



PANATTONI®

2260 Matheson Blvd. E.
Mississauga, ON

Keeping You Connected To The GTA

Welcome to 2260 Matheson Boulevard E., Mississauga

Panattoni Development Company is offering a 308,545 square foot Class-A industrial development located in the Airport Corporate Centre.

The Airport Corporate Centre is considered to be one of the best business parks in Canada, and is home to a mix of notable office, industrial and commercial users. It offers superior connectivity to all GTA markets and to US border crossings with immediate access to 400 series highways. The closest interchange is located a short 2.4 km from the site at Highway 401 and Dixie Road.

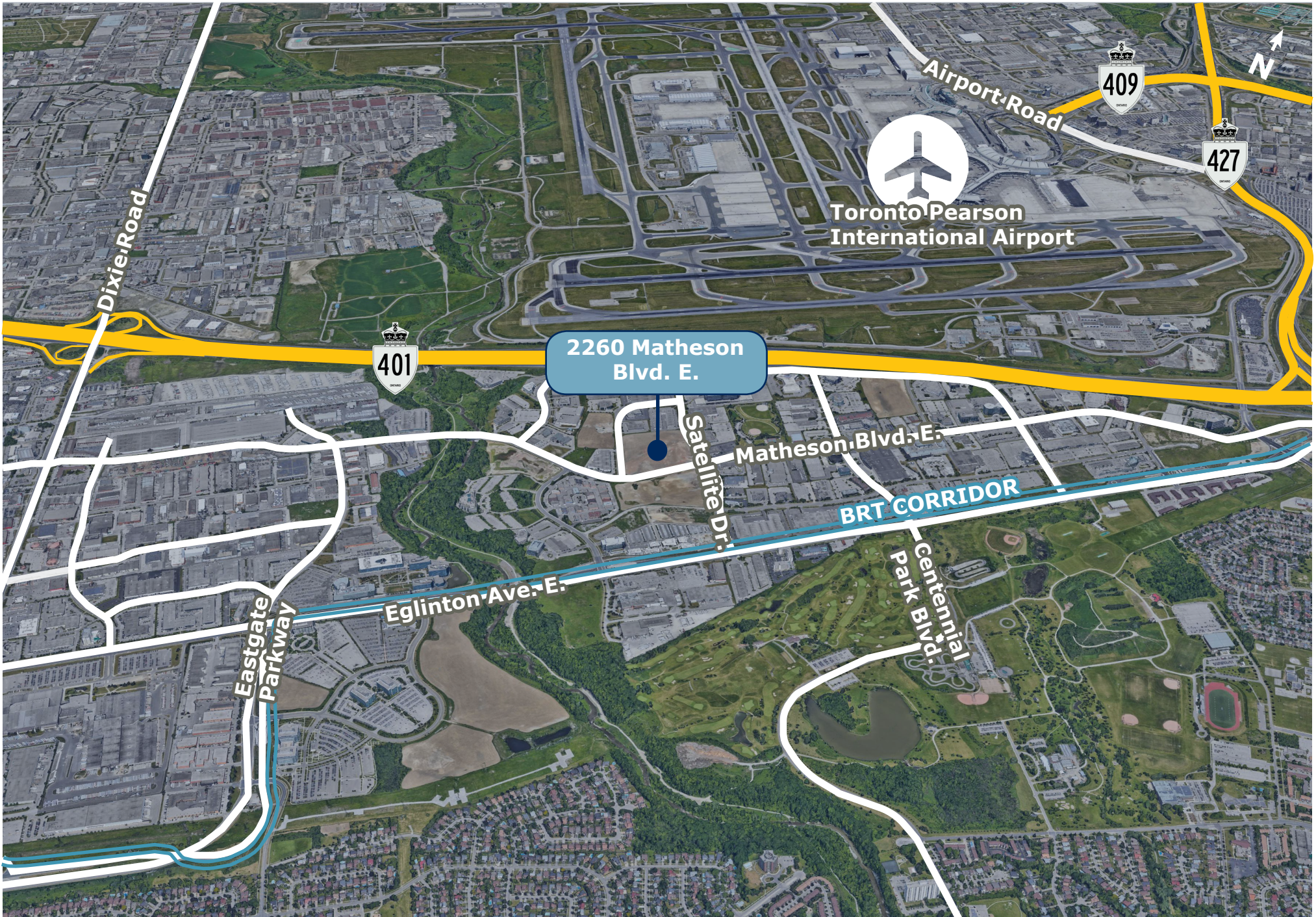
2260 Matheson Boulevard E. is a premier location for industrial development in the GTA and the last remaining site for development in this size range in this market. The site offers all of the following benefits:

- Established high quality business park location
- Proximity to Pearson International Airport
- Excellent truck routes and access to highways, providing cost savings
- Direct connectivity to public transit
- Unparalleled access to labour
- Immediately adjacent to an array of retail, entertainment, hotel and employee amenities
- Located within the bonded warehouse area



Location Overview

- Situated within the prestigious Airport Corporate Centre Business Park in the City of Mississauga.
- Offers close proximity to Pearson International Airport, public transit, a variety of amenities, and the City of Toronto.
- Efficient access to all markets across the GTA via the 400 series highways.
 - Access to Highway 401 is within a few minutes from the site, with the Dixie Road/Hwy. 401 interchange being only 2.4 km away.
 - Access to Highway 427 is also within minutes from the site and connects the QEW/Gardiner Expressway (Downtown Toronto) with Highway 407 further north.
- Strategically located in the main trucking hub of the GTA, providing great connectivity to the GTA and surrounding markets making it well positioned to serve logistics and warehouse uses.
- Located within the boundaries of the bonded warehouse zone, making it well suited for businesses that are dealing with the importing and exporting of goods.
- The major east-west arterial roadway of Eglinton Avenue runs just south of the property and is a major public transit route in Mississauga and Toronto, with Toronto currently constructing a transit line (subway) along Eglinton Avenue.



Toronto Pearson
International Airport

2260 Matheson
Blvd. E.

BRT CORRIDOR

Dixie Road

Airport Road

Matheson Blvd. E.

Eglinton Ave. E.

Eastgate
Parkway

Satellite Dr.

Park Blvd.
Centennial



Property Specifications

2260 Matheson Boulevard E., Mississauga is a first class industrial development that will offer tenants state-of-the-art features in addition to its superior location.

The following are some of the notable features being offered at the property:

Total Area:	+/- 308,545 SF	Heating Type:	Gas fired units
Office Area:	Built to suit	Shipping Area:	60' deep concrete apron
Clear Height:	40'	Trailer Parking:	52 stalls
Shipping Doors:	35 TL (9' X 10') 2 DI (12'X 16')	Zoning:	E-1
		Occupancy:	Q3 2020
Bay Sizes:	54' X 50'		
Sprinklers:	ESFR		
Power:	2000 amp/600 volt		

