

150 COURTNEYPARK DRIVE WEST





150 COURTNEYPARK DRIVE WEST UNIT 1

191,332 SF Available

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.



QUICK VIEW



191,332 SF

UNIT AVAILABLE

30' 10"

CLEAR HEIGHT

25

TRUCK LEVEL
DOORS

1

DRIVE-IN DOORS WITH
POTENTIAL TO ADD MORE

IMMEDIATELY

AVAILABLE

40'x37'

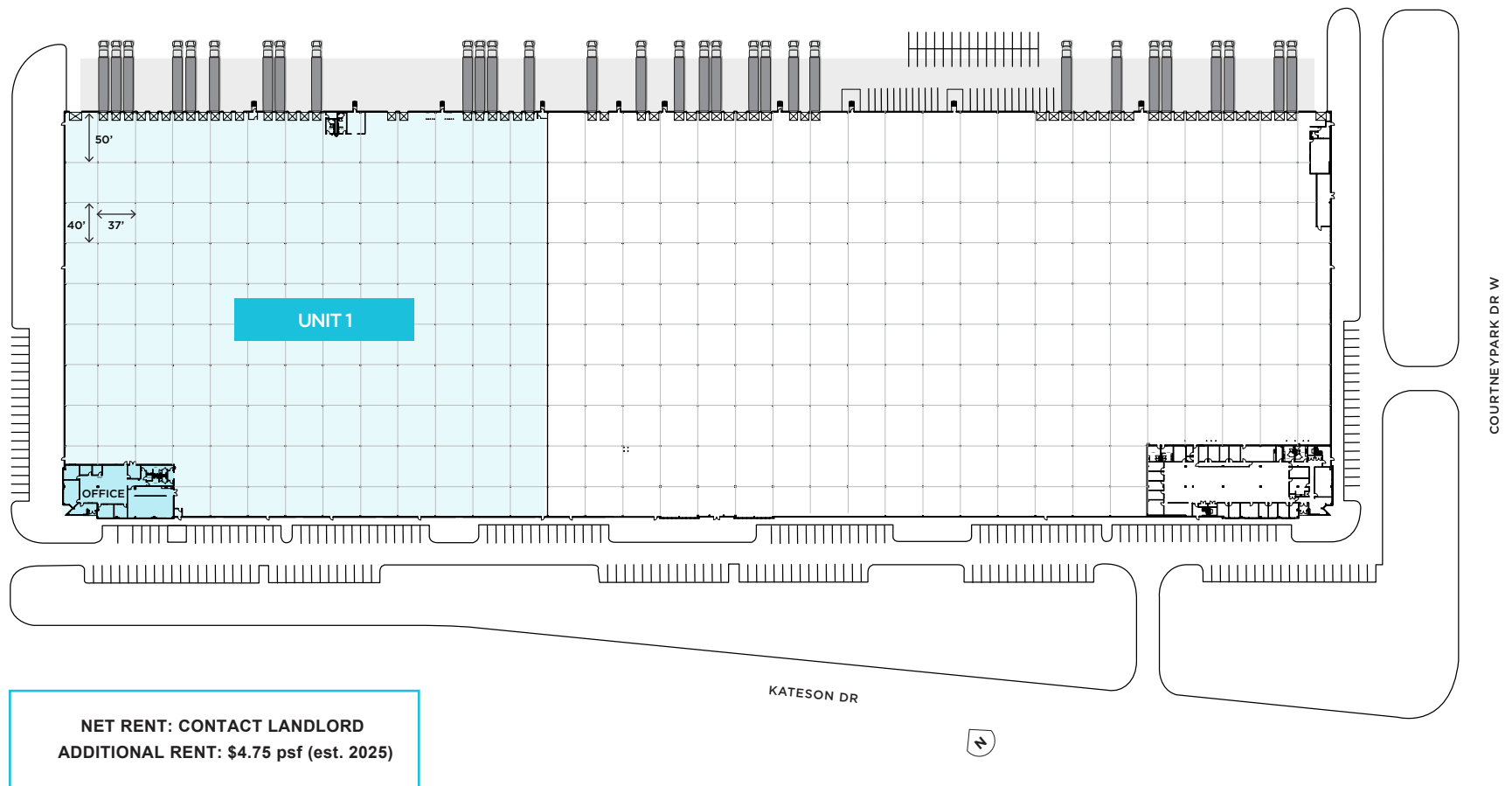
TYPICAL BAY SIZE

50'

