



# GATE 33

BUSINESS CENTRE

1833 Buckhorn Gate | Mississauga, ON

LIMITED PRE-CONSTRUCTION PRICING ON SELECT UNITS | SITE PLAN APPROVED



**AVISON  
YOUNG**



## 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.

# Unit Sizes & Pricing

Limited pre-construction pricing

## BUILDING 1 - 43,807 sf

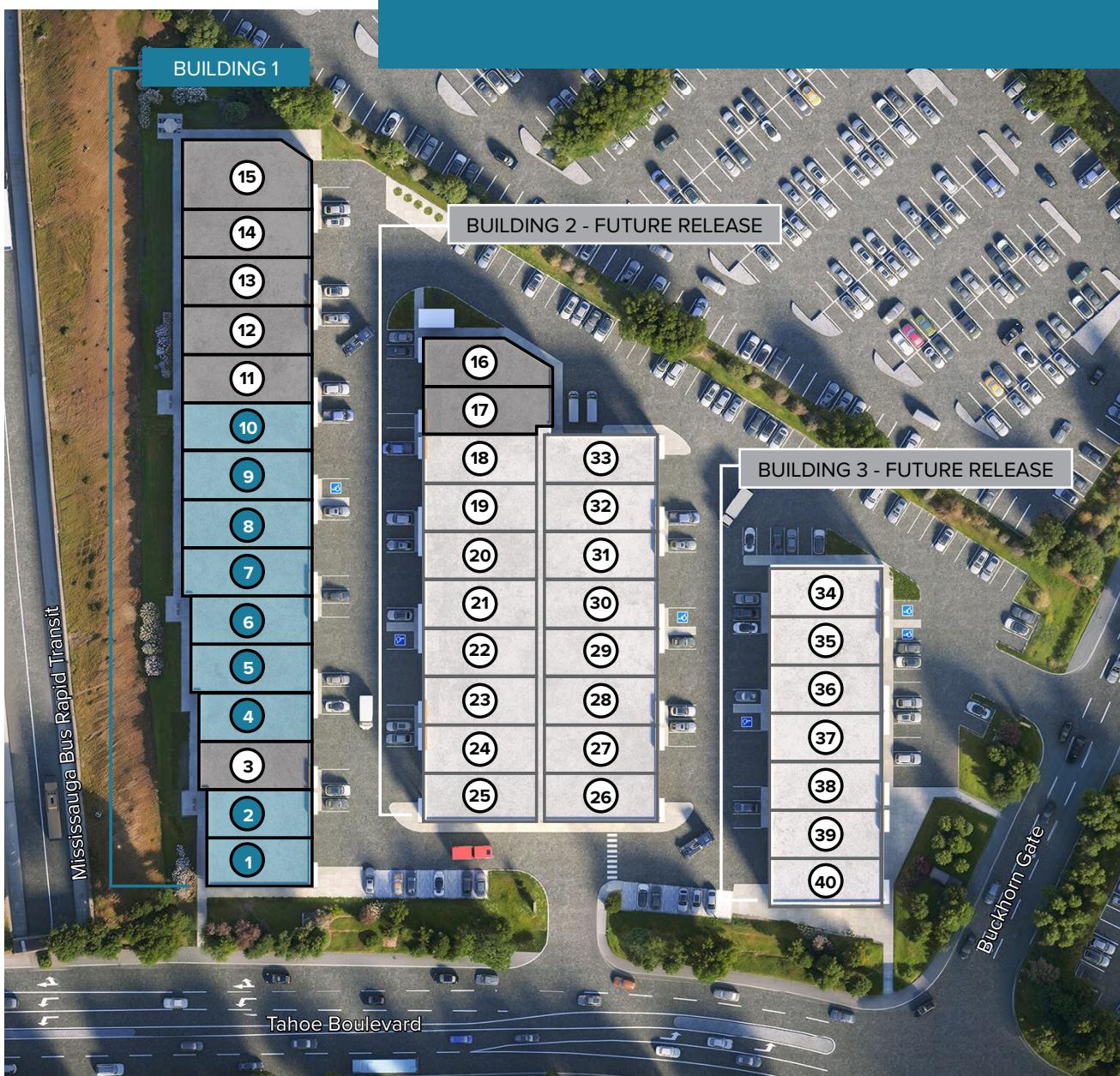
Unit	Ground Floor (sf)	Mezzanine (sf)	Unit Size (sf)	Price
1	1,661	529	2,190	\$1,237,350
2	1,964	529	2,493	\$1,333,755
3	2,115	529	2,644	SOLD
4	2,115	529	2,644	\$1,414,540
5	2,265	529	2,794	\$1,494,790
6	2,265	529	2,794	\$1,494,790
7	2,417	604	3,021	\$1,616,235
8	2,417	604	3,021	\$1,616,235
9	2,417	604	3,021	\$1,616,235
10	2,417	604	3,021	\$1,616,235
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	Future Release
35	2,135	534	2,669	Future Release
36	2,135	534	2,669	Future Release
37	2,135	534	2,669	Future Release
38	2,135	534	2,669	Future Release
39	2,135	534	2,669	Future Release
40	1,830	534	2,364	Future Release

