



Investment Opportunity

"Small-Bay" Multi-Tenant Industrial Complex with Exposure Along Intensifying Corridor

3611-3663 Mavis Road, Mississauga, ON

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The Offering

Colliers International (the “Agent”) has been retained by Hajuna Investments Limited (the “Vendor”) as exclusive agent to arrange for the offering and sale of a 100% freehold interest in an approximately 7.10-acre site improved with two “small-bay” multi-tenant industrial buildings, municipally described as 3611-3663 Mavis Road, Mississauga (the “Property”).

The Agent is also currently marketing for sale three other multi-tenant industrial properties in Mississauga: 5015 Maingate Drive, 2390 Cawthra Road, and 1200 Aimco Boulevard. These three other properties can be acquired individually or in combination with the subject Property as a portfolio. For more information on these other properties, please contact the Agent.

The Property is a rarely offered, two building, “small-bay” multi-tenant industrial complex, with a combined rentable area of 137,442 SF. The Property is located just south of the intersection of Burnhamthorpe Road West and Mavis Road, and less than 2 km west of Mississauga City Centre and Square One Shopping Centre. Mississauga City Centre is effectively the “downtown” of Mississauga and has experienced a significant influx of high-rise development over the past decade (a trend that will continue as there are currently ten new high-rise projects in the application process). The Property’s proximity to Mississauga City Centre is tremendously advantageous to a wide range of tenants and businesses that draw on that nearby population node for clientele and labour. In addition to its strategic location, the Property also benefits from prominent exposure onto Mavis Road, a significant arterial road.

The Property was designed to demise into approximately 40 separate units with a median size of approximately 3,500 SF each. Each unit offers highly functional rectangular layouts and access to truck-level shipping door. The individual units are separately metered and predominately demised using concrete-block walls. The Property has been professionally managed and maintained throughout the years. Recent capital improvements include roof replacements of both buildings (between 2014 and 2020) and partial re-paving of the asphalt areas (2023).

The Property is currently 100% occupied by 22 tenants on “landlord-friendly” net leases that allow for administration fee recoveries and the ability to amortize and recover capital expenditures. In-place rents are approximately 47% below the current market rates and the weighted average lease term (WALT) is less than two years, providing a significant near-term opportunity for investors to raise rental income by bringing current leases to market rates as they expire. Alternatively, given its unit sizes and strategic location, the Property is potentially well suited for conversion into “strata-condos.” Potentially allowing an investor to sell individual condo units at a significant premium over the initial acquisition cost.

Over the last three decades, soaring land values and construction costs have made “small-bay” industrial multi-tenant properties, like the subject Property cost prohibitive to develop in the GTA. Consequently, the inventory of such buildings in the GTA has remained limited, intensifying competition among tenants/businesses for such space and driving rental rates upwards. The Property is expected to transact significantly below the cost of replacement, presenting an opportunity for an investor to capitalize on the upward rental rate pressure for this building type, without incurring the corresponding development costs and risks.

Opportunity at a Glance

137,442
Rentable Area (SF)

100%
Occupancy

3,670 SF
Median Unit Size

1.81
Years WALT



Investment Highlights



Highly Functional and Irreplaceable, “Small-Bay” Multi-Tenant Industrial with +/- 3,500 SF Industrial Units

- Designed for up to 40, highly functional rectangular industrial units of approximately 3,500 SF each
- Units are separately metered and predominately demised using concrete-block walls
- Each unit has direct access to a truck-level shipping door



Prominent Exposure along Transitioning Corridor in Close Proximity to Mississauga City Centre

- Located less than 2 km west of Mississauga City Centre offering tenants a strategic advantage of drawing clientele and labour from that nearby population node
- Prominent exposure along a major arterial road (Mavis Road)
- Central Mississauga location within close proximity of 400 series highways, public transit, and retail amenities
- The Mississauga sub-market boasts one of the lowest availability rates in the GTA and some of the highest rental rates, land values, development charges and sale prices



Professionally Managed & Maintained

- The Property has been professionally managed and maintained throughout the years
- Recent capital improvements include roof replacements of both buildings (between 2014 and 2020) and partial re-paving of the asphalt areas (2023)
- Tenant leases are standardized and follow a landlord friendly “net” structure allowing for administration fee recoveries and the ability to amortize and recover capital expenditures



Stable Cashflow with Rental Growth Potential

- The Property is 100% occupied by 22 tenants with a WALT of less than two years and in-place rents that are estimated to be $\pm 47\%$ below current market rates
- Investors will benefit from immediate cashflow from a diverse tenant mix as well as near-term potential to significantly increase rents as current tenant leases expire
- Potentially well suited for conversion to strata-condo due to unit sizes and layout



Significant Discount to Replacement Value

- Rising land values and construction costs over the past 30 years have significantly increased replacement values for “small-bay” multi-tenant industrial properties in core GTA submarkets like Mississauga
- The Property provides the opportunity to generate development-like returns without the associated development costs and risks



Property Specifications

Rentable Area	3611 Mavis Road	70,962 SF
	3663 Mavis Road	66,480 SF
	Total	137,442 SF
Lot Size	7.10 acres	
Number of Units	40 (median unit size of 3,670 SF)	
Number of Tenants	22	
Shipping Doors	39 Truck-Level	

Property Highlights

- Irreplaceable, highly functional, “small-bay” industrial multi-tenant
- Transitioning corridor and less than 2km from Mississauga City Centre
- 100% occupied by 22 tenants
- Professionally managed and maintained
- Recent capital improvements include roof replacements of both buildings (between 2014 and 2020) and partial re-paving of the asphalt areas (2023)
- Stable cashflow with rental growth potential
- Significant discount to replacement value
- Near-term rental upside (WALT of less than 2 years and ±47% below market rates)



Offering Details

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this Offering.

