

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 16,779 to 22,869 SF, up to a total of 144,470 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.

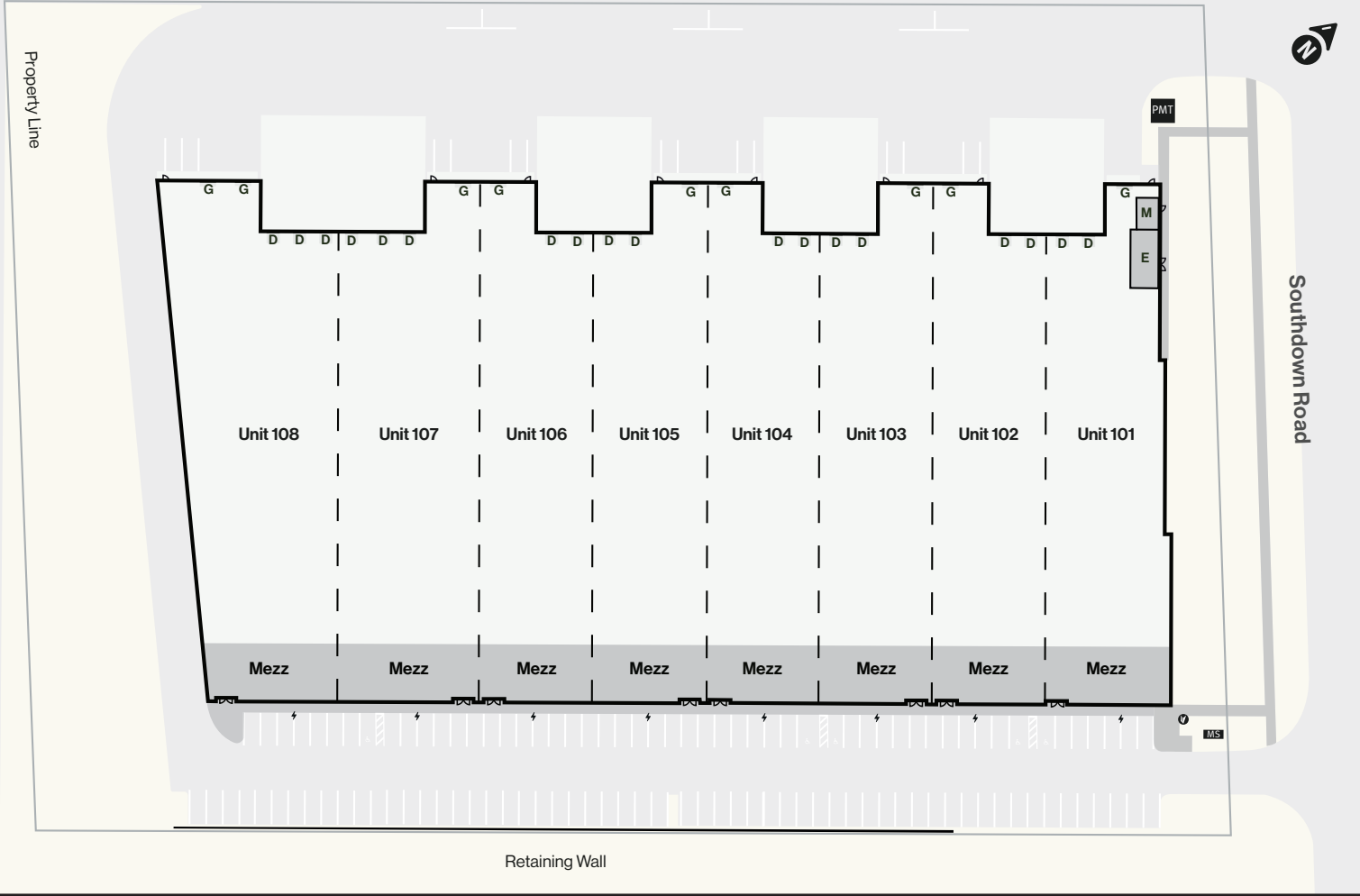
ABOUT BEEDIE >

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

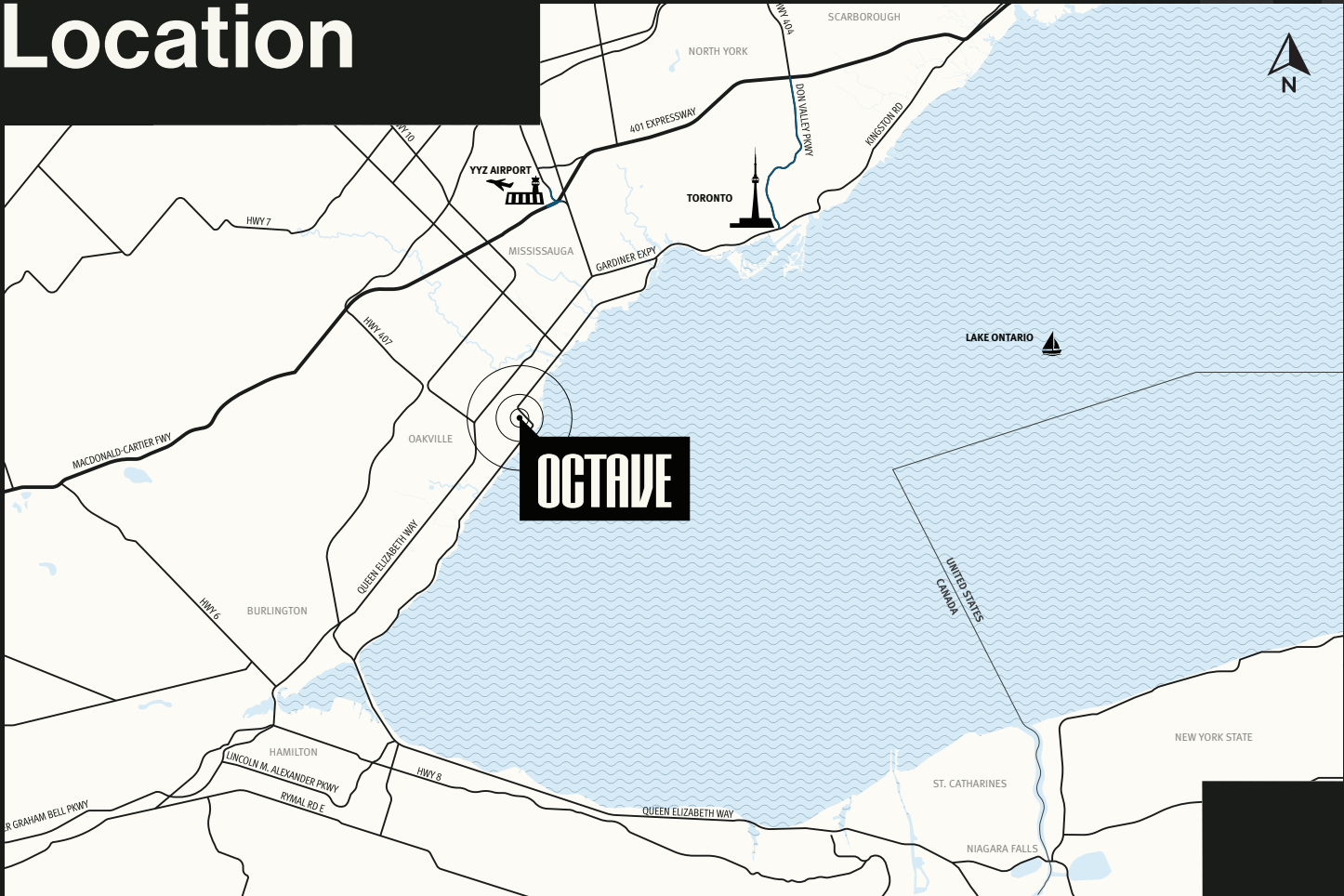
# Unit Breakdown & Pricing

| Unit | Unit Footprint SF | Mezz SF | Total SF | Price PSF | Loading | Parking |
|------|-------------------|---------|----------|-----------|---------|---------|