## 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	Future Release
19	2,172	543	2,715	Future Release
20	2,172	543	2,715	Future Release
21	2,172	543	2,715	Future Release
22	2,172	543	2,715	Future Release
23	2,172	543	2,715	Future Release
24	2,172	543	2,715	Future Release
25	2,017	543	2,560	Future Release
26	2,017	543	2,560	Future Release
27	2,172	543	2,715	Future Release
28	2,172	543	2,715	Future Release
29	2,172	543	2,715	Future Release
30	2,172	543	2,715	Future Release
31	2,172	543	2,715	Future Release
32	2,172	543	2,715	Future Release
33	2,172	543	2,715	Future Release



PRE-CONSTRUCTION PRICING

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?

Q2 2027

### When is the condo registration date?

Q3 2027

### 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

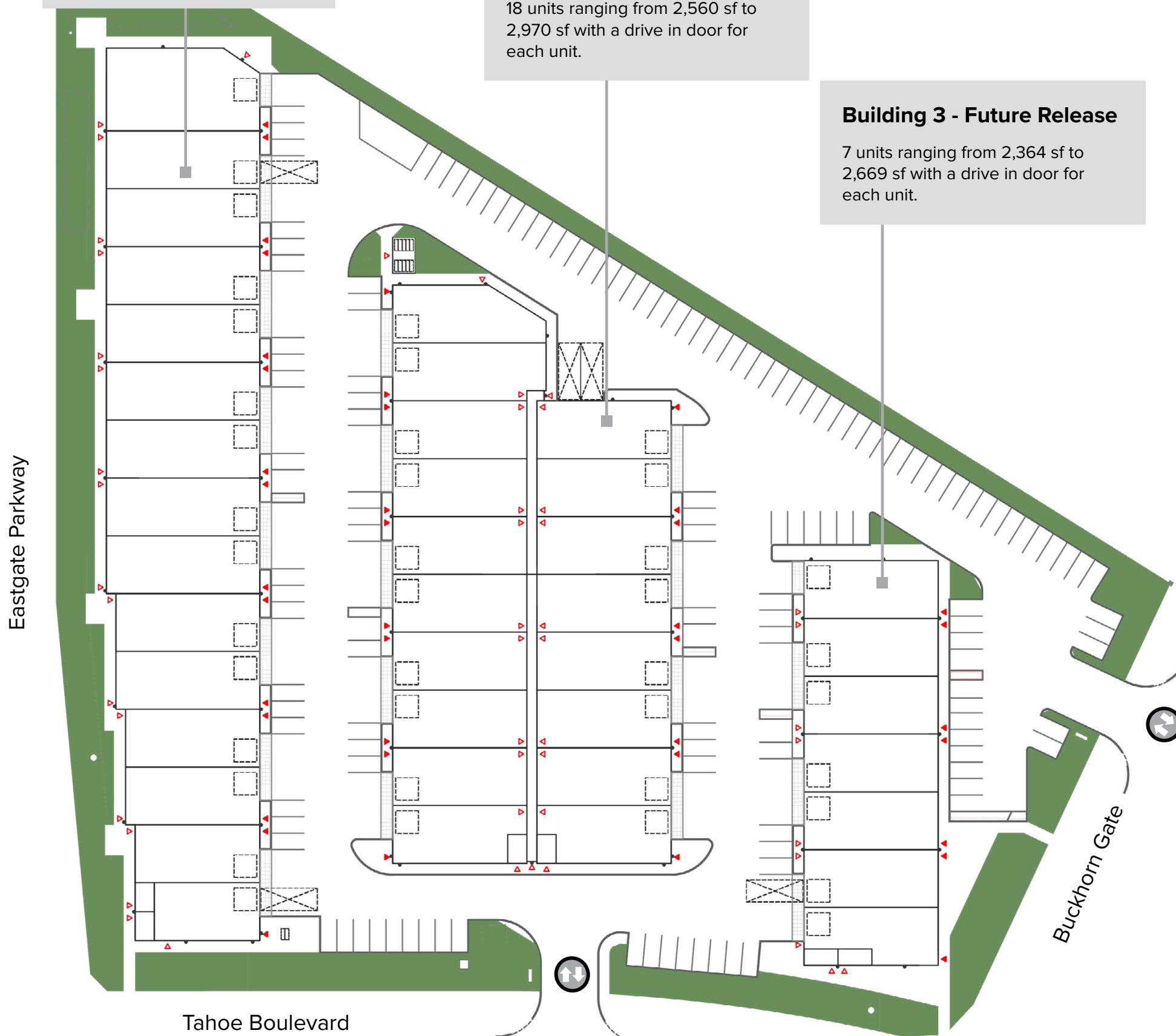
- Commercial school
- Financial institution
- Veterinary clinic
- Animal care establishment

### Other

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

### Building 1

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



### Building 2 - Future Release

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