SPEED BAY

5,674 SF

OFFICE AREA



NET RENT: CONTACT LANDLORD
ADDITIONAL RENT: \$4.75 psf (est. 2025)

ULTIMATE ACCESS

150 Courtneypark is ideally situated to provide exceptional access across the GTA. Connected to every major highway and great public transit, this property offers efficient customer reach and a robust labour market.

401

2 MINUTES

410

2 MINUTES

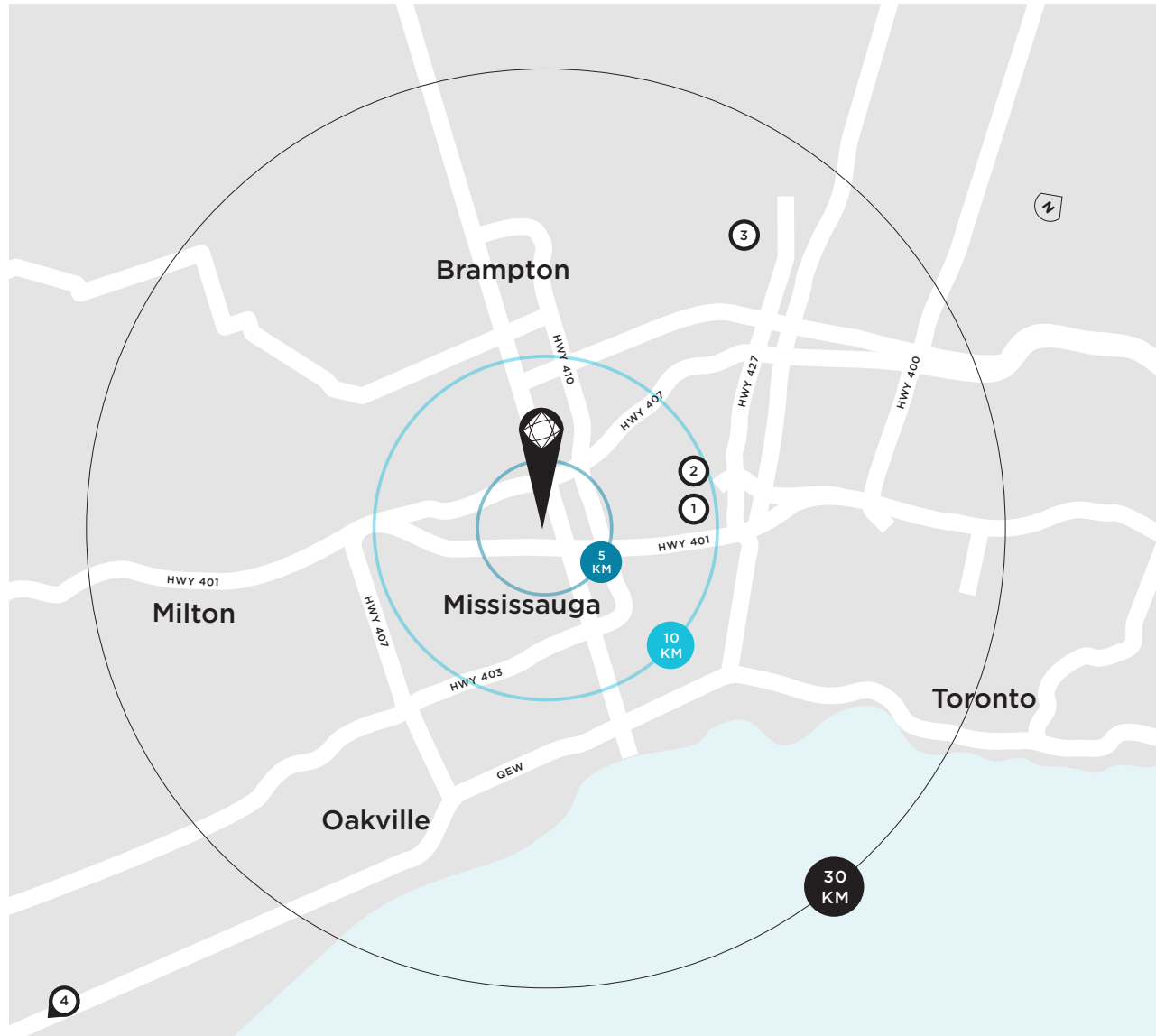
403

5 MINUTES

407 ETR

9 MINUTES

- | | |
|------------------|------------|
| 1. PEARSON INT'L | 10 MINUTES |
| 2. CN INTERMODAL | 15 MINUTES |
| 3. CP INTERMODAL | 20 MINUTES |
| 4. US BORDER | 60 MINUTES |





 Local Transit Routes
 GO Train Station

UNPARALLELED PROXIMITY

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



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.



WITHIN A
10 KM RADIUS:

860K
TOTAL POPULATION

723K
HOUSEHOLD POPULATION
IN THE LABOUR FORCE

\$133K
AVERAGE HOUSEHOLD
INCOME

DEVELOPMENT

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities.

There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.

OUR INDUSTRIAL
DEVELOPMENT
PIPELINE
IN THE GTA

13 SITES
12.3M SF
767 ACRES



\$6B+

FIVE-YEAR DEVELOPMENT
PIPELINE IN CANADA,
QUADREAL'S DEVELOPMENT
APPROACH



QUADREAL 150 COURTNEYPARK DRIVE WEST

QUADREAL'S PATH TO NET ZERO

2025

NET ZERO
TRANSITION
PLANS IN