The Benefit of a 40' Clear Height

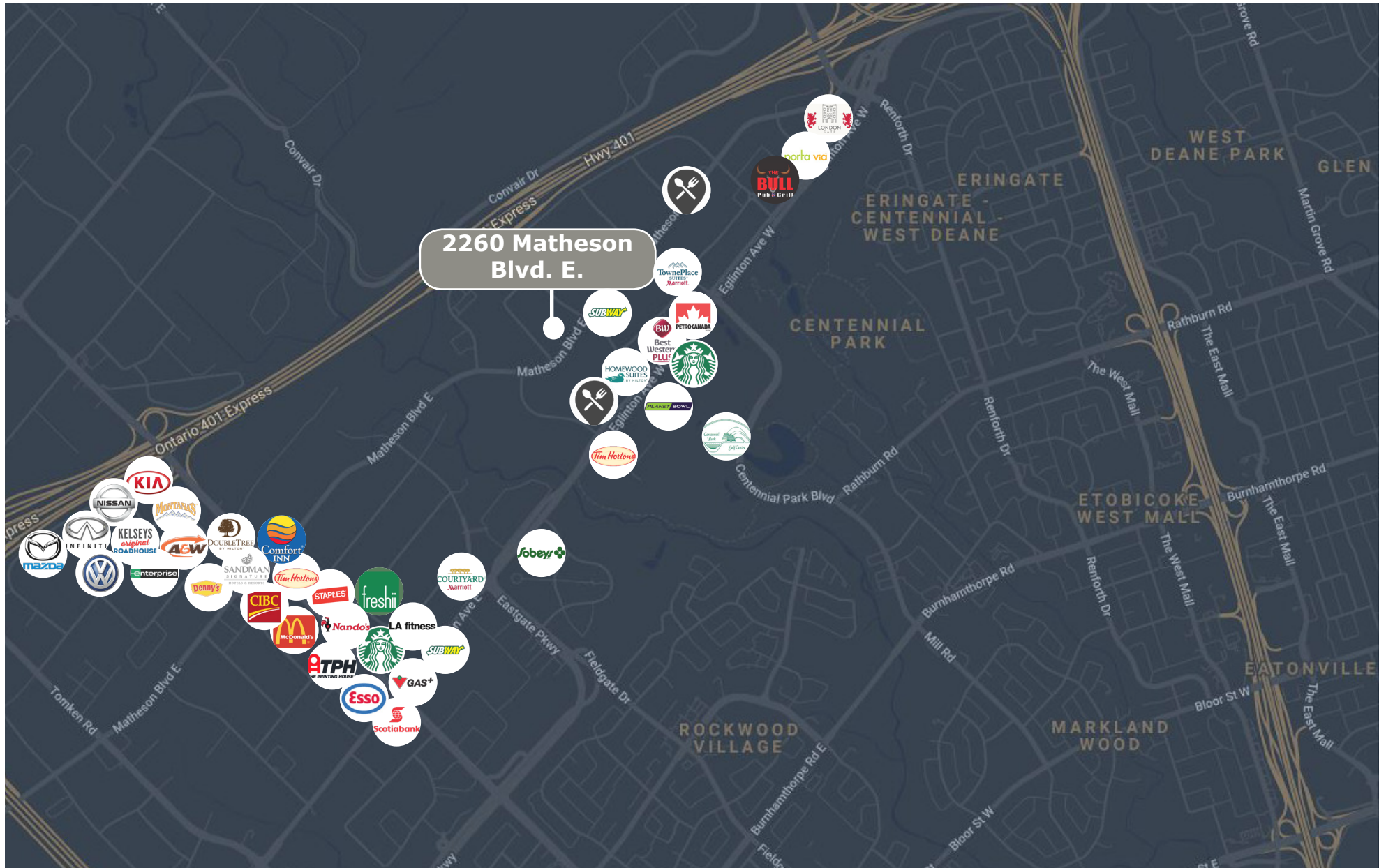
Clear Height	Pallet Positions	Additional Square Feet Required to Match Number of Pallets	Additional Annual Gross Rent
40' Clear Height	61,900 Pallet Positions		
36' Clear Height	53,000 Pallet Positions	51,812 SF Required	=\$720,187
32' Clear Height	44,200 Pallet Positions	123,558 SF Required	=\$1,717,442

Potential Racking Plan



61,900 Pallet Positions

A Great Mix of Employee Amenities




In Good Company



A Highly Accessible Site





2260 Matheson Boulevard E. is strategically located to provide unsurpassed accessibility. Public transit is available to the site with Mississauga Transit (MiWay) operating three bus lines along Matheson Blvd E., all with stops directly in front of the building. These routes provide access to various major transit terminals/hubs, including Square One/ Mississauga City Centre, Westwood Mall, Meadowvale Town Centre and Renforth Station, as well as Pearson Airport via Line 7 – Airport.

