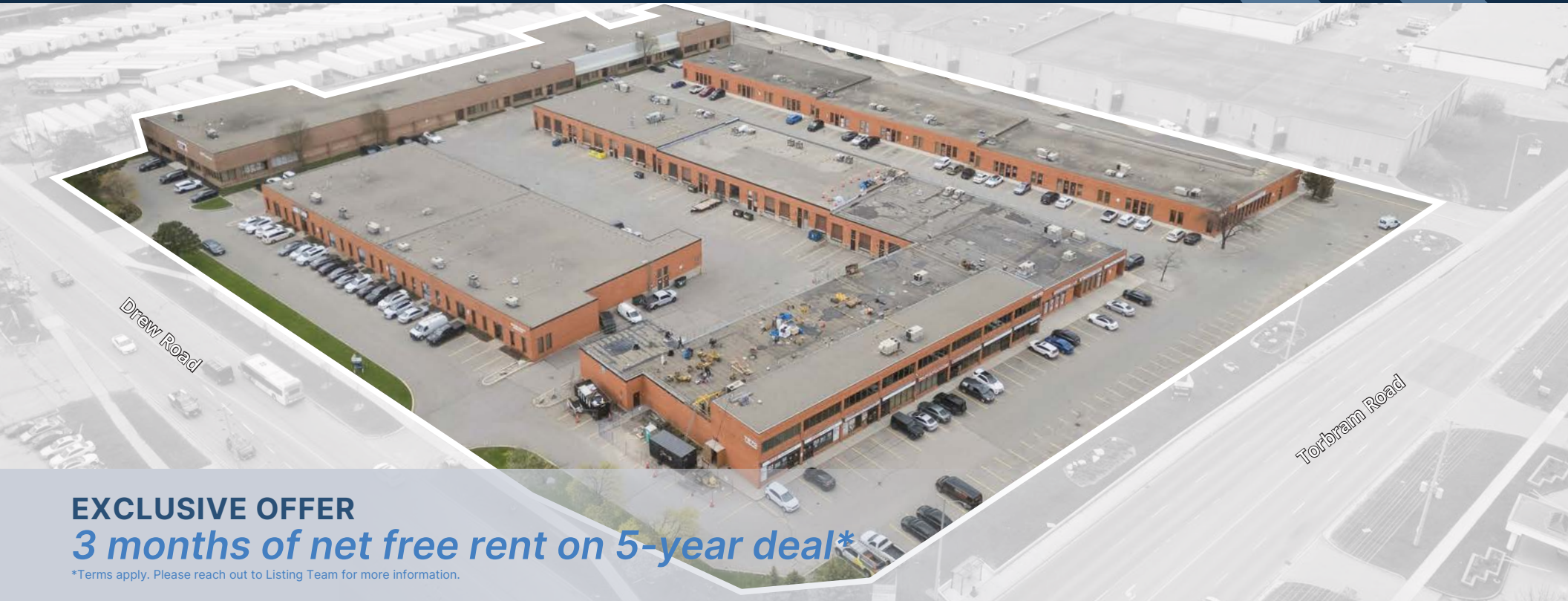


2395-2421 DREW ROAD, 7270 & 7290 TORBRAM ROAD, MISSISSAUGA

Premium Small Bay Industrial Units
For Lease



EXCLUSIVE OFFER

3 months of net free rent on 5-year deal*

*Terms apply. Please reach out to Listing Team for more information.

Listing Team:

ERIC MARGO*

Associate Vice President

Direct: +1 437 995 1400

eric.margo@colliers.com

JACKSON RAWLIN

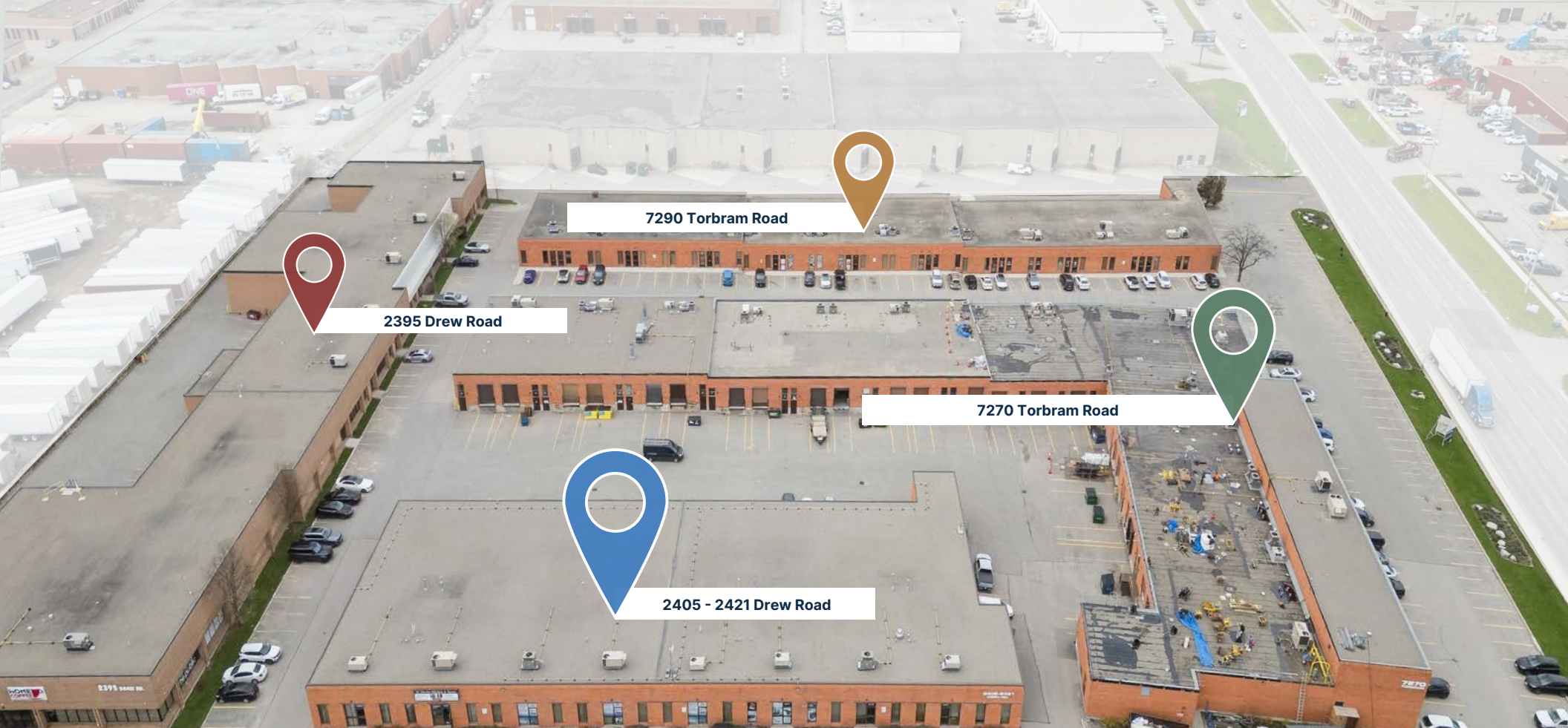
Sales Representative

Direct: +1 416 995 4201

jackson.rawlin@colliers.com

Presented By:





PROPERTY OVERVIEW

Colliers is pleased to offer a multi-unit industrial leasing opportunity in the heart of Central Mississauga, prominently located at the intersection of Drew Road and Torbram Road. The buildings benefit from strong corner exposure along a heavy trafficked corridor, providing excellent visibility and accessibility.

Ideally situated with convenient access to Highways 401, 410, and 403, and within minutes of Toronto Pearson International Airport, public transit, and a wide range of nearby amenities, this offering caters to a variety of industrial users.

The buildings offers some move-in ready units featuring office areas, washrooms, and efficient shipping, along with separately metered services. Professionally managed by Pure Industrial and well maintained, the property also provides ample on-site parking.

PHOTOS

2395 Drew Road



2405 - 2421 Drew Road



7270 Torbram Road



7290 Torbram Road



AVAILABILITY SUMMARY

AVAILABILITIES

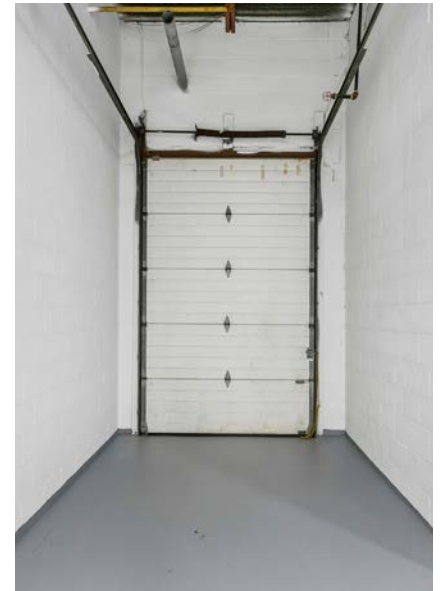
Address	Unit	Area (SF)	Availability
7270 Torbram Road	5	2,050	Immediate
7270 Torbram Road	17	1,718	November 1, 2026
7290 Torbram Road	11-12	3,154	November 10, 2026
7290 Torbram Road	18	1,655	December 1, 2026
2405 Drew Road	-	3,225	November 1, 2026
2417 Drew Road	-	3,135	Immediate
2421 Drew Road	-	3,250	Immediate

LEASED UNITS

Address	Unit	Area (SF)	Availability
7290 Torbram Road	7	1,655	LEASED
2395 Drew Road	2-3	6,364	LEASED
2419 Drew Road	-	3,124 SF	LEASED



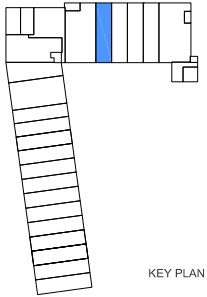
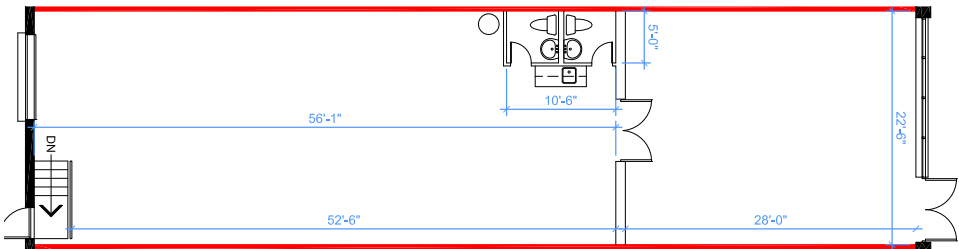
MODEL SUITE



AVAILABILITIES

Unit Overview

7270 Torbram Road	Unit 5
Total Area (SF)	2,050
Office Area (SF)	698
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	TBD
Asking Price (PSF)	\$19.25
Additional Rent (PSF)	\$6.92
Gross Rent (PSF)	\$26.17
Possession	Immediate

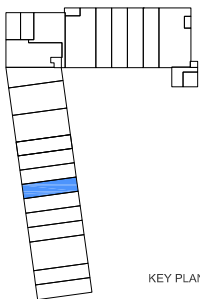


KEY PLAN

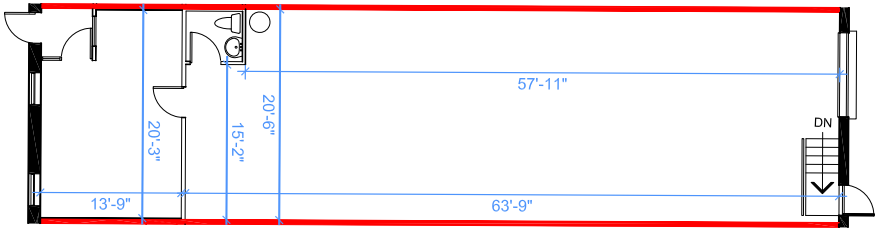
AVAILABILITIES

Unit Overview

7270 Torbram Road	Unit 17
Total Area (SF)	1,718
Office Area (SF)	358
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	30 Amps
Asking Price (PSF)	\$19.25
Additional Rent (PSF)	\$6.92
Gross Rent (PSF)	\$26.17
Possession	November 1, 2026



