

# GATE 33

BUSINESS CENTRE

1833 Buckhorn Gate | Mississauga, ON



AVISON  
YOUNG



BUILDING 1

BUILDING 2

BUILDING 3

Eastgate Parkway

Tahoe Boulevard

Buckhorn Gate



### Property Overview

Gate 33 Business Centre is Mississauga's premier industrial condominium development. This 3-building, 111,000 sf project is being developed to meet the market's high demand for ownership of well-located, well-designed industrial condominiums. This prestigious location offers users/investors access to 401/403/QEW, steps to Pearson Airport, fantastic amenities and the opportunity to build equity by owning commercial real estate in Mississauga.

# Availabilities

## BUILDING 1 - 43,807 sf

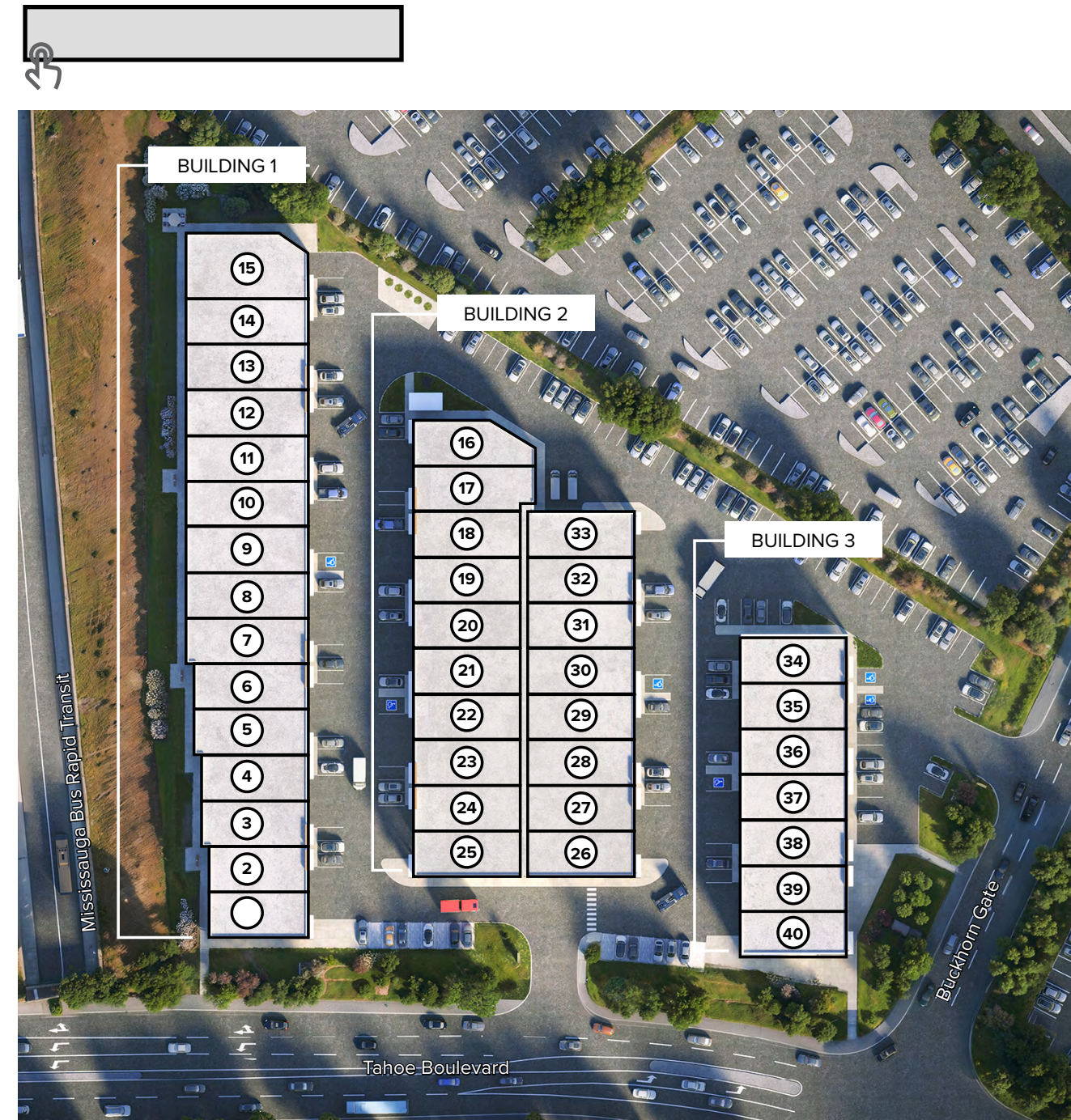
Unit	Ground Floor (sf)	Mezzanine (sf)	Unit Size (sf)	Price
①	1,661	529	2,190	\$1,259,000
②	1,964	529	2,493	\$1,433,000
③	2,115	529	2,644	\$1,427,000
④	2,115	529	2,644	\$1,427,000
⑤	2,265	529	2,794	\$1,509,000
⑥	2,265	529	2,794	\$1,509,000
⑦	2,417	604	3,021	\$1,616,000
⑧	2,417	604	3,021	\$1,616,000
⑨	2,417	604	3,021	\$1,616,000
⑩	2,417	604	3,021	\$1,616,000
⑪	2,417	604	3,021	\$1,616,000
⑫	2,417	604	3,021	\$1,616,000
⑬	2,417	604	3,021	\$1,616,000
⑭	2,417	604	3,021	\$1,616,000
⑮	3,339	741	4,080	\$2,183,000

