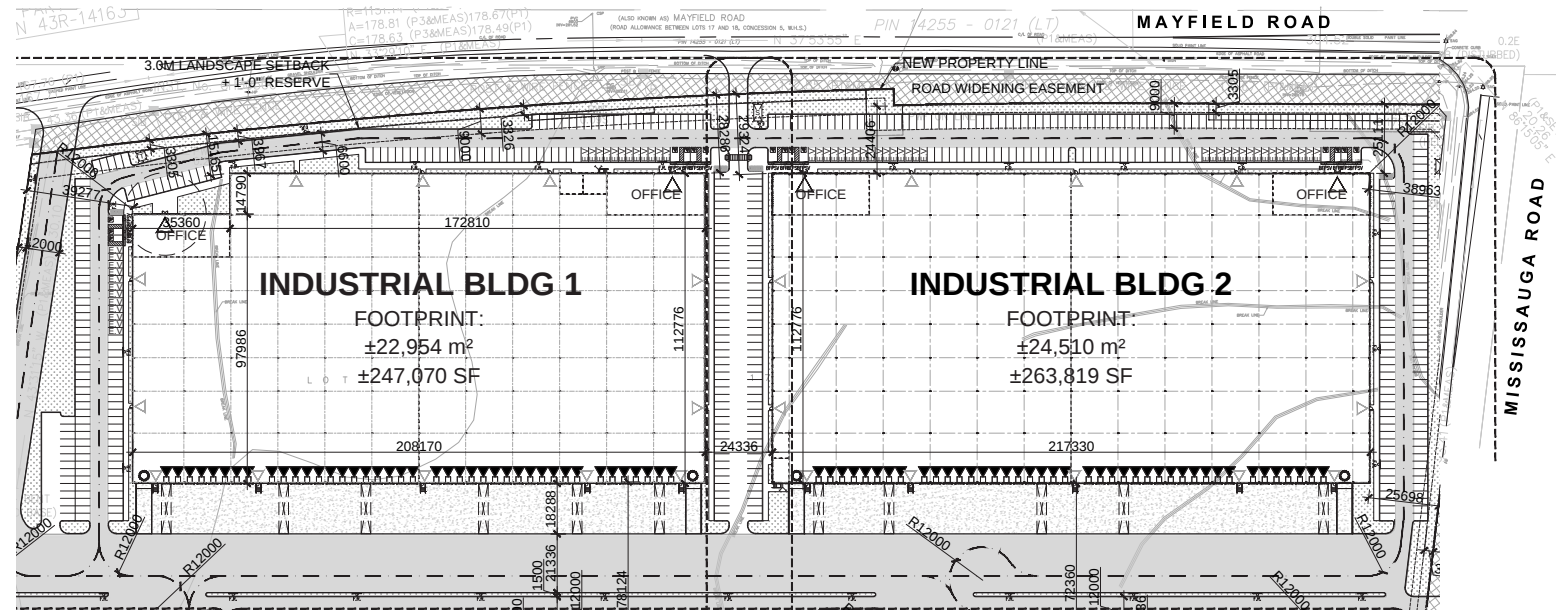
SITE PLAN

FOR LEASE
UP TO 1.8M SF



Brand New State-of-the-art Construction

Buildings #1 & #2

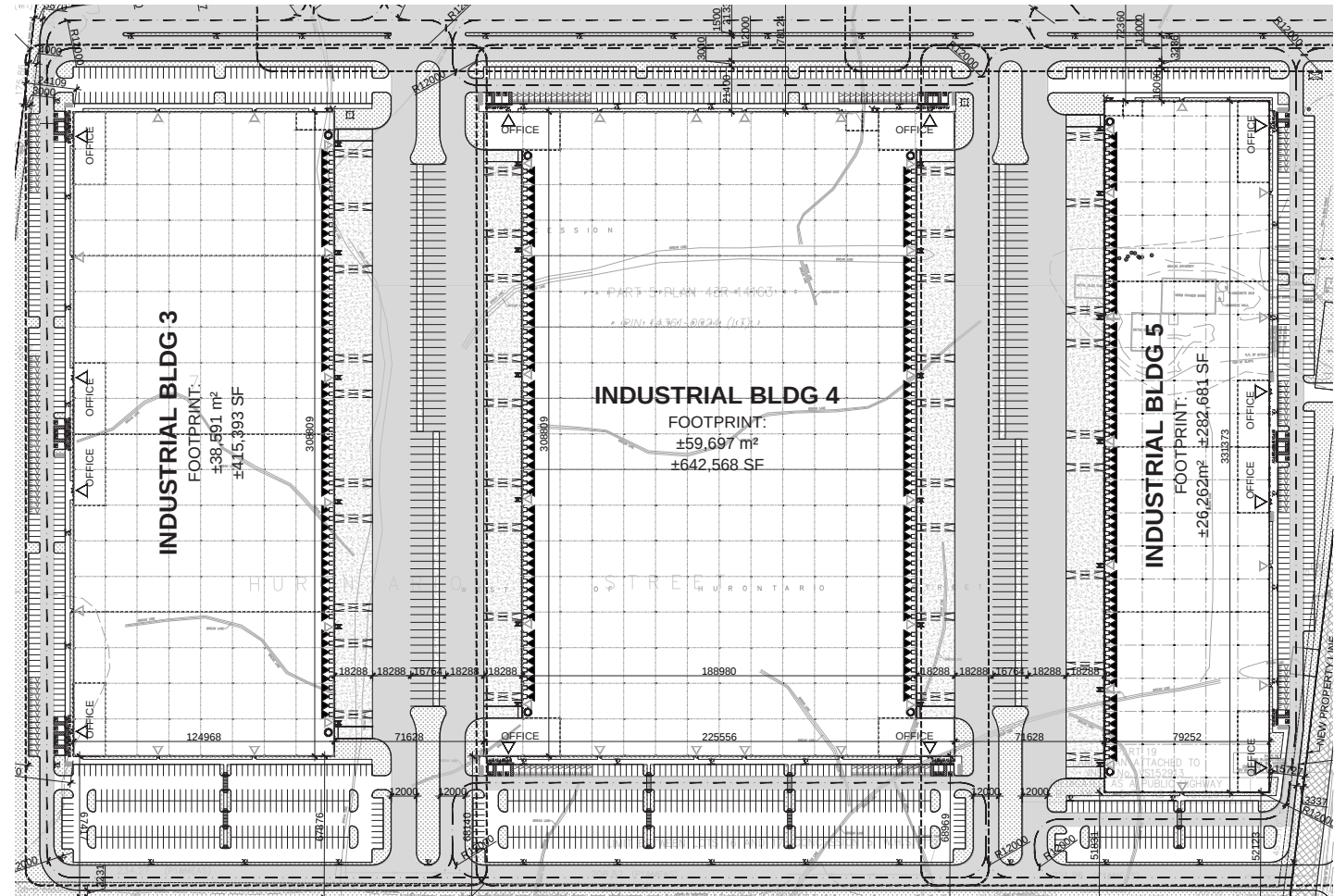


**FOR LEASE
UP TO 1.8M SF**

Brand New State-of-the-art Construction

Buildings #3, #4 & #5

SITE PLAN



**FOR LEASE
UP TO 1.8M SF**

Great Accessibility



11722 Mississauga Road, Brampton is a short, **1 hour drive to U.S. Border Crossing** at St. Catherine's, Ontario and 3-hour, 20 minutes to the Windsor/Detroit Border.

DRIVE TIMES from 11722 Mississauga Road, Brampton ON

FOR LEASE - UP TO 1.8M SF
EASY ACCESS TO
400 SERIES HIGHWAYS
AND TORONTO DOWNTOWN

HIGHWAY 410	10.6 KM (11 minutes)	Q.E.W.	31.1 KM (24 minutes)
HIGHWAY 407	11.3 KM (14 minutes)	DOWNTOWN CORE	49.9 KM (44 minutes)
HIGHWAY 401	13.2 KM (17 minutes)	CN INTERMODAL	25.7 KM (27 minutes)
HIGHWAY 403	25.5 KM (21 minutes)	CPKC INTERMODAL	25.9 KM (30 minutes)
HIGHWAY 400	38.8 KM (29 minutes)	PEARSON AIRPORT	25.1 KM (26 minutes)

Amenities/Transit Map



**FOR LEASE
UP TO 1.8M SF**

11722
Mississauga Road



MISSISSAUGA RD

MAYFIELD RD

WANLESS DR

HURONTARIO ST

Tim Hortons

food
Basics



bulk barn



ANYTIME
FITNESS

Walmart



LCBO

barBURRITO



Scotiabank



23

7

410

15

SANDALWOOD PKWY W

DIXIE RD

BRAMALEA RD

5

BOVAIRD DR W

WILLIAM ST



Tim Hortons

SHOPPERS
DRUG MART

PUBLIC TRANSIT

Brampton Transit

5 Bovaird

23 Sandalwood E

7 Kennedy N

15 Bramalea S

Drive Times from 11722 Mississauga Road

20 min drive
to Brampton
Innovation District
GO Station

31 min drive to
Toronto Pearson
International Airport

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UP TO 1.8M SF **AVAILABLE FOR LEASE**

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**AVISON
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Avison Young Commercial Real Estate Services, LP, Brokerage

301-77 City Centre Drive, Mississauga ON Canada L5B 1M5

T 905 712 2100 | avisonyoung.ca

*Sales Representative



Platinum member

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