### Building 3 - Future Release

7 units ranging from 2,364 sf to 2,669 sf with a drive in door for each unit.

# Location

## AMENITIES AND TRANSIT

<b>1</b>	<b>Heartland Town Centre</b>
Best Buy	Canadian Tire
Dollarama	Costco
Sephora	Sport Chek
Loblaws	McDonald's
Walmart	Seafood City

<b>5</b>	Staples	Esso/Tim Hortons
Boston Pizza	Boston Pizza	Canadian Tire Gas
Chipotle	Starbucks	
Sport Chek	LA Fitness	Mary Brown's
McDonald's	Mr. Sub	Hilton Garden Inn
Seafood City	Burger Factory	

<b>2</b>	<b>Mississauga Centrum</b>
Cineplex	Turtle Jack's
Boston Pizza	McDonald's
Osmow's	Denny's
Moxies	Demetres
Mucho Burrito	Booster Juice
LA Fitness	Montana's

<b>6</b>	<b>Rockwood Mall</b>
Food Basics	Burger King
Homesense	Chuck-E-Cheese
Beer Store	Dollarama

<b>3</b>	<b>401 Pearson Automall</b>
Honda	Hyundai
Toyota	Audi

<b>7</b>	<b>Sherway Gardens</b>
Sport Chek	Joey
Indigo	Eataly
Hudson's	The Keg
Bay	Cactus Club
Sporting Life	

<b>4</b>	<b>401 Dixie Automall</b>
Volkswagen	Kia
Harley	Infinity
Davidson	Nissan
Mazda	
Montana's	Subway
Kelseys	A&W

<b>8</b>	<b>Square One Shopping Centre</b>
Uniqlo	Simons
The Rec Room	Zara
Indigo	Bath & Body
Moxies	Chipotle
Earls	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



