PURCHASER INCENTIVE

GATE 33
BUSINESS CENTRE

1833 Buckhorn Gate | Mississauga, ON

$55,000 IN UPGRADES FOR THE NEXT 5 UNITS SOLD



AVISON YOUNG



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GATE 33
BUSINESS CENTRE

gate33.ca

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, minutes to Pearson Airport, fantastic amenities and the opportunity to build equity by owning commercial real estate in Mississauga.

PURCHASER INCENTIVE

What's Included per unit (approximately $55,000 value)

- 5-ton gas-fired RTU with curb, flashing, screening and gas connection
- Supply and return duct drops, plus thermostat
- 75 kVA transformer, 600V to 208/120V
- 100A 600V panel and 200A 208/120V 42-circuit panel

The upgrade package applies to the next five firm agreements of purchase and sale. The value is approximate and based on estimated costs. The offer is subject to change or withdrawal without notice. E.&O.E.

Unit Sizes & Pricing

BUILDING 1 - 43,807 sf

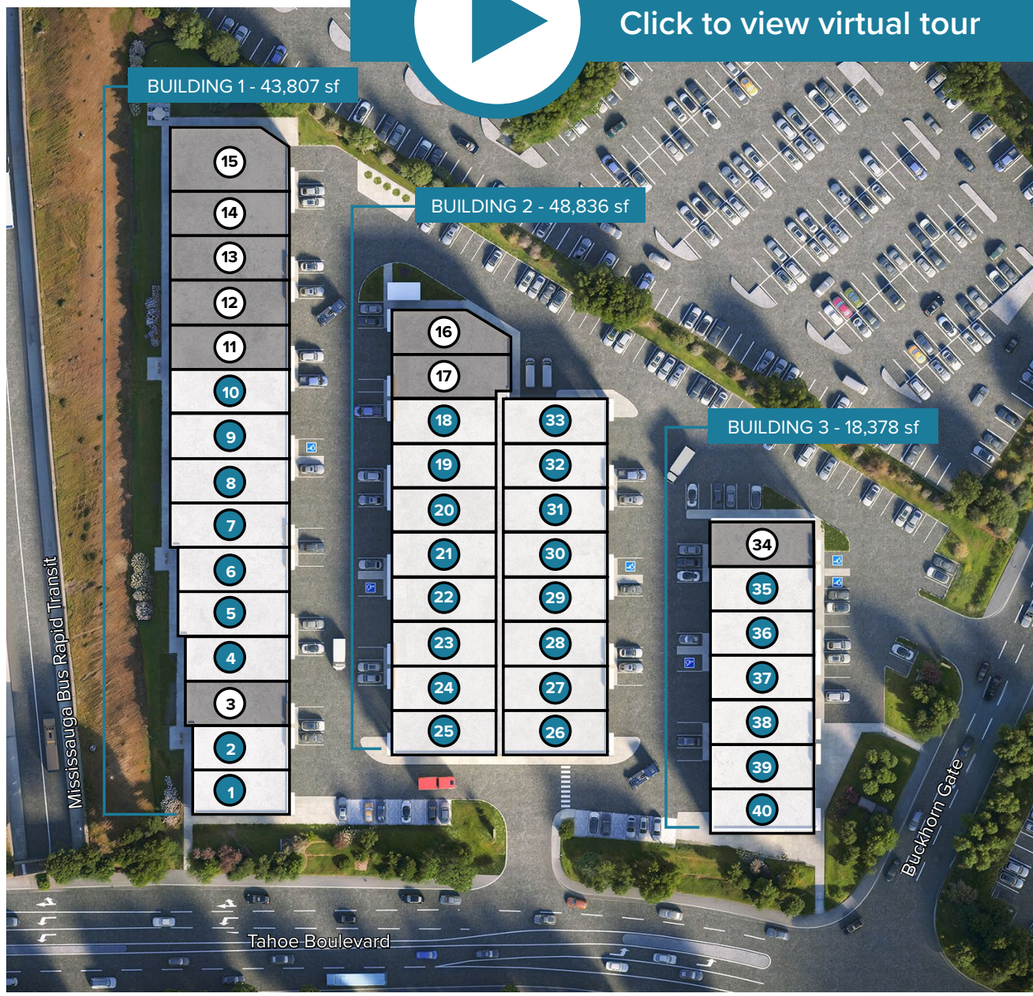
Unit	Ground Floor (sf)	Mezzanine (sf)	Unit Size (sf)	Price
1	1,661	529	2,190	Get Price List
2	1,964	529	2,493	Get Price List
3	2,115	529	2,644	SOLD
4	2,115	529	2,644	Get Price List
5	2,265	529	2,794	Get Price List
6	2,265	529	2,794	Get Price List
7	2,417	604	3,021	Get Price List
8	2,417	604	3,021	Get Price List
9	2,417	604	3,021	Get Price List
10	2,417	604	3,021	Get Price List
11	2,417	604	3,021	SOLD
12	2,417	604	3,021	SOLD
13	2,417	604	3,021	SOLD
14	2,417	604	3,021	SOLD
15	3,339	741	4,080	SOLD

