

# For sublease

300 Courtneypark Drive West | Mississauga, ON

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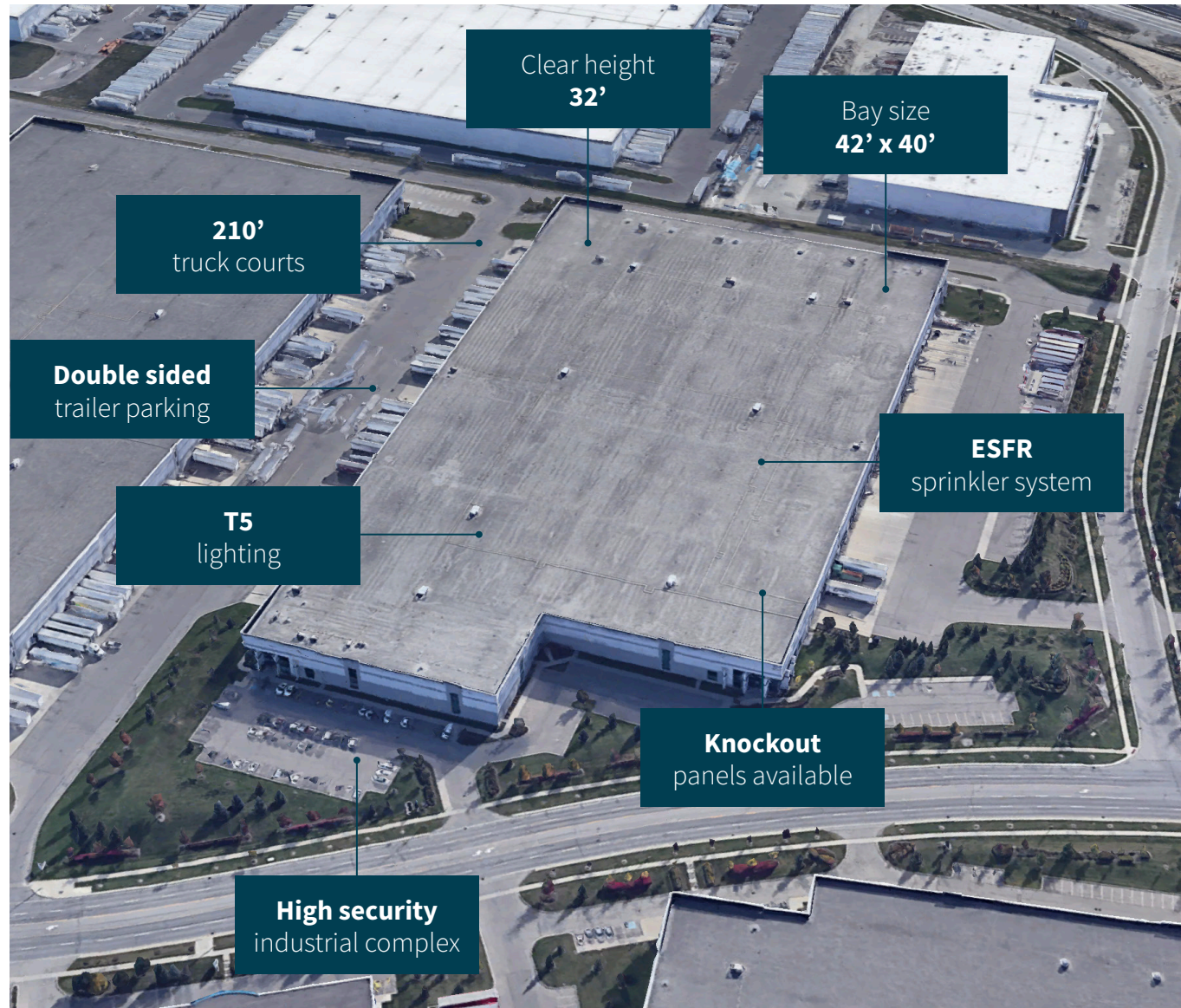
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## Property overview

The property offers up to 177,000 square feet of total available area, with two units currently available with a total area of 100,000 square feet and 77,000 square feet, respectively. Both units boast ample shipping doors, good clear height, spacious bay, ESFR sprinkler system and designed to accommodate various commercial uses. Located in an area with a population of 774,389, a warehouse labor force of 69,606, and an average household income of \$138,513, this property benefits from a highly skilled labor pool and a strong consumer base.





