

7270 TORBRAM ROAD, MISSISSAUGA

High Visibility Office Units
For Lease

**7270
TORBRAM**

Unit 200

EXCLUSIVE OFFER
Rent Free until 2027!

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

Listing Team:

ERIC MARGO*

Associate Vice President

Direct: +1 437 995 1400

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JACKSON RAWLIN

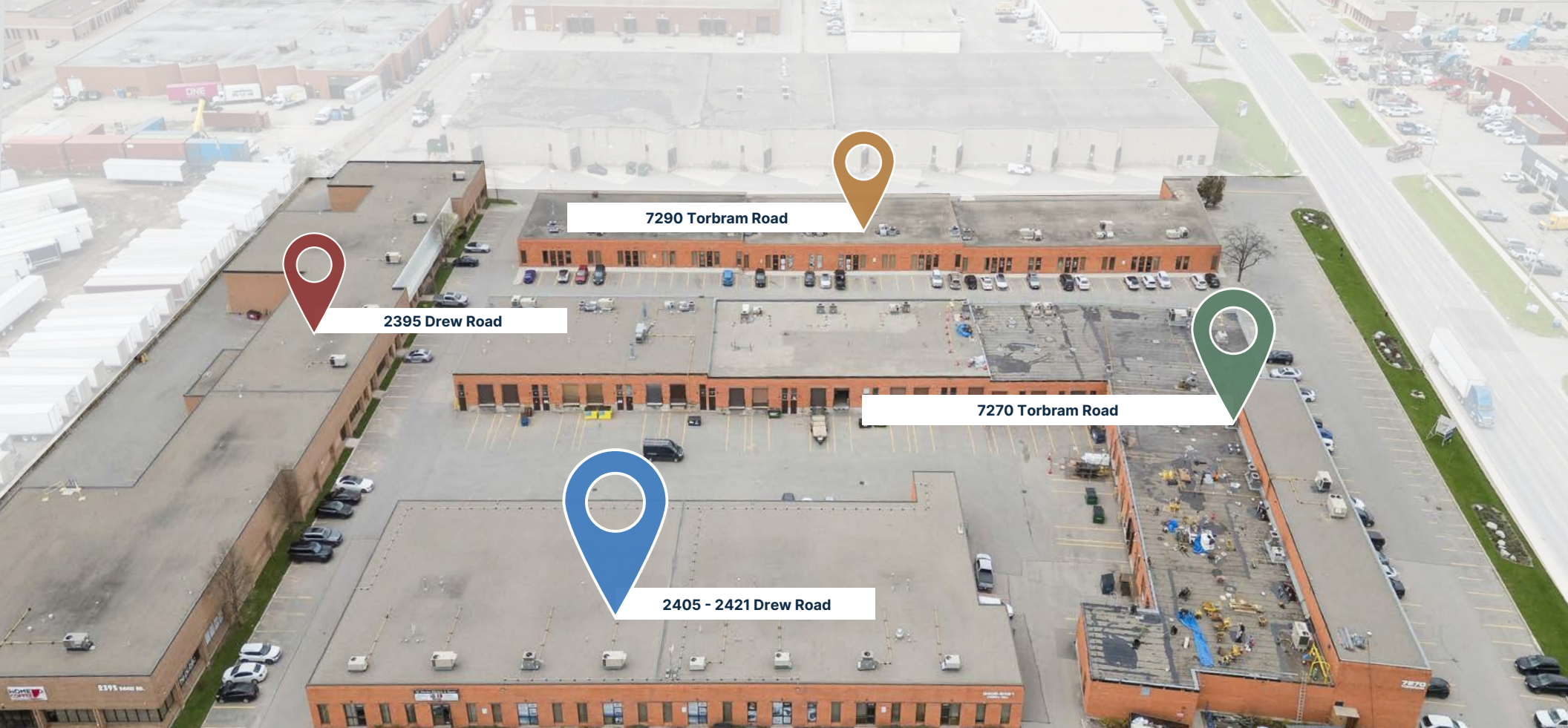
Sales Representative

Direct: +1 416 995 4201

jackson.rawlin@colliers.com

Presented By:





PROPERTY OVERVIEW

Colliers is pleased to offer office leasing opportunities within a professionally managed commercial complex in the heart of Central Mississauga. Prominently located at the intersection of Torbram Road and Drew Road, the property benefits from excellent visibility, convenient accessibility, and immediate access to the GTA's major transportation network.