The area is also served by the Mississauga Rapid Transit Way - a rapid bus transit (BRT) system comprised of a series of dedicated laneways and separated roads stretching almost 20 km across the width of Mississauga. The subject property is roughly 500 meters from a station. Renforth Station, which is also in close proximity, offers services for the BRT, Mississauga's MiWay, GO Transit bus services, Toronto Transit Commission bus routes (TTC) and express routes to the Kipling subway station (TTC). Amenities provided with the BRT system include:

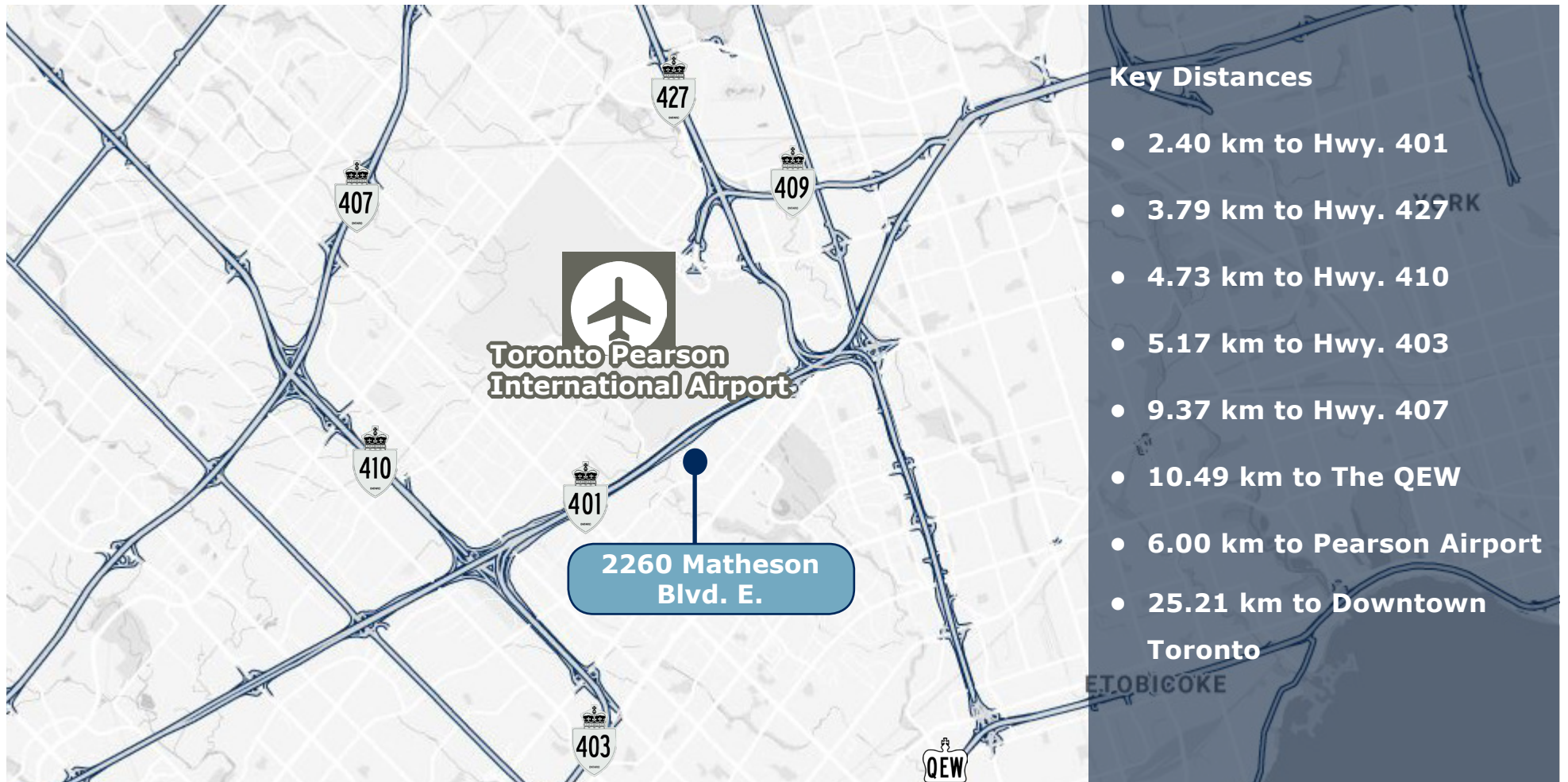
- Heated/enclosed waiting areas
- Accessible elevator
- Wi-Fi Internet access
- Bicycle lock up area

2260 Matheson Blvd. E. will also benefit from future major transit projects in the GTA, namely the Eglinton LRT line and Mississauga's and Brampton's Light Rail Transit (LRT) line which will run above ground along Hurontario Street, further connecting Mississauga and Brampton.