BUILDING 3 - 18,378 sf

Unit	Ground Floor (sf)	Mezzanine (sf)	Unit Size (sf)	Price
34	2,135	534	2,669	SOLD
35	2,135	534	2,669	Get Price List
36	2,135	534	2,669	Get Price List
37	2,135	534	2,669	Get Price List
38	2,135	534	2,669	Get Price List
39	2,135	534	2,669	Get Price List
40	1,830	534	2,364	Get Price List

BUILDING 2 - 48,836 sf

Unit	Ground Floor (sf)	Mezzanine (sf)	Unit Size (sf)	Price
16	2,193	543	2,736	SOLD
17	2,427	543	2,970	SOLD
18	2,172	543	2,715	Get Price List
19	2,172	543	2,715	Get Price List
20	2,172	543	2,715	Get Price List
21	2,172	543	2,715	Get Price List
22	2,172	543	2,715	Get Price List
23	2,172	543	2,715	Get Price List
24	2,172	543	2,715	Get Price List
25	2,017	543	2,560	Get Price List
26	2,017	543	2,560	Get Price List
27	2,172	543	2,715	Get Price List
28	2,172	543	2,715	Get Price List
29	2,172	543	2,715	Get Price List
30	2,172	543	2,715	Get Price List
31	2,172	543	2,715	Get Price List
32	2,172	543	2,715	Get Price List
33	2,172	543	2,715	Get Price List



Available SOLD *Areas shown reflect the grossed up square footage.

FAQs

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

When is the completion date for owner occupancy?
July 2027

When is the condo registration date?
Q3 2027

How many parking spaces are available?
129 total parking spaces

Who is the property manager?
KeyTree PM
(https://www.keytreepm.com)

What signage opportunities are available?
- Exterior building signage
- Directory signage

What is the deposit structure?
- **5%** due upon signing the APS
- **5%** due within 60 days
- **5%** due within 180 days
- **5%** due upon occupancy

Targeted Milestones

CONSTRUCTION OF ALL UNITS STARTED. NO PHASED DEVELOPMENT.

CONSTRUCTION COMMENCED
OCCUPANCY JULY 2027

Footings and Foundation
July, 2026

Steel Going Up
August, 2026

Roof Work
October, 2026

Building Envelope
Q1, 2027

Occupancy and Turnover
July, 2027



Construction Progress

OCTOBER 2026 - ROOF WORK UNDERWAY







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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

