

# **dream** **COURTNEYPARK**

DON'T MISS OUT | 82,830 SF STILL AVAILABLE FOR LEASE



**APRIL 2024 OCCUPANCY**

Targeting LEED & Net Zero Carbon Certification



**dream** 

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**209,014 SF**

# LOGISTICS CENTRE

MISSISSAUGA, ON

# CENTRAL TO

**HIGHWAYS**



**TRANSIT**



**LABOUR**



## 1100 COURTNEYPARK

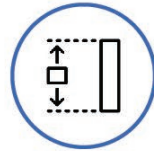
Prestigious brand new industrial building in central mississauga estimated to be ready for q1 2024 occupancy. The development will feature 40' clear height, 2,400 amps of power, 36 truck-level doors, and targeting leed and net zero carbon certification. With upgraded r-rating, electrified heating, and being solar ready, it's poised to be environmentally sustainable. Located within the gtaa bonded boundary, the building is central to local transit, six 400-series highways, and key labor markets.



# SITE PLAN

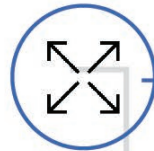
## CLEAR HEIGHT

40'



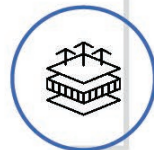
## BAY SIZE

54' X 36'



## INSULATION

UPGRADED  
R-RATING



## SPRINKLERS

ESFR



## LIGHTING

LED  
MOTION SENSORS



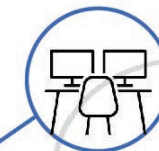
## ENERGY EFFICIENCY

TARGETING LEED  
CERTIFICATION



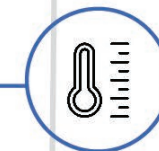
## OFFICE AREA

BUILT TO SUIT



## HEATING

ELECTRIFIED  
HEATING



## POWER

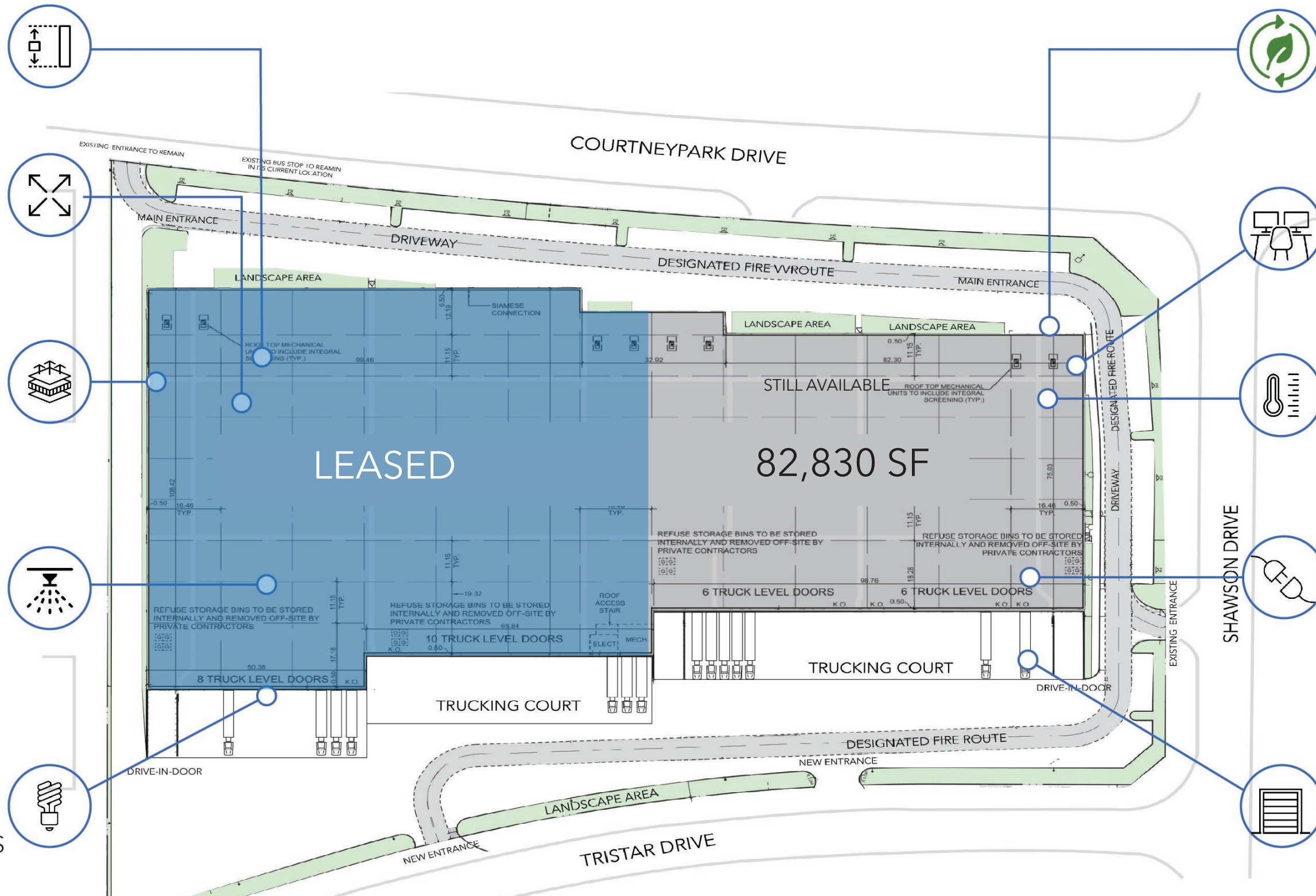
2,400 AMPS



## SHIPPING

(REMAINING)

16 Truck Levels  
2 Drive-In Doors





# UP TO 82,830 SF STILL AVAILABLE IN CENTRAL MISSISSAUGA

## UNIT 2

Unit Size - 82,830 SF  
Truck Level Doors - 16  
Drive-In Doors - 2  
Office - 3%

