

**AVISON
YOUNG**



Professional Spaces for Lease

2395-2405 Drew Road & 7270 Torbram Road
Mississauga, ON



Get more information

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Property Details

2395-2405 Drew Road &
7270 Torbram Road
Mississauga, ON



Available Space

2395 Drew Road*

Size	Asking Net Price	TMI (2025)
#6: 5,039 sf	\$18.75 psf net	\$5.77 psf

**4 months of automatic net-free rent on deals signed before August 31st, 2025 and commencing in 2025*

2405-2421 Drew Road

Size	Asking Net Price	TMI (2025)
#2405: 3,225 sf	\$19.50 psf net	\$5.77 psf

7270 Torbram Road

Size	Asking Net Price	TMI (2025)
#18: 1,717 sf	\$18.75 psf net	\$5.77 psf
#20: 1,741 sf	\$19.50 psf net	\$5.77 psf
#22-23: 3,443 sf	\$19.50 psf net	\$5.77 psf

Management fee is 15% of CAM & Tax

Description

On the corner of Drew Road and Torbram Road, this Business Centre is a mixed-use complex located just east of Highways 403 and 410 and just north of Highway 401 and Toronto Pearson Airport.



Great access to public transit



Ample free parking



Professionally managed complex



Plenty of curb appeal



Quick access to Highways 401, 410 and 403



Well built-out offices with opportunity to reconfigure

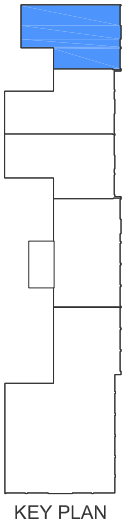
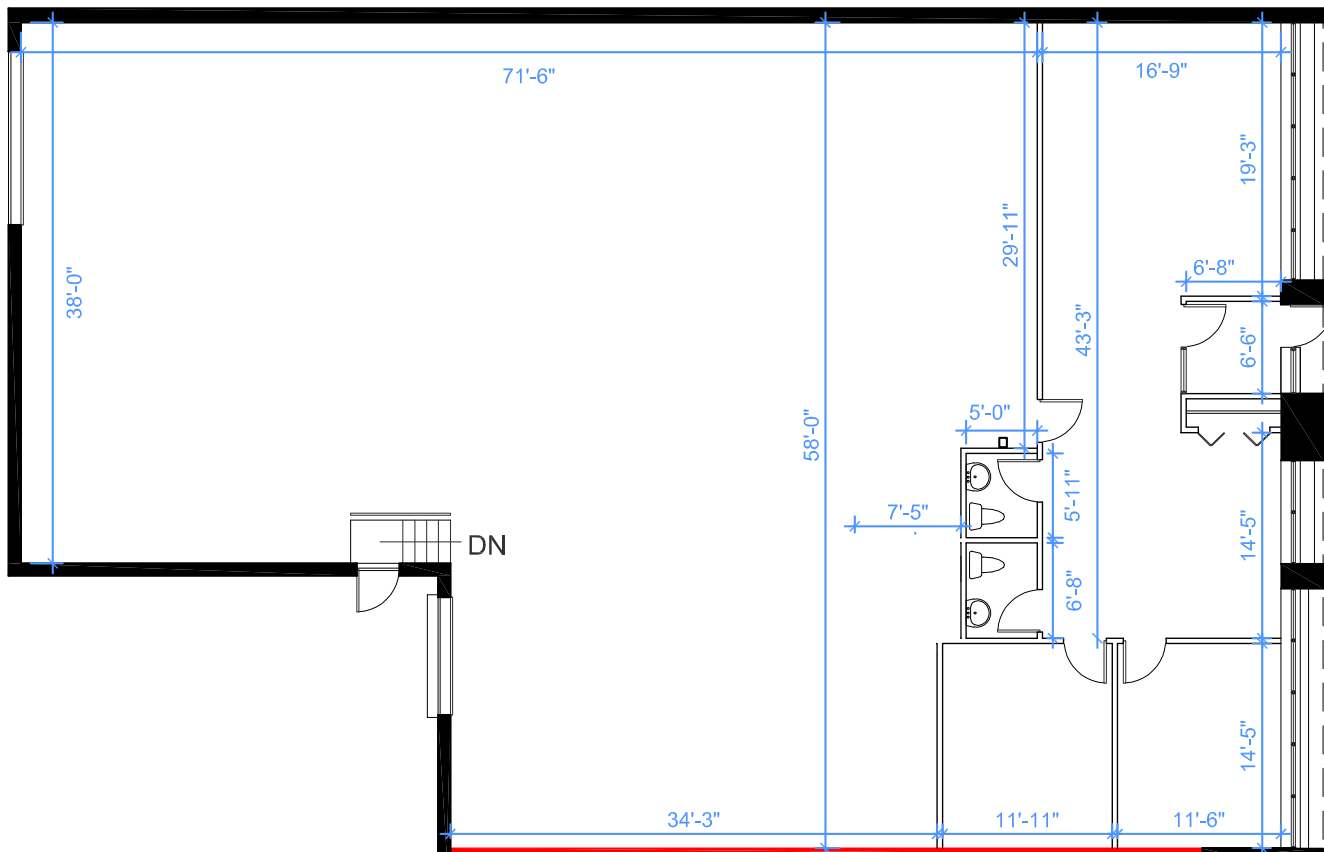
Availabilities