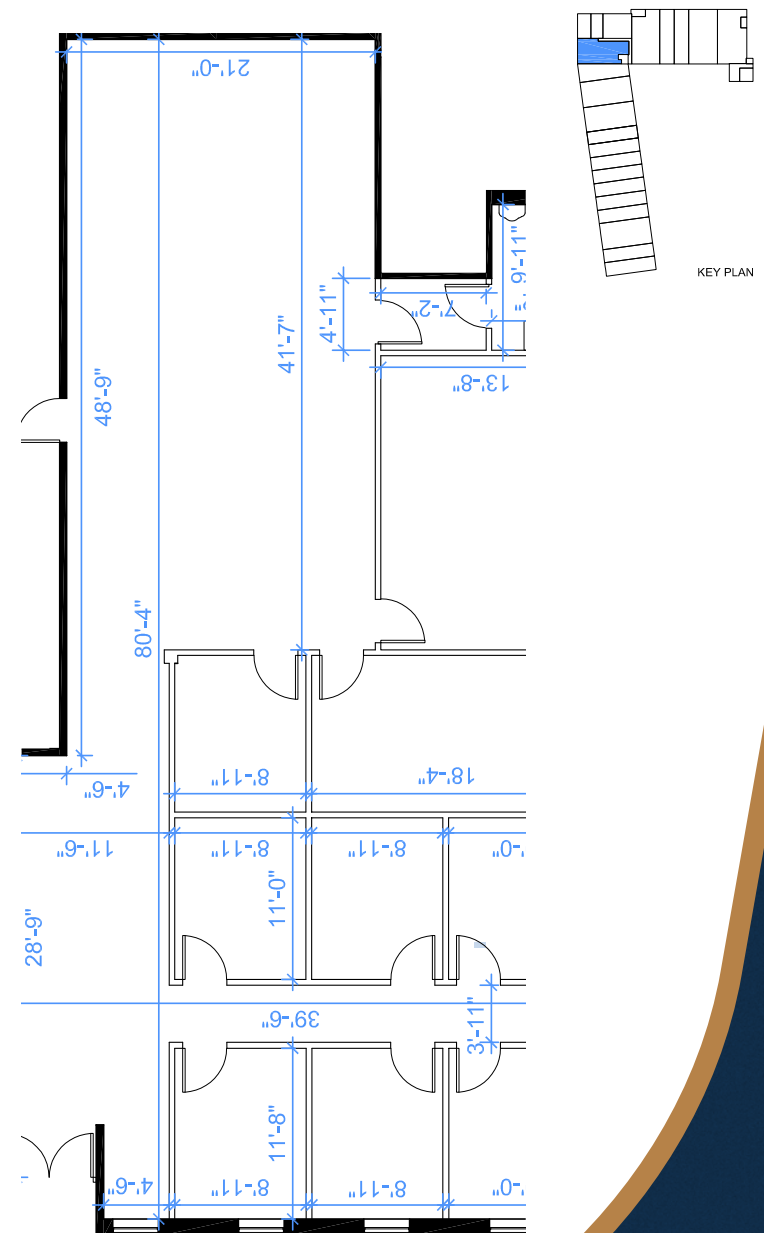
The available office suites offer efficient layouts suitable for a variety of professional, administrative, educational, office users. Featuring existing private offices, meeting rooms, open work areas, and washrooms, the spaces provide a

functional, move-in ready environment that can accommodate a range of business operations.

Professionally managed by Pure Industrial, the property offers ample on-site parking, separately metered services, and a well-maintained business environment. Ideally situated just minutes from Highways 401, 403, and 410, Toronto Pearson International Airport, public transit, and a wide range of nearby amenities, the property provides an exceptional location for businesses seeking connectivity and convenience.

7270 Torbram Road, Unit 200, Mississauga

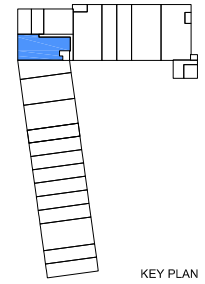
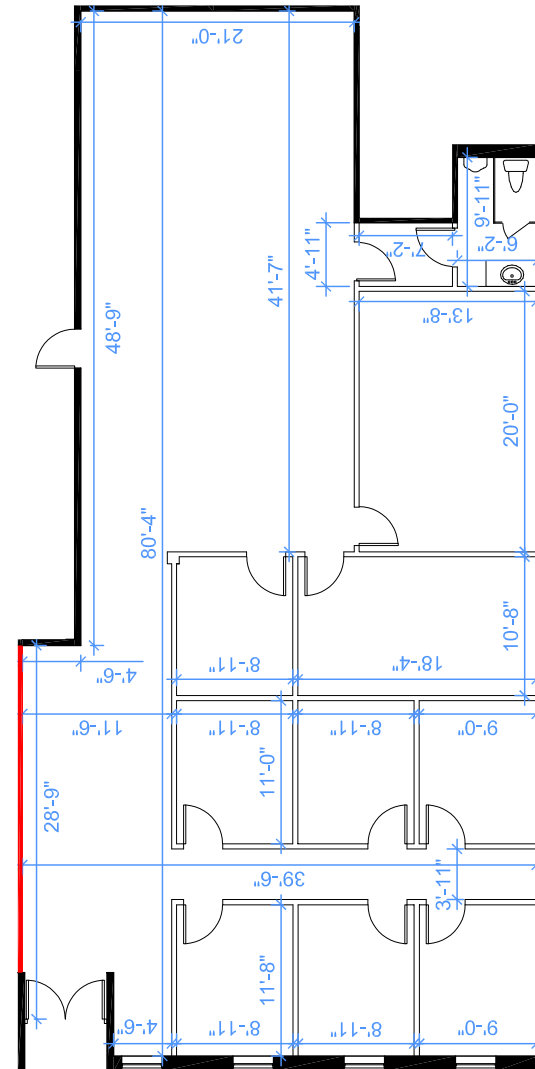
7270 Torbram Road	Unit 200
Lease Type	Head Lease
Total Area (SF)	6,071
Asking Rate (PSF Net)	\$9.50
TMI (PSF Net)	\$6.92
Possession	November 1, 2026