## UNIT 3

Unit Size - 40,000 SF  
Truck Level Doors - 9  
Drive-In Door - 1  
Office - 3%

## UNIT 4

Unit Size - 40,000 SF  
Truck Level Doors - 7  
Drive-In Door - 1  
Office - 3%





# CENTRAL TO HIGHWAYS



DRIVING DISTANCE

LOCATION

HIGHWAY 401

HIGHWAY 410

HIGHWAY 407

HIGHWAY 403

HIGHWAY 427

HIGHWAY 409

TORONTO  
PEARSON

CBSA CUSTOMS

TIME

3 MIN

1 MIN

4 MIN

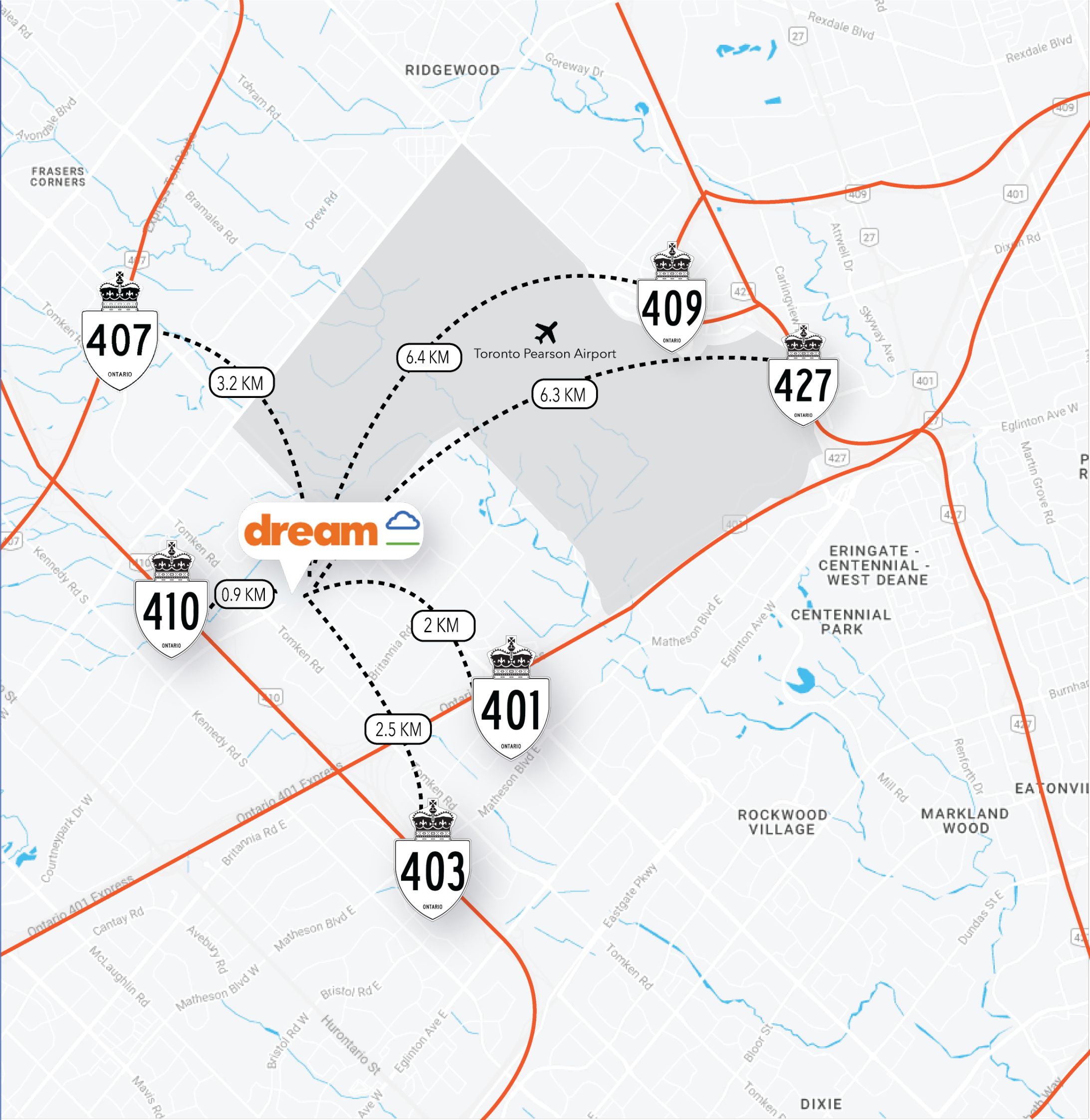