# Available spaces

## Unit A

Total area 100,000 SF

Warehouse 100%

Office 0 SF

Shipping doors 16 TL

## Unit B

Total area 77,000 SF

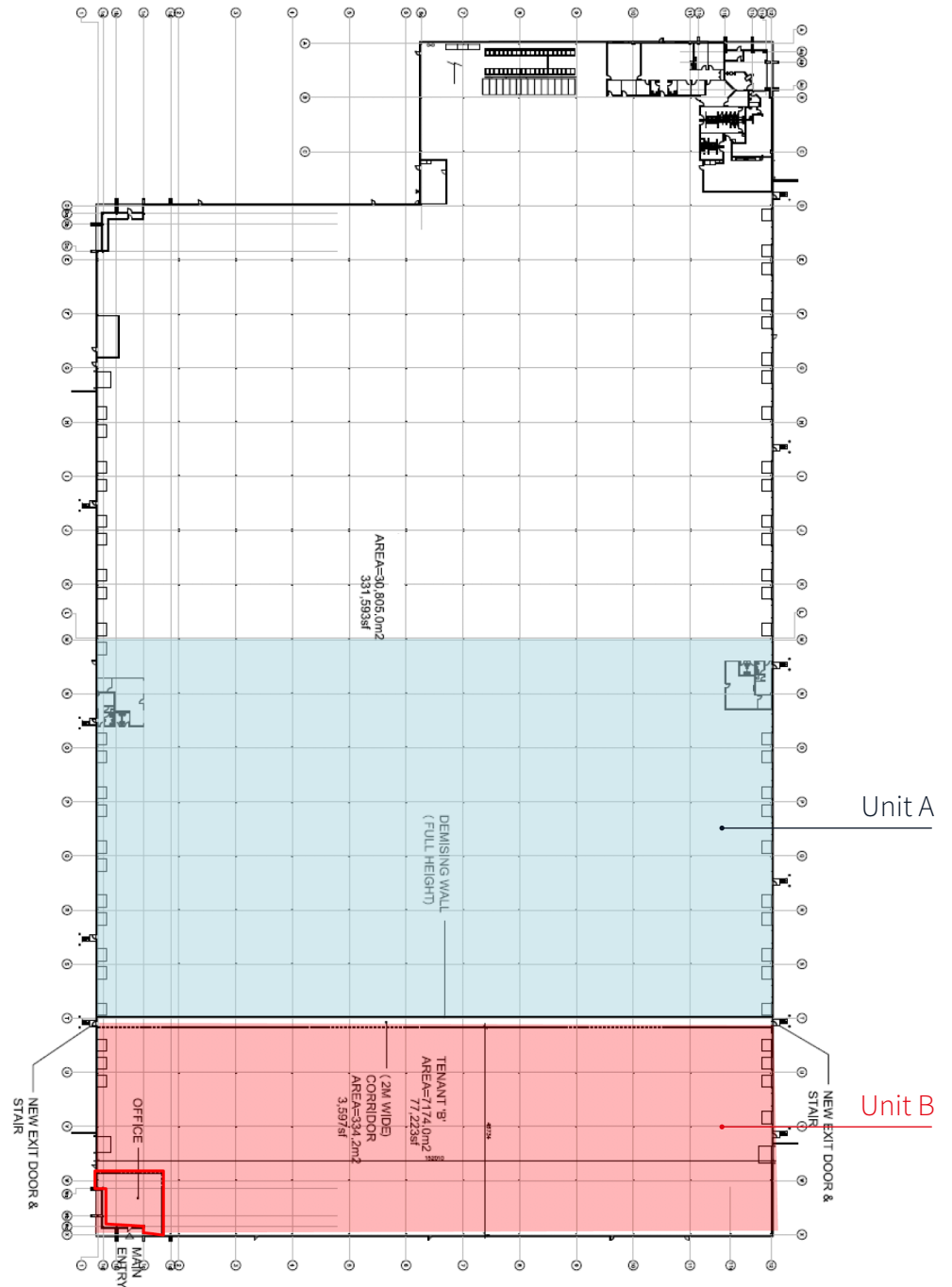
Warehouse 75,222 SF

Office 2,001 SF

Shipping doors 7 TL | 2 DI

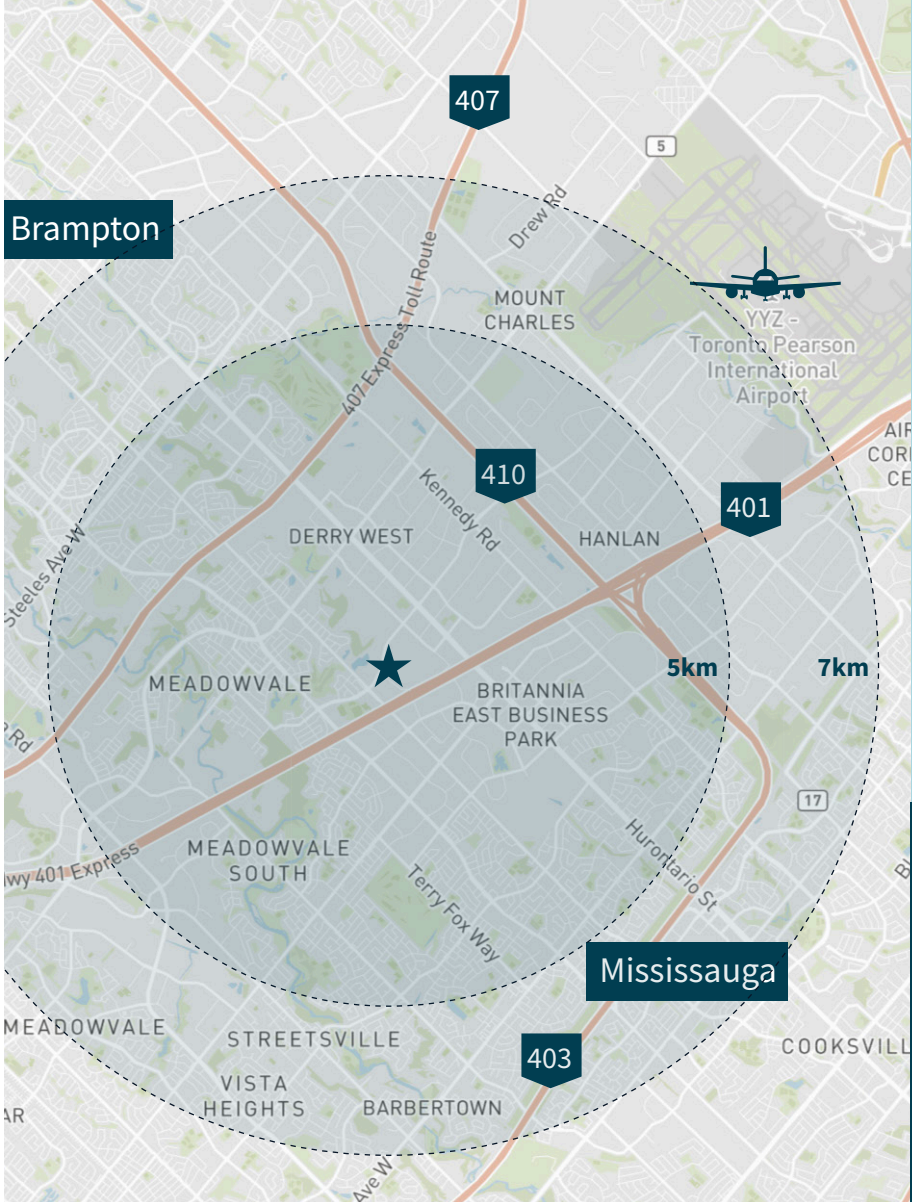
Possession for both units: **June 1, 2024**

Sublease term: **3 years**



# Location overview & area demographics

Located in Mississauga, 300 Courtneypark Drive West offers a prime location with excellent proximity to major highways and key transportation routes. Situated at the intersection of Highway 401 and McLaughlin Road, this industrial property provides easy access to the 401 and 407 highways, ensuring convenient connectivity for goods transportation and logistics. The property also benefits from being located in a part of the largest labour force market in Canada. Overall, the Mississauga advantage offers a strategic location with excellent connectivity, thriving consumer markets, a skilled labor force, and diverse permitted uses.



**3 MINUTES**  
to highway 401

**7 MINUTES**  
to highway 407

**15 MINUTES**  
to Pearson Airport

**30 MINUTES**  
to Toronto downtown

\*Driving time estimates during non-traffic hours.

Close to the major 400 series highways and other major transportation hubs. Convenience has never looked so good.



Total population  
**774,389**



Average household income  