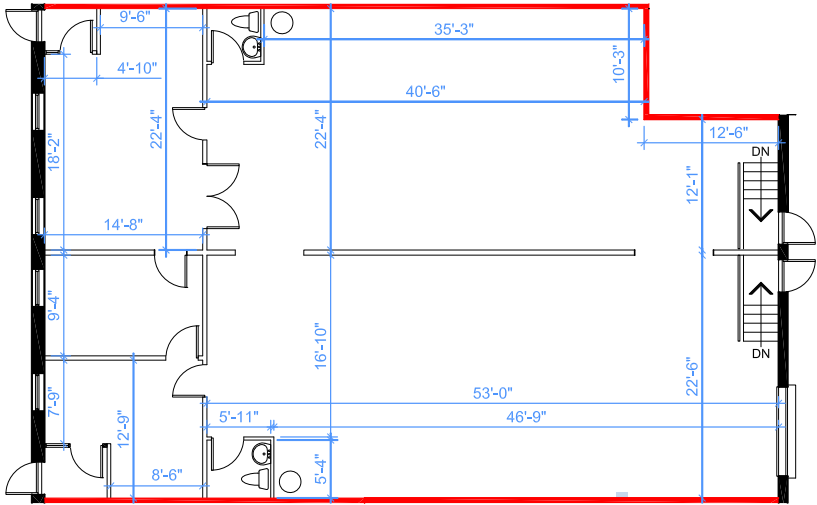
KEY PLAN



AVAILABILITIES

Unit Overview

7290 Torbram Road	Unit 11-12
Total Area (SF)	3,154
Office Area (SF)	819
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	TBD
Asking Price (PSF)	\$17.95
Additional Rent (PSF)	\$6.92
Gross Rent (PSF)	\$24.87
Possession	November 10, 2026

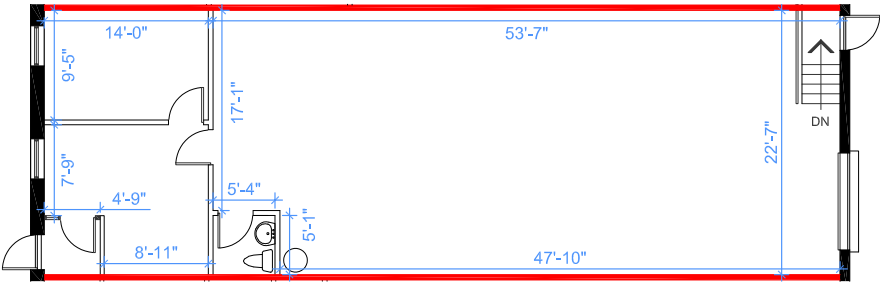
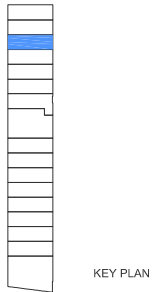


KEY PLAN

AVAILABILITIES

Unit Overview

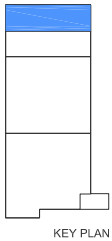
7290 Torbram Road	Unit 18
Total Area (SF)	1,655
Office Area (SF)	396
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$19.25
Additional Rent (PSF)	\$6.92
Gross Rent (PSF)	\$26.17
Possession	December 1, 2026



AVAILABILITIES

Unit Overview

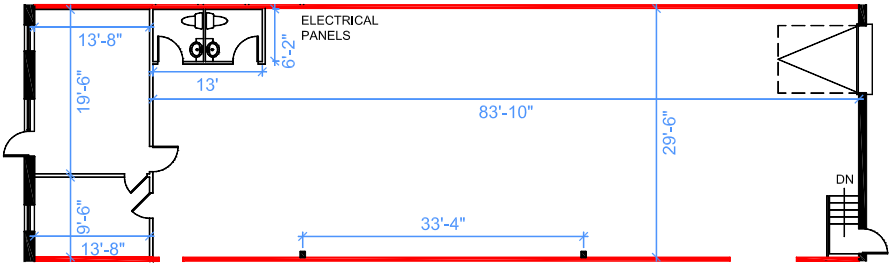
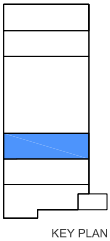
2405 Drew Road	
Total Area (SF)	3,225
Office Area (SF)	518
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	60 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent (PSF)	\$25.42
Possession	November 1, 2026



