




26,380 SF Class A Industrial Unit

 **JLL** SEE A BRIGHTER WAY

For Sublease

570 Matheson Boulevard E, Unit 8

Mississauga, ON

570

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Mississauga, ON



Property details

Unit 8
26,380 sf

Office
± 5,900 sf (23%)

Warehouse
± 20,480 sf (77%)

Clear Height
28'

Shipping
3 T/L (10' x 8')
1 D/I (14' x 12')

Zoning
E2

Occupancy
60 Days

Remaining term
October 13, 2033

Asking Rate
\$18.50 psf Net

TMI (2026 est.)
\$4.54 psf

Highlights



Excellent unit for sublease in a prestigious and professionally managed industrial facility



Move-in ready with newly built-out office space



Upgraded high efficiency LED lighting with motion sensors



Current racking can remain in-place



Abundant amount of parking available and large shared shipping court with a total depth of +/- 200'



Quick access to major highways 401, 403 & 410



Serviced by public transit with a MiWay stop within walking distance

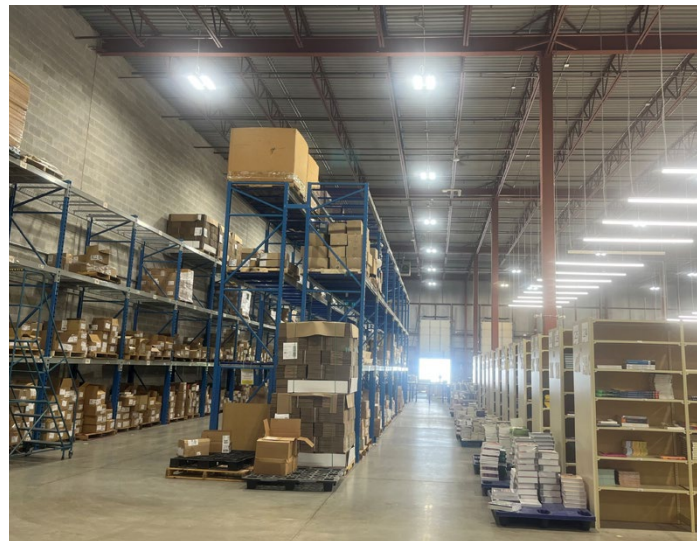
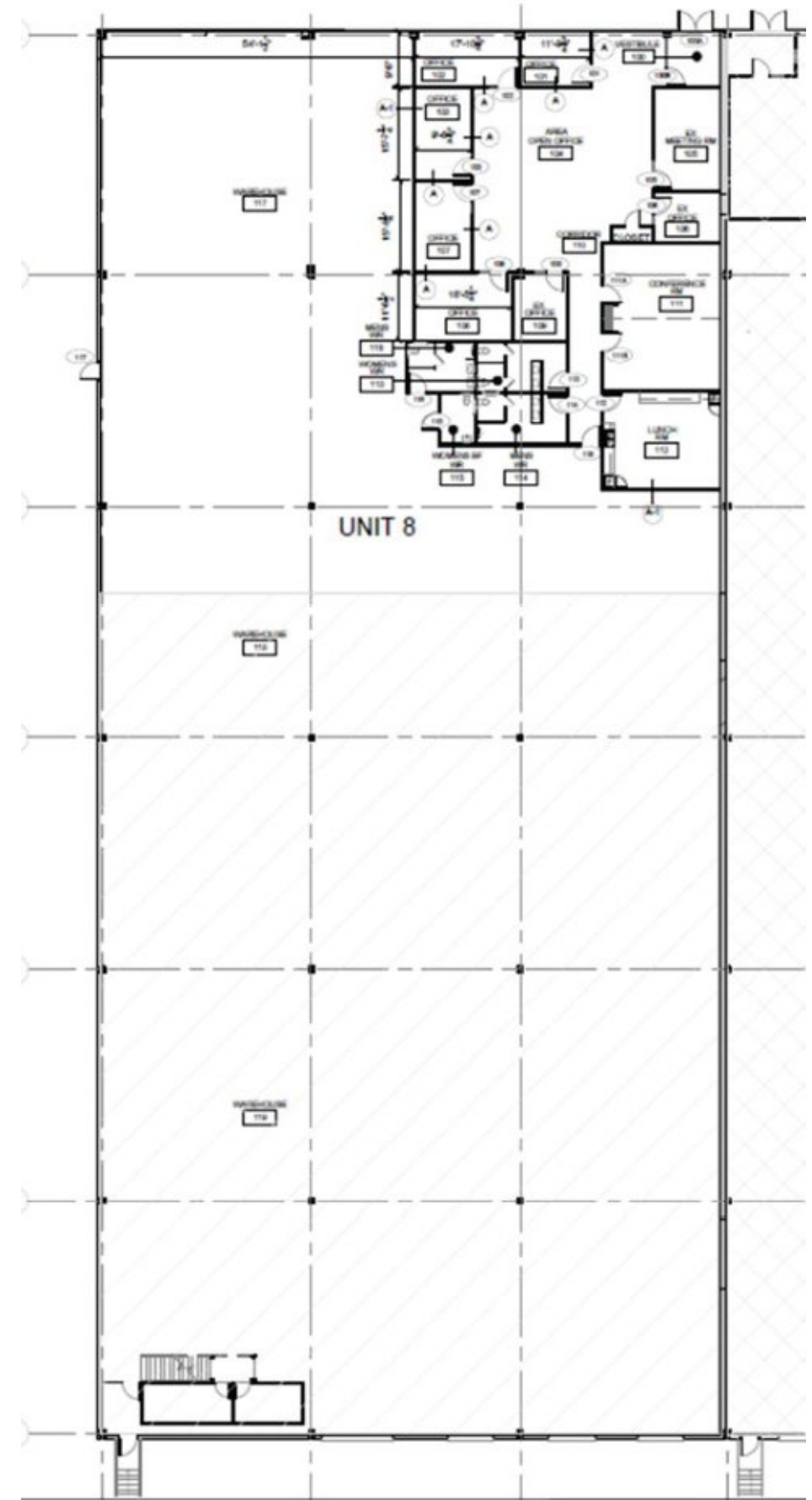


13-minute drive to Toronto Pearson International Airport, 35-minute drive to Downtown Toronto

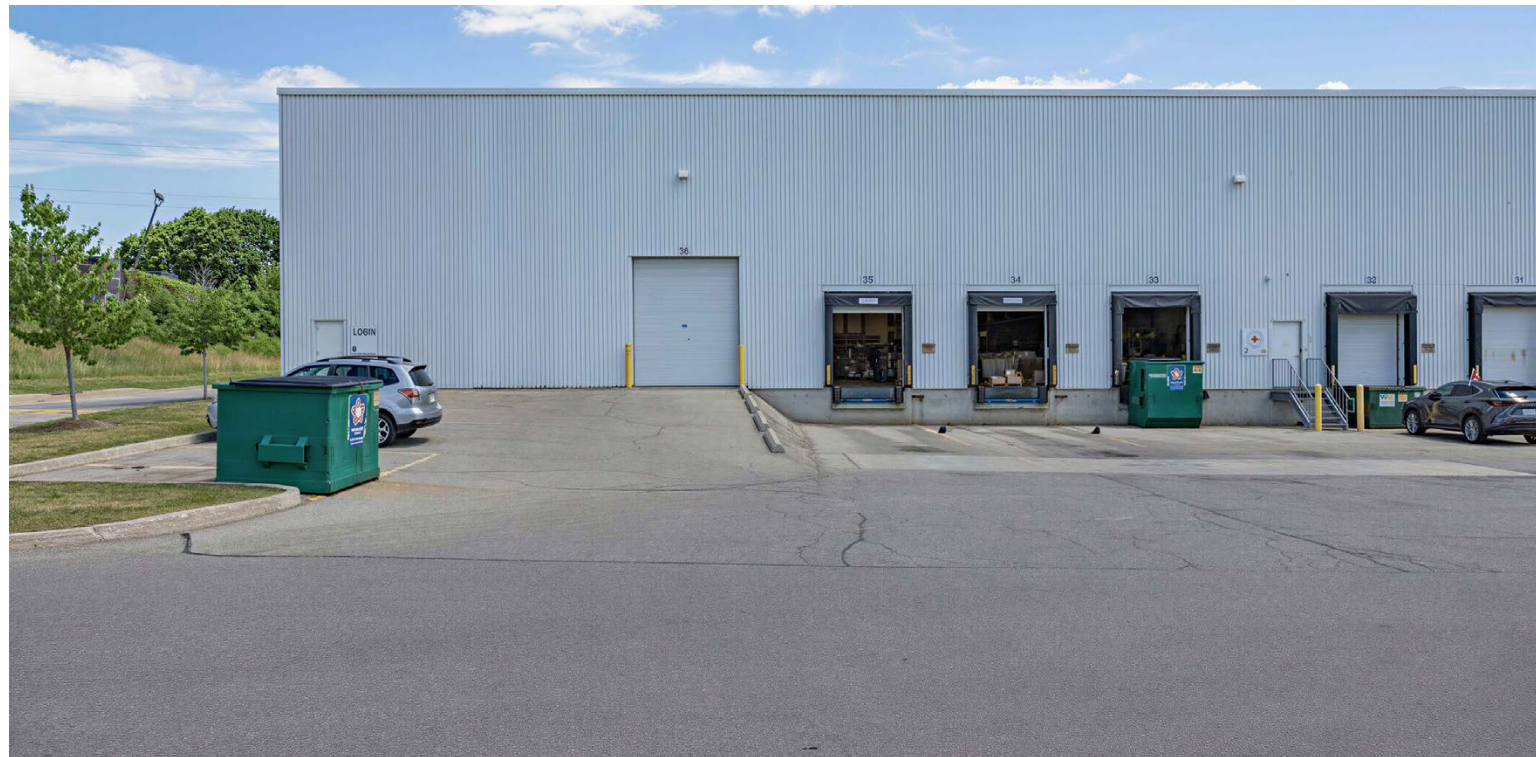




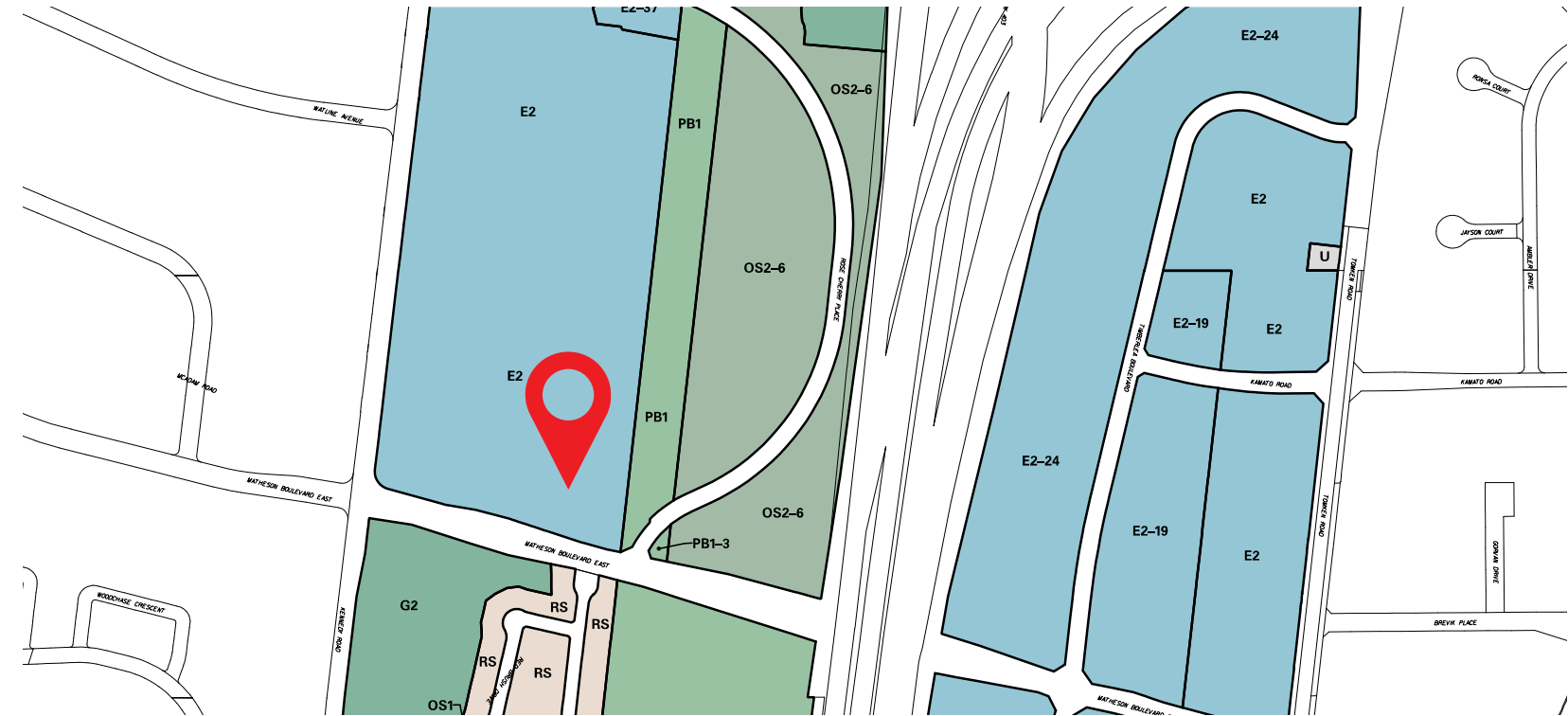
Floor Plan







Zoning E2 Employment



Permitted uses

Office

- Medical Office
- Office

Business Activities

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

Commercial

- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution (with restrictions)
- Veterinary Clinic