## BUILDING 3 - 18,378 sf

Unit	Ground Floor (sf)	Mezzanine (sf)	Unit Size (sf)	Price
⑳	2,135	534	2,669	\$1,668,000
㉑	2,135	534	2,669	\$1,668,000
㉒	2,135	534	2,669	\$1,601,000
㉓	2,135	534	2,669	\$1,601,000
㉔	2,135	534	2,669	\$1,601,000
㉕	2,135	534	2,669	\$1,695,000
㉖	1,830	534	2,364	\$1,501,000

## BUILDING 2 - 48,836 sf

Unit	Ground Floor (sf)	Mezzanine (sf)	Unit Size (sf)	Price
㉗	2,193	543	2,736	\$1,491,000
㉘	2,427	543	2,970	\$1,619,000
㉙	2,172	543	2,715	\$1,452,000
㉚	2,172	543	2,715	\$1,452,000
㉛	2,172	543	2,715	\$1,452,000
㉜	2,172	543	2,715	\$1,452,000
㉝	2,172	543	2,715	\$1,452,000
㉞	2,172	543	2,715	\$1,452,000
㉟	2,172	543	2,715	\$1,452,000
㊱	2,172	543	2,715	\$1,452,000
㊲	2,172	543	2,715	\$1,452,000
㊳	2,172	543	2,715	\$1,452,000
㊴	2,172	543	2,715	\$1,452,000
㊵	2,017	543	2,560	\$1,434,000
㊶	2,017	543	2,560	\$1,434,000
㊷	2,172	543	2,715	\$1,520,000
㊸	2,172	543	2,715	\$1,520,000
㊹	2,172	543	2,715	\$1,452,000
㊺	2,172	543	2,715	\$1,452,000
㊻	2,172	543	2,715	\$1,520,000
㊼	2,172	543	2,715	\$1,520,000
㊽	2,172	543	2,715	\$1,520,000
㊾	2,172	543	2,715	\$1,520,000
㊿	2,172	543	2,715	\$1,520,000



\*Areas shown reflect the grossed up square footage

## FAQs

**What are the annual condo fees?**  
Estimated to be \$2.43 per sf per annum

**Estimated condo registration date?**  
Q1 2027

**Estimated completion date for owner occupancy?**  
September 2026

**How many parking spaces are available?**  
136 total parking spaces

**Who is the property manager?**  
<https://www.keytreepm.com>

**What signage opportunities are available?**

- Exterior building signage
- Pylon signage – quantity and location to be determined by City

