

Industrial Freestand with Heavy Power

For Sale/Lease



1340 Aerowood Drive

Mississauga | ON

±33,000 Sq. Ft. • 1.41 Acres

For more information, please contact:

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Vice Chairman

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*Sales Representative

CBRE

Property Details

| | |
|-----------------|----------------------------|
| AVAILABLE SIZE | 33,000 SQ. FT. |
| INDUSTRIAL AREA | 30,000 SQ. FT. |
| OFFICE AREA | 3,000 SQ. FT. |
| SHIPPING DOORS | 2 Truck Level & 2 Drive-In |
| CLEAR HEIGHT | 12.5-16.50' |
| ZONING | E2-19 |
| HEAT TYPE | Gas, forced air open |
| POWER | 2,000 Amps / 600 Volts |
| POSSESSION | 30-60 Days |
| PROPERTY TAXES | \$62,085 CAD (2025 Annual) |

Comments

- Corner lot offering great exposure
- Ample power available at 2,000 amps
- Fully air conditioned warehouse area
- Portion of the warehouse is whiteboxed
- Dock doors equipped with levellers
- Great location at Dixie Road and Highway 401, with good proximity to 400 series highways and many amenities

NOW ASKING \$11.95 NET

NEW LOWER ASKING RATE

\$11,484,000.00/\$348 PSF

ASKING SALE PRICE



Zoning Information

E2 Zone Permitted Uses

In the E2 zone, the following uses are permitted:

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing 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 (¹)
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility (¹)

COMMERCIAL

- Restaurant
- Convenience Restaurant (¹³)
- Take-out Restaurant
- Commercial School
- Financial Institution (¹³)
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

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

HOSPITALITY

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

OTHER

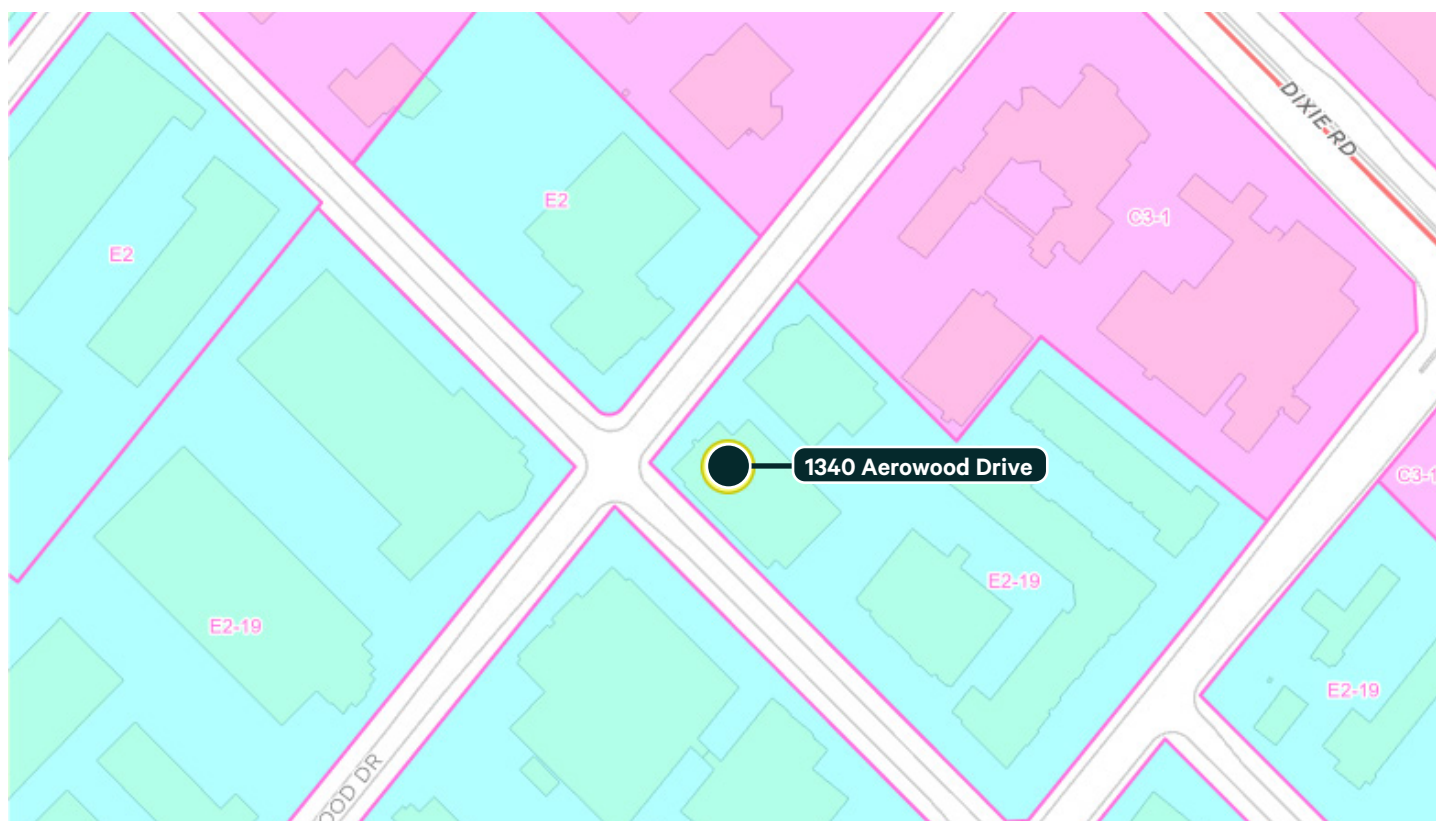
- Adult Video Store (¹)
- Adult Entertainment Establishment (¹)
- Animal Boarding Establishment (¹)
- Active Recreational Use
- Body-Rub Establishment (¹)
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (⁴)
- Private Club
- Repair Establishment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

ADDITIONAL USES - For Exception 19

All E3 uses contained in subsection 8.2.1 of the by-law, except Power Generating Facilities

**Not an exhaustive list. Tenant to verify that intended use complies with zoning.*

Source: City of Mississauga Website



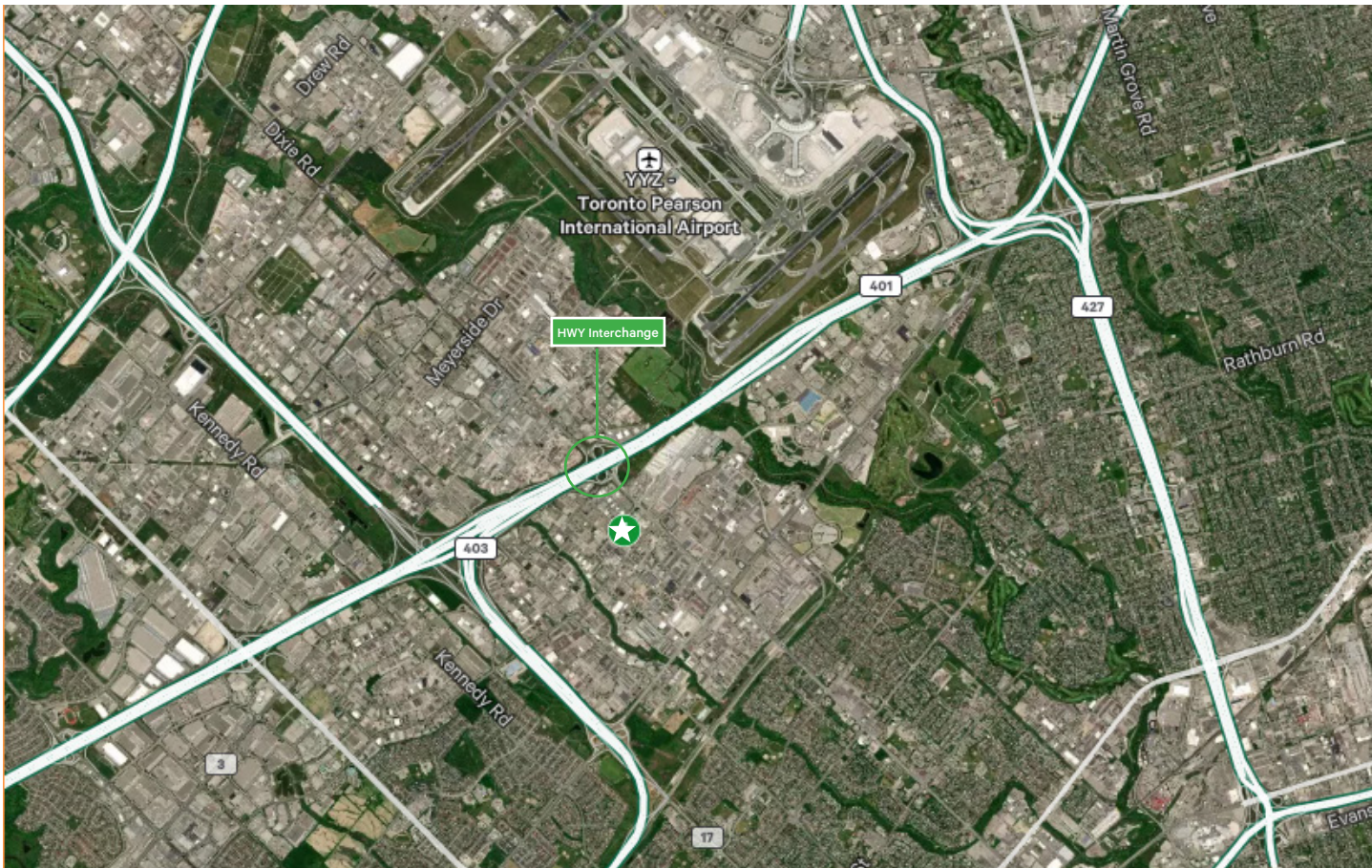
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Industrial Freestand
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Fully Air Conditioned Building



Superior Highway Access



Drive Times

| | | |
|--|------------|----------|
| HWY 401 at Dixie Road | 2 MINUTES | • 1.0 KM |
| HWY 403 | 3 MINUTES | • 2.5 KM |
| HWY 410 | 5 MINUTES | • 5.0 KM |
| HWY 407 | 9 MINUTES | • 10 KM |
| HWY 427 | 9 MINUTES | • 6.5 KM |
| QEW | 10 MINUTES | • 8.0 KM |
| TORONTO PEARSON INTERNATIONAL AIRPORT | 10 MINUTES | • 17 KM |
| CN BRAMPTON INTERMODAL | 12 MINUTES | • 10 KM |
| COOKSVILLE GO | 15 MINUTES | • 9.0 KM |

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Contact Us

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