Click here more zoning information

Click to view full site plan

Building 1

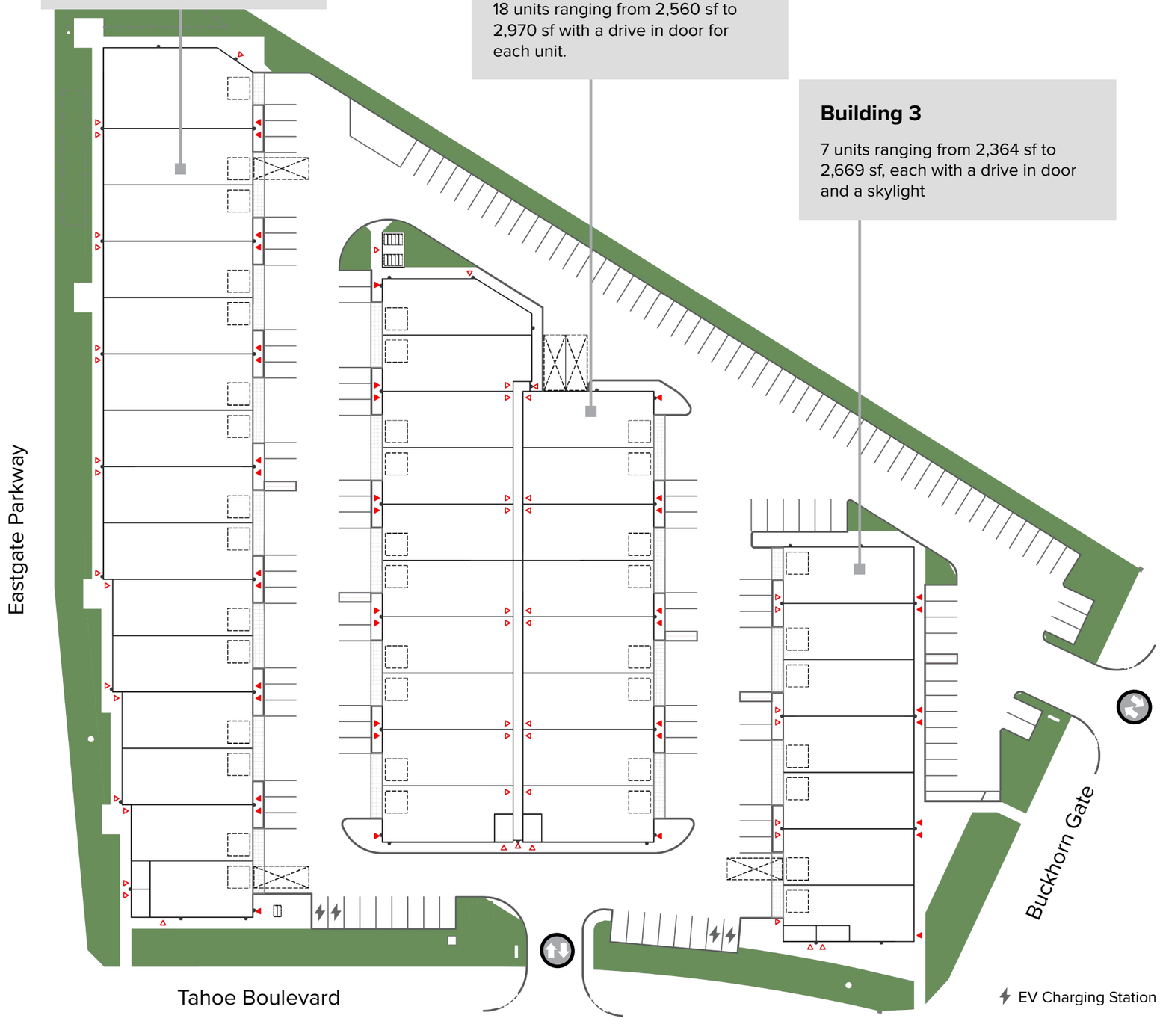
15 units ranging from 2,190 sf to 4,080 sf with a drive in door for each unit.

Building 2

18 units ranging from 2,560 sf to 2,970 sf with a drive in door for each unit.

Building 3

7 units ranging from 2,364 sf to 2,669 sf, each with a drive in door and a skylight



Location

AMENITIES AND TRANSIT

1 Heartland Town Centre

- Best Buy
- Dollarama
- Sephora
- Loblaws
- Walmart
- Canadian Tire
- Costco
- Sport Chek
- McDonald's
- Seafood City

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

3 401 Pearson Automall

- Honda
- Toyota
- Hyundai
- Audi
- Best Western Plus

4 401 Dixie Automall

- Volkswagen
- Harley Davidson
- Mazda
- Montana's
- Kelseys
- Kia
- Infinity
- Nissan
- Subway
- A&W