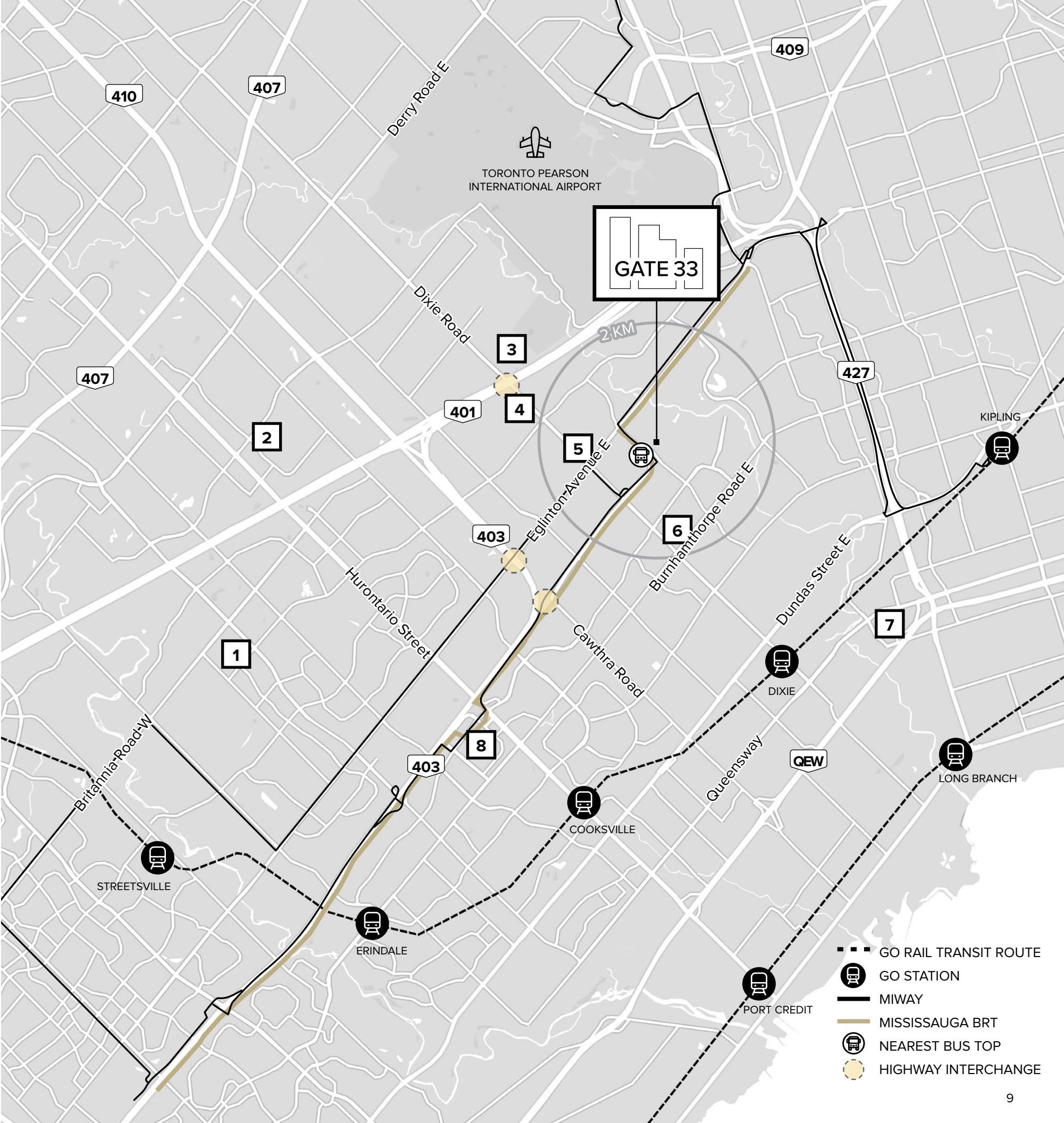
### 52 Walker's paradise

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.