2395-2405 Drew Road &
7270 Torbram Road
Mississauga, ON

2395 Drew Road

Industrial

Unit 6



Unit(s)	Size	Office	Clear Height	Available	Asking Price	Comments
6	5,039 sf	29%	18'	Immediate	\$18.75 psf net	<ul style="list-style-type: none">- Functional and clean unit- Recently updated with new flooring and paint- 1 truck level door and 1 drive-in door- Maximum trailer size is 40'

Availabilities

2395-2405 Drew Road &
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2395 Drew Road

Industrial

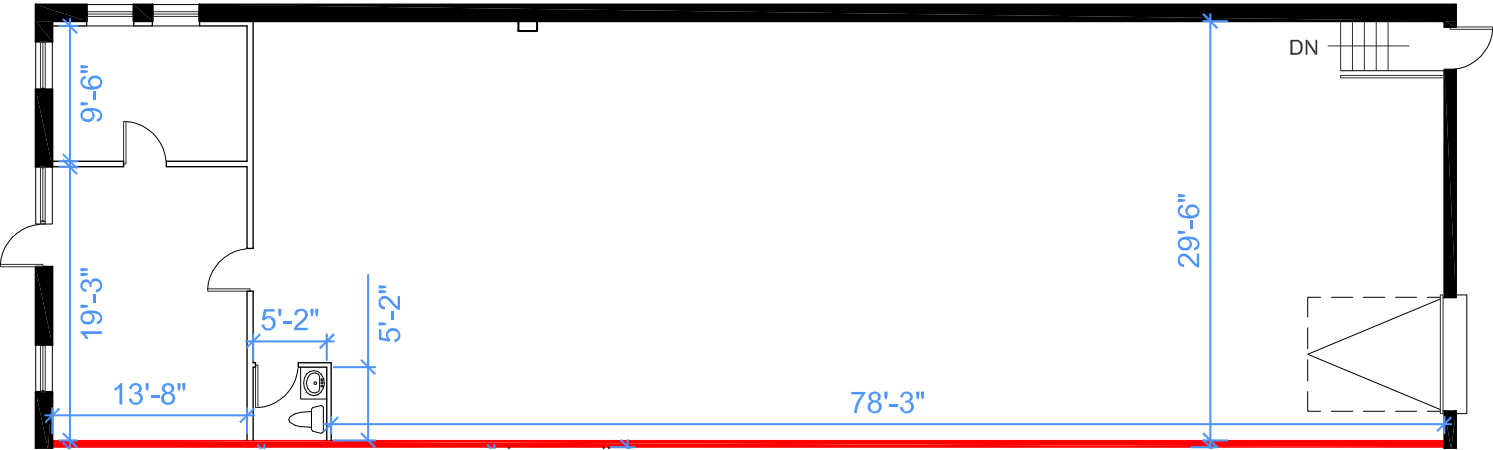
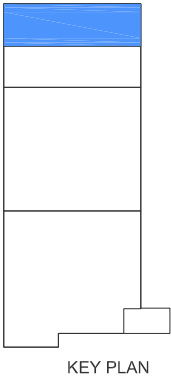
Unit 6



