

770

Southdown Road,
Mississauga ON

For Sale

OCTAVE

Developed by

Beedie/

Marketed by

Colliers



**Mississauga's Next Chapter in
Industrial Ownership Starts Here.**



Opportunity

770
Southdown Road,
Mississauga, ON

OCTAVE by Beedie (“OCTAVE”) is a premium industrial condo development in Mississauga, one of the GTA’s most sought-after logistics hubs. Featuring **8 units ranging from 16,970 to 22,884 SF, up to a total of 140,056 SF**, OCTAVE offers ownership opportunities for businesses ready to grow in a high-demand market.

With direct access to QEW, Highway 403, and Pearson International Airport, OCTAVE delivers seamless connectivity across the GTA and beyond.

This development presents a rare opportunity to secure ownership in one of the region’s most dynamic centres for modern industrial operations.

[ABOUT BEEDIE](#) >

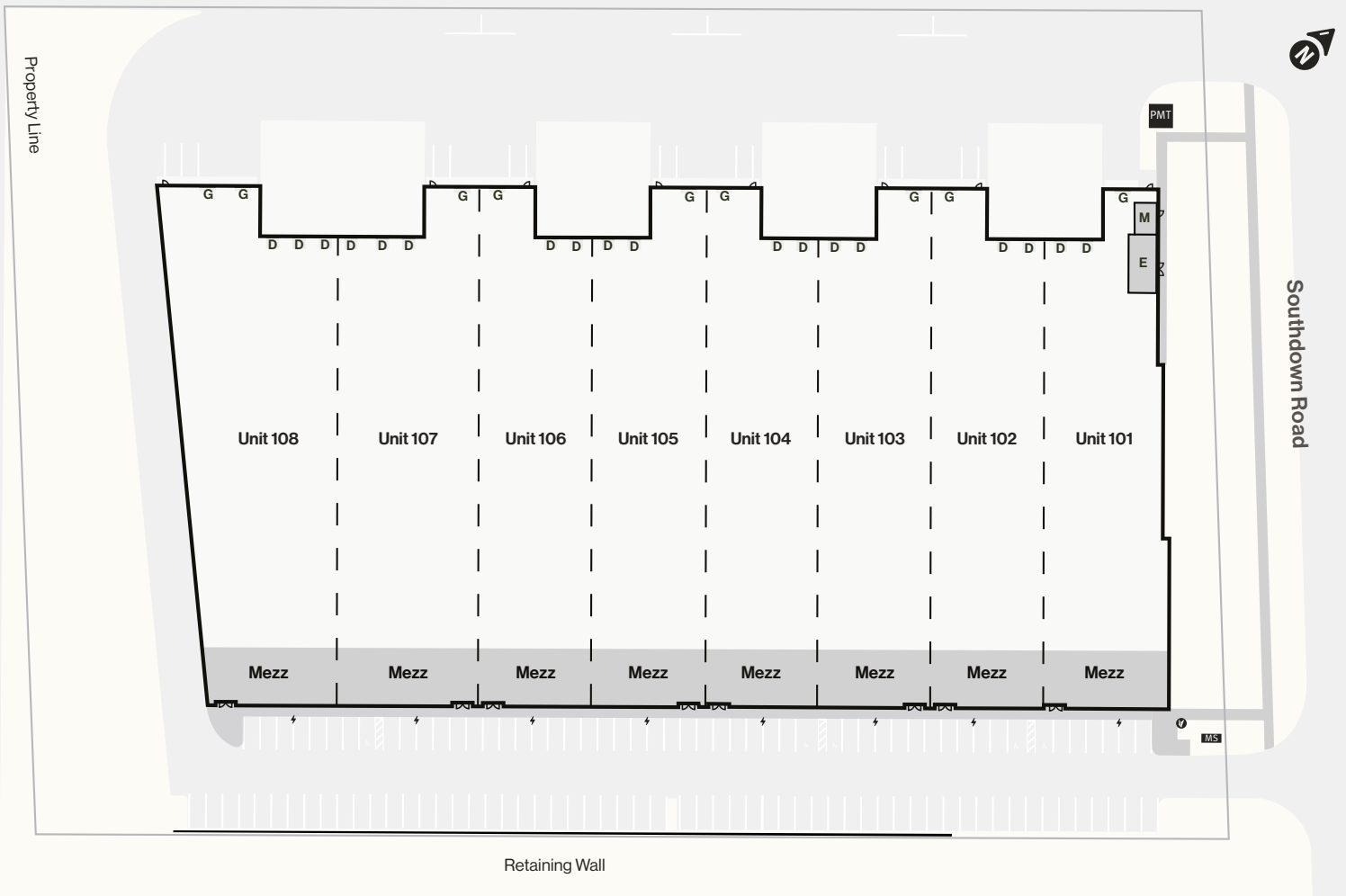
[VIEW CONSTRUCTION PROGRESS](#) >

[ZONING](#)

