



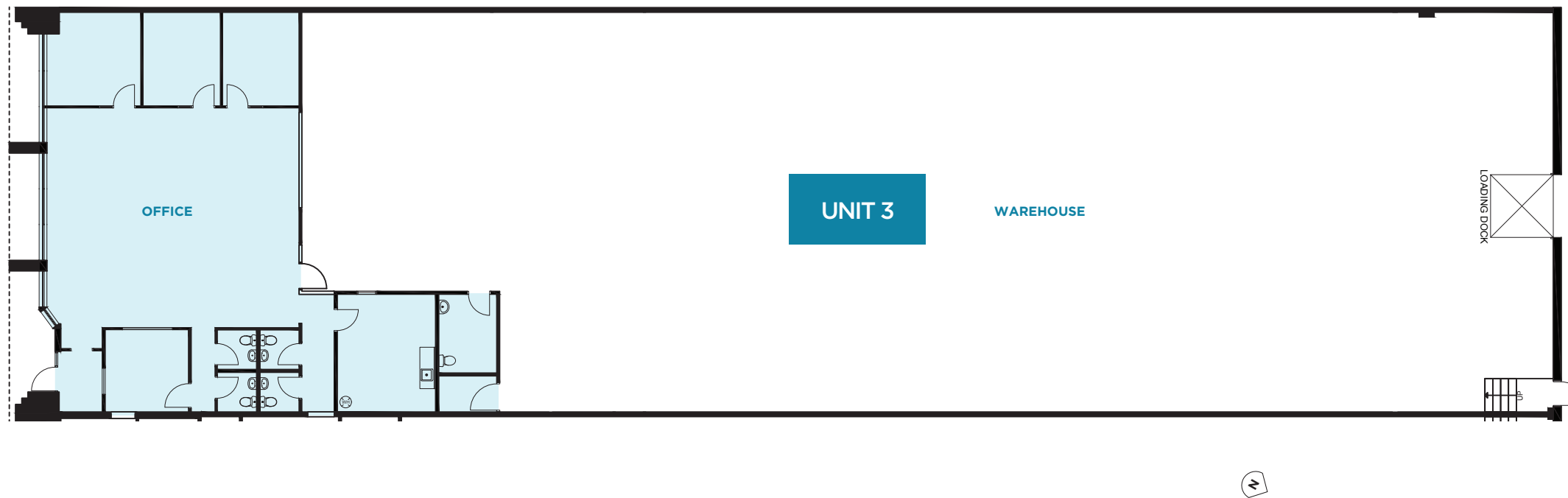
3135

UNITY DRIVE - UNIT 3

Mississauga ON



Unit Plan & Specifications





Office	2,329 SF
Warehouse	7,978 SF
TOTAL RSF	10,307 SF

 **DOCK PACKAGE**
 Dock Door 1 - 8' x 10'

 **HVAC**
 Office Unit heaters
 Warehouse Rooftop HVAC units

 **CEILING HEIGHT**
 Warehouse 16' 8"
 Office 8' 8"

 **LIGHTING / ELECTRICAL**
 Warehouse LED
 Office LED (to be retrofitted)
 Power 200 Amps, 600 Volts

 **RATES**
 Asking Rate \$18.50 PSF
 Additional Rent \$6.22 PSF (est. 2024)

AVAILABILITY
 October 15, 2024

 **ENVIRONMENTAL/
 SUSTAINABILITY**



**BOMA BEST
 Certified**

The Ultimate Neighbourhood



3135 Unity Drive is conveniently situated near major GTA highways, public transit, and a multitude of food and retail amenities.

403
1 KM

407
6 KM

QEW
7 KM

401
13 KM



Local bus Winston Churchill Transitway station, located only 1.4km from the site provides a hub of links to local and GO transit lines.



Clarkson GO station to the south and the Meadowvale GO station to the north provide train links to surrounding areas.



Life Time, a premier 146,000 SF fitness facility is located only 450m from the building - a great way to start or end your work day.



