



Investment Opportunity

Irreplaceable, “Small-Bay” Multi-Tenant Industrial Property with Near Term Rental Upside

1200 Aimco Boulevard, Mississauga, ON

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The Offering

Colliers International (the “Agent”) has been retained by Stack Investments Limited (the “Vendor”) as exclusive agent to arrange for the offering and sale of a 100% freehold interest in an approximately 1.72-acre site improved with a “small-bay” multi-tenant industrial building, municipally described as 1200 Aimco Boulevard, 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 3611-3663 Mavis Road. 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 an irreplaceable, “small-bay”, 29,910 SF multi-tenant industrial building situated in the heart of Mississauga, which is considered one of the most desirable and premier industrial sub-markets in the GTA. The Property was designed to demise into as many as 10 separate units with an average size of approximately 3,000 SF each. Each unit offers highly functional rectangular layouts and their own shipping door (the majority of which are truck-level). The individual units are separately metered and predominately demised using concrete-block walls. The Property has been professionally managed and maintained throughout the years.

The Property is located at the corner of Aimco Boulevard and Maingate Drive, just west of the intersection of Eglinton Avenue East and Dixie Road. The exceptional location enables a quick drive to multiple 400 series highways and Pearson International Airport. The Property benefits from an onsite Mi-Way bus stop, providing convenient access to the broader GTA public transport system. The immediate surrounding area hosts various amenities including, retail outlets, shopping centers and restaurants along Dixie Road.

The Property is currently 100% occupied by eight tenants. In-place rents are approximately 40% below the current market rates and the weighted average lease term (WALT) is less than 2.5 years, providing a significant near-term opportunity for investors to raise rental income as current leases 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 for the Property.

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

29,910
Rentable Area (SF)

100%
Occupancy

3,000 SF
Median Unit Size

2.49
Years WALT



Investment Highlights



Highly Functional and Irreplaceable, “Small-Bay” Multi-Tenant Industrial with 3,000 SF Units

- Designed for up to 10, highly functional rectangular units of approximately 3,000 SF each
- Units are separately metered and predominately demised using concrete-block walls
- Each unit has direct access to a shipping door (the majority of which are truck level)
- Low site coverage ratio (40%), three site-access points, and separate car and traffic driving lanes provide excellent circulation



Professionally Managed & Maintained

- The Property has been professionally managed and maintained throughout the years
- Tenant leases are standardized and follow a landlord friendly “net” structure allowing for property management fee recoveries and the ability to amortize and recover capital expenditures



Corner Property in Prime Mississauga Location

- Central Mississauga location within close proximity of 400 series highways, public transit, retail amenities and a strong labour pool
- 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



Stable Cashflow with Rental Growth Potential

- The Property is 100% occupied by eight tenants with a WALT of less than 2.5 years and in-place rents that are estimated to be $\pm 40\%$ 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



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

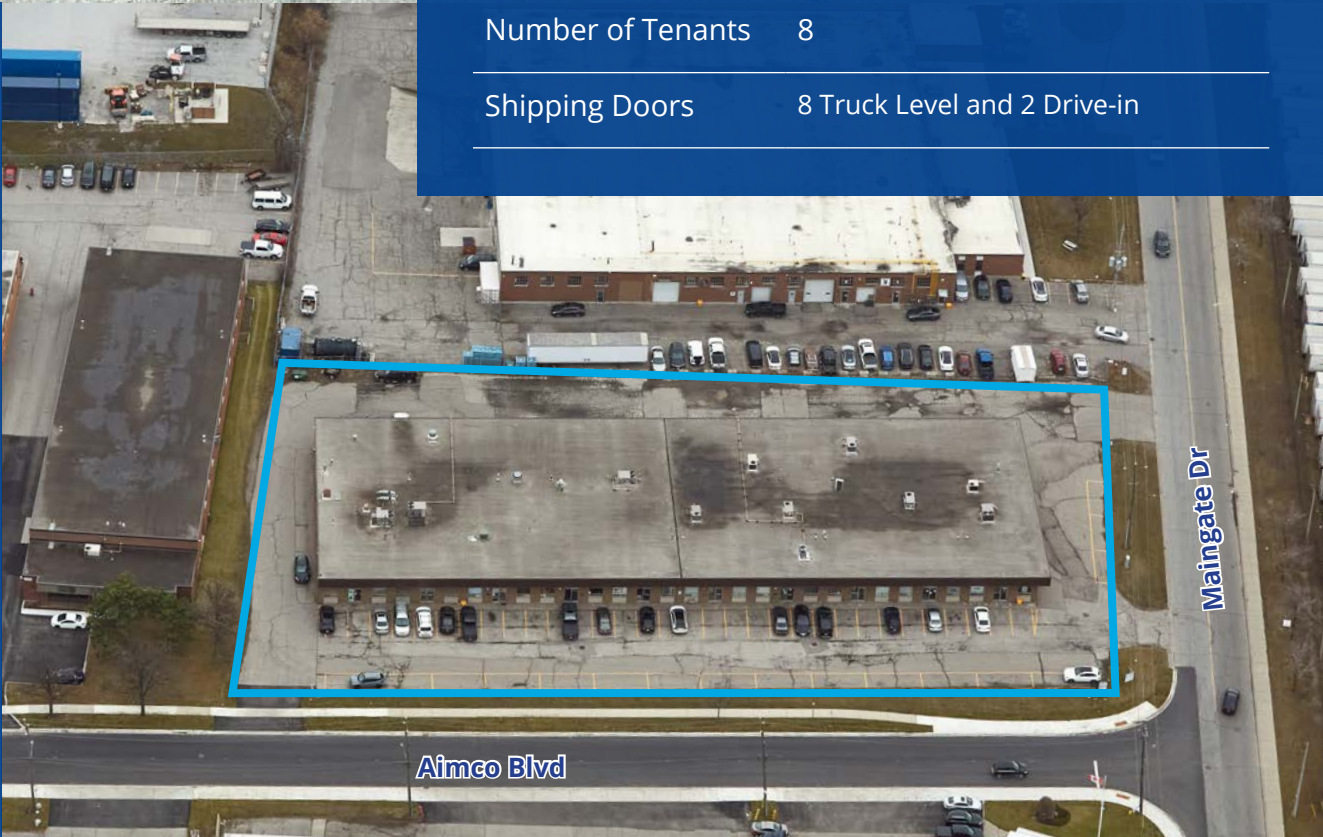


Property Specifications

Rentable Area	29,910 SF
Lot Size	1.72 acres
Number of Units	10 (median unit size of 3,000 SF)
Number of Tenants	8
Shipping Doors	8 Truck Level and 2 Drive-in

Property Highlights

- Irreplaceable, highly functional, “small-bay” industrial multi-tenant
- 100% occupied
- Professionally managed and maintained
- Corner property in prime Mississauga location
- Stable cashflow with rental growth potential
- Significant discount to replacement value
- Near-term rental upside (2.49 years WALT and ±40% 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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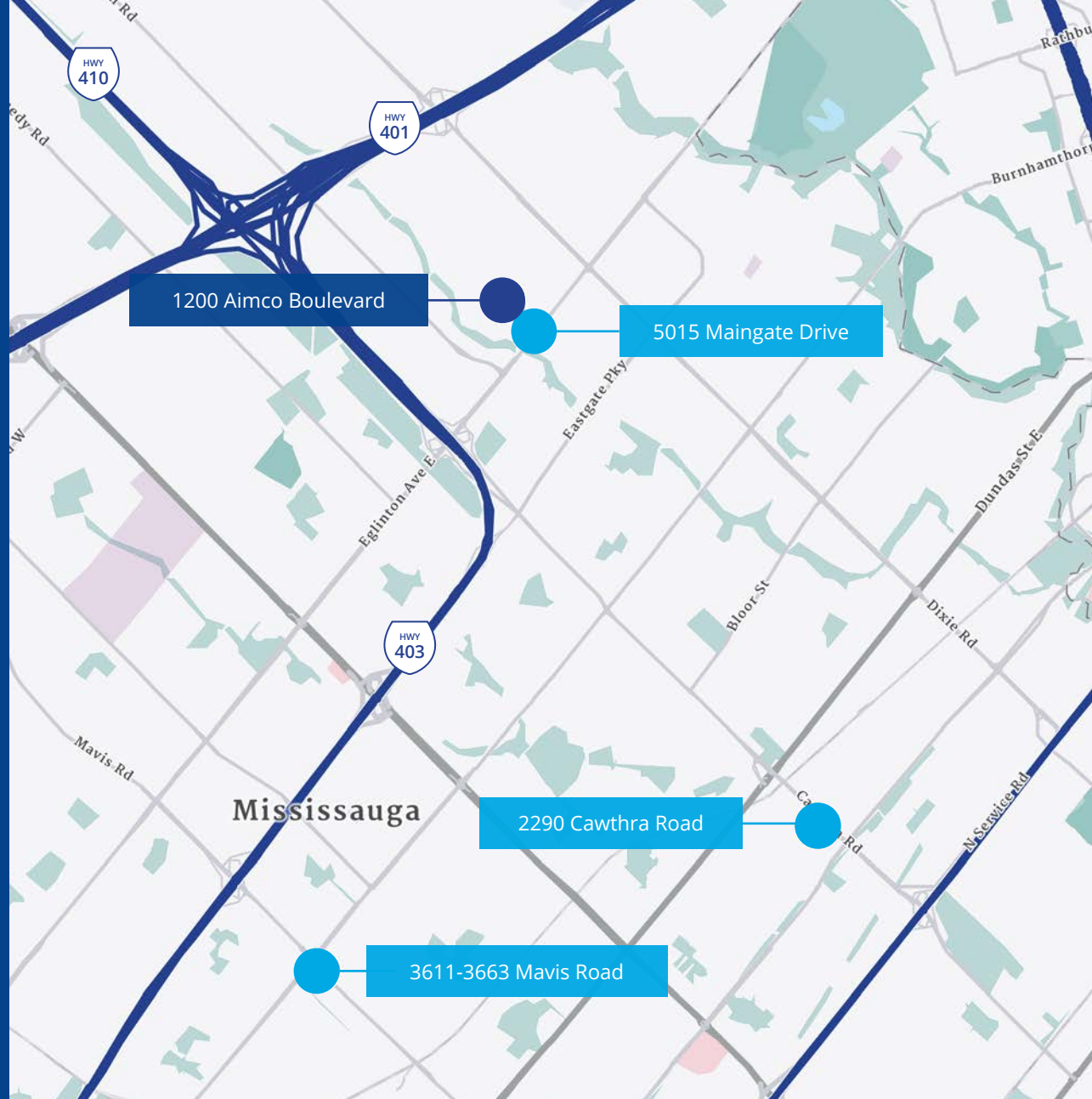
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*Sales Representative



The Agent is also currently marketing for sale: [2390 Cawthra Road](#), [3611-3663 Mavis Road](#), and [5015 Maingate Drive, 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.