E2 - Employment

[ANTICIPATED OCCUPANCY](#)

Q4 2026



- G** Grade Loading
- D** Dock Loading
- M** Mechanical Room
- E** Electrical Room
- MS** Monument Sign
- ⚡** EV Conduit
- ♿** Accessible Parking
- ✉** Mailbox
- PMT** Pad-Mounted Transformer

Unit Breakdown & Pricing

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF	Loading	Parking
101	15,225	2,009	17,234	–	2D, 1G	15
102	15,149	1,821	16,970	–	2D, 1G	14
103	15,149	1,821	16,970	\$495	2D, 1G	14
104	15,150	1,821	16,971	\$495	2D, 1G	14
105	15,149	1,821	16,970	\$490	2D, 1G	14
106	15,150	1,821	16,971	\$490	2D, 1G	14
107	18,799	2,287	21,086	\$485	3D, 1G	17
108	20,764	2,120	22,884	\$485	3D, 2G	18

Building Features

CONSTRUCTION

Insulated concrete pre-cast panels

CEILING HEIGHT

32' clear

LOADING

Minimum of 2 dock & 1 grade per unit

POWER

200 amps at 600/347 volts per unit

RECIRCULATION FANS

4 ceiling fans per unit

INTERIOR WAREHOUSE

A minimum of two 5'6 x 5'6 translucent skylights per unit with interior walls painted white for greater illumination