Easy highway access with Hwy 403 and 407 interchanges within close proximity.



3135
UNITY DRIVE

Mississauga City Centre 11 km
Pearson International Airport 25 km
Downtown Toronto 36 km

10 MIN

RESTAURANT

- 3 Food Street
- Bait Sitty
- Boston Pizza
- Brar's
- Fisherman's Plaice
- Ginsoy - Extreme Chinese
- Mandarin Restaurant
- Radha Krushna
- San Francisco Foods
- Stacked Pancake
- Sunset Grill
- Symposium Café
- The Ruby
- Watan Kabob

QUICK PICKUPS

- Brasas Churrasqueira Grill
- El Prince Shawarma
- Freshii
- McDonald's
- Quesada Burritos & Tacos
- San Francisco Foods
- Subway
- Taza Xpress
- The Alley Bubble Tea
- Wendy's

COFFEE

- Caffe Prego
- Starbucks
- Tim Hortons

SHOPPING

- Costco Wholesale
- LCBO
- Loblaws
- RONA
- Sobeys Mississauga
- The Home Depot

BANK

- BMO Bank of Montreal
- CIBC
- National Bank
- RBC Royal Bank
- Scotiabank
- TD Canada Trust

FITNESS & RECREATION

- Anytime Fitness
- Life Time
- Planet Fitness

CHILD CARE

- Busy Hands 'n' Minds
- PLASP Early Learning
- Playdays Childcare Centre

HOTEL

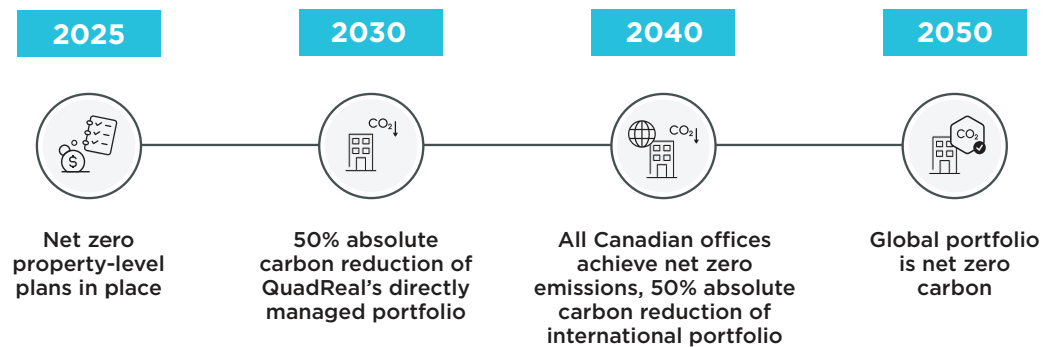
- Hilton Garden Inn

Our Commitment To Net Zero

At QuadReal we're committed to leadership in sustainability on a global scale, and right here at home in Canada.

We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' wellbeing but for the entire planet.

