

FOR SALE  
**Legacy**  
BUSINESS CENTRE



**2370 & 2340 MEADOWVALE BOULEVARD**  
MISSISSAUGA, ONTARIO

Developed by

**Beedie**

Marketed by

**Colliers**  
INTERNATIONAL





**Legacy**  
BUSINESS CENTRE

## // OPPORTUNITY

Located in Mississauga's high-profile submarket of Meadowvale, Legacy Business Centre ("Legacy") presents occupiers and investors a rare opportunity to own state-of-the-art industrial condos starting at 12,432 SF, including walk-up second floor. Built by Beedie, one of Canada's largest private industrial developers, Legacy Business Centre is designed to position your business for success with exceptional operational efficiency and the highest quality construction. Connect better with your customers and employees with direct access to two Highway 401 interchanges, signage exposure from the highway, and close access to neighbourhood amenities.



# YOUR LEGACY STARTS HERE.

## LOCATION

Meadowvale Boulevard is strategically located at Mississauga Road and Highway 401, in the community of Meadowvale, one of the most sought-after markets in Mississauga and the Greater Toronto Area. The subject site offers convenient access to the 400 series highways, public transit, Pearson Airport and many amenities. The site is immediately surrounded by a mix of high-quality office and industrial buildings, as well as parks and open green spaces.

Bordered by Highway 401 to the south and with Highway 407 in close proximity to the north, this property provides great route options to destinations across the GTA and other Southern Ontario markets as well as to the U.S. border in Windsor.

## AMENITIES

Legacy is centrally located to many amenities with a variety of restaurants, retail shopping, hotel accommodations and banks close by. Fast food and formal dining options are both available and in abundance, some within walking distance to the property.

## PUBLIC TRANSPORTATION

Legacy also offers a number of public transportation options. The Meadowvale GO Station is located just south of Highway 401, part of the Milton line and is a six-minute drive from the property. Mississauga Transit (MiWay) also provides for direct access to Legacy along Meadowvale Boulevard via route 38 Creditview, which provides transportation to the Meadowvale GO Station and other amenities. Buses run every half hour throughout the day with stops along Meadowvale Boulevard at Syntex Drive and at Rapistan Court, both within walking distance to the property.



### ZONING

E2-24 - Employment Zone



### OCCUPANCY

BLDG A – Q1 2021  
BLDG B – Q2 2021



## BUILDING FEATURES

**CONSTRUCTION**  
Insulated concrete pre-cast panels

**DOCK & GRADE**  
Loading per bay

**CEILING HEIGHT**  
28' clear

**LIGHTING**  
High-efficiency LED

**SPRINKLERS**  
ESFR sprinkler system

**ELECTRICAL SERVICE**  
3-phase, 600 volt, 200 amp

**FLOOR LOAD**  
500 lbs/SF warehouse floor load capacity

**WALK-UP SECOND FLOOR**  
Concrete, complete with expansive glazing, guard rail & 100 lbs/SF floor load capacity

**SKYLIGHTS**  
Warehouse skylights

**RECIRCULATION FANS**  
Ceiling fans



OWNING YOUR COMPANY'S REAL ESTATE PROVIDES FLEXIBLE EXIT STRATEGIES FOR BUSINESS OWNERS.

1

Selling your business and retaining an income producing real estate asset.

2

Securing a substantial cash infusion through a sale-leaseback.

3

Selling both your business and the facility together.

## AN ECONOMIC POWERHOUSE: THE GREATER TORONTO AREA INDUSTRIAL MARKET

There's no better time than now to own industrial real estate in the Greater Toronto Area (GTA). The market continues to reach new heights setting benchmarks in property values and lease rates, with record low availability. With such strong market fundamentals in place, demand is rapidly outstripping supply. Q1 2019 concluded with a GTA industrial availability rate of 1.2% – the lowest recorded in history. Average industrial rental rates across the GTA increased to \$7.85 PSF from \$6.41 PSF, reflecting a 22.5% year-on-year rental growth. Historic low availability and strong tenant demand will continue to put upward pressure on rents.

Of the current 7.6 million SF of industrial property under construction in the GTA, the majority of which is expected to be delivered in late 2019, strong tenant pre-commitment on these projects means availability of space is unlikely to improve. Industrial occupiers with space requirements around the 10,000 to 30,000 SF range are expected to face even tighter market conditions as the majority of new construction supply is built to address the needs of big box tenants. The competition for small bay industrial space is further projected to increase within this segment critical to last-mile distribution and logistics as e-commerce grows in key markets across Canada.\*

\* Colliers Greater Toronto Area Industrial Market First Quarter 2019

## THE BENEFITS OF OWNING REAL ESTATE



### 1. SECURITY of ownership

Customize your space and grow your business with confidence knowing your real estate strategy is solely in your hands. Be your own landlord and remove any potential disruption to your operations, while having greater control over your operating costs.



### 2. DIVERSIFICATION of investments

A rare opportunity to own industrial real estate in a core Canadian market. Build wealth through a proven investment vehicle.



### 3. FINANCING advantages

Take advantage of record-low interest rates and an abundance of financing options to suit your needs.





TWIN CREEKS BUSINESS CENTRE  
19353 - 22 Avenue, Surrey, BC

## // THE ROAD TO OWNERSHIP

Beedie will be there to help you every step of the way. During the construction period, you will be given regular progress updates and the opportunity to tour the property during construction.

As Legacy approaches construction completion, Beedie will provide ample notice so you have plenty of time to finalize financing arrangements and coordinate with legal counsel allowing you to take ownership of your unit. Beedie will walk you through your unit before handing over the keys to your business' new home.

As soon as Legacy Business Centre is ready for occupancy, rest assured the asset will be managed by an experienced licensed property manager. The property manager in conjunction with Beedie's development team, will help you navigate through the Condo Corporation's approvals for your office improvements and corporate signage installation. After move-in, the property manager will then ensure the property is well-maintained and will take care of the day-to-day management of the development leaving you free to focus on your business.

## // BEEDIE CONDO PROGRAM

As a leading industrial developer with a 65+ year history in Western Canada, Beedie is excited to make an entrance into the Greater Toronto Area with Legacy Business Centre. The industrial condominium ("condo") ownership model is well regarded and in high demand in both British Columbia and Alberta. Having successfully completed more than 30 industrial condo projects, Beedie has a long track record of award-winning projects and very satisfied clients.

For small to medium-sized businesses, condo ownership provides the opportunity to own commercial real estate in a professionally managed development. This allows for excellent maintenance of the real estate asset and carefree ownership for the operating business, while building equity.

From the selection of the site location to the completed development, every aspect is carefully considered. Beedie projects are designed and constructed to provide owners with high-quality, efficient, well thought-out units.

Over the past decade, Beedie has worked with local businesses and watched them grow – from being tenants, to purchasing their first condo unit, to owning multiple condo units and eventually, developing custom built-to-suit facilities. This is one of many reasons why Beedie is committed to the industrial condo program and developing these projects across Canada.



FRASER MILLS INDUSTRIAL  
12 King Edward Street, Coquitlam, BC



DELTA LINK BUSINESS CENTRE  
7717 Beedie Way, Delta, BC



## ABOUT THE DEVELOPER

# Beedie/

Since 1954, we've combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 30 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value.

As we grow our operations across North America, we are pleased to announce that we now have industrial building opportunities available in British Columbia, Alberta, Ontario and Las Vegas.

**BUILT FOR TODAY.  
BUILT FOR TOMORROW.  
BUILT FOR GOOD.**

[www.beedie.ca](http://www.beedie.ca)





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**Beedie** Built for good

Marketed by



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