3 MIN

10 MIN

14 MIN

5 MIN

4 MIN





# CENTRAL TO TRANSIT



## TRANSIT INFORMATION

57	53	51	42
18	5	108	



## TERMINAL INFORMATION

TERMINAL 1 - 5 KM

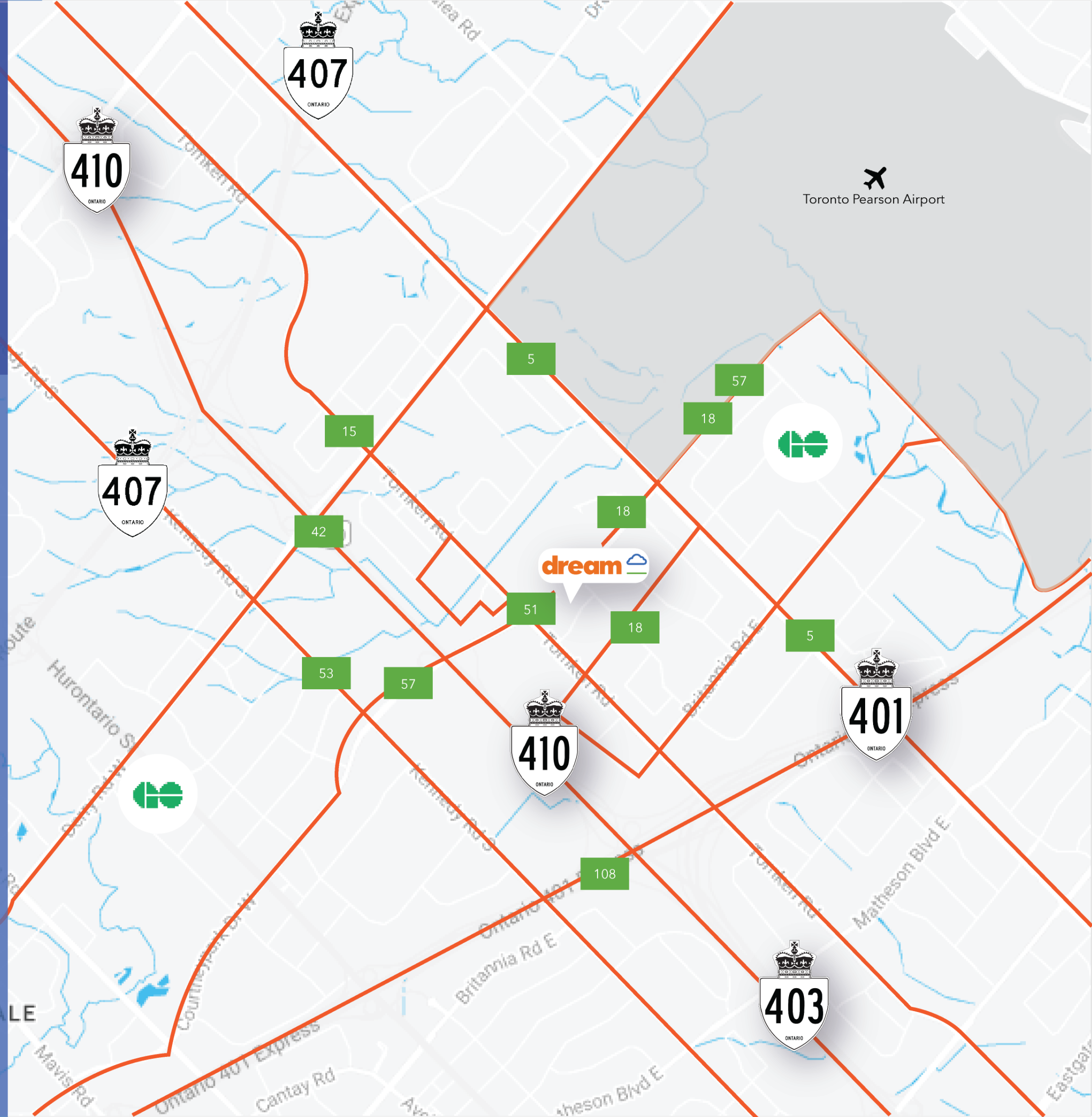