2405-2421 Drew Road

Industrial

Unit 2405

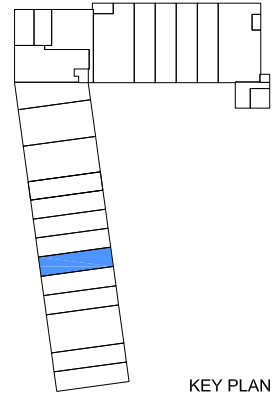


Unit(s)	Size	Office	Clear Height	Available	Asking Price	Comments
2405	3,225 sf	16%	13'	Sept 1, 2025	\$19.50 psf net	<ul style="list-style-type: none">- Functional and clean unit- Can accommodate 53' trailers- 1 truck level door

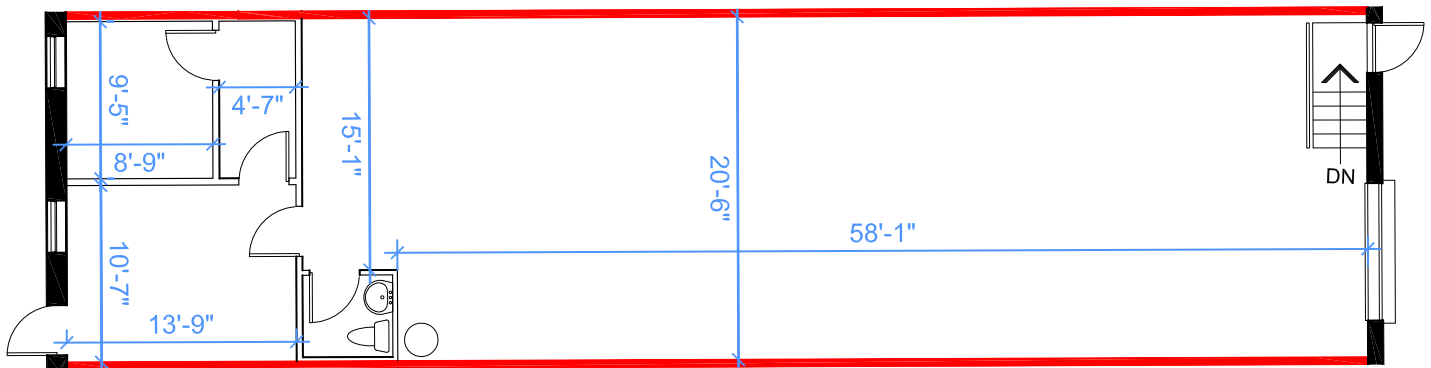
7270 Torbram Road

Industrial

Unit 18



KEY PLAN



Unit(s)	Size	Office	Clear Height	Available	Asking Price	Comments
18	1,717 sf	21%	13'	Immediate	\$18.75 psf net	<ul style="list-style-type: none"> - Functional and clean unit - Can accommodate 53' trailers - 1 truck level door