In addition to these future transit projects, the Airport Authority is moving forward with plans to construct a major transit hub at Toronto Pearson Airport dubbed-Union Station West. Currently in the study phase, potential transit connections are being reviewed including the feasibility of extending the proposed Eglinton West LRT to Pearson Airport.


Connecting You To The GTA

The site is conveniently located close to many 400 series highways, allowing for quick access to other GTA markets and to US border crossings. This translates to potential cost savings through highly efficient transportation routes. The property is also within a 6 km drive of Toronto Pearson International Airport, which is the largest and busiest airport in Canada, and handles 44,335,198 passengers and 456,536 aircraft movements per year according to the most recent data. With three primary cargo areas, which includes the Canadian hub for FedEx Express, Pearson processes over 45% of the total air cargo in Canada.



Key Distances

- 2.40 km to Hwy. 401
- 3.79 km to Hwy. 427
- 4.73 km to Hwy. 410
- 5.17 km to Hwy. 403
- 9.37 km to Hwy. 407
- 10.49 km to The QEW
- 6.00 km to Pearson Airport
- 25.21 km to Downtown Toronto



The City of Mississauga is part of the Greater Toronto Area, which contains the largest labour force market in Canada. Within the GTA, employees can be recruited from a tremendous population base of 4.3 million people, aged 15 years and above.

Mississauga is the largest industrial market in Canada and has a current estimated population of 770,000 people, which makes it the 3rd largest city in Ontario and the 6th largest in Canada. Mississauga's population is expected to grow by 15% in the next 10-15 years, with the GTA expected to grow by almost 30%.

With unparalleled access to public transit and proximity to various major 400 series highways, the site can draw from the substantial labour pools of Mississauga, Brampton, Caledon, Toronto and the Region of Halton. There is a total population of 2,263,884 people within a 15km radius of the site, 70% of which are of working age. The Region of Peel (Mississauga, Brampton & Caledon) is considered to be one of the best markets for labour.

Access to the Toronto Downtown core is approximately 25 km from the site, providing the opportunity to quickly access the main central business district of Toronto and allowing for distribution to consumers in this area with ease and efficiency.

DID YOU KNOW?

- The average age of Mississauga's population is 39.6 with 69.1% being of working age.
- Participating resident labour force of 421,172 people.
- In 2017, 90,780 businesses in Mississauga employed 438,168 people.
- 70% of Mississauga's adult population have some post-secondary education, well above the national average.
- 42% of Mississauga residents hold a university degree at or above a bachelor level.
- Mississauga has a greater concentration of post-secondary qualifications in Business, Management, Mathematics, Computer & Information Sciences, and Physical & Life Sciences and Technologies when compared to Canada, Ontario and the Toronto Census Metropolitan Area.