TERMINAL 3 - 4KM



## GO TRAIN/BUS

GO TRANSIT TICKET OFFICE - 6 KM

GO BUS STATION WITH CARPOOL - 3 KM





# CENTRAL TO LABOUR



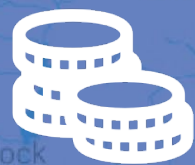
TOTAL POPULATION

729,815



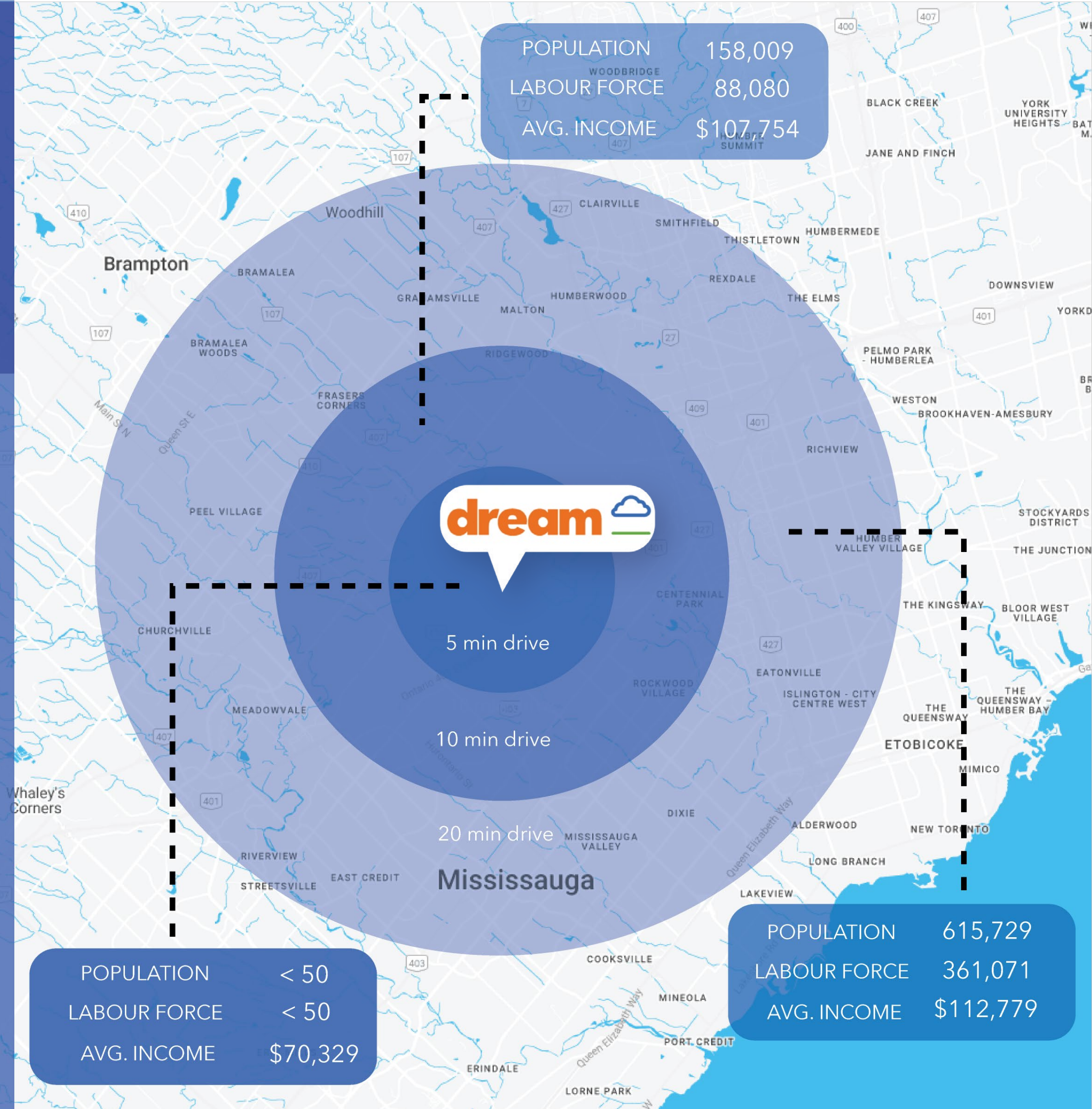
TOTAL LABOUR FORCE

421,223



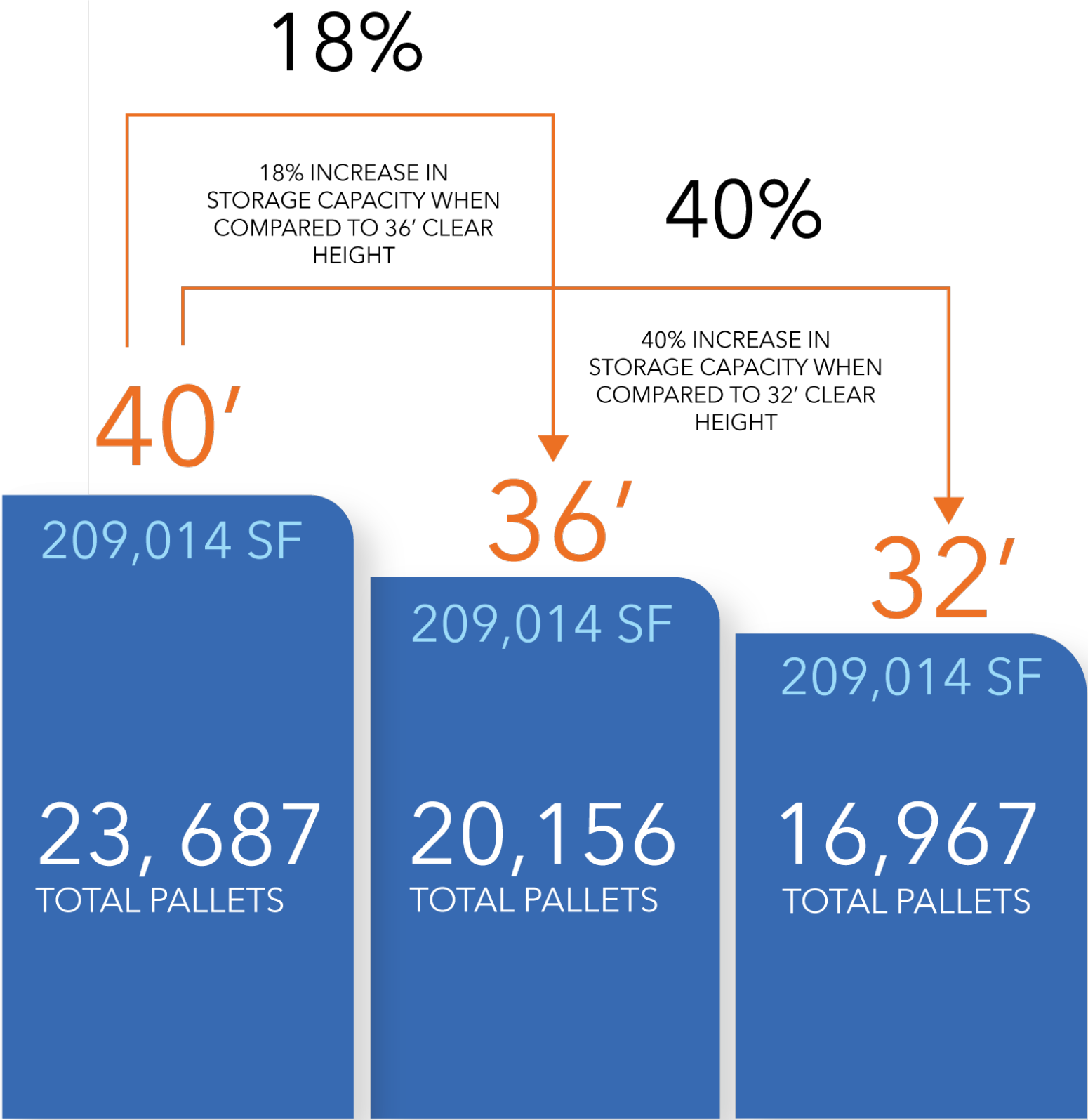
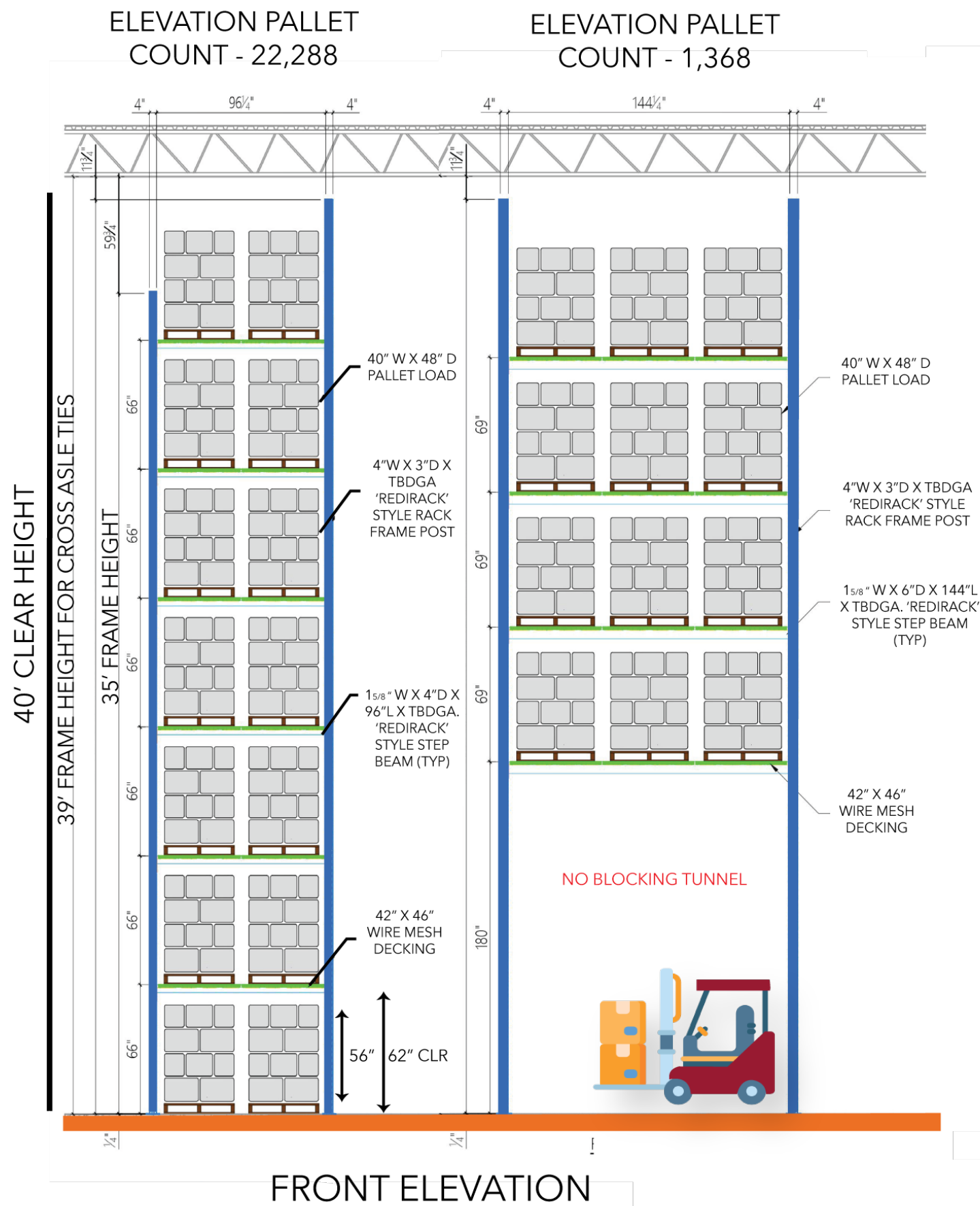
AVG. HOUSEHOLD INCOME