**What is the deposit structure?**

- 5% due upon signing the APS
- 5% due within 60 days
- 5% due within 180 days
- 5% due within 270 days

# Zoning E2-40

Gate 33 Business Centre is zoned Employment (E2), which accommodates a wide range of uses:

## Employment

- Office

## Business Activities

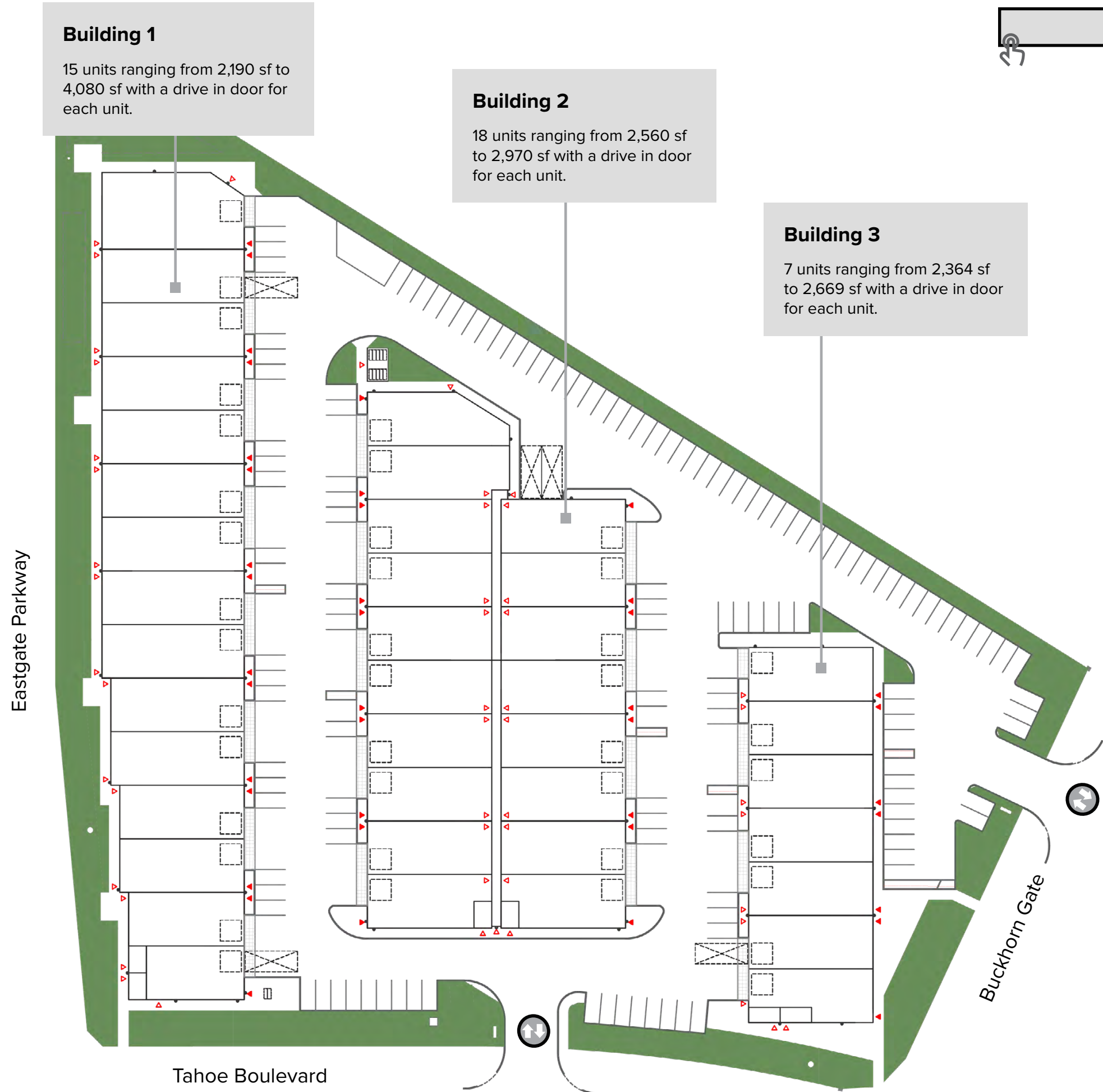
- Broadcasting/communication facility
- Manufacturing facility
- Science & technology facility
- Warehouse/distribution facility
- Wholesaling facility
- Contractor service shop
- Medicinal product manufacturing facility
- Plant-based manufacturing facility

