



For Lease/Sale

User/Investment Opportunity
Immediate Possession

2505 Meadowvale boulevard, Mississauga

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

KYLE HANNA*

Vice Chairman

416 798 6255

kyle.hanna@cbre.com

EVAN S. WHITE*

Vice Chairman

416 798 6232

evan.white@cbre.com

EVAN T. WHITE*

Vice President

905 234 0377

evan.white2@cbre.com

JACK SNELL*

Sales Associate

416 798 6250

jack.snell@cbre.com

*Sales Representative

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:	<u>\$0.50</u>
	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	

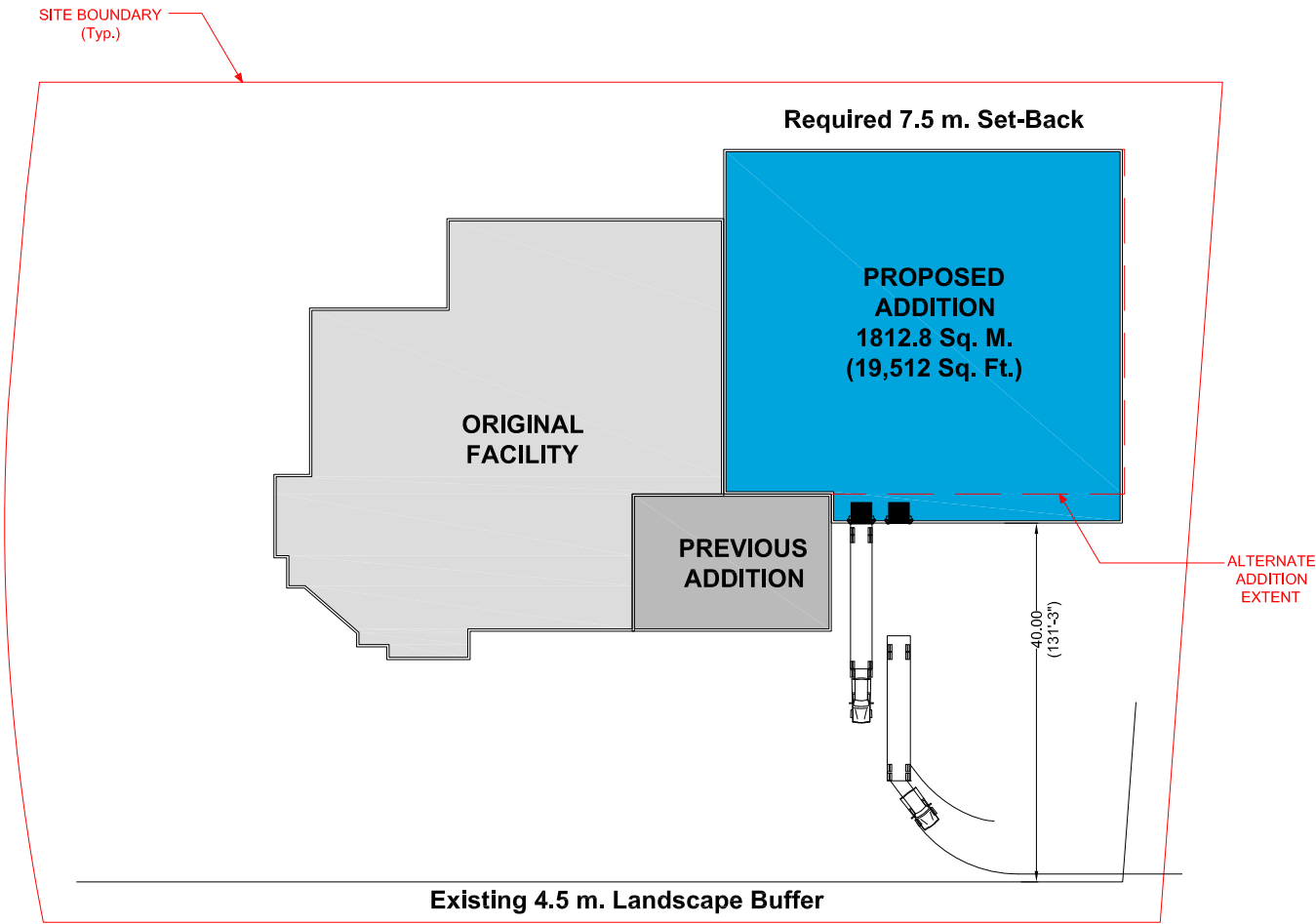
COMMENTS

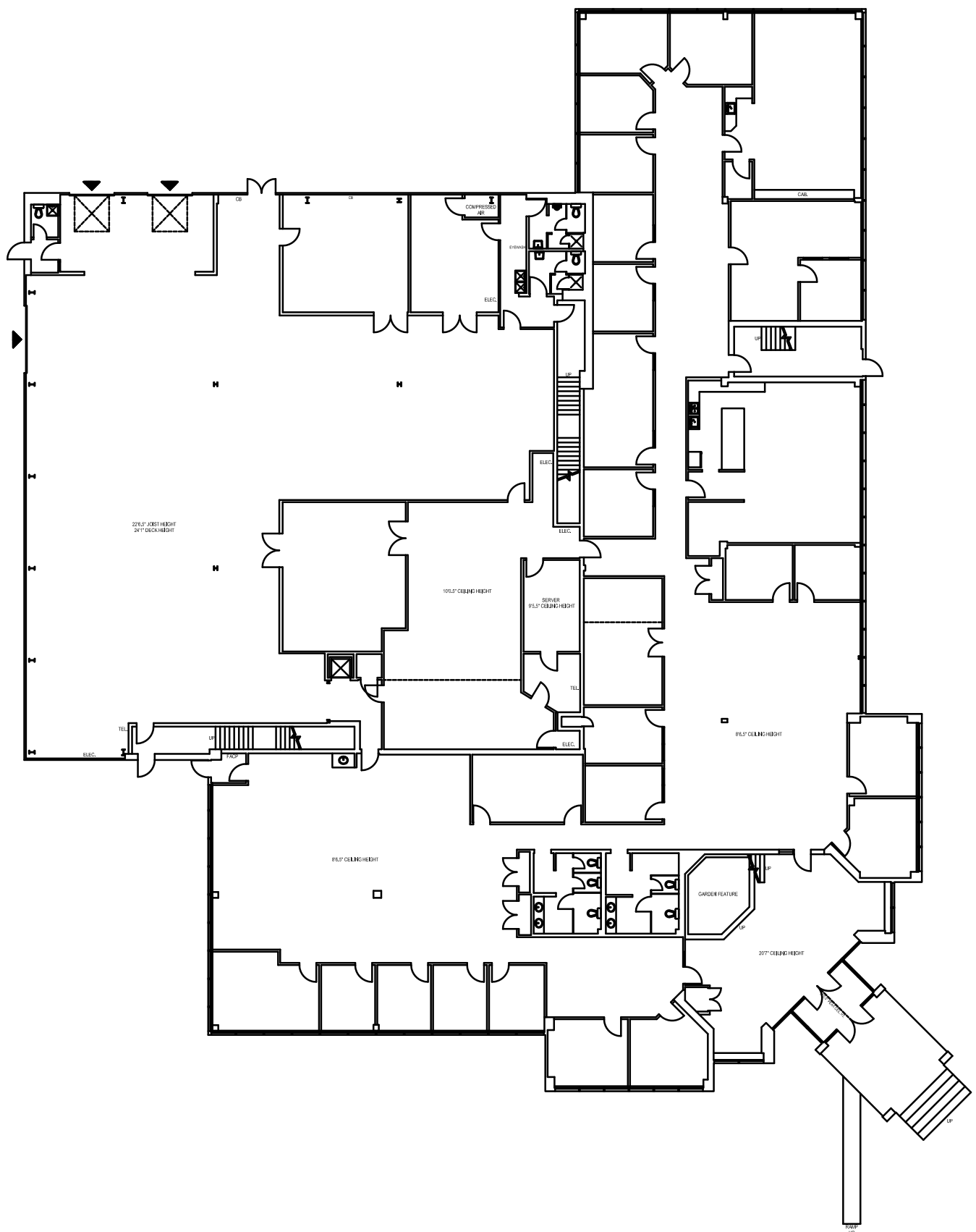
- Great Freestanding Building in Mississauga
- Potential to Expand Warehouse, Please Speak with Listing Agents
- Conveniently Located In Proximity To 400 Series Highways
- Numerous Amenities Within 2Km Radius



