

2323

ARGENTIA ROAD,
MISSISSAUGA, ON

SINGLE TENANT INDUSTRIAL
INVESTMENT OPPORTUNITY



THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in a single-tenant industrial facility located at **2323 Argentia Road, Mississauga, ON** (the “Property” or “Site”). Situated on a 2.9-acre site within the preeminent Meadowvale Business Park, the Property comprises 51,194 square feet (“sf”) of functional, air-conditioned warehouse and office space, featuring clear heights of 25 feet with two truck-level doors and one drive-in loading door, and is fully occupied by Zimmer Biomet Canada (“ZBH Canada” or the “Tenant”). The Site occupies a strategic location within a highly connected and coveted Mississauga commercial node, just 2 km south of the Highway 401 and Mississauga Road Interchange and 650 m east of the Meadowvale GO Station.

Publicly traded on the New York Stock Exchange and part of the S&P 500 Index, Zimmer Biomet Holdings is a global medical technology leader and the largest orthopedic device manufacturer in the world. Serving as the original corporate headquarters for ZBH Canada, the Property has been occupied by the tenant for nearly 40 years since its construction in 1987, with a remaining lease term of approximately 3.6 years.

PROPERTY DETAILS



GLA
51,194 SF



SITE AREA
2.9 Acres



TENURE
38.4 Years



REMAINING TERM
3.6 Years



CLEAR HEIGHT
25’