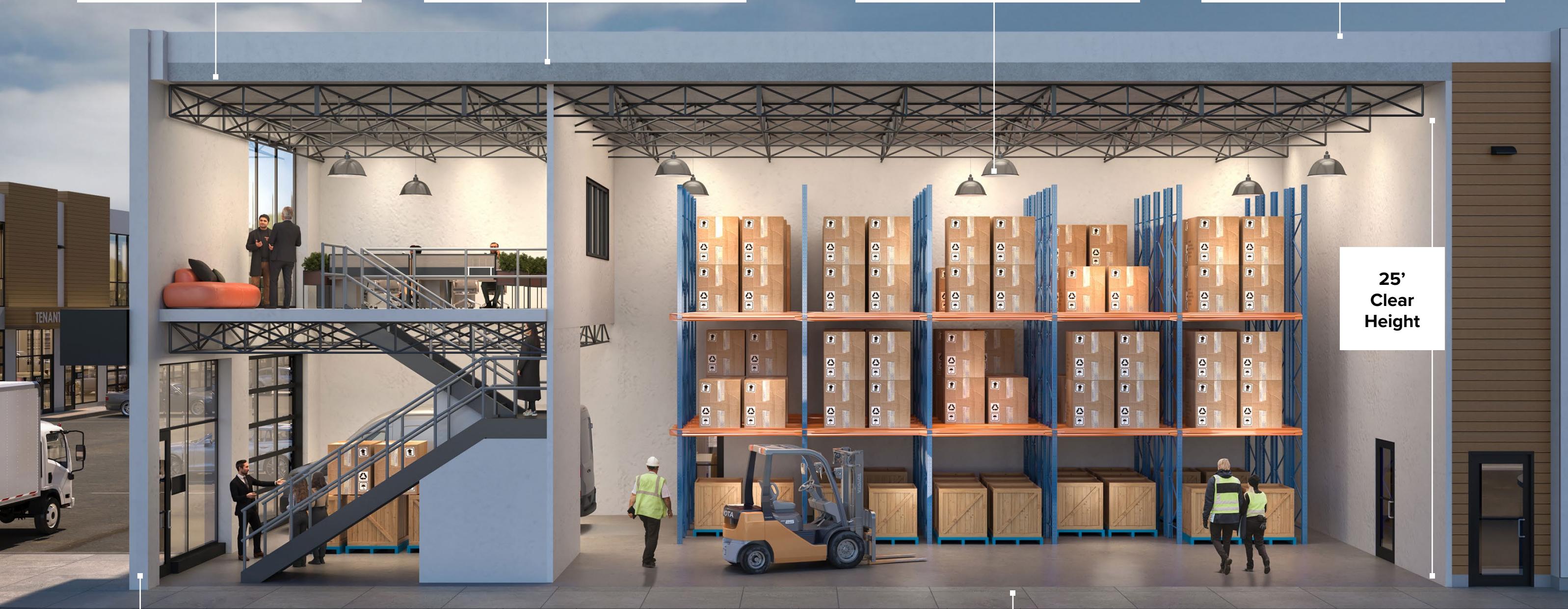
### Electrical Service

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.