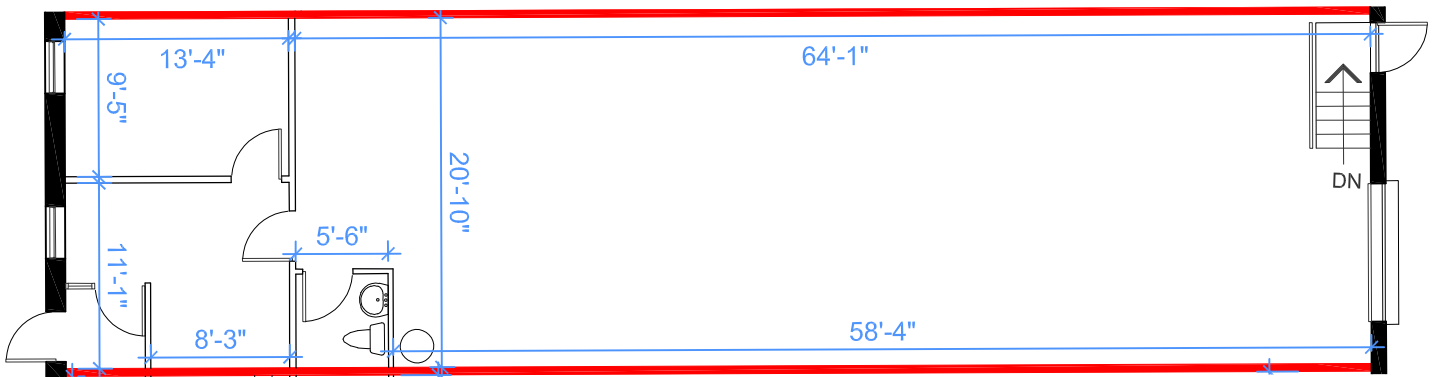
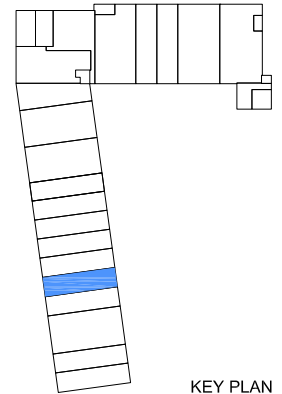
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7270 Torbram Road

Industrial

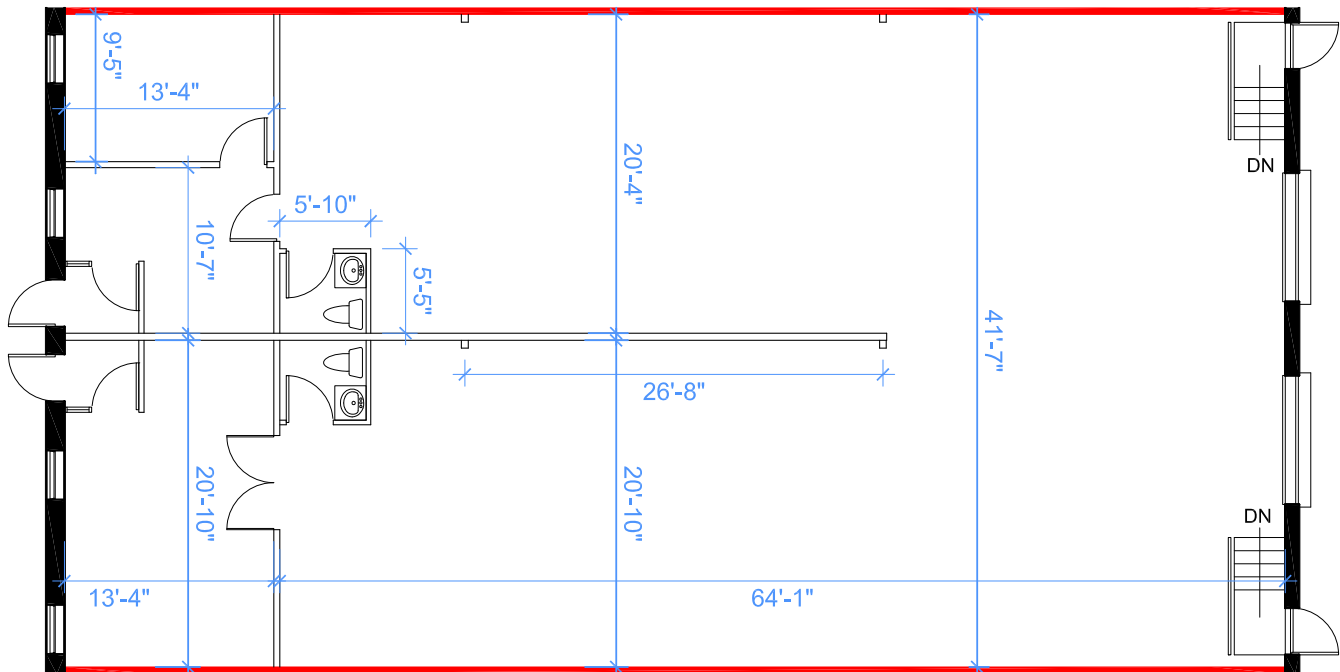
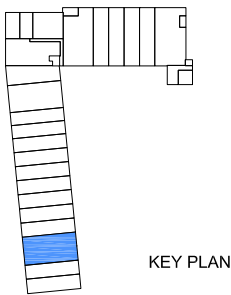
Unit 20



