



745-795 HAZELHURST ROAD

MISSISSAUGA, ON

NEW STATE-OF-THE-ART INDUSTRIAL FACILITY

UP TO 472,245 SF FOR LEASE

Ryan G. Cunningham*

Principal, Executive Vice President
+1 905 283 2384
ryan.cunningham@avisonyoung.com

Mike Tatarsky*

Principal, Senior Vice President
+1 905 283 2377
mike.tatarsky@avisonyoung.com

*Sales Representative

Hopewell
DEVELOPMENT

**AVISON
YOUNG**



HAZELHURST BUSINESS PARK

THE OPPORTUNITY

Avision Young, in partnership with Hopewell Development, is proud to announce Hazelhurst Business Park, a new 757,237 sf state-of-the-art industrial park located in the heart of South Mississauga. The speculative development comprises a total of three buildings and provides a flexible number of size configurations to suit a range of operational needs.



AVAILABLE AREA
41,143 - 472,245 sf



CLEAR HEIGHT
36 ft



TOTAL SHIPPING
84 TL / 4 DI doors



CAR PARKING
1:903 sf



BAY SIZE
55 ft x 52 ft



STAGING BAY
60 ft



POWER
2,000 amps, 600 volts



LIGHTING
LED



CONCRETE APRON
60 ft



FLOOR SLAB
8 in

PROPERTY DETAILS

705 HAZELHURST ROAD

AVAILABLE **LEASED** **284,992 sf**

745 HAZELHURST ROAD

AVAILABLE AREA **257,121 sf**

POWER **2,000 amps**

SHIPPING **50 TL / 2 DI**

MIN DIVISIBLE **66,674 sf**

DELIVERY **Immediate**

795 HAZELHURST ROAD

AVAILABLE AREA **215,124 sf**

POWER **2,000 amps**

SHIPPING **34 TL / 2 DI**

MIN DIVISIBLE **41,143 sf**

DELIVERY **Q2 2026**

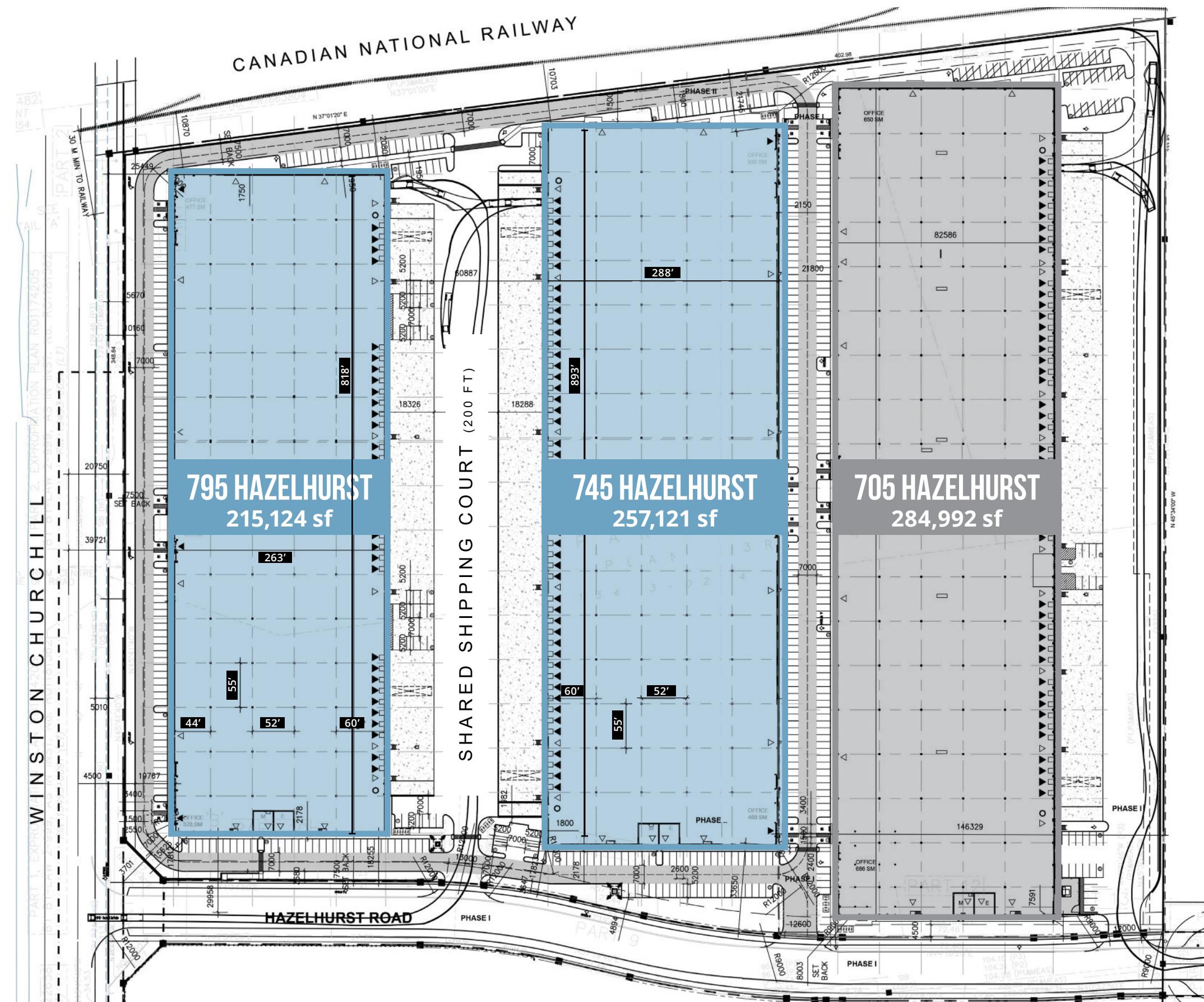
PRICING

 ASKING RENT **Market Rent**  T.M.I* **\$4.00 psf**

*2025 estimate - to be confirmed upon completion of construction

Available

Leased





GREAT ACCESSIBILITY

Hazelhurst Business Park offers easy access to major highways and the downtown core, situated in a well-established neighbourhood that supports efficient logistics throughout the Greater Toronto Area (GTA).

Just 3 km away, both Highway 403 and the Queen Elizabeth Way provide key regional connectivity. The site is also ideally located—only a 1-hour drive to the U.S. border crossing at St. Catharines and approximately 3 hours and 20 minutes to the Windsor/Detroit border.