QUADREAL'S PATH TO NET ZERO



\$6B+

FIVE-YEAR DEVELOPMENT PIPELINE IN CANADA QUADREAL'S DEVELOPMENT APPROACH



1 Steelcase Rd
Markham

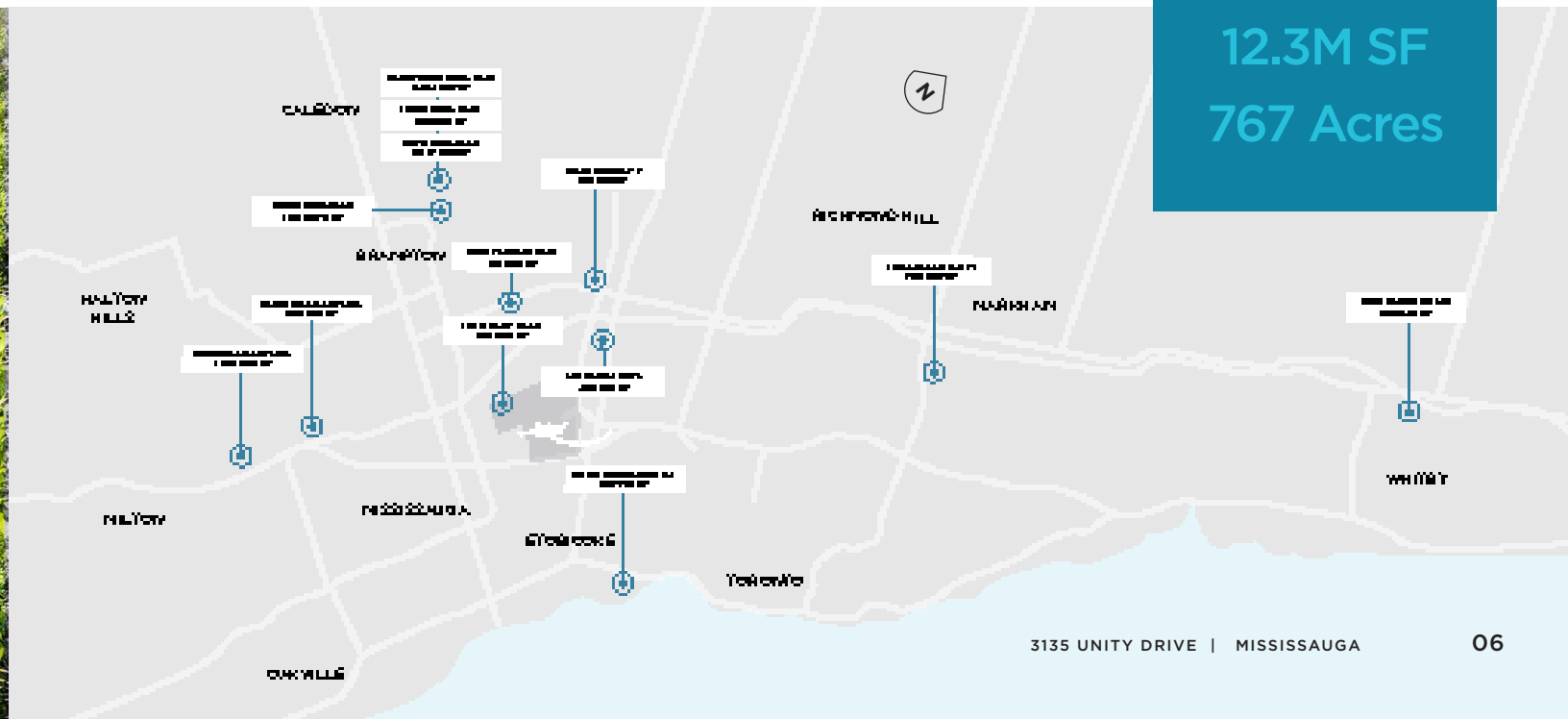
Development

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities. There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.

OUR INDUSTRIAL DEVELOPMENT PIPELINE IN THE GTA

13 Sites
12.3M SF
767 Acres



QuadReal: Excellence Lives Here



QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

Its assets under management total \$73.8 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.



3135 Unity Drive is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities. Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.

We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

40M SF

CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

\$73.8B

ASSETS SPANNING
NORTH AMERICA,
THE UNITED KINGDOM,
EUROPE AND ASIA-PACIFIC

OUR INDUSTRIAL PORTFOLIO

GLOBAL

🌐

48.2M SF

NATIONAL

🍁

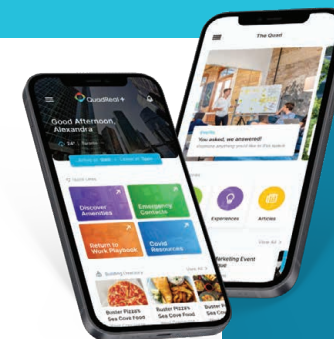
18.5M SF

REGIONAL

GTA

8.2M SF

quadreal.com



CONTACT QUADREAL CONNECT
THROUGH THE QUADREAL+ APP
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QUESTIONS? CONTACT:

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