



For Lease/Sale

User/Investment Opportunity
Immediate Possession

2505 Meadowvale boulevard, Mississauga

±37,504 Sq. Ft. | ±22' Clear Height | Potential To Expand Warehouse

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CBRE

Property Details

TOTAL SIZE	Main Floor Office:	±17,296 Sq. Ft.
	Second Floor Office:	±14,246 Sq. Ft.
	Warehouse Area:	±5,962 Sq. Ft.
	Total Area:	±37,504 Sq. Ft.
LOT SIZE	±3.0 Acres	
ASKING LEASE RATE	Please Speak with Listing Agents	
T.M.I. (EST. 2024)	Opex:	\$1.96
	PTax:	\$2.86
	Admin Fee:	\$0.50
	Total:	\$5.32 Per Sq. Ft.
ASKING SALE PRICE	Please Speak with Listing Agents	
TAXES (EST.2024)	\$108,990.43	
SHIPPING	2 Truck Level Doors, 1 Drive-In Door	
CLEAR HEIGHT	±22'	
POSSESSION	Immediate (Vacant)	
ZONING	E3	

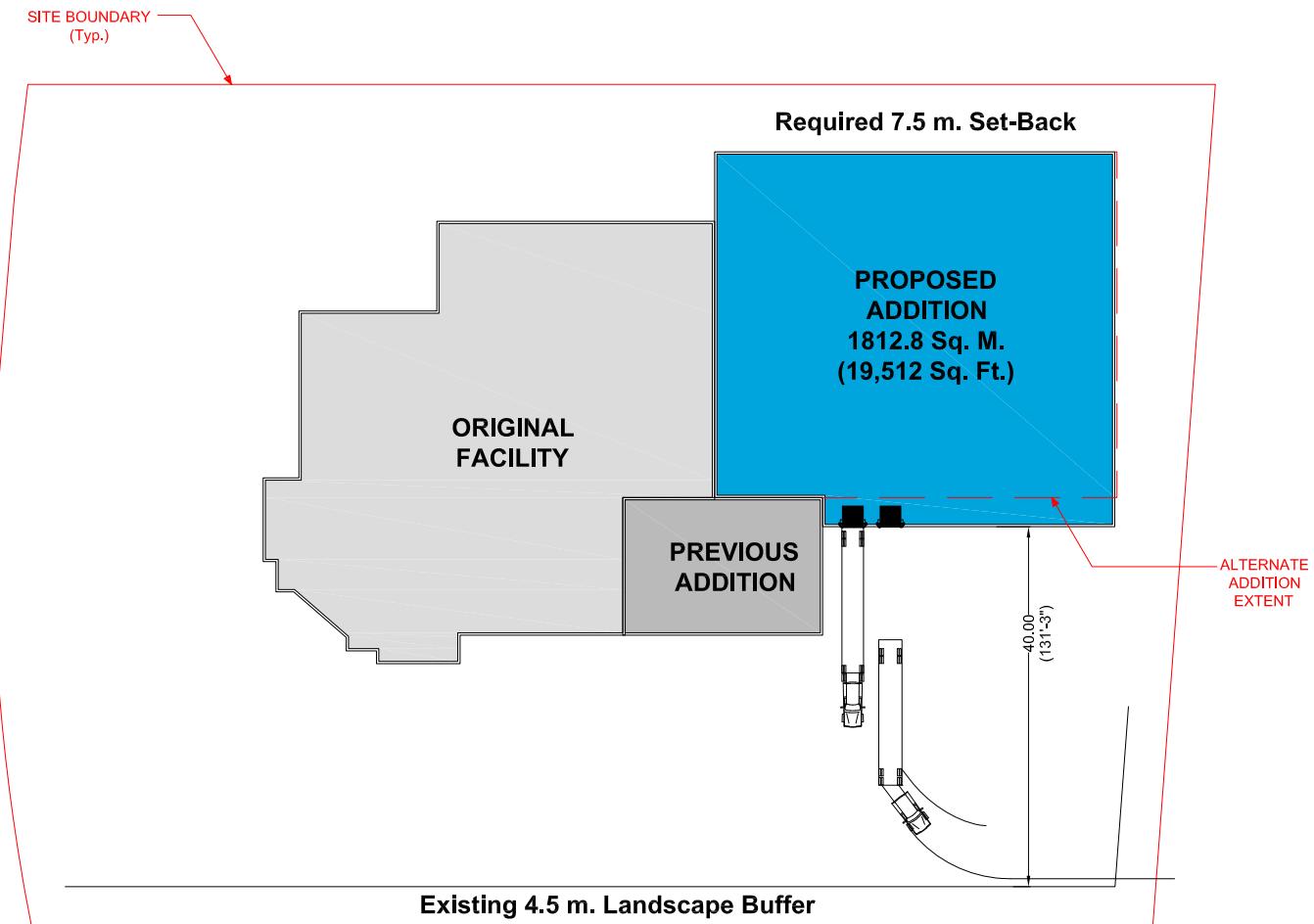
COMMENTS

- Great Freestanding Building in Mississauga
- Potential to Expand Warehouse, Please Speak with Listing Agents
- Conveniently Located In Proximity To 400 Series Highways
- Numerous Amenities Within 2Km Radius