## Commercial

- Commercial school
- Financial institution
- Veterinary clinic
- Animal care establishment

## Other

- Animal boarding establishment
- Active recreational use
- Recreational establishment
- Private club
- Repair establishment
- University/college
- Courier/messenger service



# Location

## AMENITIES AND TRANSIT

- 1 Heartland Town Centre**  
 Best Buy  
 Dollarama  
 Sephora  
 Loblaws  
 Walmart  
 Canadian Tire  
 Costco  
 Sport Chek  
 McDonald's  
 Seafood City

- 5** Staples  
 Boston Pizza  
 Chipotle  
 LA Fitness  
 Mr. Sub  
 Burger Factory  
 Esso/Tim Hortons  
 Canadian Tire Gas  
 Starbucks  
 Mary Brown's  
 Hilton Garden Inn

- 2 Mississauga Centrum**  
 Cineplex  
 Boston Pizza  
 Osmow's  
 Moxies  
 Mucho Burrito  
 LA Fitness  
 Turtle Jack's  
 McDonald's  
 Denny's  
 Demetres  
 Booster Juice  
 Montana's

- 6 Rockwood Mall**  
 Food Basics  
 Homesense  
 Beer Store  
 Burger King  
 Chuck-E-Cheese  
 Dollarama

- 3 401 Pearson Automall**  
 Honda  
 Toyota  
 Best Western Plus  
 Hyundai  
 Audi

- 7 Sherway Gardens**  
 Sport Chek  
 Indigo  
 Hudson's  
 Bay  
 Sporting Life  
 Joey  
 Eataly  
 The Keg  
 Cactus Club

- 4 401 Dixie Automall**  
 Volkswagen  
 Harley  
 Davidson  
 Mazda  
 Montana's  
 Kelseys  
 Kia  
 Infinity  
 Nissan  
 Subway  
 A&W

- 8 Square One Shopping Centre**  
 Uniqlo  
 The Rec Room  
 Indigo  
 Moxies  
 Earls  
 Simons  
 Zara  
 Bath & Body  
 Chipotle  
 The Food District

## Drive Times

**10 MINS | 8 KM**  
 Toronto Pearson  
 International Airport

**30 MINS | 20 KM**  
 Downtown  
 Toronto

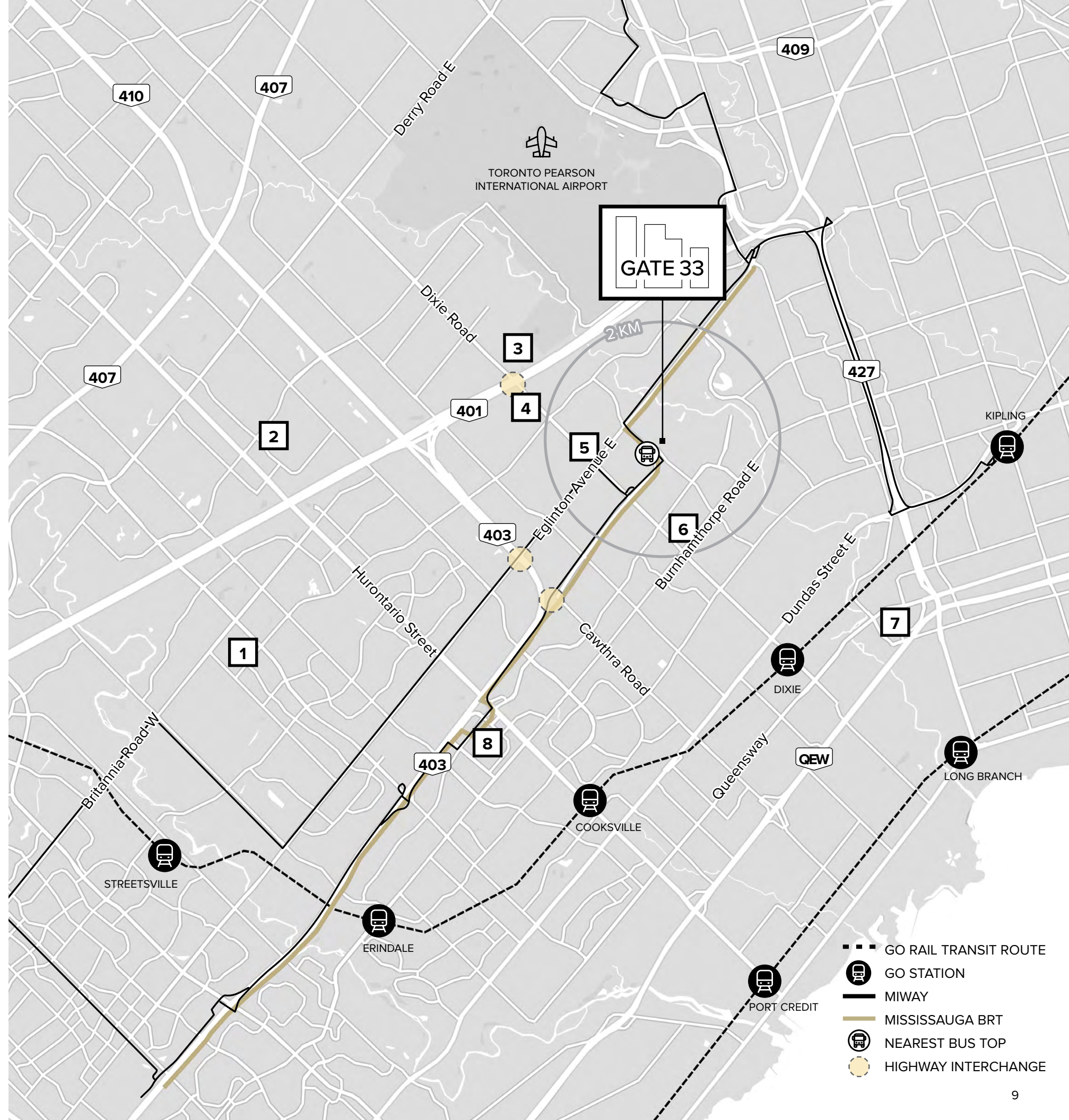
**60 MINS | 112 KM**  
 Niagara-US  
 Border



**52 Walker's paradise**  
 Daily errands do not require a car



**56 Transit Score**  
 World class public transportation





### Roof

Designed to conform to CSA and OBC standards. R35 60mil TPO on vapour barrier (VB) polyiso, metal deck.



### Roof Curbing for HVAC

Roof curb with gas piping will be installed to accommodate a future 3-6 tonne rooftop unit.



### Electrical Service

One (1) 600 volt, three-phase, four-wire service to an infused disconnect switch, with a minimum of 100 amps.



### Unit Heater

A natural gas line will be provided on the roof feeding the interior unit heater in each unit as well as feeding any future roof-top-units.



25'  
Clear  
Height



### Exterior Finishes

Exterior cladding consists of a combination of architectural insulated metal panels and siding assembly, each with an insulation value of R20. Front office glazing to have R5 insulation value.



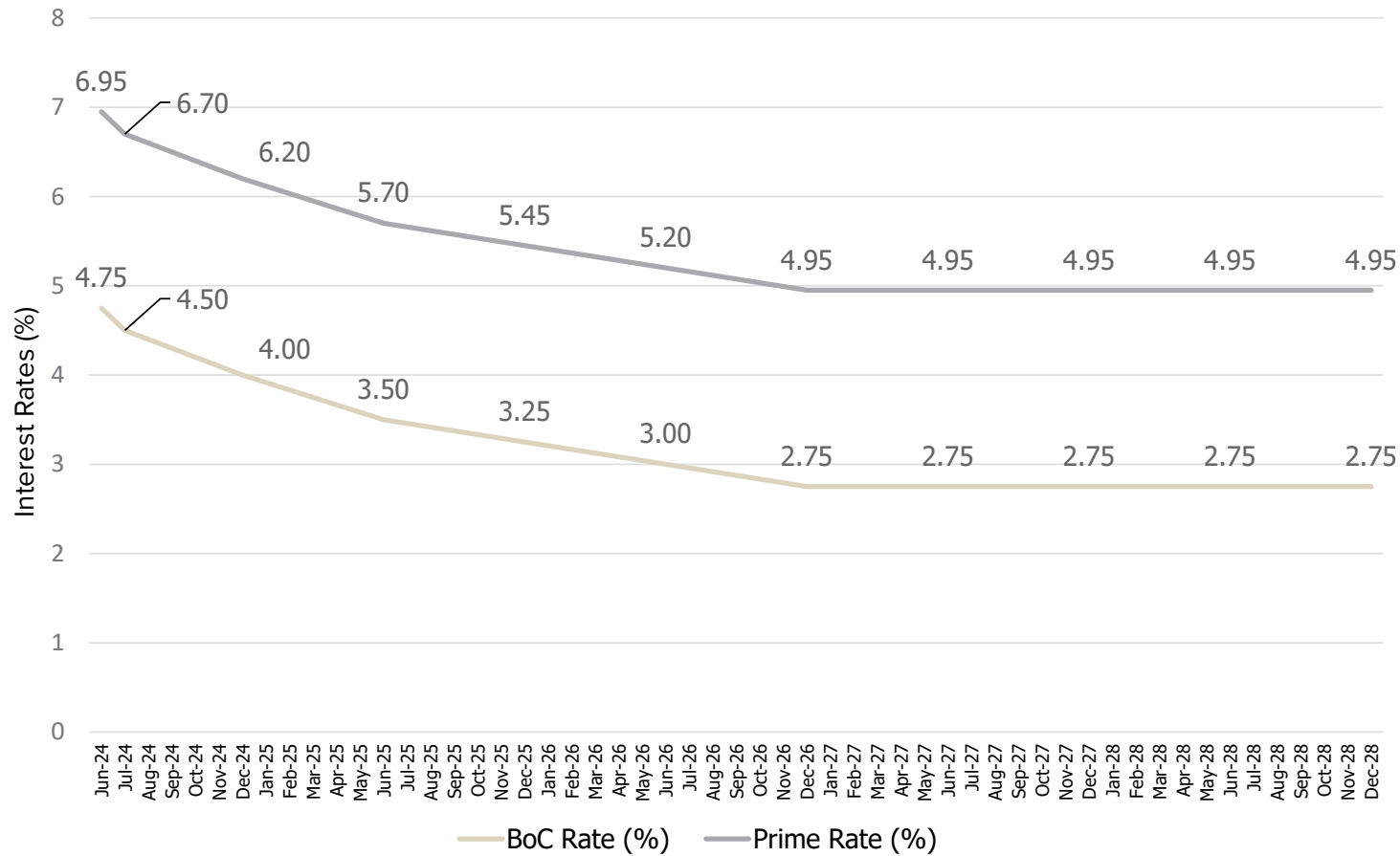
### Floor Slab

Exposed 6" sealed-concrete slab-on-grade with 600 lbs/sf capacity.



# Bank Of Canada

## FORECAST OF CANADIAN MORTGAGE INTEREST RATES (2024-2028)



Source: WOVA Leads Inc.

## Assumptions

### Purchase Assumption

- 2,626 sf
- \$25 psf capital upgrades / leaseholds
- 30% down payment
- 4.5% interest rate
- Condo fees & real estate taxes \$8.00 psf

### Lease Assumption

- 2,626 sf
- 10 year lease term
- Yr 1 \$19.00 psf net
- 3.50% escalator on net rent Yrs 2-10
- \$25.00 psf capital upgrade
- Additional rent \$8.00 psf



## Trusted Lenders



### Finance your Bronte Creek Business Park purchase with BDC

For over 75 years, BDC, has been supporting commercial real estate projects to help businesses like yours increase their capacity or upgrade their facilities. Buying commercial real estate is an important decision, potentially very profitable and often complex. Make your realty project a reality with support from BDC experts and financing tailored to your needs:

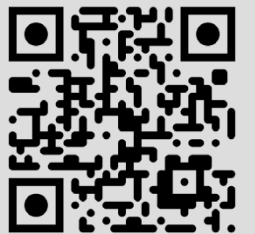
- Up to 100% loan-to-value financing
- Up to 25 years to repay your loan
- Up to 36 months principal payment postponement
- Personal assets are not taken as collateral
- Build equity in real estate instead of paying a mortgage for someone else (buying vs. leasing)

### WHY CHOOSE BDC?

- **Unparalleled flexibility:** Match payments to your cash flow cycle to avoid using money needed for your day-to-day activities.
- **Extra financing when you need it:** Get extra cash on top of the real estate loan to cover additional expenses such as moving costs.
- **Peace of mind:** Terms and conditions that don't change without due cause.

Not sure whether to buy or lease your commercial space?

Scan the QR code to discover which option is right for your business.



For more information on financing your Gate 33 Business Centre purchase with BDC, please contact:

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# Project Team

## DEVELOPED BY



FAX Real Estate is a commercial real estate investment and asset management company focused on value-add opportunities that deliver strong risk-adjusted returns. The team has a nimble and creative approach to real estate investment and is known for sourcing unique transactions through an extensive network of owners, brokers, and lenders. Management has a long history of acquiring assets at an attractive cost basis and adding value through income growth, repositioning and strategic capital investment. FAX Real Estate benefits from the platform and infrastructure of FAX Capital Corp., an investment company focused on long-term asset management of high-quality mid-market investments.

## DEVELOPED BY



Black Dog is a leading developer known for delivering results through proven methods and flawless execution. With a trusted team of top consultants, we manage projects with the highest standards of quality and trust. Our partnership with Penalta Group Ltd., unique process, and extensive industry experience ensure outstanding results. As an industry leader, we handle projects from acquisition to disposition with dedication and accountability. Alongside our partners, we've delivered over 7,000,000 square feet of exceptional projects across multiple asset classes in the past decade. At Black Dog Development, we transform visions into reality with innovative design and modern building solutions, creating sustainable environments for living, working, and playing. Our commitment to integrity, quality, and trust is unwavering.

## CONSTRUCTION BY



Penalta Group has been a trusted multi-sector and multi-service build partner for 25 years. Whether it's as a Construction Manager, General Contractor or Design Builder, Penalta Group has delivered construction excellence across a broad range of sectors for our client partners and communities across Ontario and Canada. Our team specializes in the delivery of large-scale industrial project construction, with over \$400M in industrial new-build construction delivered to date. We are a solutions-driven build partner that is committed to delivering safe, efficient and high-quality construction projects and a best-in-class construction experience for our clients, as we work together to turn their visions into reality.

## SALES AND MARKETING BY



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.





# GATE 33

BUSINESS CENTRE

For more information, please contact:

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