



Central to it all

FOR LEASE

Three Buildings, Two Phases,
Speculative Development

52,000 SF – 148,000 SF

Available for Tenant Fixturing
April 1, 2024

1100, 1130 & 1170 Central Parkway West | Mississauga

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CENTRAL PARKWAY WEST

Overview

Strategically positioned in the core of Mississauga, Central Parkway West is a two-phased speculative development that boasts superior access to a diverse labour pool. Its unmatched location offers convenient access to 400-series highways and QEW, transit straight to the doorstep, along with prime accessibility to numerous amenities.

Phase I will consist of two speculative industrial buildings (148,000 SF & 103,000 SF) with an anticipated occupancy of Q1 2024. Phase II will consist of a new 52,000 SF speculative industrial multi-tenant facility with occupancy expected in Q2 2025.



Central to it all




PRIME LOCATION
IN THE CENTRE OF
MISSISSAUGA



MULTIPLE BUILDING
SIZES AVAILABLE



QUICK ACCESS TO
QEW & 400-SERIES
HIGHWAYS



AVAILABLE FOR
TENANT FIXTURING
APRIL 1, 2024

Property Details



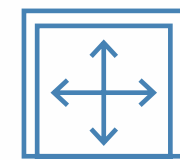
NEWLY CONSTRUCTED
FREESTANDS OF 103,000 SF
TO 148,000 SF



TARGETING LEED
CERTIFICATION



EFFICIENT BUILDING
CONFIGURATION



HIGH CUBE &
HIGH DOOR RATIO



SUPERIOR ACCESS
TO AMENITIES, TRANSIT
& LABOUR



TMI \$3.80

1170 Central Pkwy W	148,000 SF
Office Area	3%
Shipping Doors	18 TL, 2 DI
Clear Height	36'
Occupancy	Jan 2024
Auto Parking	108 spaces
Bay Sizes	54' x 43' W
Staging Bay	60'
Power	1,600A

Unit 1	Unit 2
77,976 SF	70,672 SF
TL:10	TL:8
DI:1	DI:1
Power: 800 Amps	Power: 800 Amps

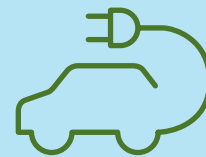
1130 Central Pkwy W	103,000 SF
Office Area	3%
Shipping Doors	16 TL, 2 DI
Clear Height	36'
Occupancy	Feb 2024
Auto Parking	100 spaces
Bay Sizes	54' x 41' W
Staging Bay	60'
Power	1,200A

1110 Central Pkwy W	52,000 SF
Office Area	3%
Shipping Doors	11 DI
Clear Height	24'
Occupancy	Q2 2025
Auto Parking	70 spaces
Divisibility	Units starting from 5,850 SF – 52,000 SF

Sustainability Features

The buildings are designed to target LEED & ESG ready standards, to future-proof, increase energy efficiency and optimize performance.

LEED FEATURES INCLUDE



Electric vehicle charging stations, bicycle parking, efficient LED lighting, and connected to multiple forms of transportation



Location Overview

CENTRAL TO THE CORE

With unparalleled accessibility throughout Metro Toronto and close proximity to 400-series highways and QEW, Central Parkway West offers efficient access through multiple route options across the GTA.



DRIVE TIMES

QEW	10 MIN
Highway 403	5 MIN
Highway 407	14 MIN
Toronto	30 MIN
Pearson Int. Airport	15 MIN
CN Intermodal Brampton	20 MIN
CN Intermodal Vaughan	37 MIN