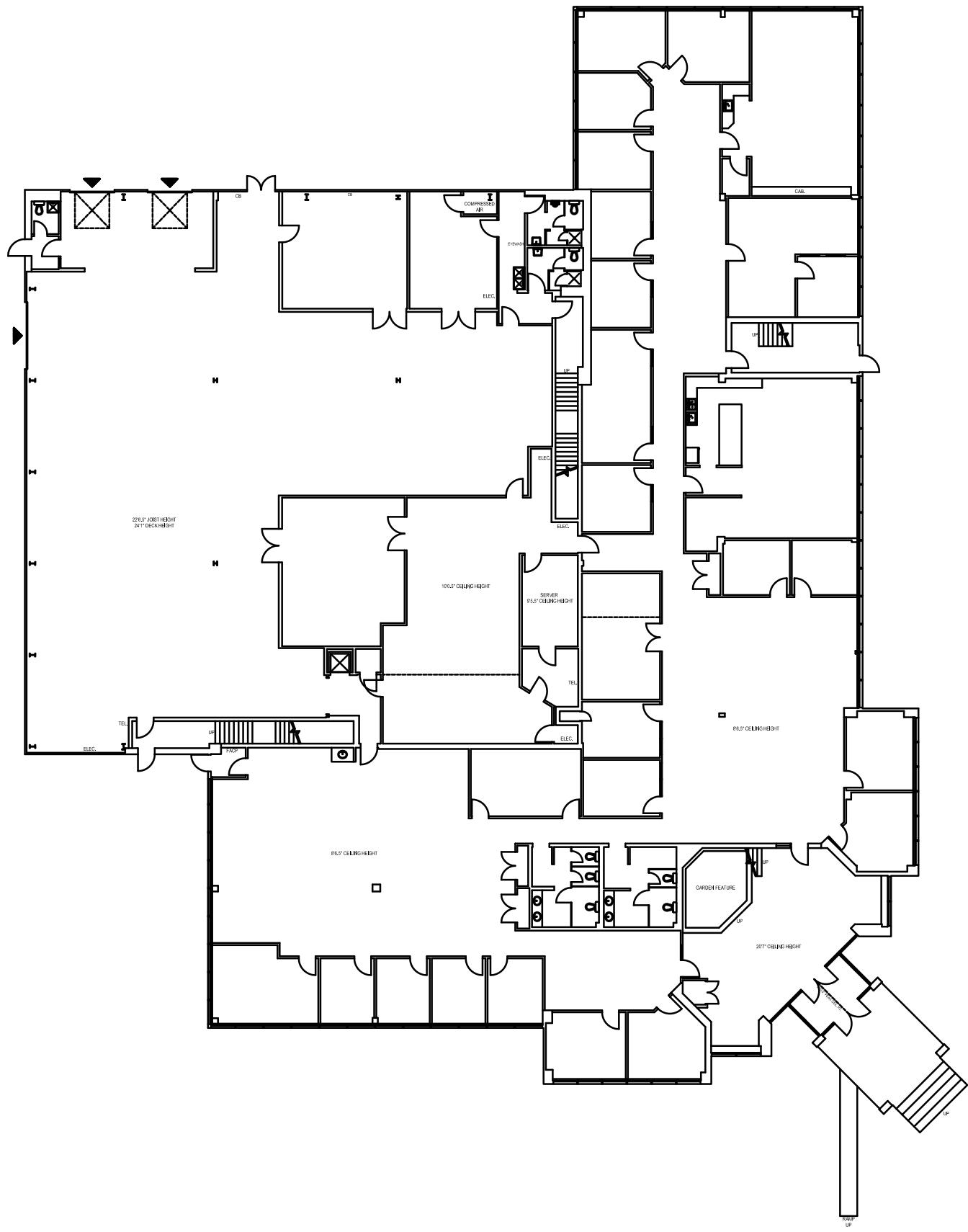
Site Plan

MEADOWVALE BLVD.