AVAILABILITIES

Unit Overview

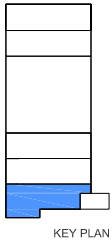
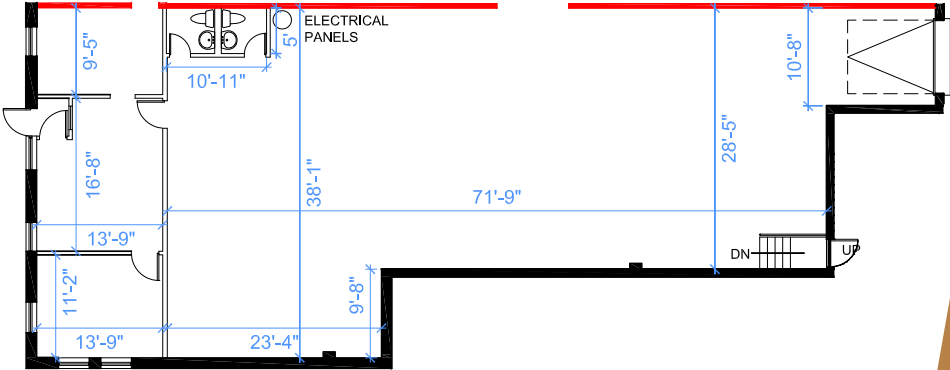
2417 Drew Road	
Total Area (SF)	3,135
Office Area (SF)	566
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent (PSF)	\$25.42
Possession	Immediate



AVAILABILITIES

Unit Overview

2421 Drew Road	
Total Area (SF)	3,250
Office Area (SF)	690
Clear Height	13'
Shipping	1 TL
Zoning	E3
Power	100 Amps
Asking Price (PSF)	\$18.50
Additional Rent (PSF)	\$6.92
Gross Rent (PSF)	\$25.42
Possession	Immediate