### 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.

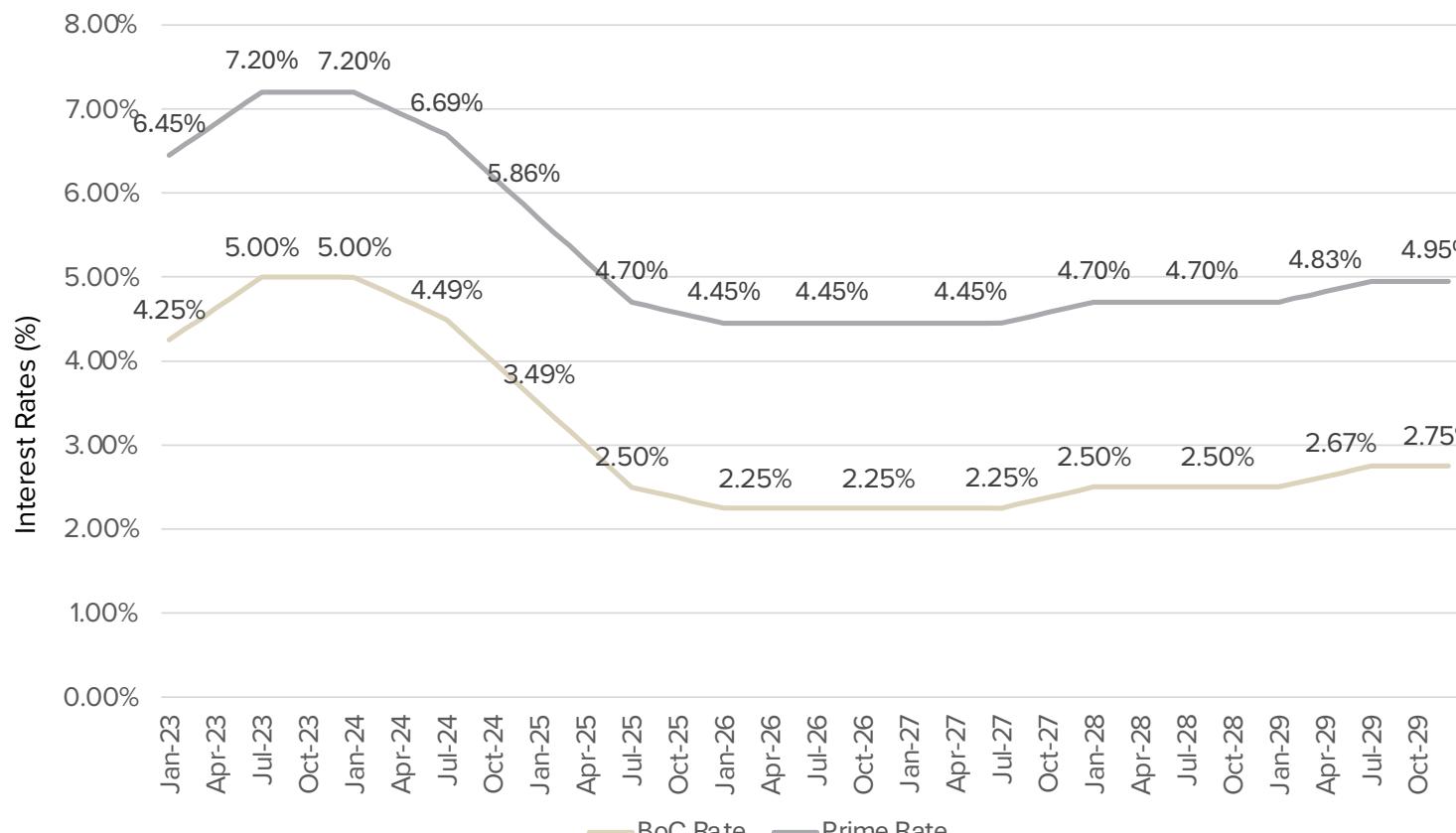


### Floor Slab

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

## Bank Of Canada

FORECAST OF CANADIAN MORTGAGE INTEREST RATES (2023-2029)



Source: WOWA 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 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:

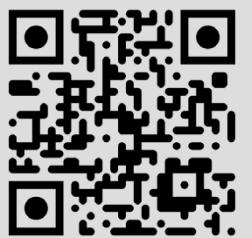
- Up to 100% loan-to-value financing
- Up to 25 years to repay your loan
- Up to 36 months principal payment postponement
- Personal assets are not taken as collateral
- Build equity in real estate instead of paying a mortgage for someone else (buying vs. leasing)

#### 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**  
D E V E L O P M E N T

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**

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**

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

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