Site Plan

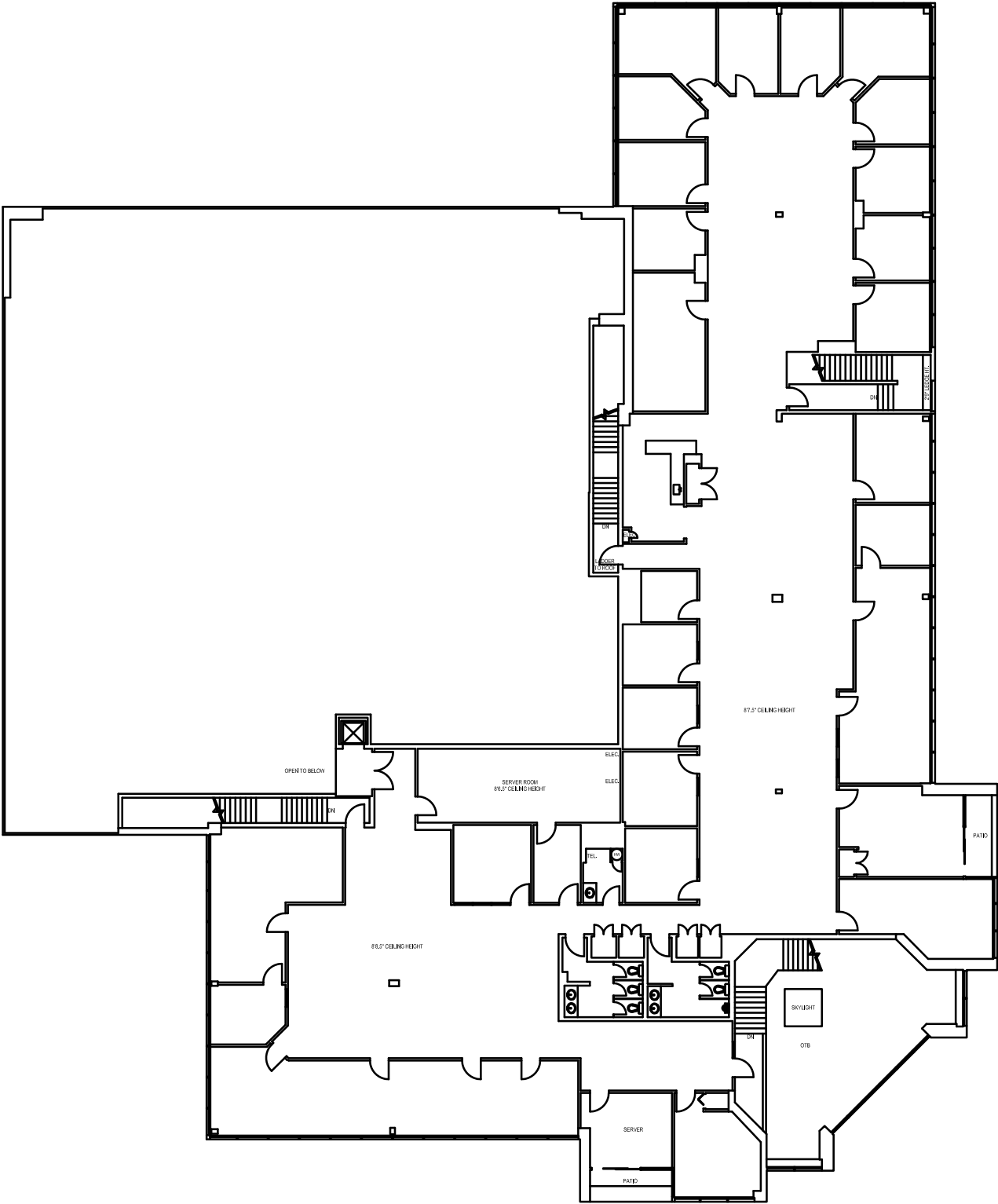
MEADOWVALE BLVD.