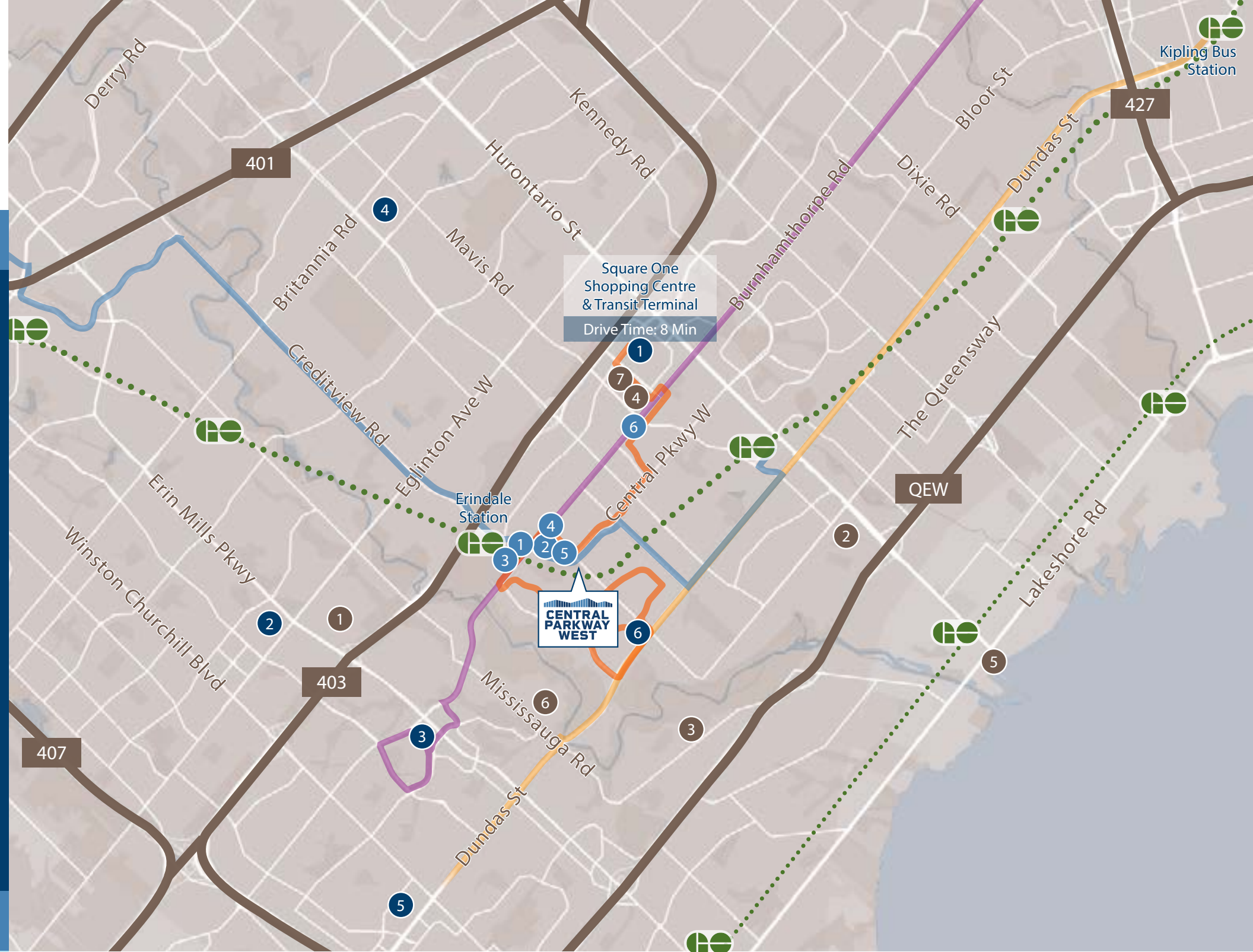
Amenities & Corporate Neighbours

FORTUNE 500 COMPANIES IN MISSISSAUGA

Abbott Laboratories	Gilead Sciences	Pepsi
ADM Milling	Hershey	Pitney Bowes
Agilent Technologies	Hewlett-Packard	Praxair
Air Products	Honeywell	Prologis
Alcoa Fastening Systems	Ingram Micro	Ryder
Amgen	Kellogg	Sara Lee Coffee & Tea
Anixter	Kimberly-Clark	Sealed Air
Ashland	Konica Minolta	Sherwin-Williams
AVNET	Marriott Lodging	Smurfit-MBI
Baxter Corporation	Masco	Staples
Boston Scientific	Mascot Truck Parts	Tech Data
Chevron Texaco Lubricants	Mattel	Thermo Fisher Scientific
Citi	Medtronic	United Parcel
ConAgra Foods	Microsoft	Wal-Mart
DuPont	Moore's	Wells Fargo
Eastman Chemical	NetSuite	Western Digital
Ecolab	NCR	Whirlpool Corporation
Expeditors International	Newell Rubbermaid	Wyeth Consumer Health Care
Federal Express	Nissan	YRC Logistics
First Data	Office Depot	
General Electric	Oracle Corporation	
General Mills	Paccar	

MISSISSAUGA FOUNDED COMPANIES

Alectra	Grocery Gateway	Molly Maid
Atomic Energy of Canada	Hatch	Pressure Pipe Inspection
Bell Mobility	Highland Farms	Softron
Canada Dry Motts	Kelseys	Second Cup
Candu Energy Inc.	Laura Secord Chocolates	Shaw Broadcast Services
Carrier Enterprise Canada	MAX Corporation	The Shopping Channel
East Side Mario's	Maple Leaf Foods	TST-CF Express
First Choice Haircutters	Metroland Media Group	Winners



Places of Interest

1. Credit Valley Hospital
2. Trillium Health Partners
3. Mississauga Golf & Country Club
4. Living Arts Centre
5. Port Credit
6. University of Toronto
7. Sheridan Collage

Shopping

1. Square One Shopping Centre
2. Erin Mills Town Centre
3. South Common Mall
4. Heartland Centre
5. Costco Wholesale
6. Westdale Mall

Restaurants

1. Tim Hortons
2. The Famous Owl of Minerva
3. Phoenix Chinese Restaurant
4. Takumi Japanese BBQ
5. Elpetra Restaurant
6. Starbucks

Bus Routes

- 6 Square One Bus Terminal
- 26 Islington Station via Burnhamthorpe
- 38 Meadowvale Town Centre Bus Terminal
- 101 Kipling Station via Dundas



Central to a great talent pool



Demographics

Mississauga is one of the fastest-growing major cities in Canada with an estimated population growth of 22% to 878,000 by 2041. Mississauga also has a vast talent pool of over 242,000 professionals with post-secondary degrees and an average household income of \$125,000. With one of the best-connected international airports on its doorstep, the city is highly skilled and extremely diverse, with strong connections to global markets and opportunities.



Project Team

Carttera is a leading Canadian real estate developer and institutional fund manager. Carttera is currently developing over 20 office, mixed-use, industrial and multi-residential projects in the GTA and GMA with a total combined value in excess of \$6 billion, and has successfully developed over 10 million square feet of multi-award-winning commercial projects and over 5,900 condominium units and apartments.

Colliers is a leading diversified real estate services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants. We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

Contact Us Today

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NOW UNDERWAY

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