5

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

6 Rockwood Mall

- Food Basics
- Homesense
- Beer Store
- Burger King
- Chuck-E-Cheese
- Dollarama

7 Sherway Gardens

- Indigo
- Lululemon
- Apple
- Tim Hortons
- Sporting Life
- Sephora
- Joey
- Eataly
- The Keg
- Cactus Club

8 Square One Shopping Centre

- Uniqlo
- The Rec Room
- Indigo
- Moxies
- Earls
- Simons
- Zara
- Bath & Body
- Chipotle
- The Food District

Drive Times

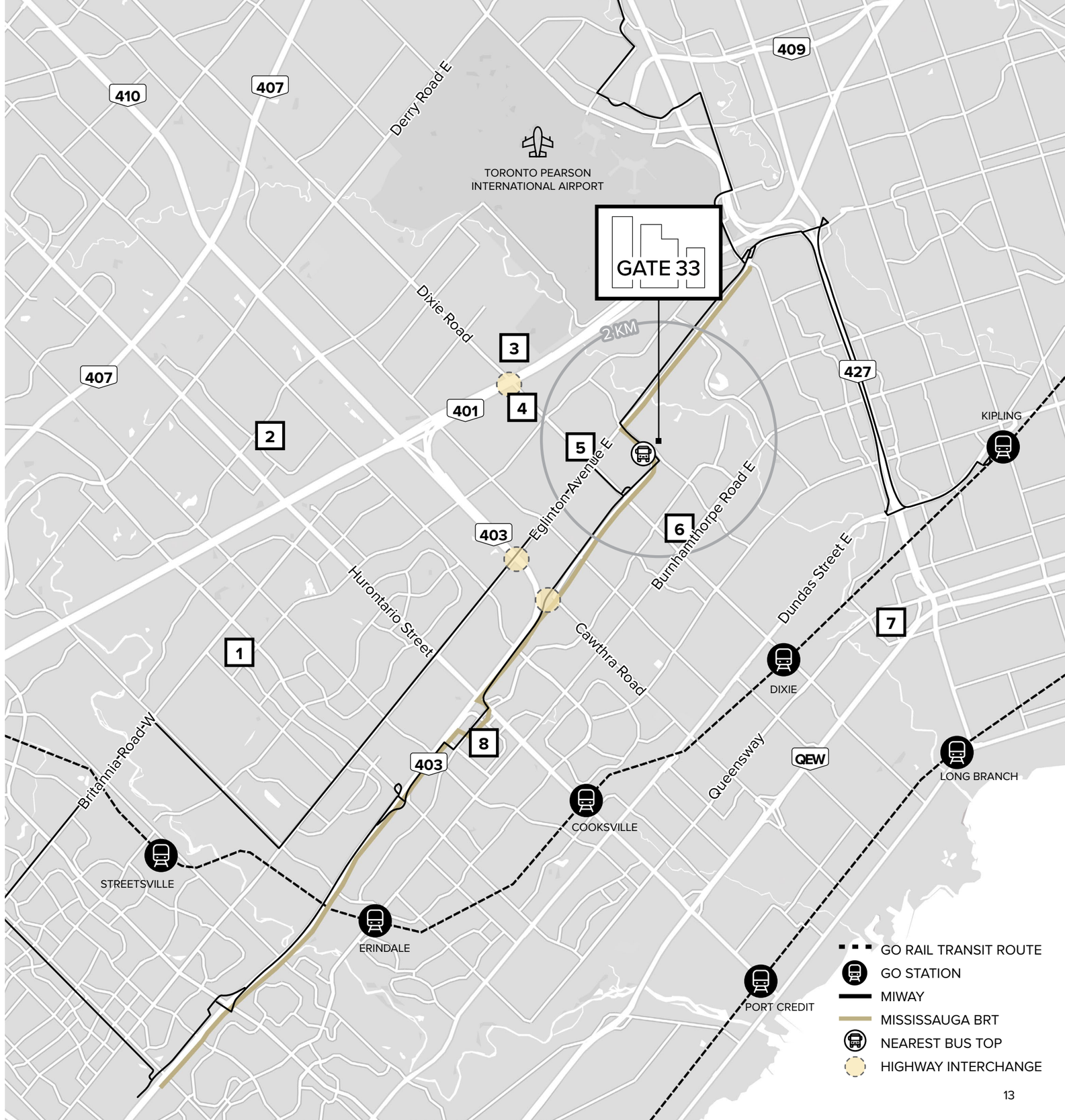
10 MINS | 8 KM
Toronto Pearson International Airport