Service

- Animal Care Establishment

Motor Vehicle

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

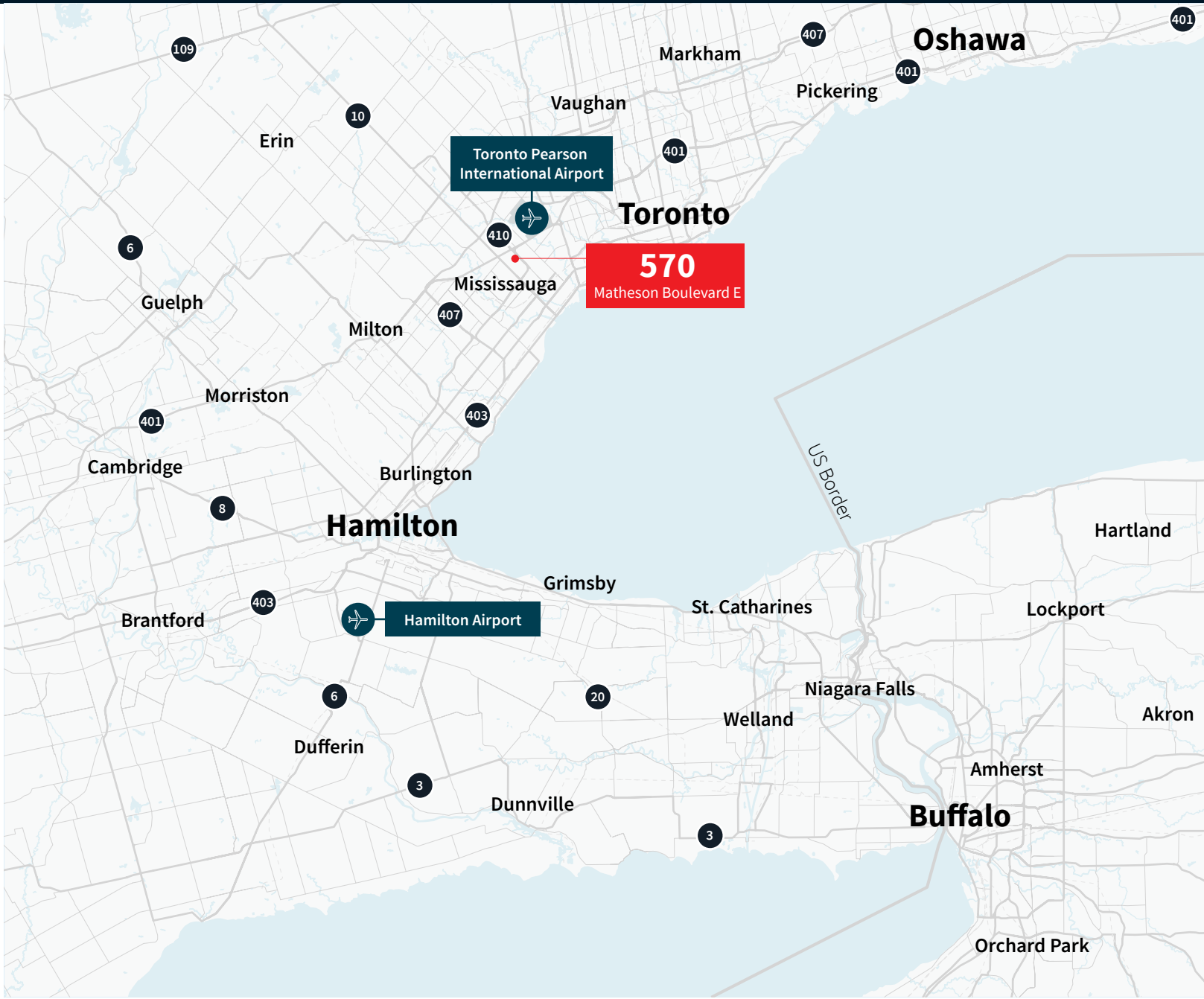
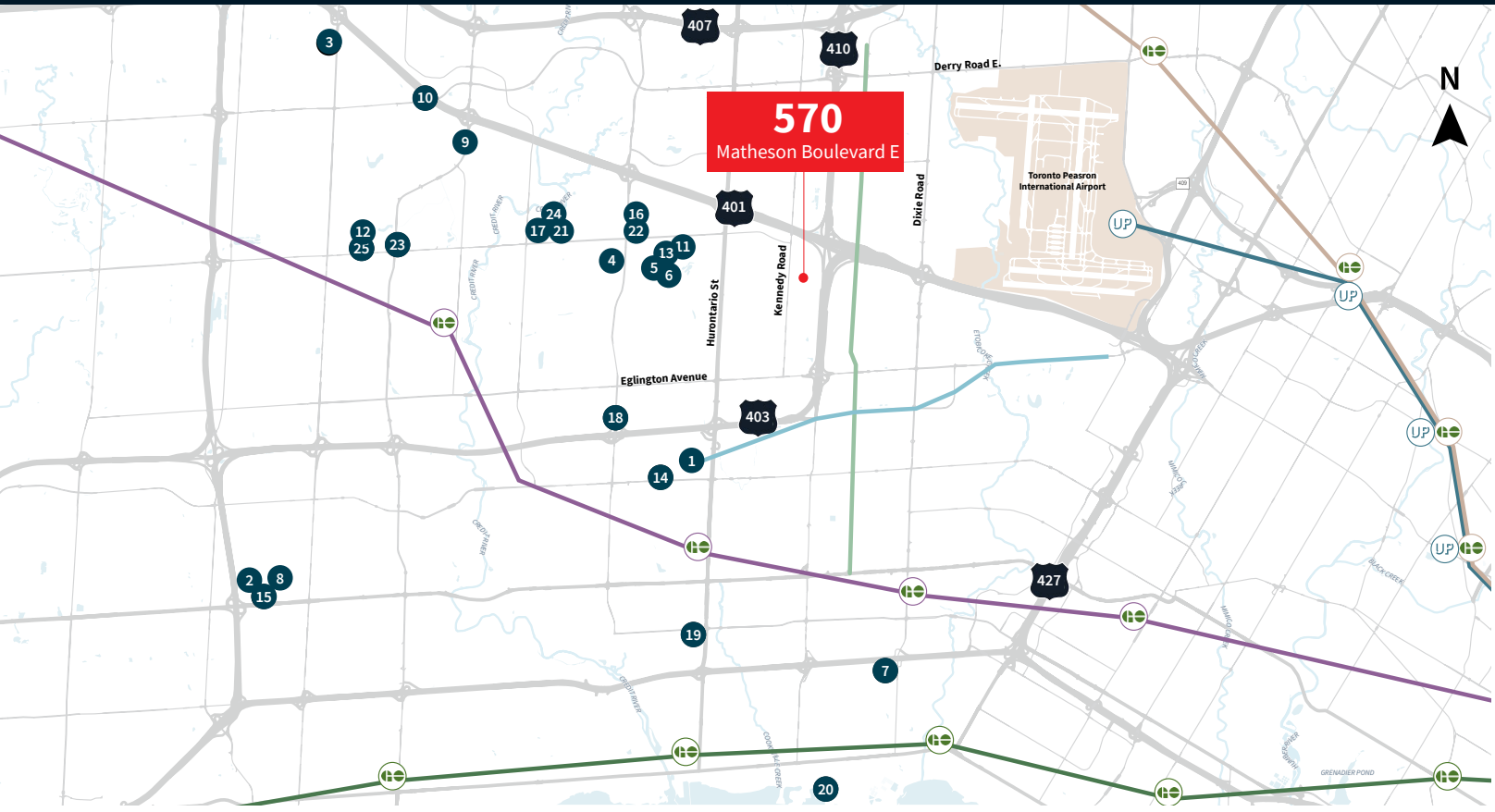
Hospitality