PLACE FOR
CANADIAN
DIRECTLY
MANAGED
PORTFOLIO

2030

50% ABSOLUTE
CARBON
REDUCTION FOR
CANADIAN
DIRECTLY
MANAGED
PORTFOLIO

2040

ALL CANADIAN
DIRECTLY
MANAGED OFFICE
BUILDINGS
ACHIEVE NET
ZERO EMISSIONS

2050

GLOBAL
DIRECTLY
MANAGED
PORTFOLIO
ACHIEVES NET
ZERO



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.

We're on a pathway to achieve net zero carbon emissions across our portfolio, with key milestones along the way:

THE TEAM

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

Its assets under management total \$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.

40M SF

CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

\$94B

ASSETS SPANNING
CANADA, THE U.S.,
EUROPE, AND ASIA-PACIFIC



OUR INDUSTRIAL PORTFOLIO

GLOBAL



142.7M SF

NATIONAL



24.8M SF

REGIONAL

GTA

8.7M SF



QUESTIONS? CONTACT:

TANNER WITTON

Director, Leasing | Sales Representative
QuadReal Property Group, Brokerage

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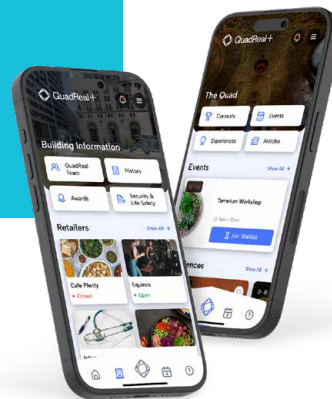
800 W Fulton
Chicago

QUADREAL: EXCELLENCE LIVES HERE

150 Courtneypark Drive West is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities. Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.

We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP or
1 877-977-2262
quadrealconnect.com



quadreal.com