30 MINS | 20 KM
Downtown Toronto

60 MINS | 112 KM
Niagara-US Border

Nearby Transit Access

Tahoe Station on the Mississauga Transitway, at Eastgate Parkway and Tahoe Boulevard
MiWay Express routes 107, 109 and 135 on an 18 km dedicated busway.



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 fused 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.



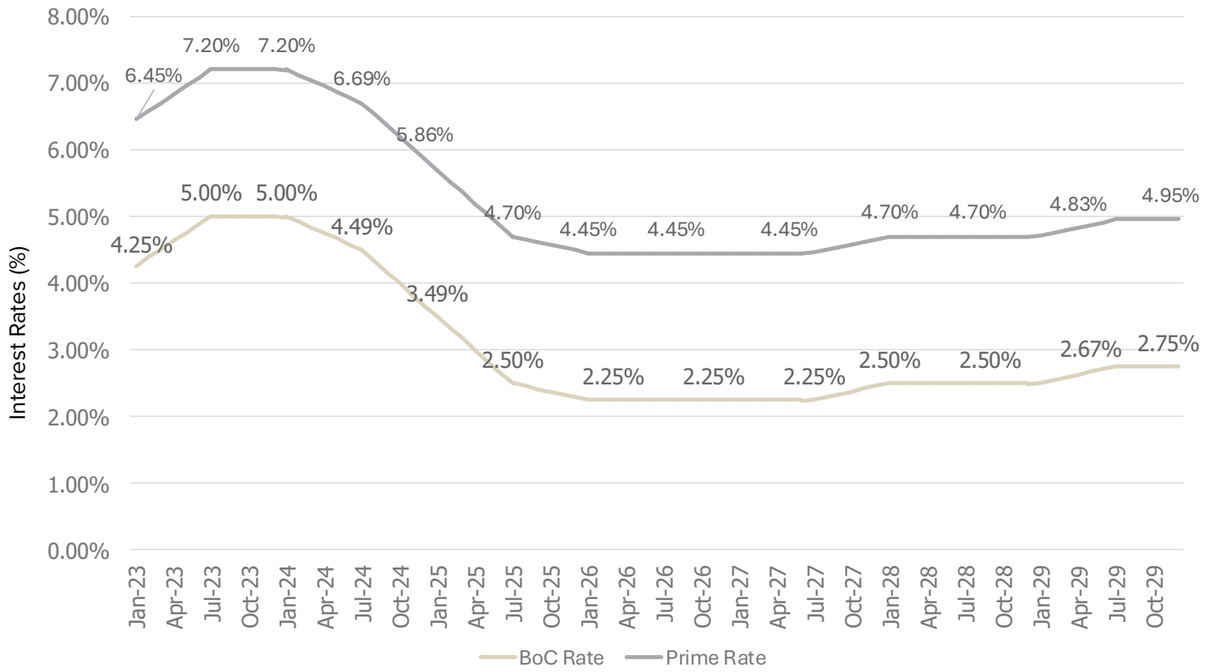
Exterior Finishes
Exterior cladding consists of a combination of architectural insulated metal panels and siding assembly, each with an insulation value of R20. Front office glazing to have R5 insulation value.

Floor Slab
Exposed 6” sealed-concrete slab-on-grade with 600 lbs/sf capacity.

Click for full feature sheet

WOWA Forecast

FORECAST OF CANADIAN MORTGAGE INTEREST RATES (2023-2029)



Source: WOWA Leads Inc.

Click for purchase comparison

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 Gate 33 Business Centre 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:

Cathy Shen
Manager, Major Accounts
905.615.2452
cathy.shen@bdc.ca

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.



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Watch video View virtual tour

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