Panattoni Development Company

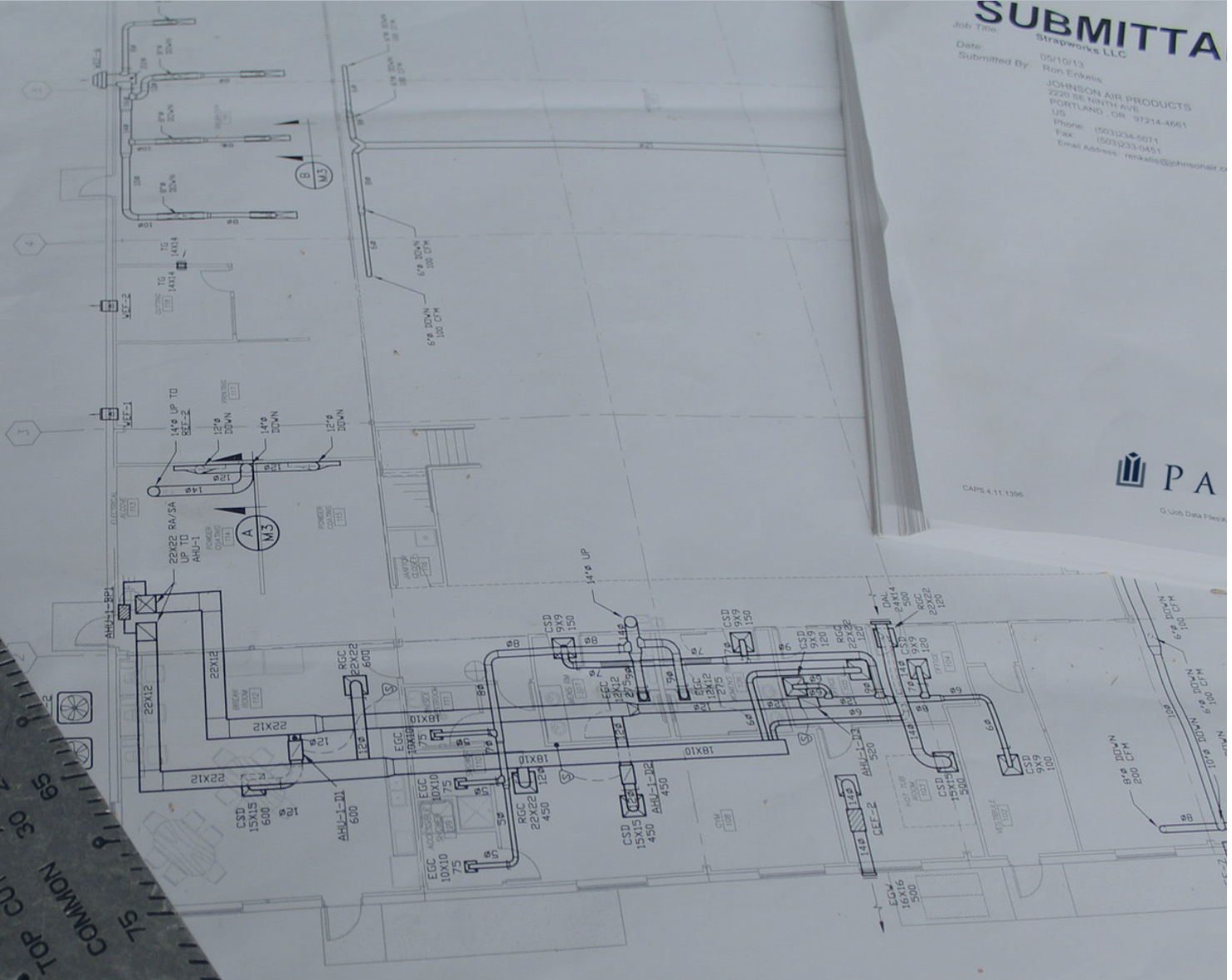
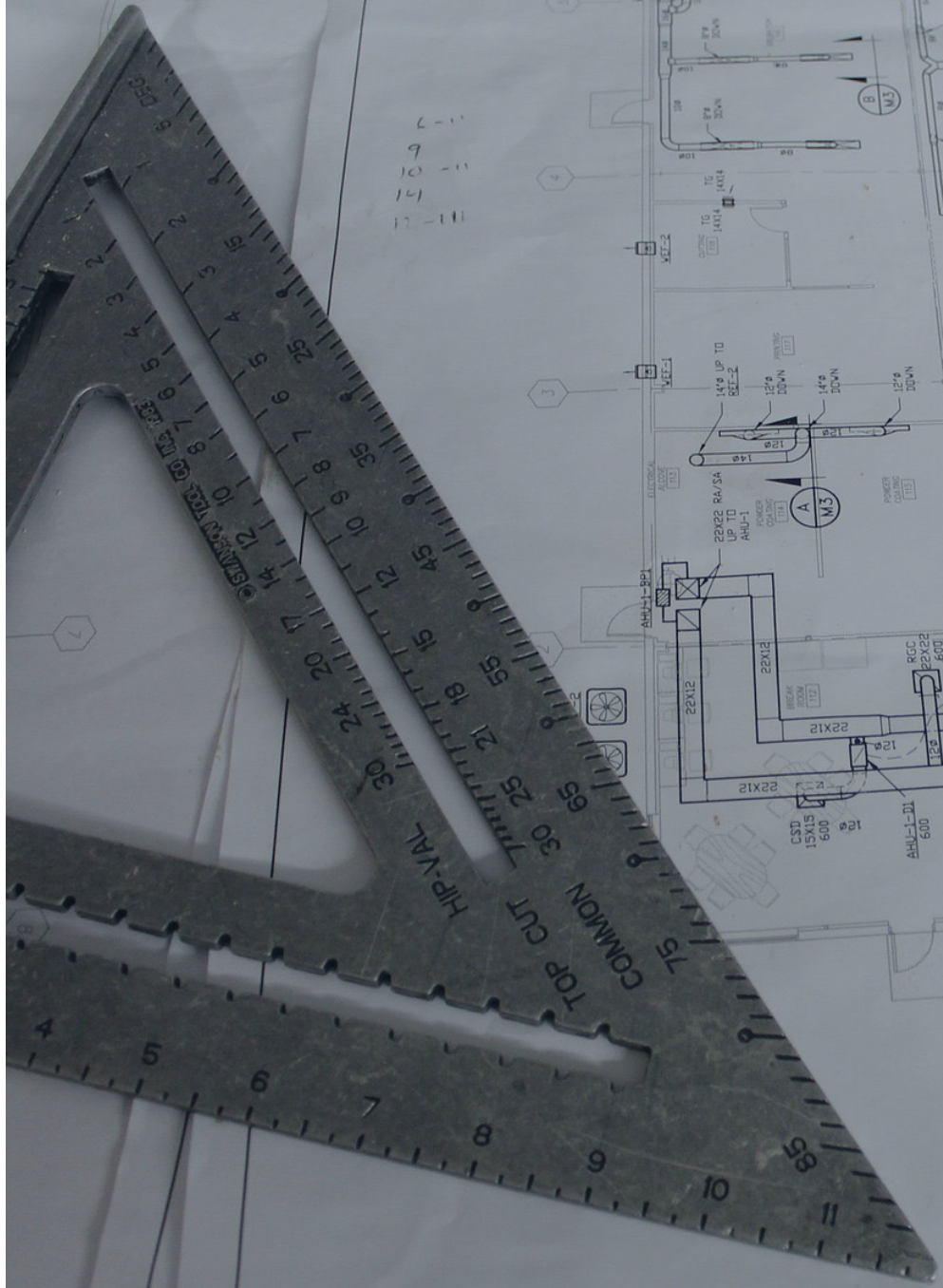
Panattoni Development Company (Canada) has been responsible for the new construction and re-development of over 12 million square feet of industrial buildings in Canada, including developments across the Greater Toronto Area in markets such as Brampton, Caledon and Mississauga. 2260 Matheson Boulevard E. is one of our newest industrial developments in the GTA and offers unrivaled access for logistics needs in an area with extensive amenities and public transit offerings for your business, clients and employees.

Specializing in industrial, office and build-to-suit development, Panattoni's 25 offices in Canada, the United States and Europe have developed over 320 million square feet in more than 175 markets. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region, and the GTA is no exception.

In Canada, we have delivered large manufacturing and distribution facilities for companies that include adidas Canada, Canadian Tire, BMW, Kuehne + Nagel, Whirlpool Canada, Rubbermaid, Colgate-Palmolive and Wayfair, to name a few.

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