




**26,380 SF Class A Industrial Unit**

 **JLL** SEE A BRIGHTER WAY

# For Sublease

570 Matheson Boulevard E, Unit 8

Mississauga, ON

# 570

Matheson Boulevard E, Unit 8  
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**  
November 1, 2026

**Remaining term**  
October 13, 2033

**Asking Rate**  
\$18.50 psf Net

**TMI (2026 est.)**  
\$4.91 psf

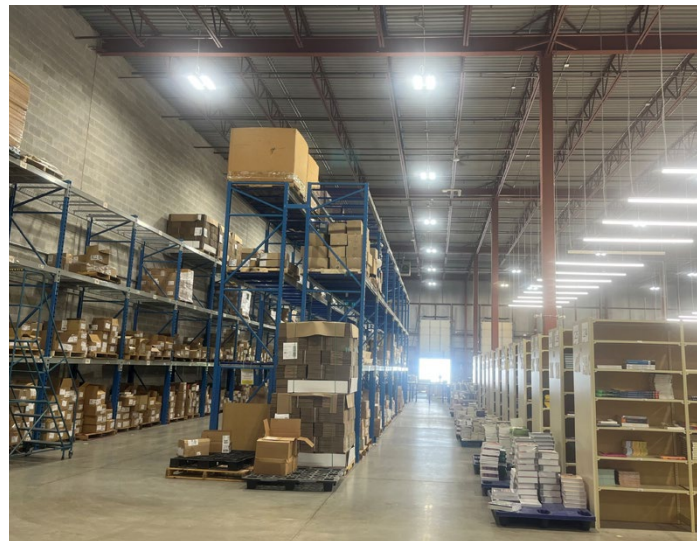
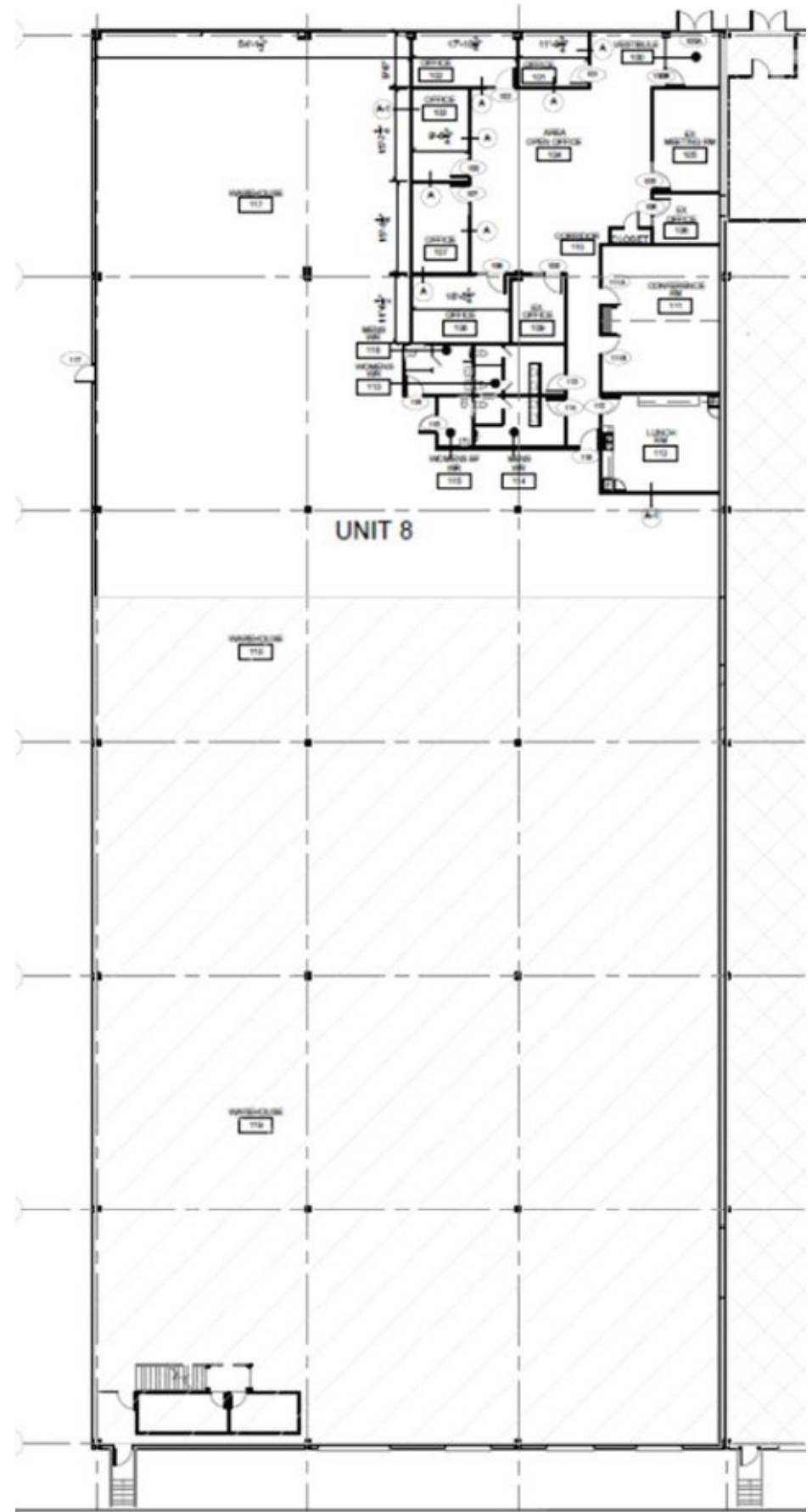
## Highlights

-  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

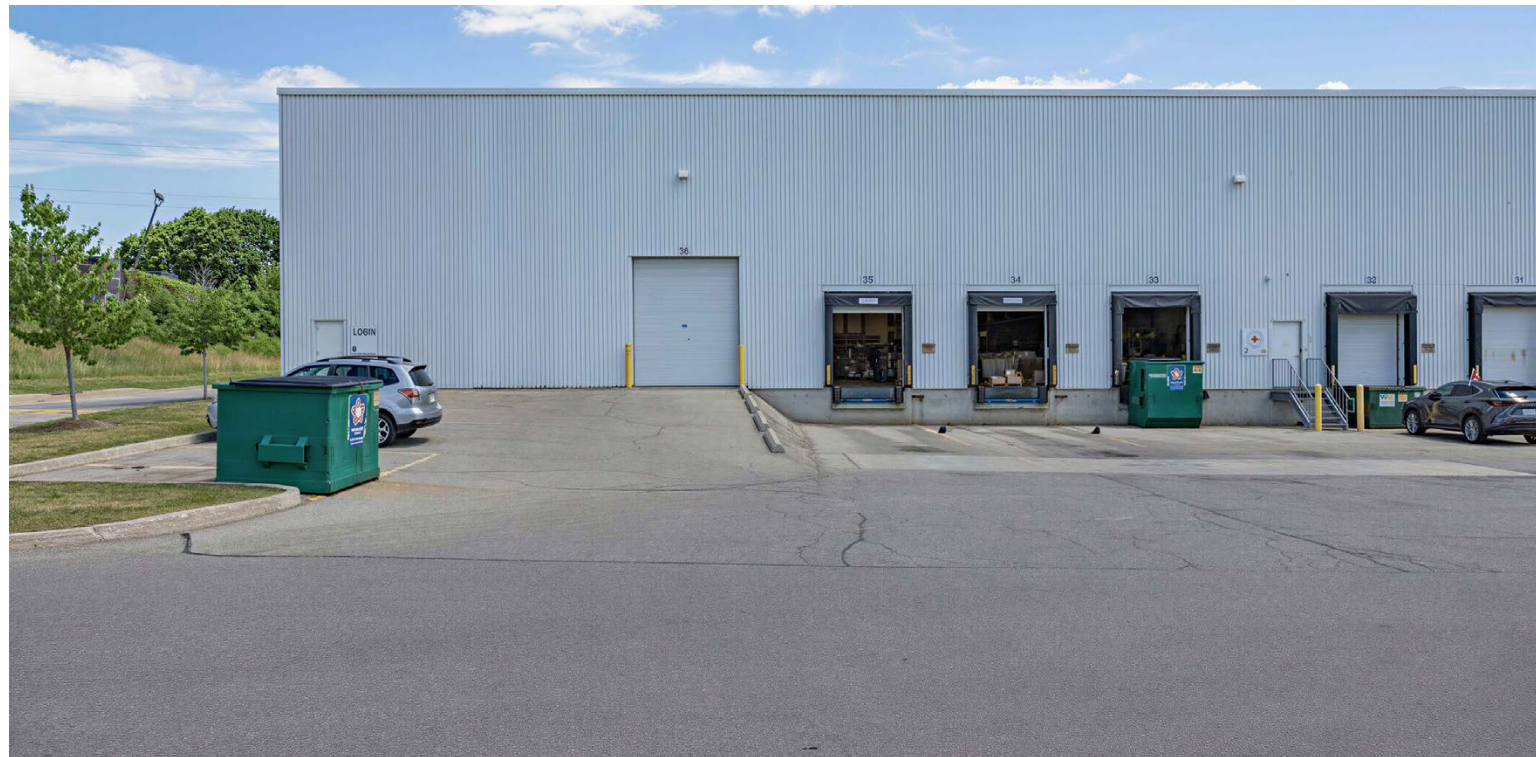




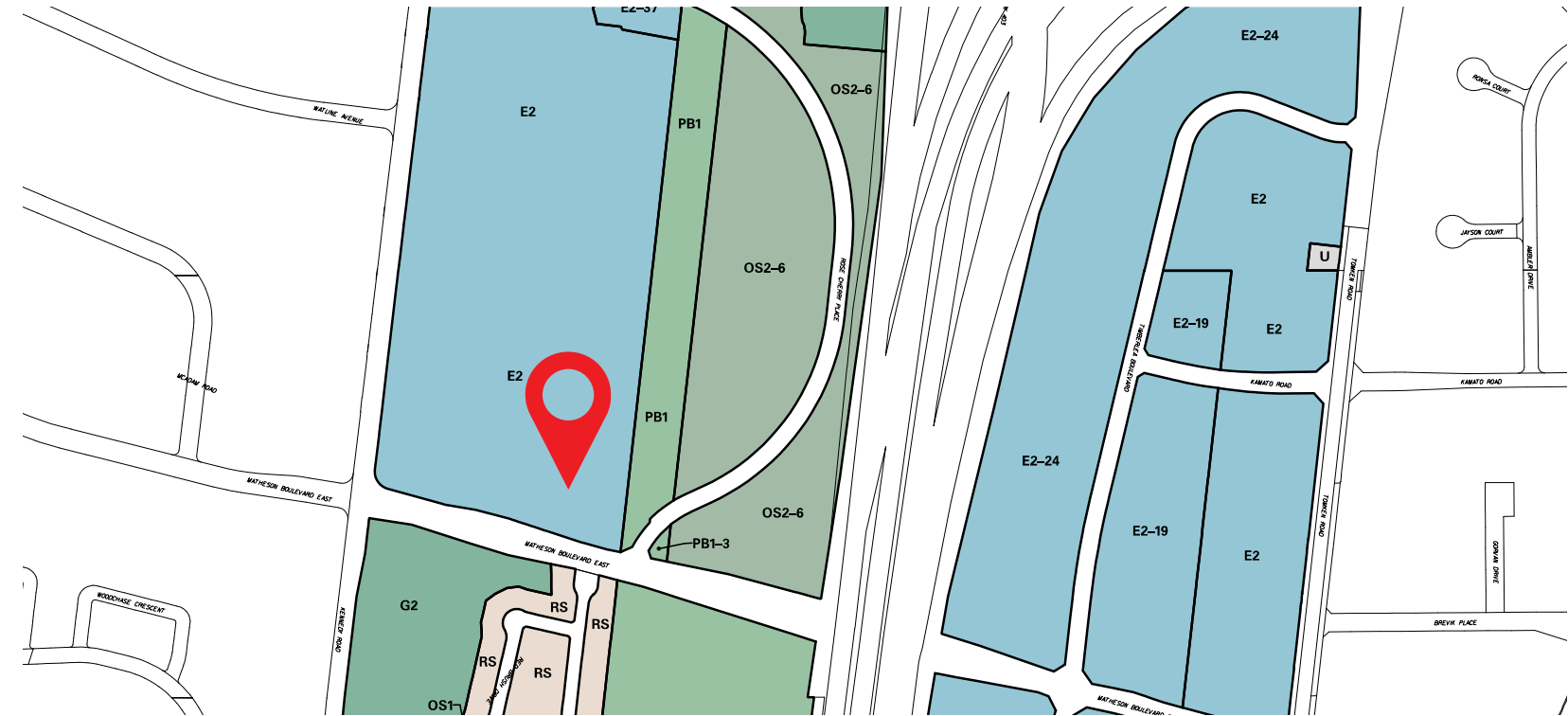
Floor Plan







# 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)

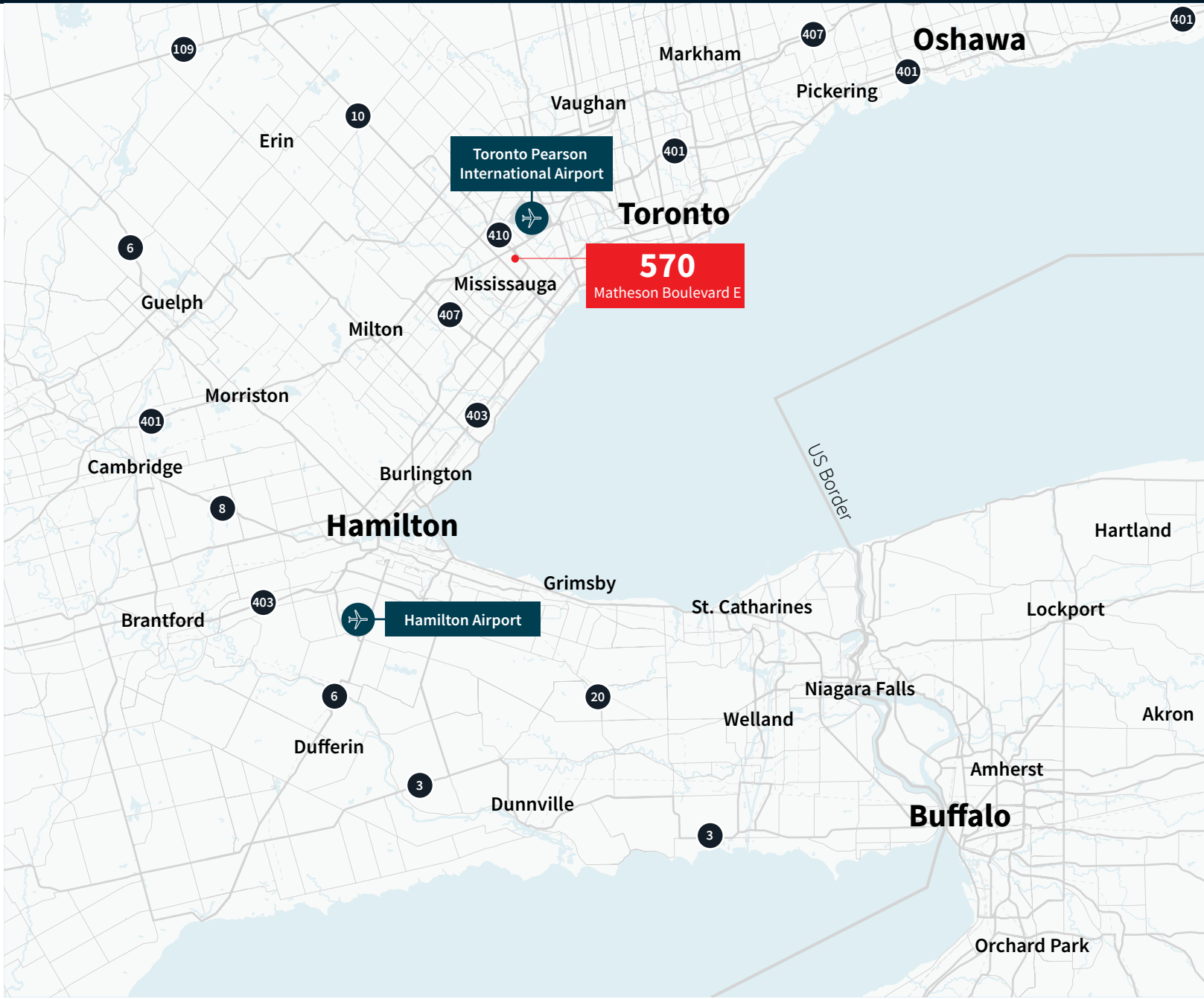
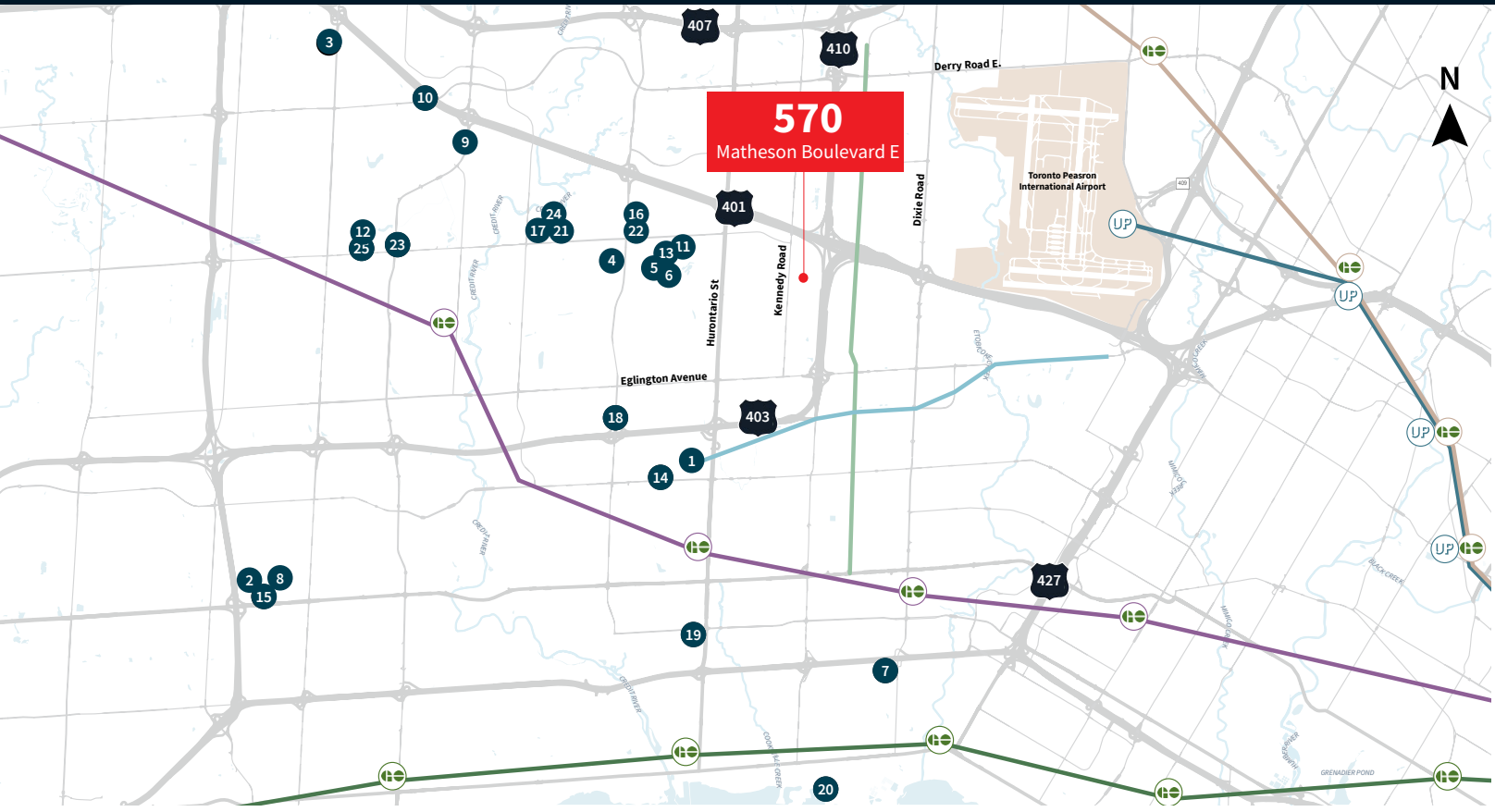
### Hospitality

- 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

**13 MINS | 11.3 KM**  
Toronto Pearson International Airport

**35 MINS | 30 KM**  
Downtown Toronto

**40 MINS | 52 KM**  
Hamilton

# For Sublease

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