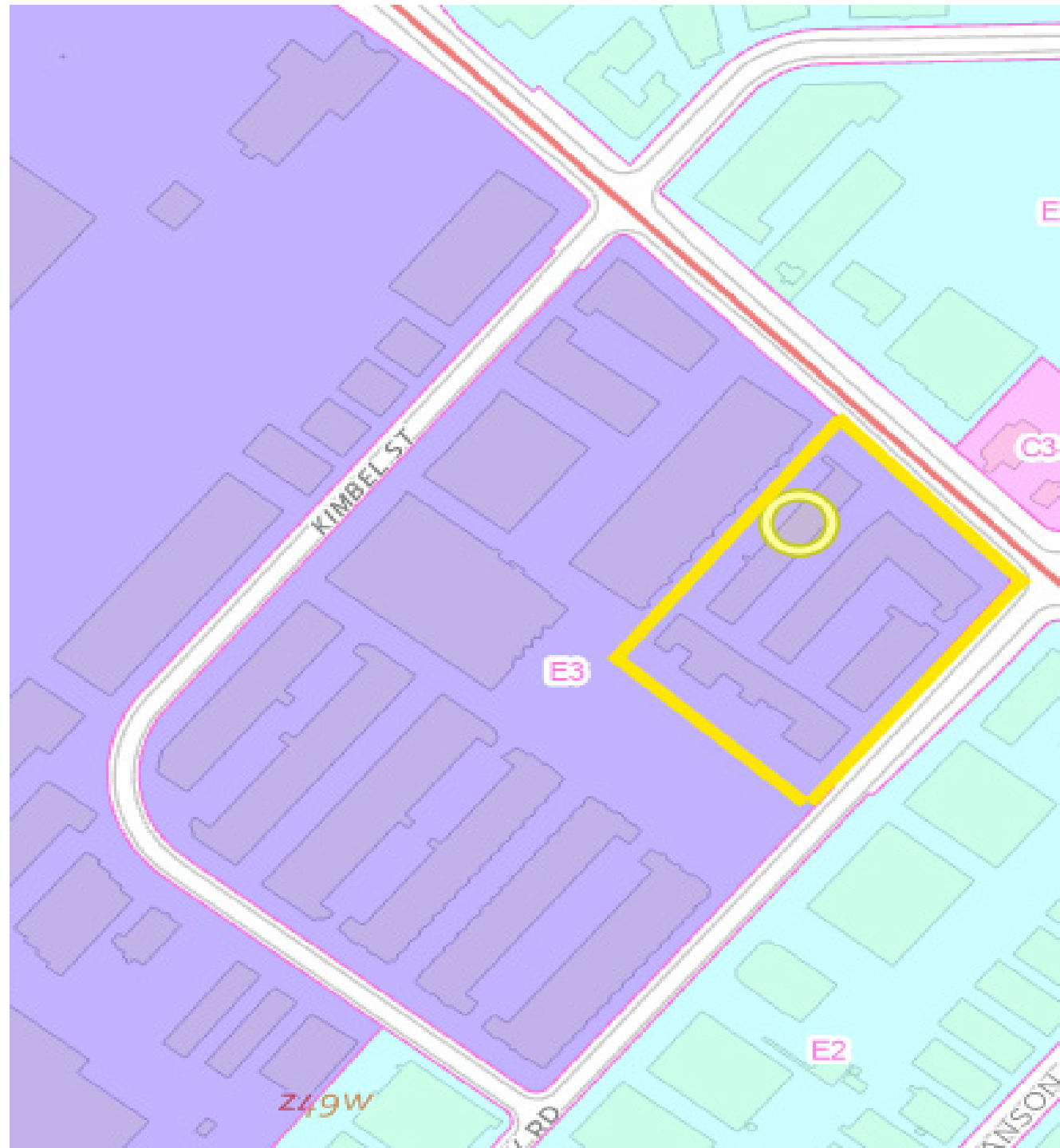


ZONING OVERVIEW

Zone E3 Industrial

Permitted Uses

- Office
- Broadcasting/Communication Facility
- Medical Office
- Manufacturing Facility
- Waste Processing Station
- Composting Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Warehouse Distribution Facility
- Self-Storage Facility
- Contractor Service Shop
- Restaurants
- Convenience
- Take-Out Restaurants
- Commercial School
- Financial Institution*
- Veterinary Clinic
- Banquet Hall/Conference Centre/
Convention Centre
- Animal Boarding Establishment
- University/College