**\$138,513**



Total labour force  
**435,708**



Warehouse labour force  
**69,606**



Employment rate  
**90.2%**



Drives car to work  
**70.4%**

## Permitted uses for zoning E2

- Active Recreational Use
- Adult Entertainment Establishment
- Adult Video Store
- Animal Boarding Establishment
- Animal Care Establishment
- Banquet Hall/Conference Centre/ Convention Centre
- Beverage/Food Preparation Establishment
- Body-Rub Establishment
- Broadcasting/Communication Facility
- Commercial School
- Composting Facility
- Contractor Service Shop
- Convenience Restaurant
- Courier/Messenger Service
- Entertainment Establishment
- Facility - Commercial Motor Vehicles
- Financial Institution
- Funeral Establishment
- Gas Bar
- Manufacturing Facility
- Medical Office
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility -Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Sales, Leasing and/or Rental
- Motor Vehicle Service Station
- Motor Vehicle Wash Facility - Restricted
- Night Club
- Office
- Overnight Accommodation
- Parking Lot
- Private Club
- Recreational Establishment
- Repair Establishment
- Restaurant
- Science and Technology Facility
- Self Storage Facility
- Take-out Restaurant
- Truck Fuel Dispensing Facility
- Truck Terminal
- University/College
- Veterinary Clinic
- Warehouse/Distribution Facility
- Waste Processing Station
- Waste Transfer Station
- Wholesaling Facility





