



745-795 HAZELHURST ROAD

MISSISSAUGA, ON

NEW STATE-OF-THE-ART INDUSTRIAL FACILITY

UP TO 428,138 SF FOR LEASE

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Hopewell[®]
DEVELOPMENT

**AVISON
YOUNG**



HAZELHURST

BUSINESS PARK

THE OPPORTUNITY

Avison 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
40,000 - 428,138 sf



CLEAR HEIGHT
36 ft



TOTAL SHIPPING
89 TL / 3 DI doors



CAR PARKING
1:1,294 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

LEASED 284,992 sf

745 HAZELHURST ROAD

AVAILABLE AREA 257,121 sf

POWER 2,000 amps

SHIPPING 50 TL / 2 DI

MIN DIVISIBLE 64,131 sf

DELIVERY Immediate

795 HAZELHURST ROAD

AVAILABLE AREA 171,017 sf

POWER 2,000 amps

SHIPPING 39 TL / 1 DI

MIN DIVISIBLE 40,000 sf

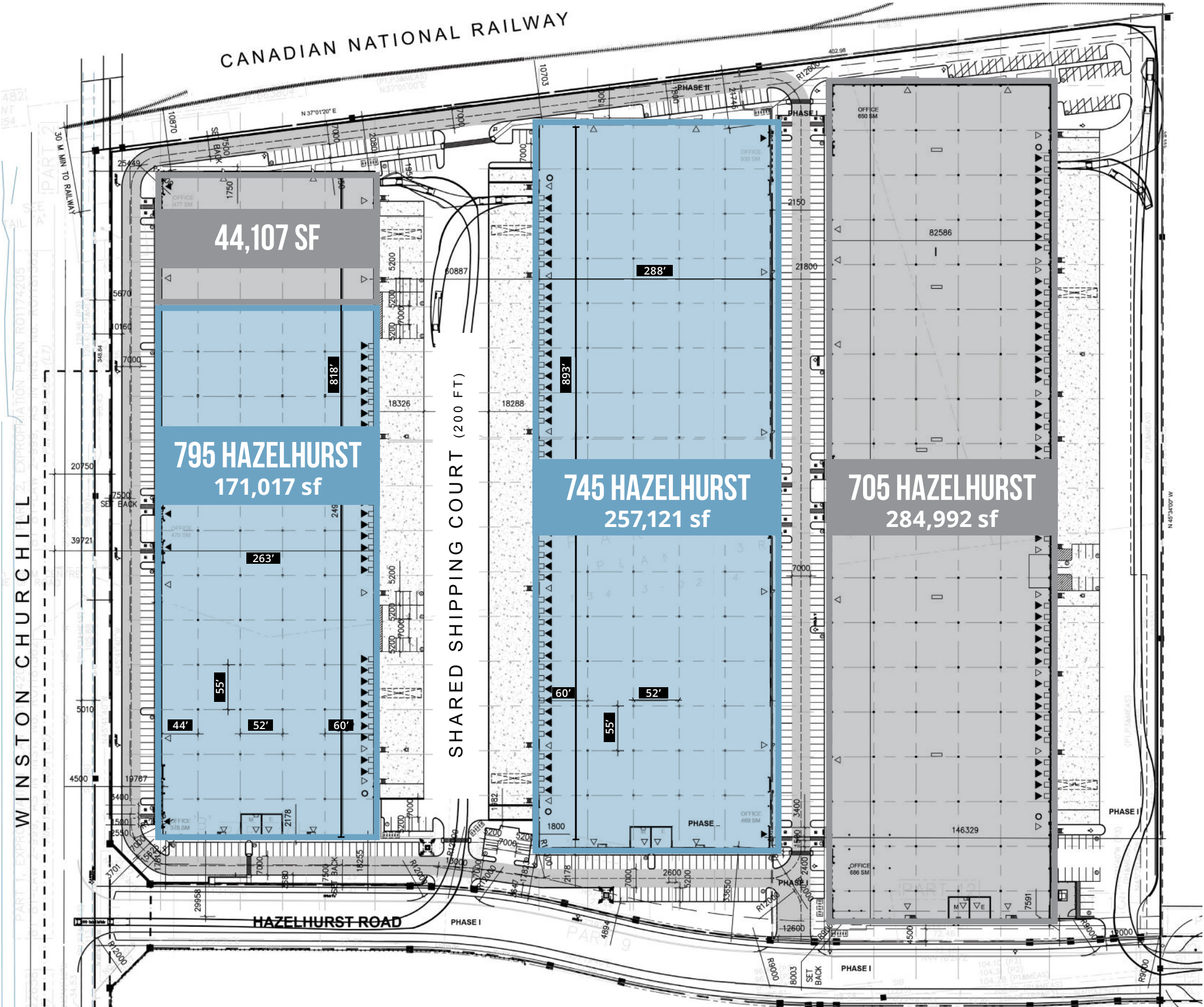
DELIVERY Q3 2026

PRICING

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

*2026 estimate - to be confirmed upon completion of construction

Available Leased

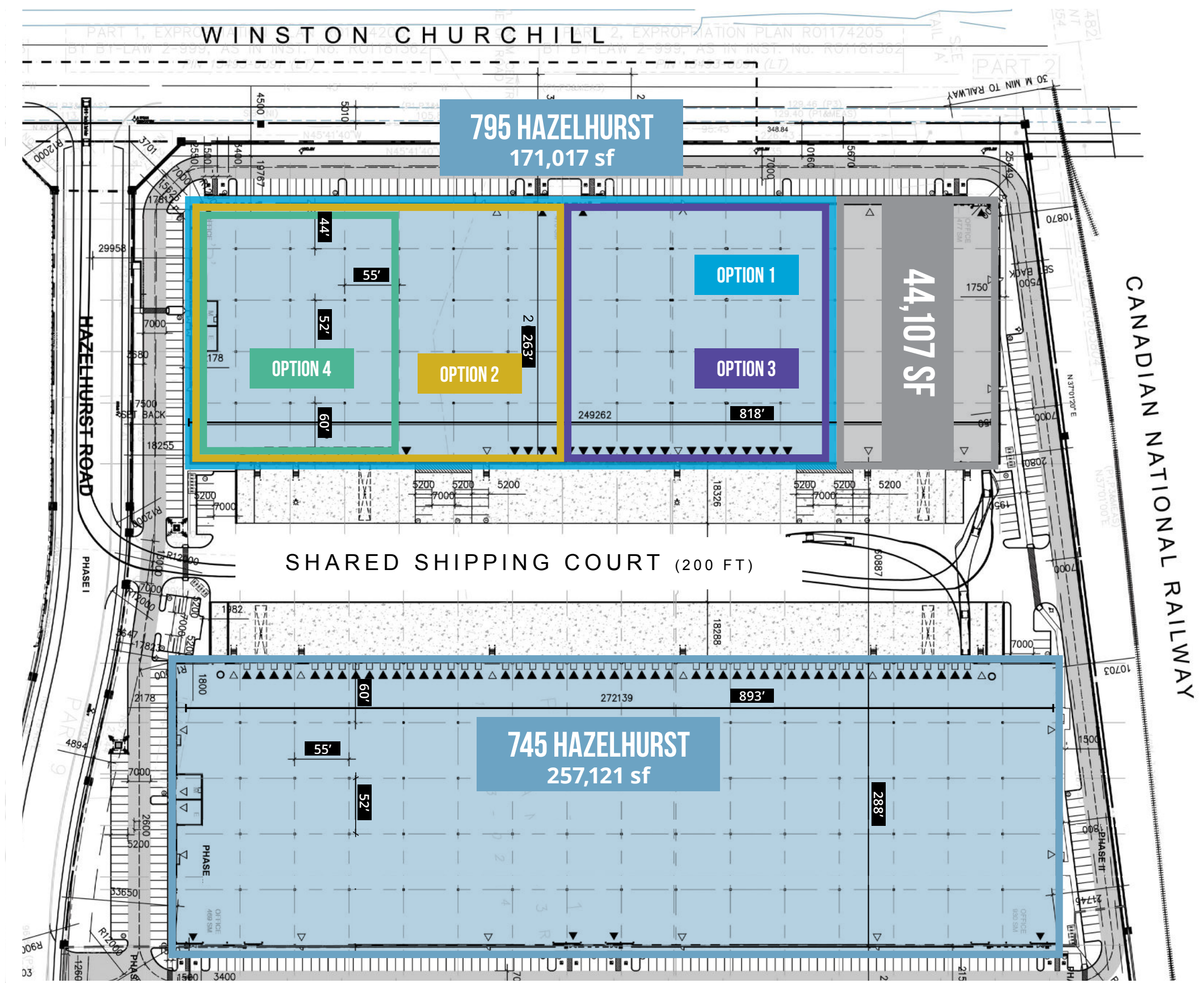


DEMISING OPTIONS

745 + 795 HAZELHURST ROAD	
AVAILABLE AREA	428,138 sf
SHIPPING	89 TL / 3 DI

745 HAZELHURST ROAD	
AVAILABLE AREA	257,121 sf
SHIPPING	50 TL / 2 DI

795 HAZELHURST ROAD	
OPTION 1	
AVAILABLE AREA	171,017 sf
SHIPPING	39 TL / 1 DI
OPTION 2	
AVAILABLE AREA	98,230 sf
SHIPPING	20 TL / 1 DI
OPTION 3	
AVAILABLE AREA	72,787 sf
SHIPPING	19 TL
OPTION 4	
AVAILABLE AREA	54,557 sf
SHIPPING	9 TL / 1 DI





PUBLIC TRANSIT

OAKVILLE

Speers-Cornwall

Linbrook

Winston Park

MISSISSAUGA

Sheridan

Lorne Park

Park Royal

Winston Churchill

Mississauga Transit routes run along Royal Windsor Drive with stops directly in front of Hazelhurst Business Park.

These routes connect to the nearby GO Station, offering seamless transfers, access to surrounding neighbourhoods and cities, and convenient Rush Hour Express Train service to Toronto.



10 MIN
to Oakville GO



5 MIN
to Clarkson GO

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.

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.

AMENITIES WITHIN 5KM RADIUS OF HAZELHURST BUSINESS PARK



11
Hotels



174
Restaurants



214
Retail



244
Gas Stations



55
Banks



7
Fitness Centres

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

Avison 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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