



150 Courtneypark Drive West



Mississauga, ON

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Overview

Where Form Meets Function



150 Courtneypark is a highly functional industrial building offering a 191,332 SF unit with 30' ceilings and a fully built-out office area. Ideally located in Mississauga, this industrial property is situated directly off of highway 401 providing outstanding access to multiple 400 series highways including HWY 401, 403, 407 and 427.

Specs & Quick Facts

191,332 SF

Units 1

30' 10"

Clear Height

40' X 37'

Typical Bay Size

25

Truck Level
Doors

Immediately

Available

5,674 SF

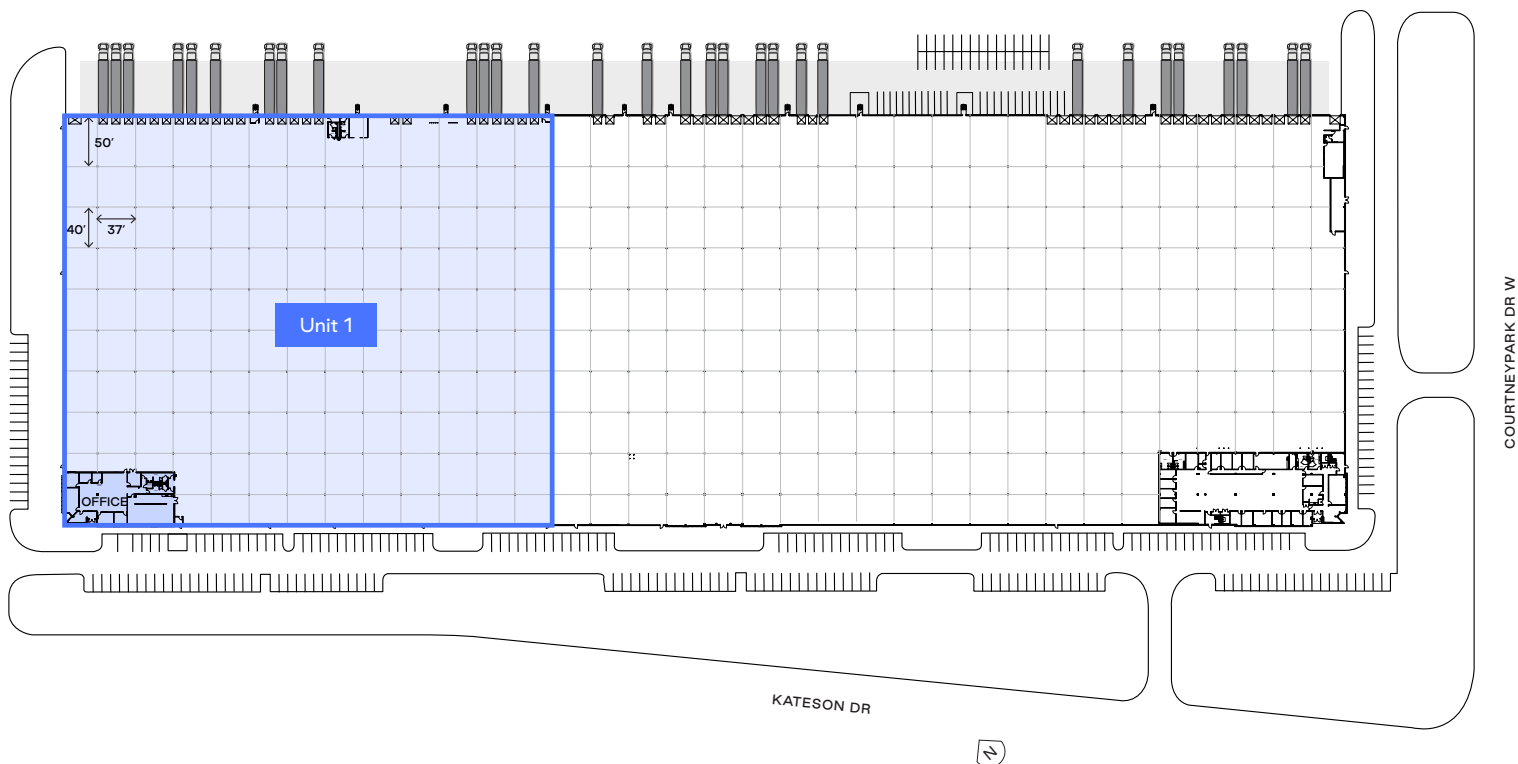
Office Area

50'

Speed Bay

1

Drive-In Door With
Potential to Add More



Ultimate Access

Centrally located within the GTA, 150 Courtneypark Drive West offers outstanding access via major highways and public transit. The property supports efficient customer reach and access to a strong local labour market.