UNIT OVERVIEW

7270 Torbram Road, Unit 8, Mississauga

7270 Torbram Road	Unit 8
Lease Type	Head Lease
Total Area (SF)	3,167
Asking Rate (PSF Net)	\$16.25
TMI (PSF Net)	\$6.92
Possession	November 1, 2026

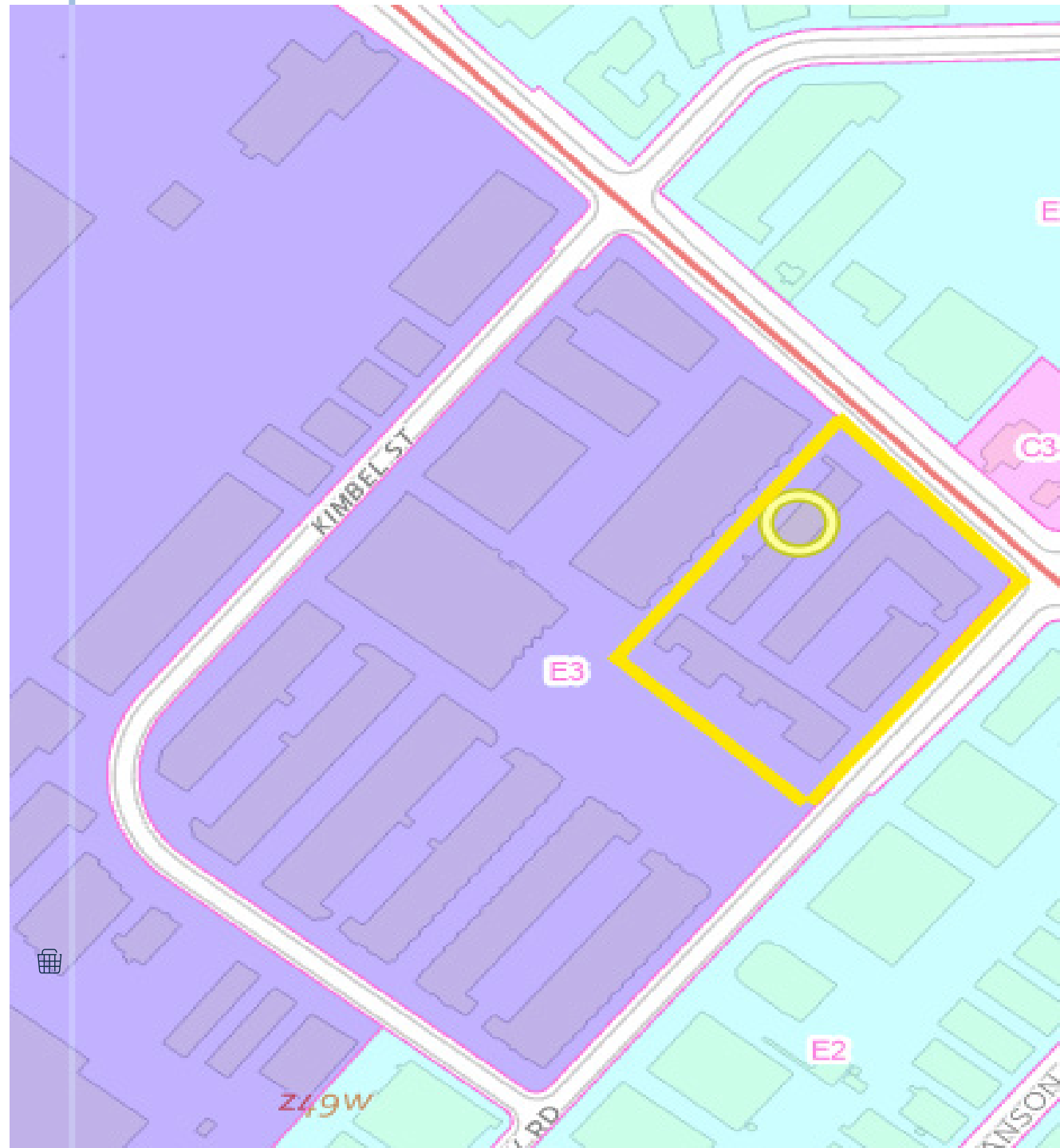


ZONING OVERVIEW

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