HEATERS

Gas-fired unit heaters

LIGHTING

High efficiency LED fixtures

FLOOR LOAD

700 lb PSF floor load capacity

SPRINKLERS

ESFR sprinkler system

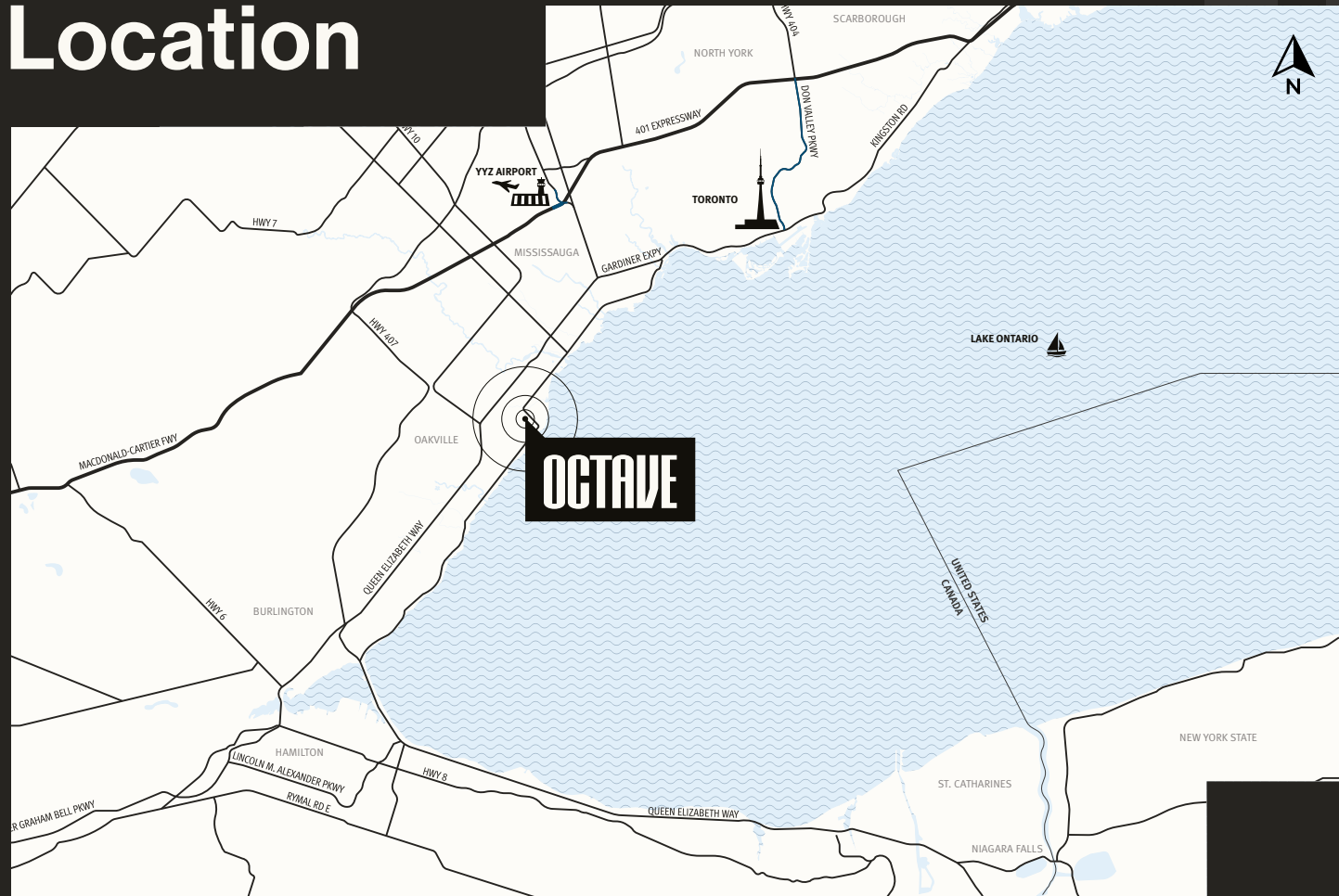
MEZZANINE

Structural steel mezzanine complete with guard rail & designed to 100 lb PSF floor load capacity

SERVICE PLUS

12-month warranty on all material & workmanship defects from the date of substantial completion

Location



OCTAVE presents a prime location in the heart of Mississauga, with immediate access to the QEW and Highway 403, and just minutes from Pearson International Airport. The site is also positioned just up the road from Clarkson GO Station, an invaluable transit hub that provides rapid regional connectivity. And surrounded by a wealth of amenities, including restaurants, retail, and banks, OCTAVE provides convenience for both business operations and employees.

Recent infrastructure investments in Mississauga have enhanced traffic flow and connectivity, making OCTAVE's location ideal for companies seeking efficiency, accessibility, and long-term growth in one of the GTA's most competitive industrial markets.



DRIVE TIMES

- 5 min** QEW/403 Highway
- 30 min** Pearson International Airport
- 30 min** Downtown Toronto
- 40 min** Hamilton International Airport
- 90 min** US Border



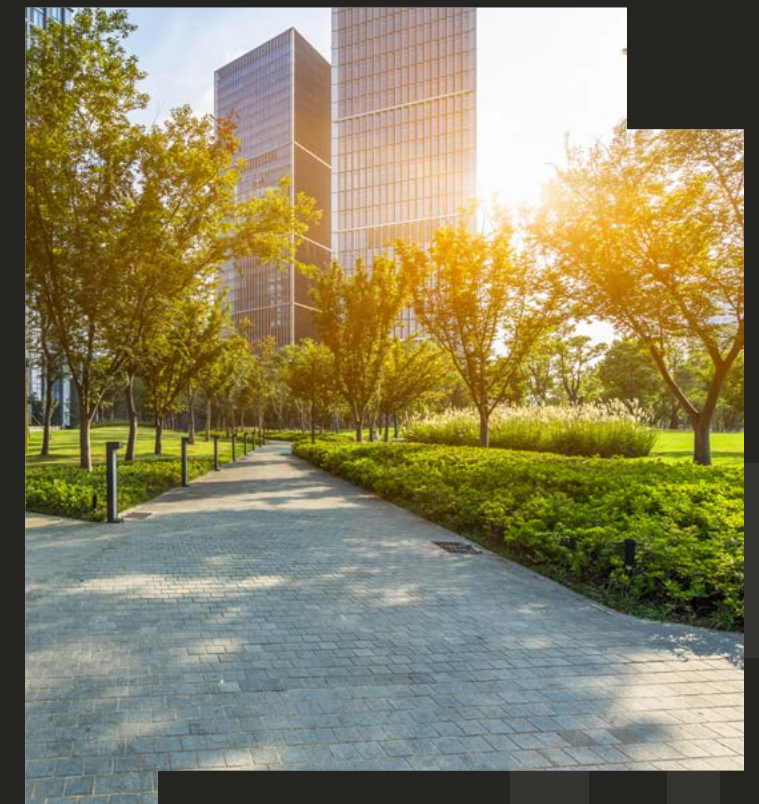
AMENITIES

OCTAVE benefits from its surrounding community, offering convenient access to everyday services and lifestyle amenities that support productivity and growth. Its location combines industrial efficiency with modern convenience, making it an ideal setting for success.

Market Update

The Greater Toronto Area (GTA) has shown signs of an active yet stable market this quarter, with a slight increase in availability at 4.6% and demand remaining consistent across key markets. A positive net absorption of 4.1 million square feet indicates renewed confidence, offering a window of opportunity for those ready to act strategically. In this environment, developments like OCTAVE stand out for their modern features, operational efficiency, and expansion potential, offering business owners strong long-term ownership and lasting value in a market that rewards, future-focused decisions.

Source: Colliers Q4 2025 Toronto Industrial Market Report



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