- Banquet Hall/Conference Centre/Convention Centre
- Night Club (with restrictions)
- Overnight Accommodation

Other

- Adult Video Store (with restrictions)
- Adult Entertainment Establishment (with restrictions)
- Animal Boarding Establishment (with restrictions)
- Active Recreational Use
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (with restrictions)
- Private Club
- Repair Establishment
- Parking Lot
- University/College





Amenities



Shopping and retail

1. Square One Shopping Centre
2. Home Depot
3. Canadian Tire
4. Walmart Supercentre
5. Shoppers Drug Mart
6. Staples
7. Dixie Outlet Mall
8. Costco Wholesale



Hotels

9. Hilton Mississauga / Meadowvale
10. Holiday Inn & Suites Mississauga West



Food and Beverage

11. Starbucks
12. Tim Hortons
13. Subway



Entertainment and Fitness

14. YMCA Mississauga
15. Cineplex Cinemas Mississauga (Courtneypark)



Fuel and Services

16. Petro-Canada
17. Esso
18. Shell



Healthcare

19. Mississauga Hospital (Trillium Health Partners)



Outdoor & Recreation

20. Lakefront Promenade Park



Post Office & Banking

21. Canada Post
22. Scotiabank
23. BMO Bank of Montreal
24. CIBC
25. RBC Royal Bank

Transit



GO Transit

- Lakeshore West Line
- Milton Line
- Kitchener Line



UP Express

- Union Pearson Express
- TransitWay Station
- MiWay Route 51

7 MINS | 6 KM
Highway 410

17 MINS | 11.3 KM
Toronto Pearson International Airport

40 MINS | 30 KM
Downtown Toronto

40 MINS | 52 KM
Hamilton

For Sublease

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For more information, please contact:

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