| 101  | 15,061            | 1,984   | 17,045   | –         | 2D,1G   | 15      |
| 102  | 14,990            | 1,801   | 16,791   | –         | 2D,1G   | 14      |
| 103  | 15,011            | 1,804   | 16,815   | \$495     | 2D,1G   | 14      |
| 104  | 14,986            | 1,793   | 16,779   | \$495     | 2D,1G   | 14      |
| 105  | 14,981            | 1,801   | 16,782   | \$490     | 2D,1G   | 14      |
| 106  | 14,986            | 1,796   | 16,782   | \$490     | 2D,1G   | 14      |
| 107  | 18,609            | 2,260   | 20,869   | \$485     | 3D,1G   | 17      |
| 108  | 20,519            | 2,088   | 22,607   | \$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



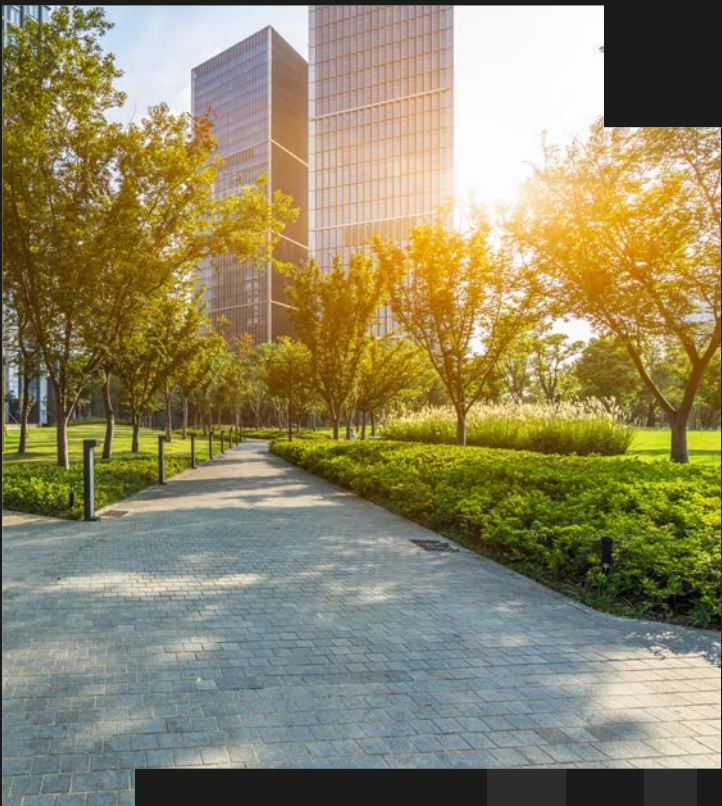
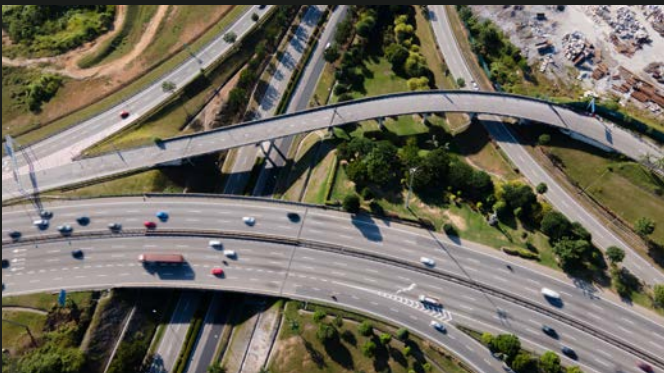
## AMENITIES

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



# Contact



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