DRIVE TIMES

Q.E.W	2.8 KM (4 minutes)
HIGHWAY 403	4.3 KM (5 minutes)
HIGHWAY 407	10.8 KM (11 minutes)
HIGHWAY 401	24.0 KM (20 minutes)
HIGHWAY 410	26.9 KM (27 minutes)
PEARSON AIRPORT	29.6 KM (30 minutes)
DOWNTOWN CORE	32.0 KM (26 minutes)
CN INTERMODAL	41.2 KM (30 minutes)
CP INTERMODAL	52.7 KM (43 minutes)





Hazelhurst Business Park is situated on the southeast corner of Winston Churchill Boulevard and Royal Windsor Drive, at the southwestern edge of Mississauga in the Clarkson neighbourhood, just minutes from the Oakville border.

AMENITIES WITHIN 5KM RADIUS OF HAZELHURST BUSINESS PARK



11
Hotels



174
Restaurants



214
Retail



244
Gas Stations



55
Banks



7
Fitness Centres

NEARBY AMENITIES

- 1 Hazelhurst Business Park is complemented with a variety of recently developed industrial, office, commercial/retail properties along Royal Windsor Dr, including Clarkson Crossing Commercial Centre as well as residential redevelopment that is gentrifying the area.
- 2 Both Southdown Rd and Winston Churchill Blvd provide connections to numerous amenities throughout the Clarkson neighbourhood including Lake Ontario. The Clarkson neighbourhood has 25 km of walking trails and access to a variety of quality parks including waterfront parks.
- 3 Just north of Hazelhurst Business Park on the north side of the CNR tracks is Clarkson Park, a 19.62 acre park with a baseball diamond, soccer and football field that is lit and fenced.
- 4 Ontario Racquet Club. Canada's Leading premier sports club covering 150,000 sf on 8.5 acres, offering year-round squash, tennis, pickleball, badminton, golf, aquatics; over 100 weekly group fitness, yoga, spinning programs; sports training; fine dining; parties and social events.

MEET THE TEAM



Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

AVISON YOUNG

Avision Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.





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Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

*Sales Representative

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