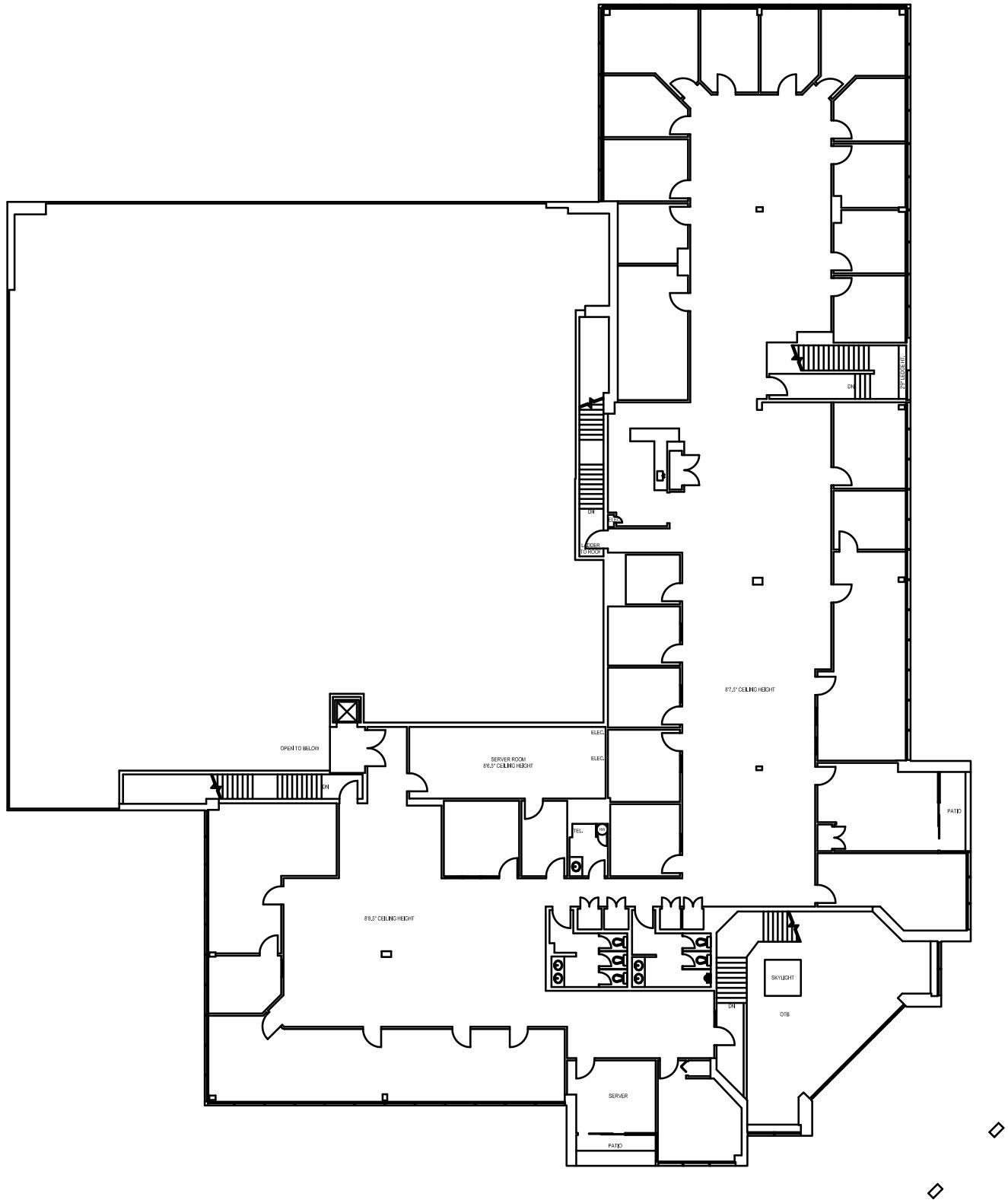
Floor Plan

Main Floor



Floor Plan

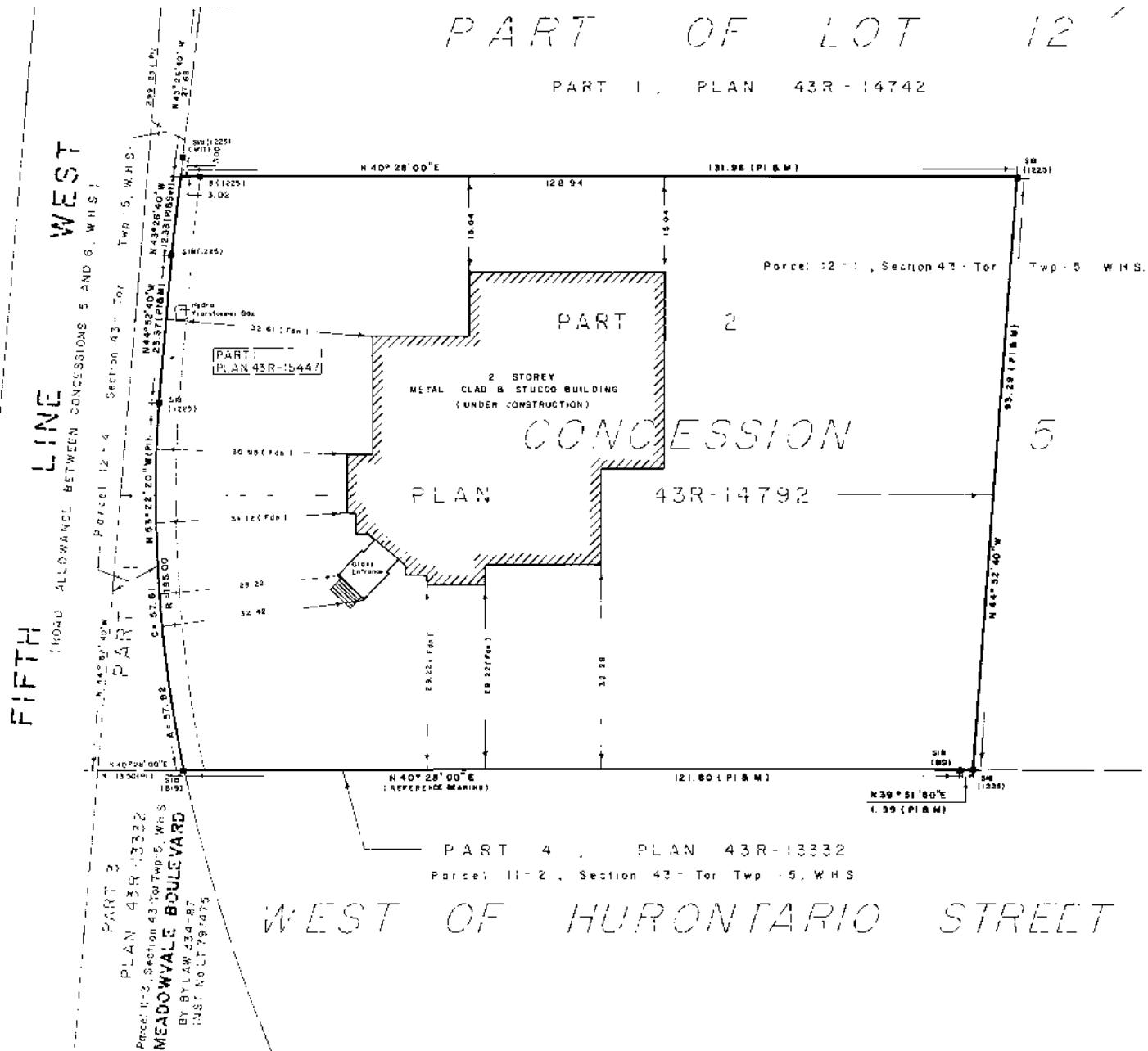
Second Floor



Survey

PART OF LOT 12

PART I, PLAN 43R-14742



2505 MEADOWVALE BLVD • MISSISSAUGA, ON

Photos



Location Overview

Convenient access to: highways, intermodals and Toronto Pearson International airport.
Prime network location in the heart of the GTA West.



 SITE

 MIWAY ROUTE #43
MISSISSAUGA - ARGENTIA

 MIWAY ROUTE #42
DERRY

 MIWAY ROUTE #38
CREDITVIEW

Zoning - E2-1 Employment

Permitted Uses

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting / Communications facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station (1)
- Waste Transfer Station (1)
- Composting Facility (1)
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product
- Manufacturing Facility (0055-2015) (14)
- Medicinal Product Manufacturing Facility - Restricted (0055-2015)

COMMERCIAL

- Restaurant (1)

- Convenience Restaurant (0018-2015) (1)(13)

- Take-out Restaurant (1)

- Commercial School

- Financial Institution (0191-2009), (0018-2015)(12)

- Veterinary Clinic

- Animal Care Establishment

MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar (0018-2015) (1)(2)(13)
- Motor Vehicle Service Station (0018-2015) (13)
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles (1)

HOSPITALITY

- Banquet Hall/Conference
- Centre/Convention Centre
- Night Club (1)(3)

- Overnight Accommodation

OTHER

- Adult Video Store (1)
- Adult Entertainment Establishment (1)
- Animal Boarding Establishment (1)
- Active Recreational Use
- Body-Rub Establishment (1)
- Beverage/Food Preparation Establishment
- Truck Fuel Dispensing Facility (0297-2013)
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (4)
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

Exception E2-1

In an E2-1 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:

USES NOT PERMITTED

1. Truck Terminal
2. Waste Processing Station

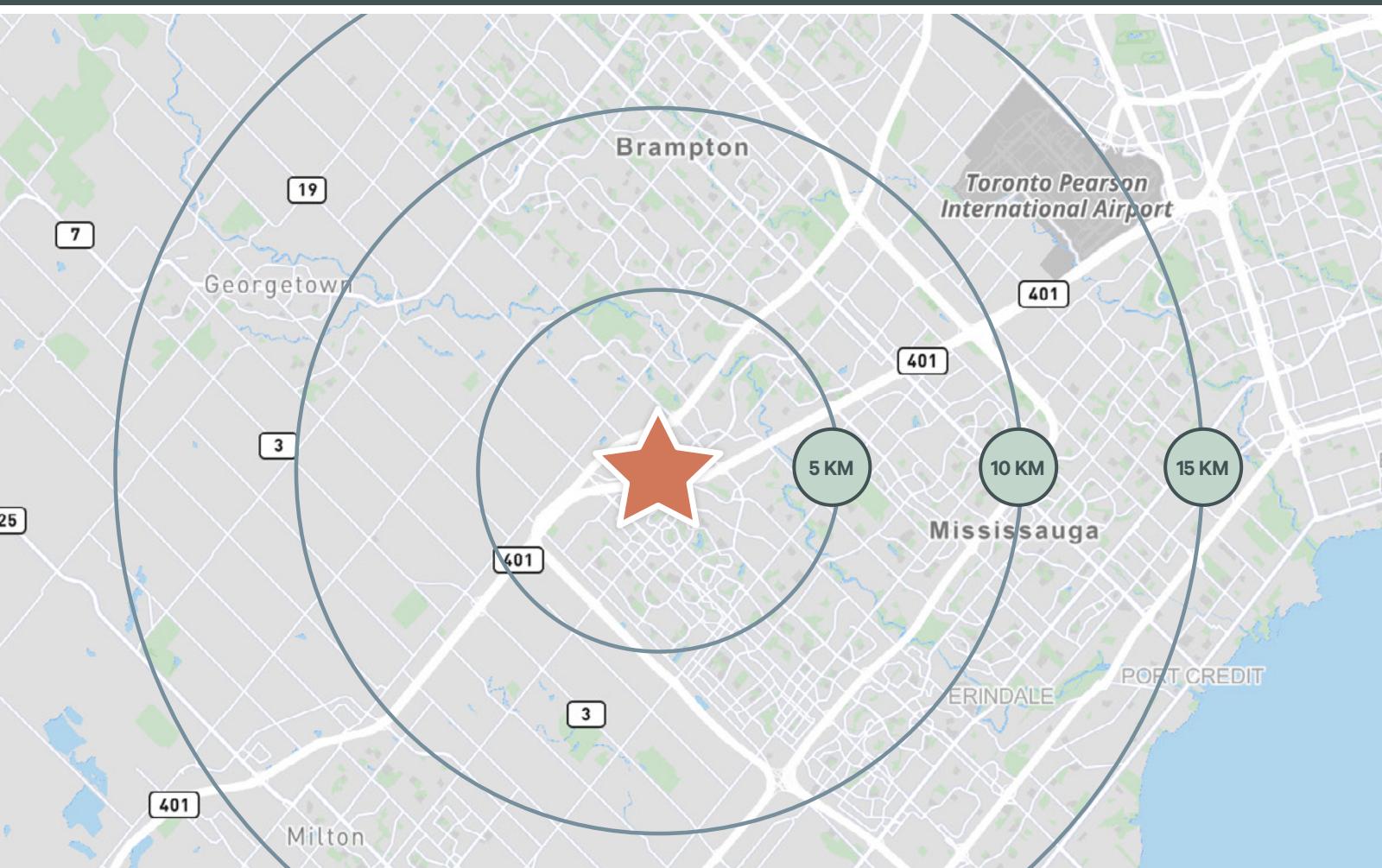
3. Waste Transfer Station

4. Composting Facility

5. Body-Rub Establishment

6. Adult Entertainment Establishment

7. Night Club



Travel Times

Highway 403 15 Min / 12.1 km	Highway 410 9 Min / 11.7 km	Highway 401 4 Min / 2.3 KM	Highway 407 4 Min / 2 km
Pearson I'ntl Airport 21.7 Min / 22 km	CN Intermodal Brampton 18.3 Min / 16 km	CPKC Intermodal Vaughan 30.8 Min / 26 km	Downtown Toronto 38.9 Min / 35 km

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