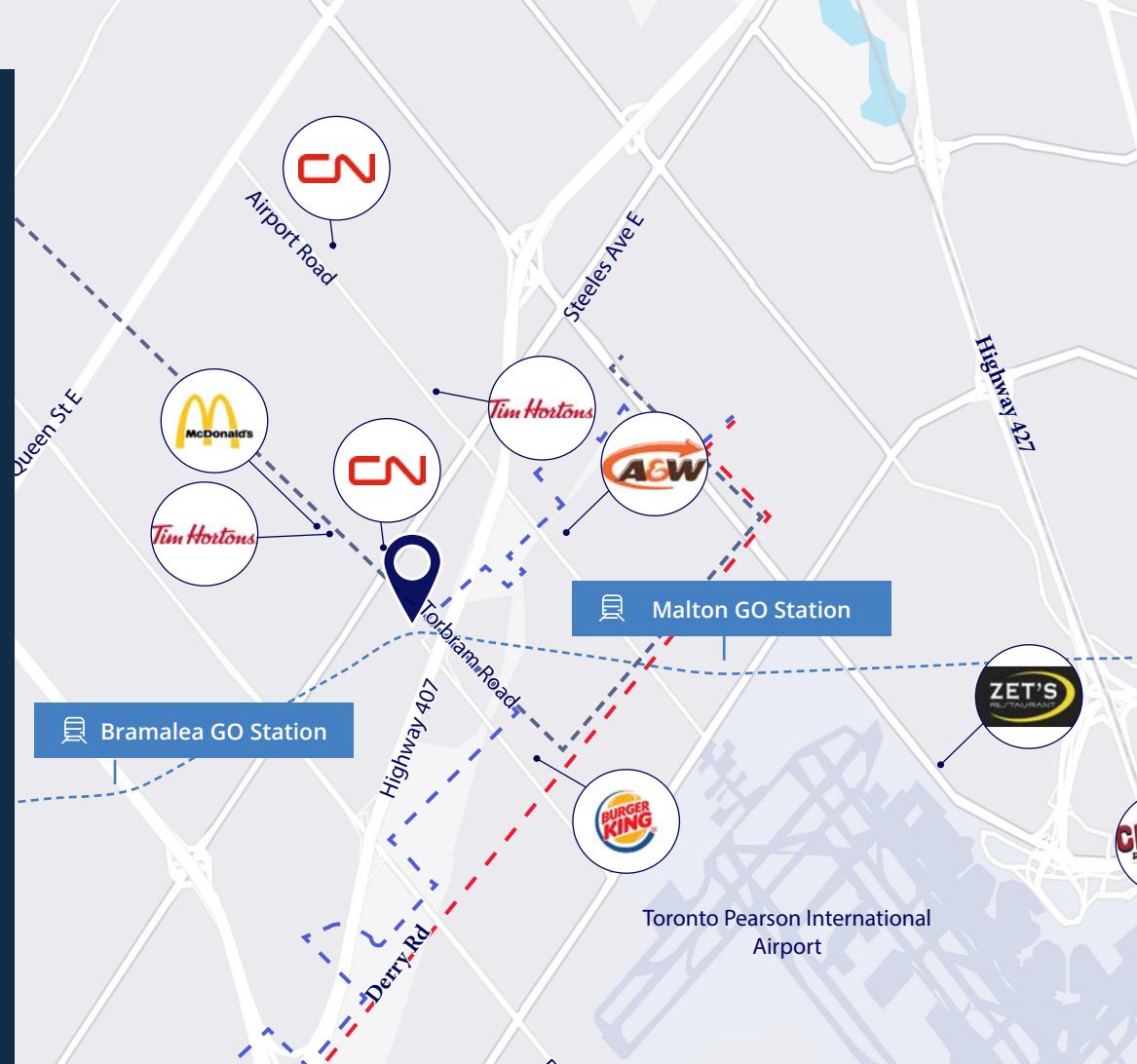
*Prospective tenants will be responsible for confirming and satisfying zoning requirements

CONNECTIVITY & ACCESS

Amenities, ease of access, transit, quick access to major highways and airport, and well-developed infrastructure supports workforce attraction and retention.

Located in Northeast Mississauga, 2395-2421 Drew Road and 7270 Torbram Road form a highly strategic location with an extensive range of surrounding amenities that enhance its appeal for both tenants and employees.

The Property is exceptionally well-served by regional and local transit, providing convenient options for employees and visitors. It is located just minutes from major highways including Highways 410, 427, and 407, offering direct connections to the Greater Toronto Area. GO Transit services are accessible nearby, while local bus routes provide additional commuting options.



DRIVE TIMES

407	Highway 407	6 MIN	400	Highway 400	25 MIN		
410	Highway 410	12 MIN	QEW	Queen Elizabeth Way	25 MIN		U.S.A. Border 90 MIN
427	Highway 427	12 MIN	CPKC	CPKC Intermodal	26 MIN		Pearson Airport 13 MIN
401	Highway 401	16 MIN		Downtown Toronto	45 MIN	CN	CN MacMillan Yard 27 MIN

OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 43M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,200 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

PUREINDUSTRIAL.CA



Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

Learn more at corporate.colliers.com
Twitter @Colliers or LinkedIn.

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CONTACT

ERIC MARGO*

Associate Vice President

Direct: +1 437 995 1400

eric.margo@colliers.com

JACKSON RAWLIN

Sales Representative

Direct: +1 416 995 4201

jackson.rawlin@colliers.com

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