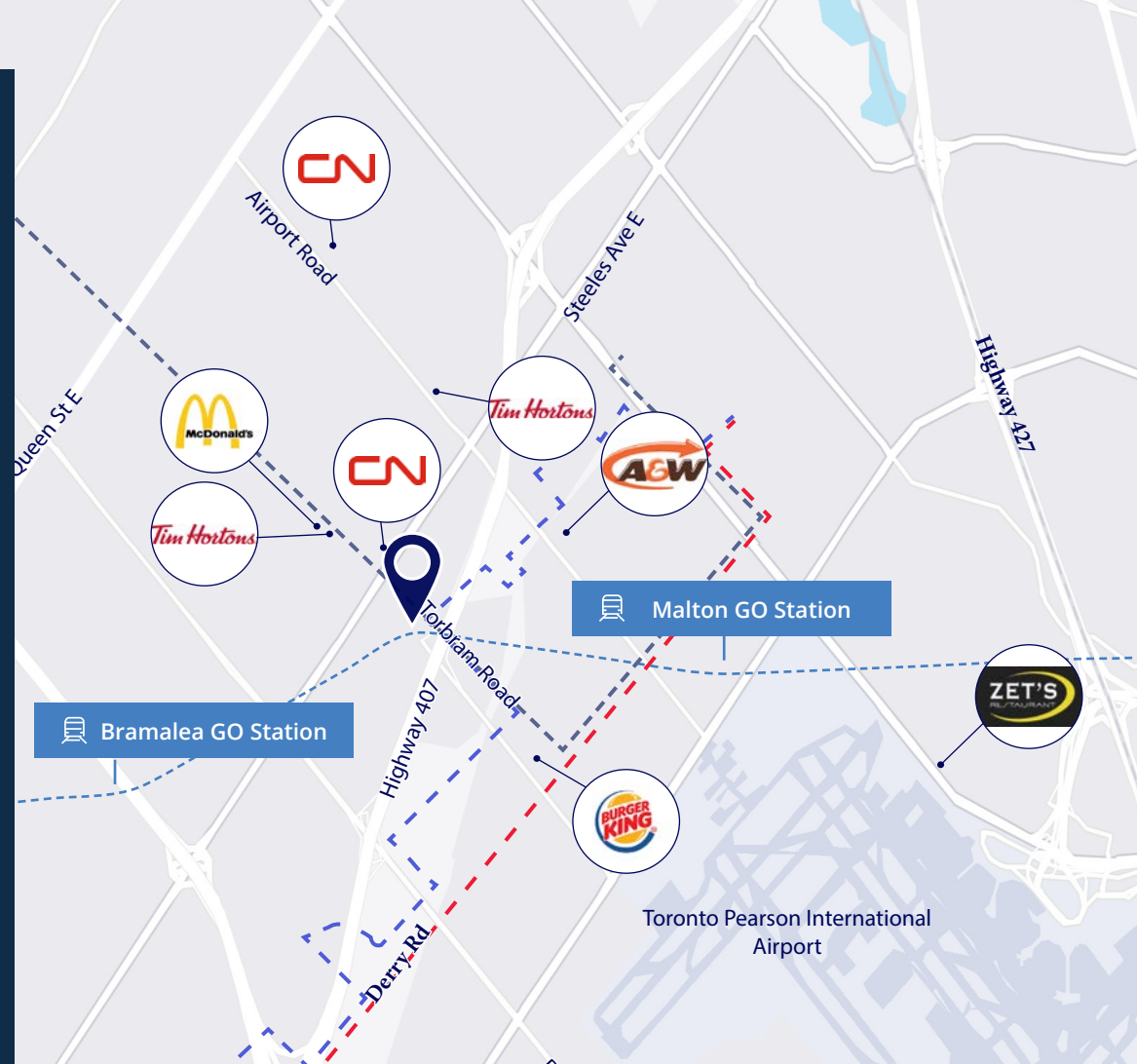
*Prospective tenants will be responsible for confirming and satisfying zoning requirements

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

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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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