401

2 MIN

410

2 MIN

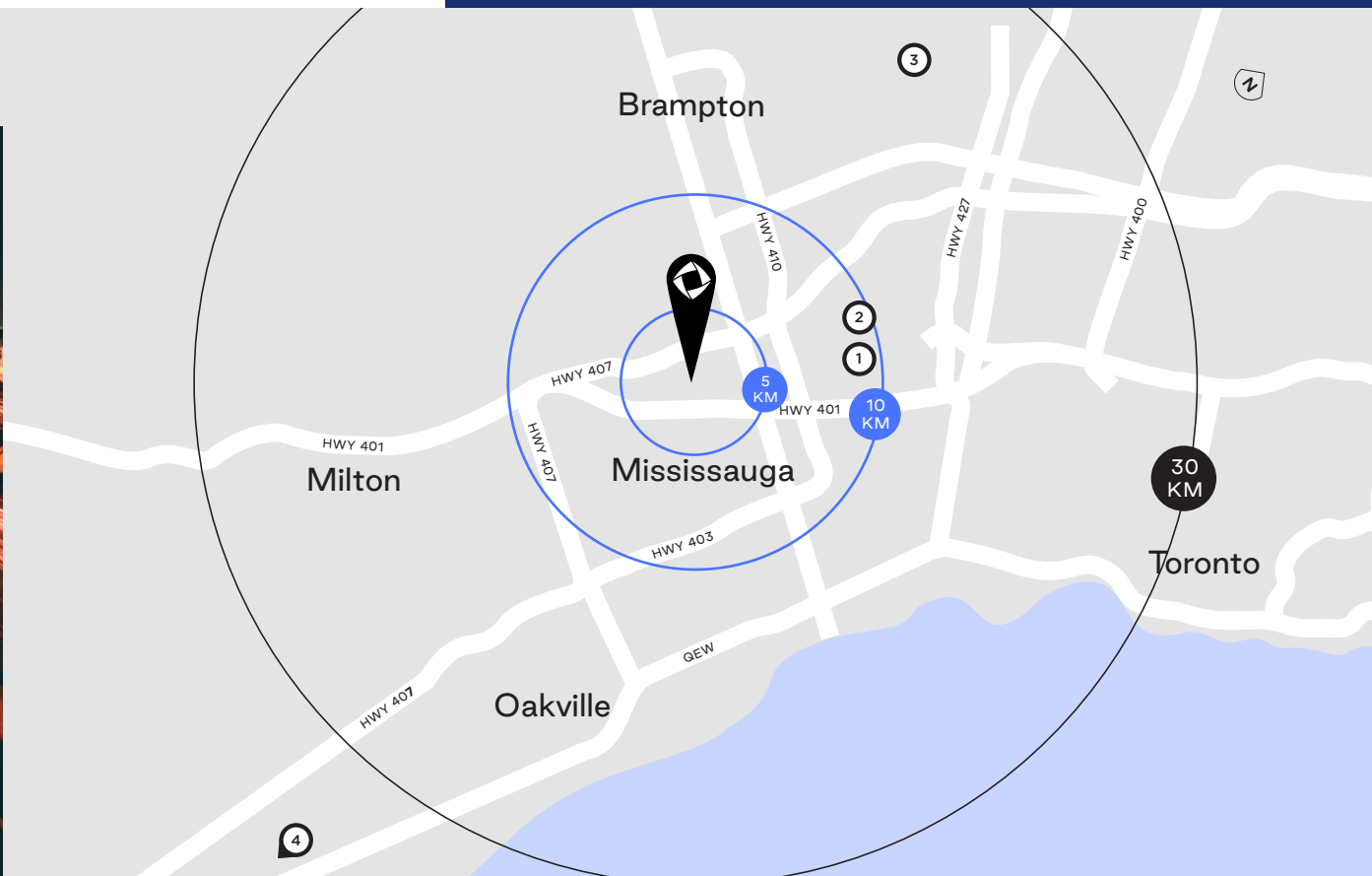
403

5 MIN

407 ETR

9 MIN

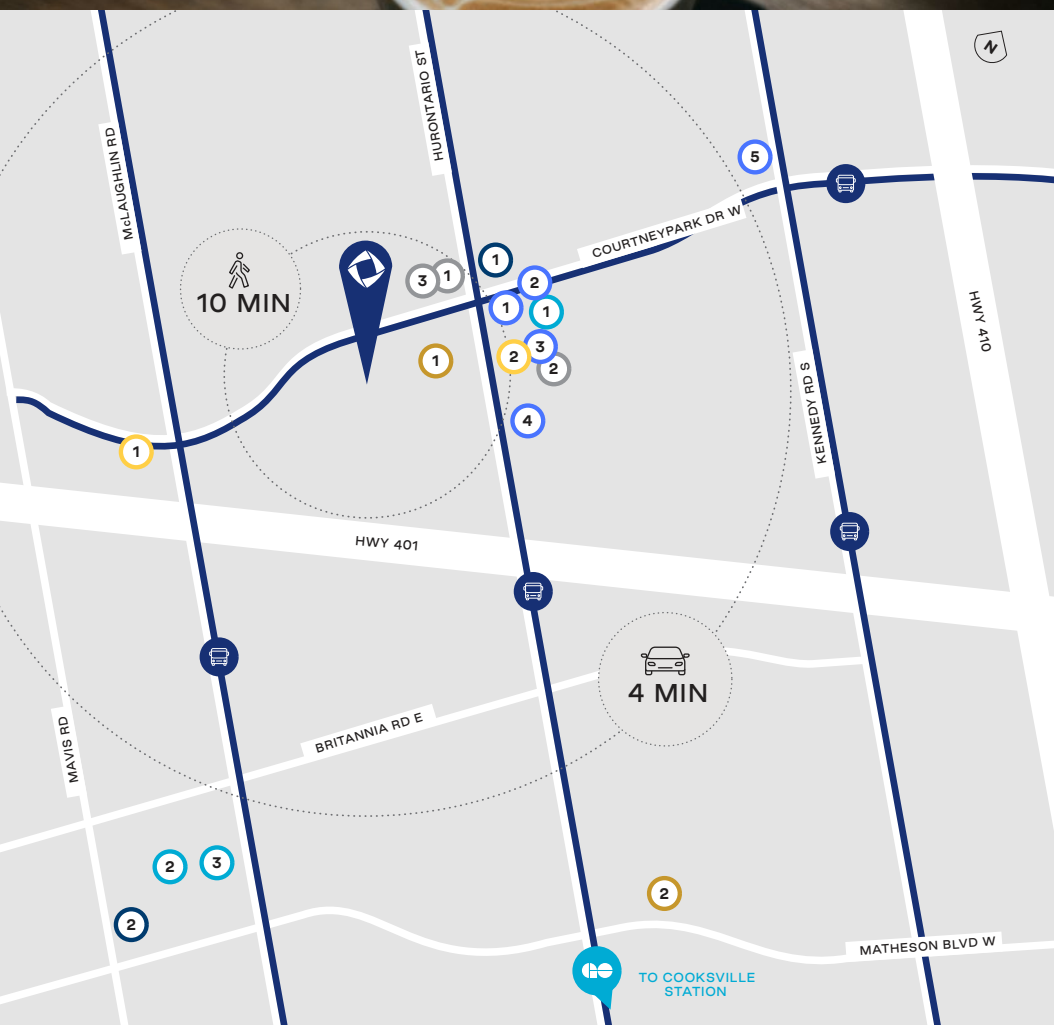
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|---|-----------------------|--------|
| 1 | Pearson International | 10 MIN |
| 2 | CN Intermodal | 15 MIN |
| 3 | CP Intermodal | 20 MIN |
| 4 | US Border | 60 MIN |



The Neighbourhood

Surrounded by everyday amenities.

150 Courtneypark offers quick access to restaurants, coffee shops, gyms, health services and more throughout Mississauga.



RESTAURANTS

1. Boston Pizza
1. Denny's
1. Montana's
1. Moxie's
1. Kwaliti Indian Buffet
2. Turtle Jacks

QUICK PICKUPS

1. Booster Juice
1. Greek Stop
1. McDonald's
3. Naan Kebob

COFFEE

4. Starbucks
5. Tim Horton's

SHOPPING

1. Cineplex Courtneypark
2. Costco
3. LCBO

BANKS

1. BMO Bank of Montreal
2. RBC Royal Bank

FITNESS & RECREATION

1. 560 Fitness
2. LA Fitness

CHILD CARE

1. Kids & Company
2. Little Leaf Daycare

HOTEL

1. Fairfield Inn By Marriott
2. Homewood Suites
3. Residence Inn by Marriott

Unparalleled Proximity

150 Courtneypark boasts excellent accessibility, with convenient access by car, train, and bus, ensuring employees enjoy a seamless commute to work.

WITHIN A
10KM RADIUS:

TOTAL
POPULATION

+860K

HOUSEHOLD
POPULATION
IN THE LABOUR
FORCE

+723K

AVERAGE
HOUSEHOLD
INCOME

\$133K



Access to MiWay routes are available at the Courtneypark Dr W and Hurontario St bus stop, providing links to multiple local connections and beyond.



Cooksville GO Station is located 10 kms from the site and easily accessed by MiWay bus route 103 running north/south along Hurontario St.

Sustainability is Built Into How We Think

At QuadReal, we integrate sustainable practices into every stage of our work.

From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success. Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We're committed to creating and managing spaces where people and businesses can thrive – today and for future generations.



QuadReal's Path to Net Zero

2025



2030



2040



2050



Net zero property-level plans in place.

50% absolute carbon reduction of QuadReal's directly managed portfolio.

All Canadian offices achieve net zero emissions, 50% absolute carbon reduction of international portfolio.

Global portfolio is net zero carbon.

About QuadReal Property Group

QuadReal Property Group is a global real estate investment, development, and operating company headquartered in Vancouver, British Columbia.

Its assets under management are \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating platforms in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

40M SF

Canadian Commercial
Real Estate Portfolio

1900+

Employees

\$94B

Spanning 25+ countries

Spanning

Canada, The U.S., Europe
and Asia-Pacific



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