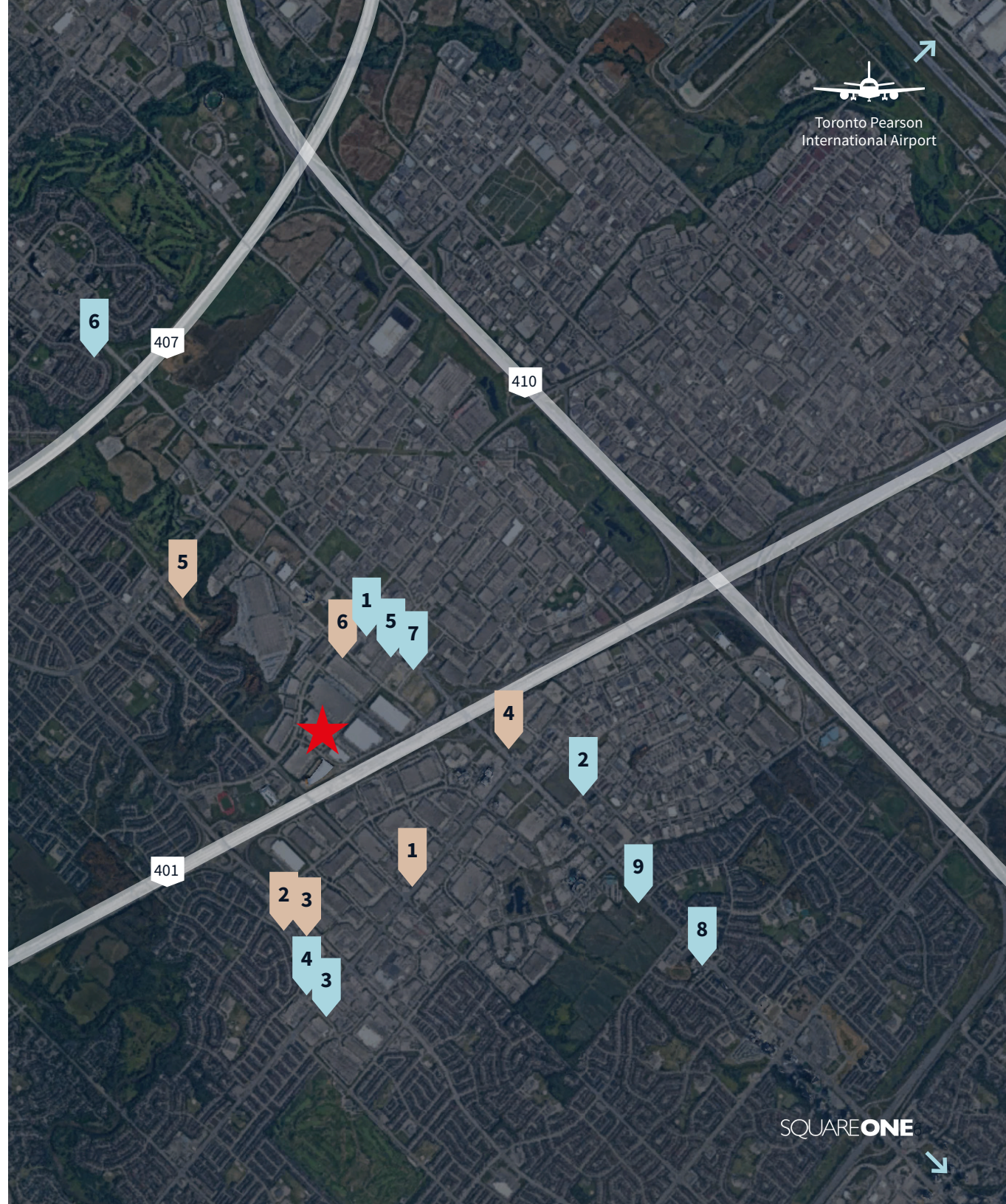
## Area amenities

### Restaurant & beverages

1. Moxies
2. Cafe Eighty-Eight
3. Five Guys
4. Nando's PERi-PERi
5. Guac Mexi Grill
6. Fattoush Mediterranean Grill
7. Naan Kabob
8. Second Cup Café
9. McDonald's

### Retail & hotels

1. Costco
2. Home Depot
3. Walmart
4. Holiday Inn
5. Courtyard by Marriott
6. Residence Inn by Marriott



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