



For Sale

952 Middlegate Road, Mississauga, ON

Strategically Located
Industrial Land Opportunity

The Offering

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to offer for sale a 100% freehold interest in 952 Middlegate Road (the "Property" or the "Site"), a 6.8-acre industrial site located in Mississauga, ON. Currently operating as an overnight parking lot, the Property is zoned E2-131 and offers potential developers or occupiers a diverse range of Employment uses. The Site is strategically located proximate to major transportation arteries including the QEW, Highways 401, 403, 410, 427, the Gardiner Expressway and Toronto Pearson International Airport. The Property features over 600 feet of frontage on Middlegate Road and has two points of ingress and egress, with the ability to divide the Site further at the future owner's discretion. The Property's adaptable configuration, strategic location and current zoning designation collectively enhance its potential for industrial development, aligning with the dynamic market conditions of the Greater Toronto Area ("GTA").

Property Overview



6.8 acres
Lot Area



613 ft
Frontage



E2-131
Zoning



'L'
Lot Shape

Asking Price: Contact Listing Team



Investment Highlights



Exceptional Site Location

The Site benefits from its transit-oriented locale, situated only 2.5 km from Dixie GO Station on the Milton Line, 5.5 km from Long Branch GO Station on the Lakeshore Line and within a 15-minute drive from multiple 400-series highways and Toronto Pearson International Airport.



Industrial Development Opportunity

The Property offers a rarely available prospect for industrial development, allowing an investor to take advantage of the exceptional industrial market conditions in GTA West. Mississauga remains a location of choice for domestic and international businesses seeking industrial space, contributing to the node's consistently low vacancy rates, which rank among the most competitive in the GTA



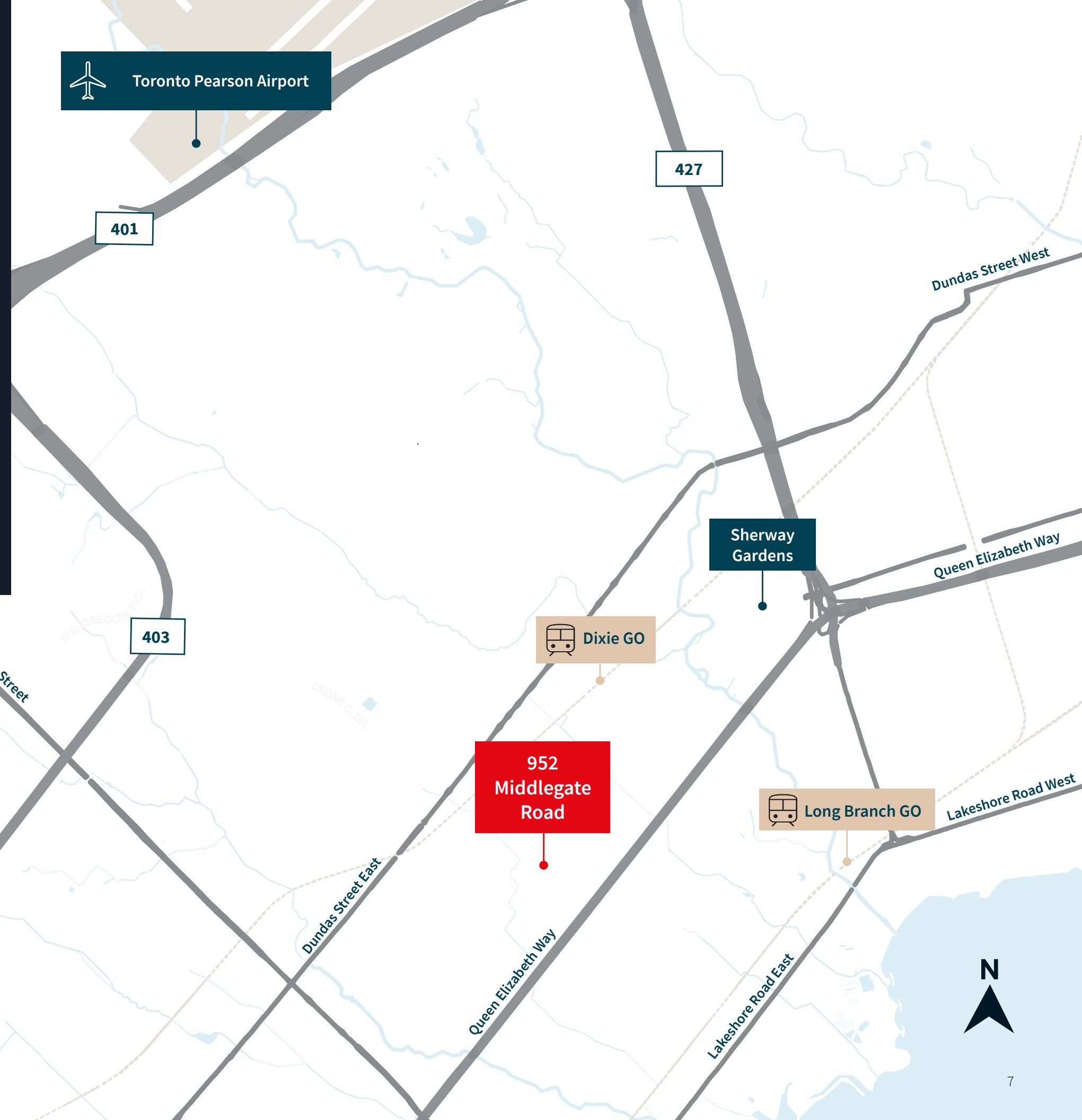
Flexible Employment Zoning

E2 zoning permits a broad range of employment uses including office, manufacturing, motor vehicle uses, warehousing, self-storage and more.









Location Overview

The Property occupies a strategic position in central Mississauga, offering significant advantages within the GTA. The Site's location provides exceptional connectivity through an extensive highway network, including Highways 401, 403, 410 and the QEW, facilitating efficient movement of goods and personnel. The Property's proximity to Toronto Pearson International Airport is particularly beneficial for businesses engaged in time-sensitive logistics or frequent travel. Well-served by Mississauga's MiWay and GO Transit, the area ensures easy commuting for employees. This central location also connects seamlessly to neighbouring cities like Toronto, Brampton and Oakville, tapping into a diverse talent pool and expanded market reach. Mississauga's thriving business environment, home to various multinational corporations and SMEs, contributes to consistently high demand and low vacancy rates for industrial space.



DRIVE TIMES:

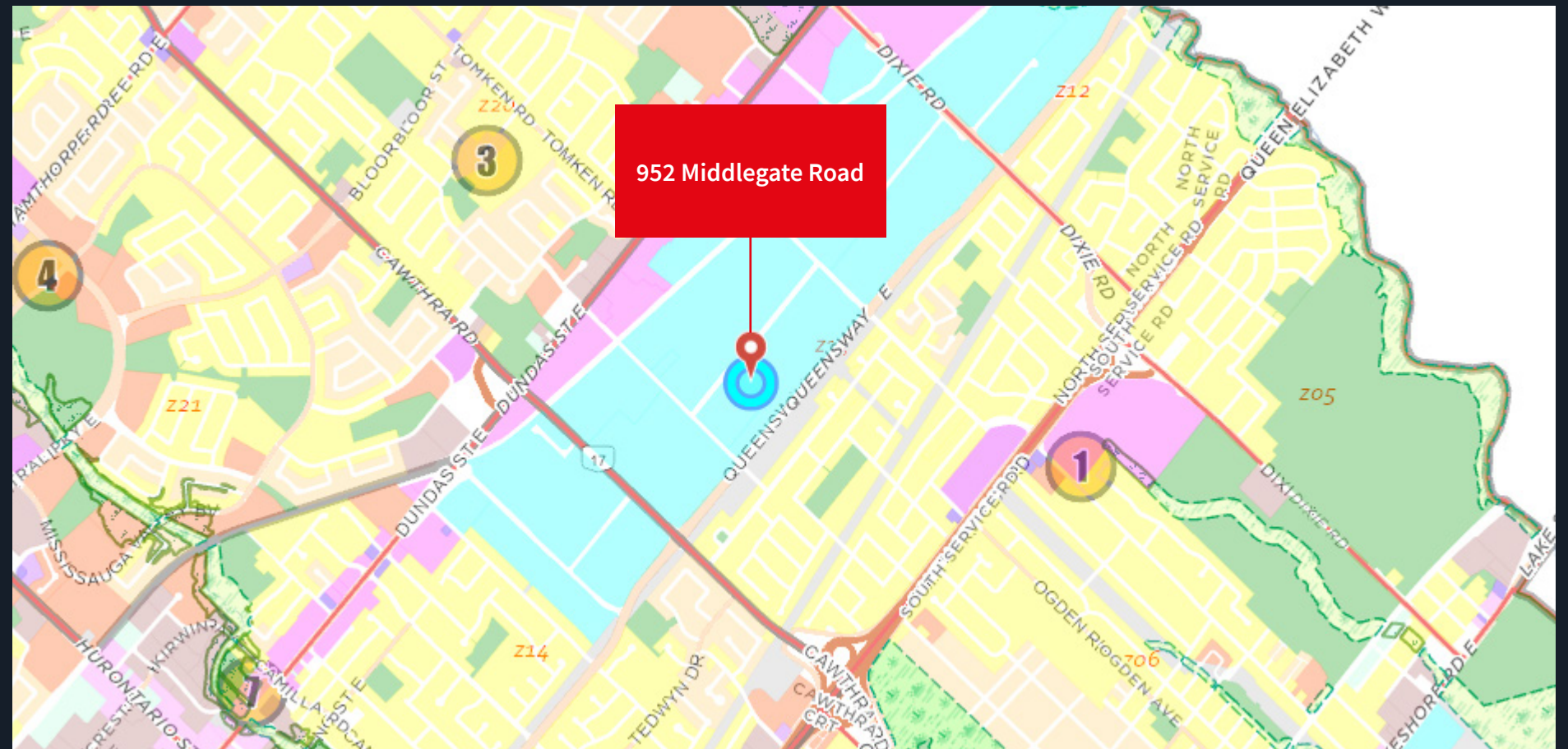
-  4 Min – QEW
-  6 Min – Dixie GO Station
-  6 Min – CF Sherway Gardens
-  10 Min – Long Branch GO Station
-  11 Mins – Highway 401
-  15 Min – Toronto Pearson Int. Airport

Zoning: E2-131 Designation

The Property is designated as E2-131 (Employment), which accommodates a broad spectrum of employment uses including office, manufacturing, motor vehicle uses, warehousing, self-storage or other accessory uses.

Permitted uses (but not limited to) :

- Financial Institution
- Manufacturing Facility
- Medical Office
- Motor Vehicle Rental and Wash Facility
- Office
- Parking Lot
- Restaurant
- School, University or College
- Self-storage Facility
- Truck Terminal
- Warehousing/Distribution
- Waste Processing/ Transfer Station



GTA Industrial Market Overview

As one of the strongest performing asset classes in the GTA, the industrial market continues to experience exceptional market fundamentals, exhibiting strong rental rate growth and historically low vacancy rates over the past few years. As of Q4-2024, the average net asking rental rate in the GTA was \$17.41 psf, compared to \$13.34 psf in Q4-2021, reflecting a 31% growth over three years. Despite rapidly increasing asking rents, the vacancy rate in the GTA increased slightly to 4.6% by the end of 2024, primarily driven by the delivery of large-bay speculative developments. Over the next few years, developers are expected to complete speculative projects and shift to a “built-to-suit” approach, contributing to a diminishing development pipeline and tightening industrial market.



GTA Industrial (Q4-2024)



853 Million SF
Total Inventory



4.6%
Total Vacancy



\$17.41 PSF
Average Asking Net Rent



Source: JLL Research

Financing and offering process

Free and clear

The Property will be offered for sale free and clear of existing financing.

Offering process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries about the Property should be directed to the attention of:

Bryce Gibson*

Executive Vice President

+1 416 238 9785

Bryce.Gibson@jll.com

Chris Martin*

Vice President

+1 647 529 6799

Chris.Martin@jll.com

Jared Cowley*

Vice President

+1 416 238 9942

Jared.Cowley@jll.com

**Sales Representative*

Jones Lang LaSalle Real Estate Services Inc., Brokerage

Bay Adelaide East, 22 Adelaide Street West, Suite 2600

Toronto, ON M5H 4E3

tel: +1 416 304 6000 | fax: +1 416 304 6001

jll.com

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