\$83,018





# ADVANTAGES OF 40' CLEAR HEIGHT







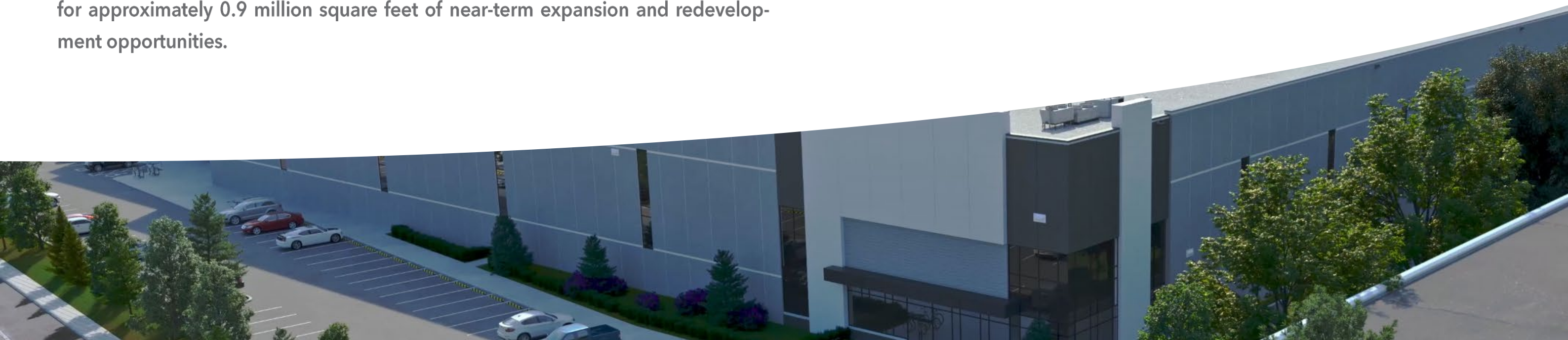
## DREAM INDUSTRIAL REIT

Dream Industrial REIT (DIR) owns manages and operates a portfolio of 244 industrial assets (358 buildings) comprising approximately 44.4 million square feet of gross leasable area in key markets across Canada, Europe, and the U.S. Dream Industrial REIT's objective is to continue to grow and upgrade the quality of its portfolio which primarily consists of distribution and urban logistics properties. DIR's development pipeline provides a significant opportunity to add high-quality assets in core markets. With approximately 3.5 million square feet of projects that are underway or in planning stages. DIR is currently completing construction on 0.7 million square feet of projects across the Greater Toronto Area ("GTA"), Greater Montréal Area, and Europe, with expected completion in the next 4-8 months. DIR has an additional 1.9 million square feet of projects that are in the final stages of planning with targeted completion in the coming 2 to 3 years and is in the preliminary stages of planning for approximately 0.9 million square feet of near-term expansion and redevelopment opportunities.