Unit(s)	Size	Office	Clear Height	Available	Asking Price	Comments
20	1,741 sf	20%	13'	Immediate	\$19.50 psf net	<ul style="list-style-type: none">- Functional and clean unit- Can accommodate 53' trailers- 1 truck level door

7270 Torbram Road
Industrial

Units 22-23



Unit(s)	Size	Office	Clear Height	Available	Asking Price	Comments
22-23	3,443 sf	20%	13'	Immediate	\$19.50 psf net	<ul style="list-style-type: none">- Functional and clean unit- Recently updated with new paint and carpet- Warehouse floor has been painted- Can accommodate 53' trailers- 2 truck level doors



E3

Permitted Uses

Office

- Medical Office
- Office

Business Activities

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Power Generating Facility
- Outdoor Storage/Outdoor Display
- Self Storage Facility
- Contractor Service Shop
- Contractor's Yard
- Vehicle Pound Facility
- Outdoor Storage/Outdoor Display
- Medicinal Product Manufacturing Facility -Restricted
- Plant-Based Manufacturing Facility

Commercial

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

Motor Vehicle Service

- Motor Vehicle Body Repair Facility
- Motor Vehicle Body Repair Facility - Commercial Motor Vehicles
- Motor Vehicle Repair Facility - Commercial Motor Vehicles
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Commercial Motor Vehicle
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

Hospitality

- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation

Other

- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

Transit & Amenities

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PUBLIC TRANSIT



- 5 Dixie
- 15 Drew
- 16 Malton
- 24 Northwest
- 30 Woodbine
- 42 Derry
- 57 Courtneypark

- 74 Explorer
- 87 Meadowvale-Skymark
- 104 Derry Express
- 107 Malton Express

Join MiWay & Brampton Transit

- 185 Dixie

GO Train

Union Pearson Express



- 1 Queen
- 5 Bovaird
- 11 Steeles
- 13 Avondale
- 14 Torbram
- 15 Bramalea
- 16 Southgate

- 20 East Industrial
- 30 Airport Road
- 40 Central Industrial
- 501 Queen-York University
- 505 Bovaird-Malton GO
- 511 Steeles-Humber College

Distances from
2395-2405 Drew Road &
7270 Torbram Road

4.5 km
to Toronto Airport

4.7 km
to Hwy 427

2.8 km
to Hwy 407

5.3 km
to Hwy 410

About the Landlord

2395-2405 Drew Road &
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Mississauga, ON

Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

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The Plans & Drawings are conceptual only and are subject to change without notice at the discretion of the Landlord.