Please [click this link](#) for a copy of the Confidentiality Agreement.

A date for submission of offers will be communicated through the Agent.

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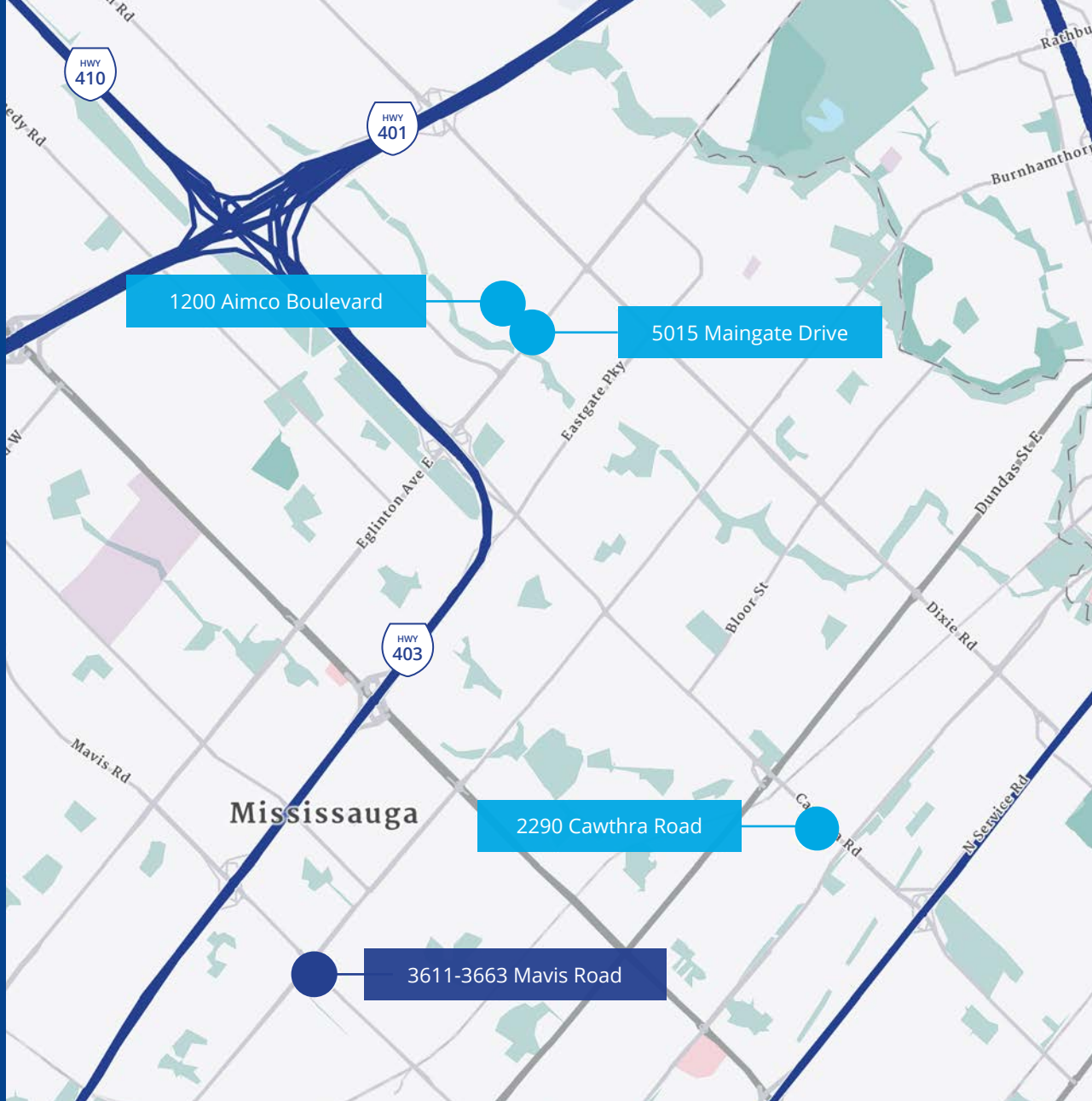
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*Sales Representative



The Agent is also currently marketing for sale: 1200 Aimco Boulevard , 5015 Maingate Drive, and 2290 Cawthra Road, Mississauga.

These three other properties are “small-bay” multi-tenant industrial buildings, similar to the subject Property. They can be acquired individually or as a portfolio.

For more information on these other properties please contact the Agent.