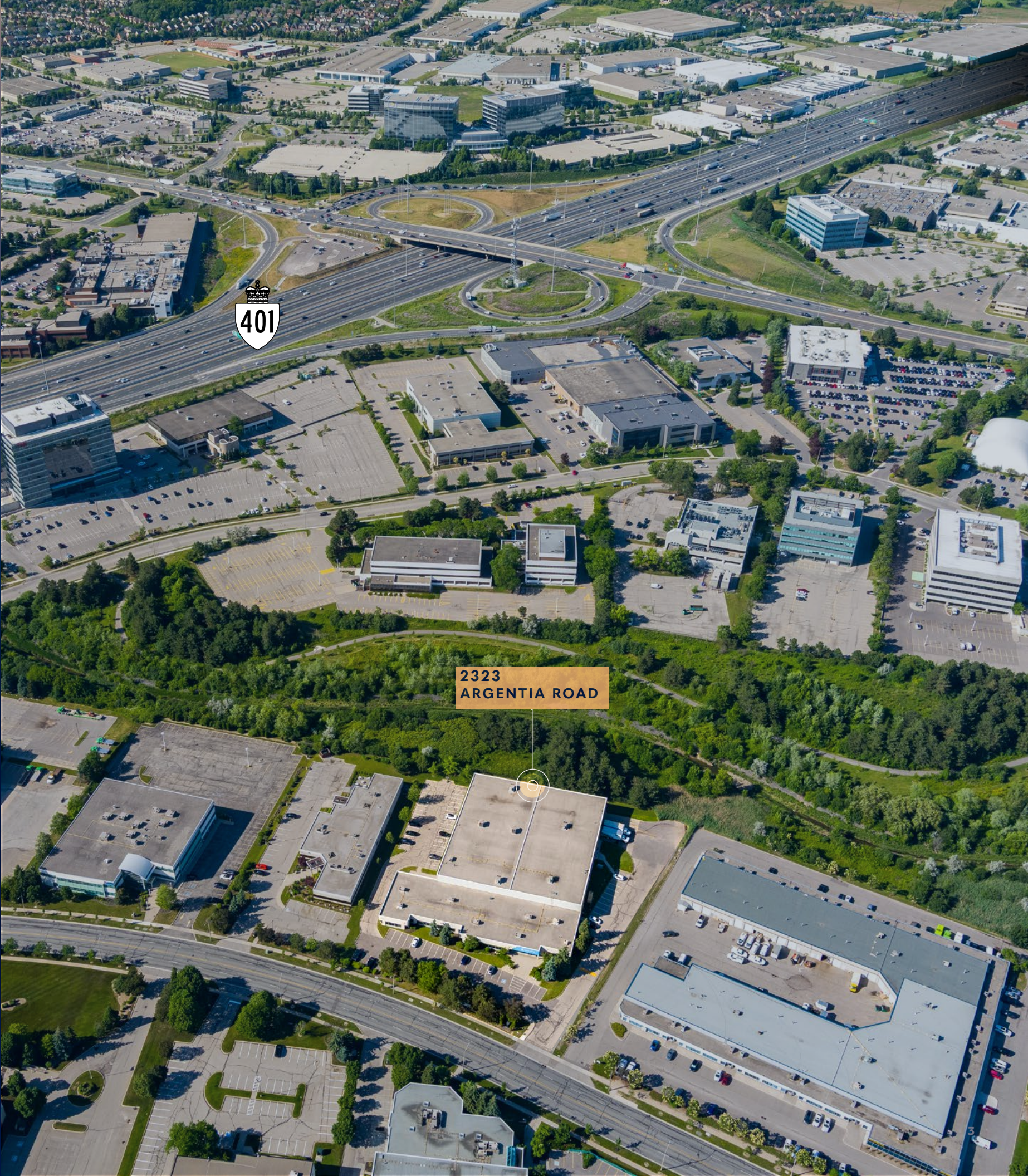
SHIPPING DOORS
2 T/L & 1 D/I



ZONING
E2-1



CONSTRUCTED
1987



INVESTMENT HIGHLIGHTS

SUPERIOR LOCATION

Strategically positioned just south of the Highway 401 and Mississauga Road interchange within Meadowvale Business Park, the Property offers exceptional highway connectivity along with excellent transit access. The Site is only 650 meters from Meadowvale GO Station and 20 km from Toronto Pearson International Airport. The Property is notably situated within “Pill Hill,” a premier biomedical and pharmaceutical hub in the Greater Toronto Area (“GTA”) that attracts world-class healthcare companies, offering valuable advantages for networking, talent acquisition, and industry partnerships for healthcare and life science tenants.

STRONG MARKET FUNDAMENTALS

The Mississauga industrial submarket outperforms the overall GTA market with record high asking rents of \$17.53 psf in Q2-2025. At 180.8 million sf, Mississauga is the largest industrial submarket in the GTA and has the second-lowest vacancy rate in GTA West of 4.6%. With limited new supply of only 950,000 sf in the pipeline, vacancy is projected to decline further, accelerating rental growth, particularly for increasingly rare mid-bay inventory.

HIGH QUALITY TENANT

The Property serves as Zimmer Biomet Canada’s corporate headquarters, where it has been in occupancy for over 38 years, underscoring its strong commitment to the location. With a history of operations spanning over 50 years, ZBH Canada has established itself as a leading provider of orthopedic products and technologies for the Canadian market. As a subsidiary of Zimmer Biomet Holdings Inc. (NYSE: ZBH; SWX: ZBH), a global medical technology leader with US\$7.7 billion¹ in annual revenue, the Tenant forms a part of the world’s largest orthopedic manufacturer with 6,000+ patents, 25 manufacturing facilities, operations in over 100 countries and approximately 17,000 employees supporting their portfolio of orthopedic products, sports medicine solutions, biologics, and surgical technologies.



¹Source: 2024 Annual Report



Parent/Guarantor	Zimmer Biomet Holdings Inc.
Founded	1927
Headquarters	Warsaw, Indiana, USA
FY 2024 Revenue	USD 7,679 million (3.8%↑ from 2023)
FY 2024 EBITDA	USD 2,282 million
Credit Rating	BBB (Fitch)

 **25+**
MANUFACTURING
SITES

 **31**
GLOBAL
OFFICES

 **100**
COUNTRIES

*Source: 2024 Annual Report

2323 ARGENTIA ROAD

TORONTO PEARSON AIRPORT

21 KM

Bora Pharmaceuticals

Roche

AMGEN

BECKMAN
COULTER

NOVARTIS

Baxter

5



2323
Argentia Road

SMARTCENTRES MISSISSAUGA

Mark's

Staples

Walmart
Canada

MONTANA'S
AR

WINNERS

HOMESENSE



LISGAR
GO STATION



MEADOWVALE
GO STATION

MEADOWVALE TOWN CENTRE

metro



cora
Breakfast and Lunch

LCBO



BEER
STORE

BUS ROUTE 38
BUS ROUTE 42
MILTON LINE

N

2323

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MISSISSAUGA, ON

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

FREE & CLEAR

The Property is being offered free and clear of existing financing, providing investors an opportunity to obtain new first mortgage financing.

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