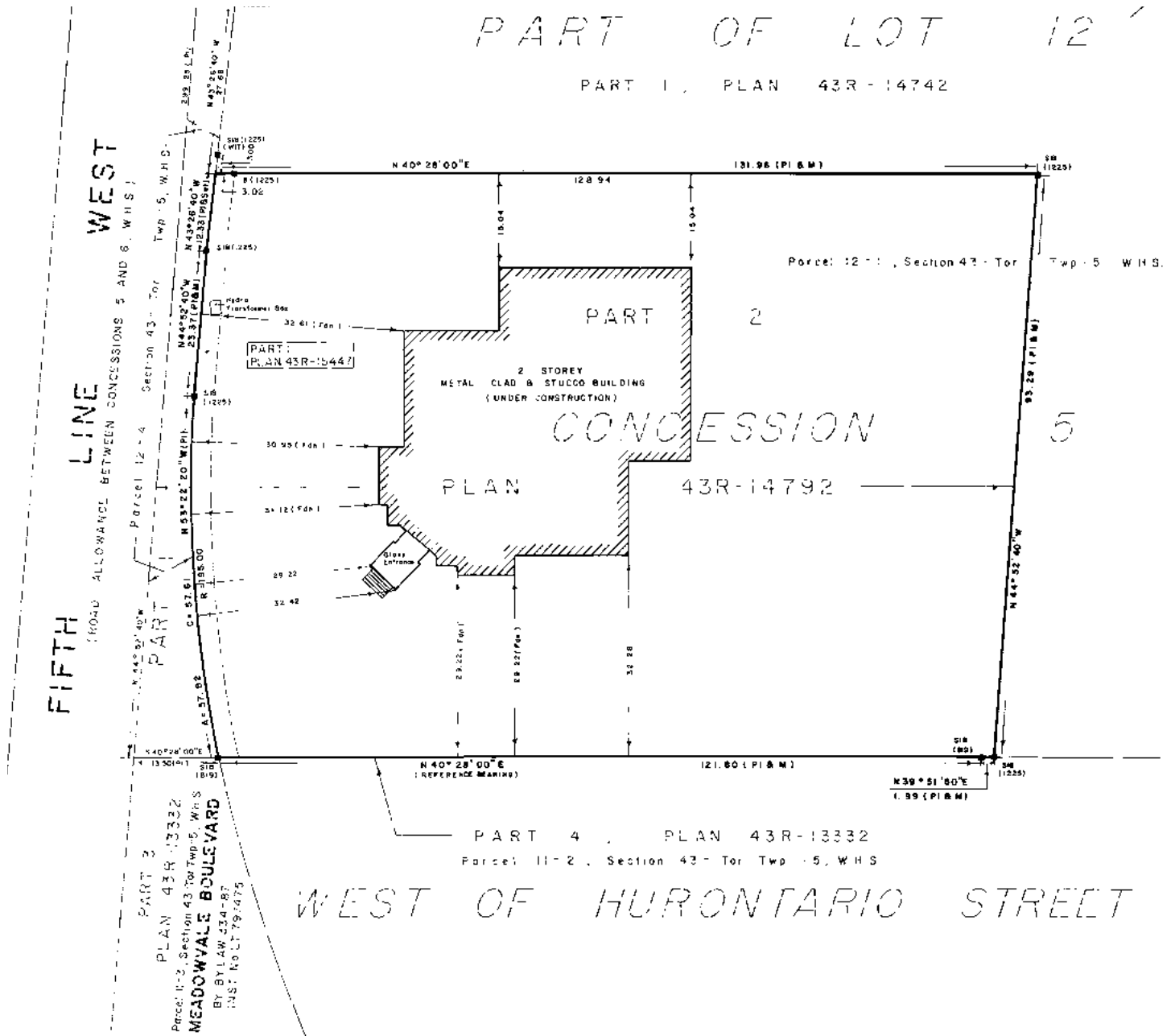




Floor Plan

Second Floor





Photos



Location Overview

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



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

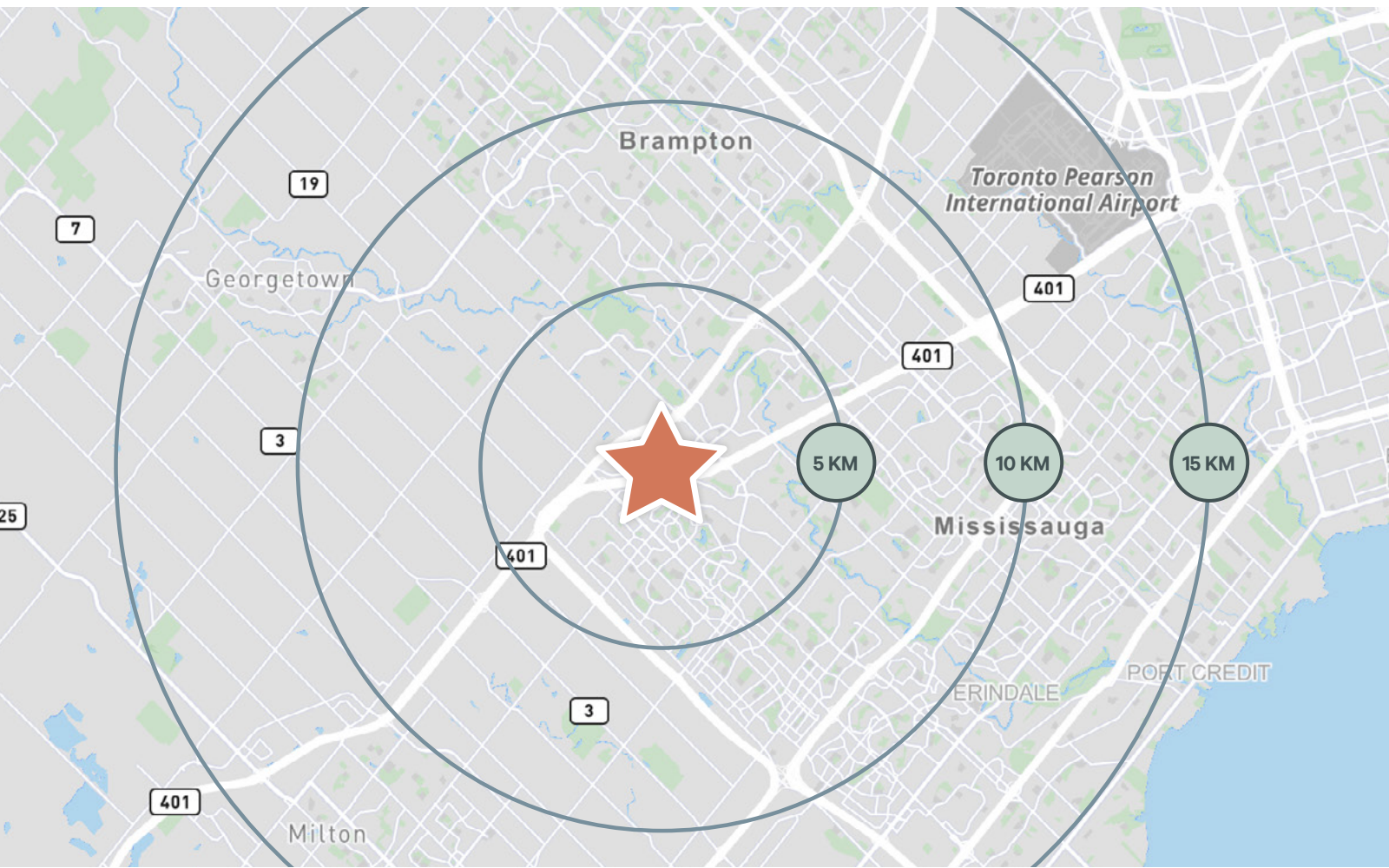
- Adult Video Store (1)
- Adult Entertainment Establishment (1)
- Animal Boarding Establishment (1)
- Active Recreational Use
- Body-Rub Establishment (1)
- Beverage/Food Preparation Establishment
- Truck Fuel Dispensing Facility (0297-2013)
- Entertainment Establishment
- Recreational Establishment
- 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 | 3. Waste Transfer Station | 6. Adult Entertainment Establishment |
| 2. Waste Processing Station | 4. Composting Facility | 7. Night Club |
| | 5. Body-Rub Establishment | |



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

KYLE HANNA*
Vice Chairman
416 798 6255
kyle.hanna@cbre.com

EVAN S. WHITE*
Vice Chairman
416 798 6232
evan.white@cbre.com

EVAN T. WHITE*
Vice President
905 234 0377
evan.white2@cbre.com

JACK SNELL*
Sales Associate
416 798 6250
jack.snell@cbre.com



CBRE Limited, Real Estate Brokerage | Toronto West
5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth