

INVESTMENT SUMMARY



6180 DANVILLE ROAD

MISSISSAUGA, ON

Single-Tenant Industrial Sale-Leaseback Opportunity



THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to offer for sale 100% freehold interest in a single-tenant industrial facility situated on a 1.44-acre site, located at **6180 Danville Road, Mississauga, ON** (the "Property" or the "Site") This single-story industrial facility spans 21,900 square feet ("sf") with 20-foot clear heights, three loading doors, and flexible Employment zoning that can accommodate a wide range of commercial and light industrial uses. Upon closing, the Property will be subject to a 15 year, triple-net sale-leaseback to Weber Marking Systems of Canada ("Weber" or the "Tenant"), a wholly-owned subsidiary of Weber Marking Systems Inc., which has been the sole occupant of the Property since its original construction.

PROPERTY SNAPSHOT



GLA
21,900 sf



Site Area
1.44 acres



Clear Height
20'+



Lot Coverage
35%



Zoning
E2



Loading doors
2 truck levels
1 drive-in



INVESTMENT HIGHLIGHTS



LONG-TERM TRIPLE NET LEASEBACK

Upon closing, the Property will be leased back to Weber Marking Systems of Canada for a 15-year term at rents in line with market, with escalations. The leaseback will be on a triple-net basis, with the Tenant assuming all operating and maintenance responsibilities, offering investors secure, long-term income with minimal management required.



STRATEGIC LOCATION

Strategically located within Mississauga, the Property benefits from access to the 400-series highway network, Toronto Pearson International Airport, and the CPKC Railway and CN Railway intermodal terminals, providing connectivity to major population centers and distribution infrastructure across the Greater Toronto Area ("GTA") and Greater Golden Horseshoe.



STRONG MARKET CONDITIONS

Mississauga's industrial market continues to outperform the broader GTA in Q2-2025. As the GTA's largest industrial submarket with 180.8 million square feet of inventory, Mississauga maintains its position as the second-tightest market in the GTA West with a 4.6% vacancy rate with average net asking rents positioned at \$17.53 psf. The limited development pipeline of only 950,000 sf is expected to further compress vacancy rates and drive rent increases, particularly for increasingly scarce small to mid-bay industrial inventory.

Source: JLL Research



TENANT OVERVIEW

WEBER MARKING SYSTEMS OF CANADA

Weber Marking Systems of Canada is a premier provider of high-quality labels and labeling solutions, and has operated out of 6180 Danville Road as its headquarters and sole manufacturing location in Canada since the Property's original construction. Weber's comprehensive service portfolio includes customized labeling solutions and expert support across diverse coding applications, delivered through cutting-edge technology and specialized personnel.



LOCATION OVERVIEW

Strategically positioned within Mississauga's core industrial corridor, proximate to the Hurontario Road and Highway 401 interchange, the Property offers exceptional connectivity to numerous major 400-series highways including 410, 403, and 407, as well as Toronto Pearson Airport — a key advantage for commercial and industrial tenants of all types.

The Property benefits from numerous transit options, with convenient access to the Cooksville and Brampton Innovation District stations along the Milton and Kitchener GO transit lines. The future Hazel McCallion Light Rail Transit ("LRT") line along Hurontario Street will further enhance accessibility to the Property.

Tenants at the Property have access to a comprehensive set of amenities, including extensive retail offerings at Heartland Town Centre and Square One, in addition to numerous public recreational destinations.

These key accessibility advantages make the Property an ideal location to attract skilled labour from an expansive and diverse workforce that spans across the GTA.



OFFERING PROCESS

FREE & 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:

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