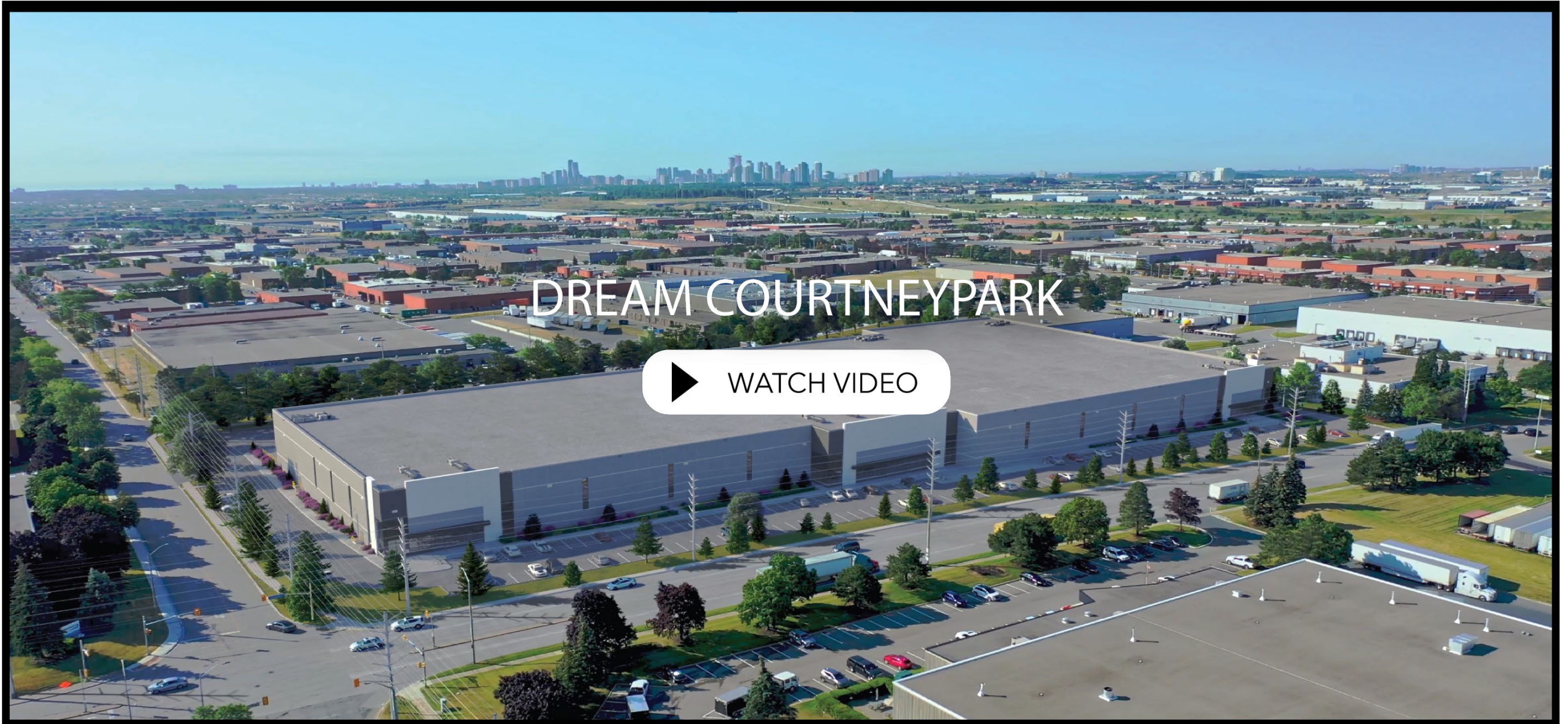


## LEASING TEAM

Lee & Associates offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with offices throughout the United States and Canada. Lee & Associates Toronto delivers world class service to an array of regional, national and international clients—from small businesses and local investors to major corporate users and institutional investors. Our professionals combine the latest technology, resources and market intelligence with their experience, expertise and commitment to superior service to optimize results.









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FOR MORE INFORMATION PLEASE CONTACT



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dream 

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