

403

Burnamthorpe Rd W

Erindale Station Rd

±3.192 Acres For Sale  
3611 Erindale Station Rd, Mississauga

Graham Meader\*  
Vice Chairman  
416 578 8250

Colin Alves\* SIOR  
Vice Chairman  
416 564 2500

\*Sales Representative

Colliers

# Property Details

Prime Mississauga location strategically located minutes from Highway 403

<b>Location</b>	The Subject Property is located at the Northeast side of Erindale Station rd, Southeast of Burnamthorpe Rd W
<b>Lot Size</b>	± 3.192 Acres (± 2.75 acres of excess land)
<b>Total Building Area</b>	19,700 SF
<b>Office Area</b>	2,415 SF
<b>Warehouse Area</b>	17,285 SF
<b>Clear Height</b>	15' - 17'
<b>Shipping</b>	9 Drive-in
<b>Zoning</b>	E2-19 (Permits outside storage)
<b>Asking Price</b>	Please speak to listing agent

## Property Highlights

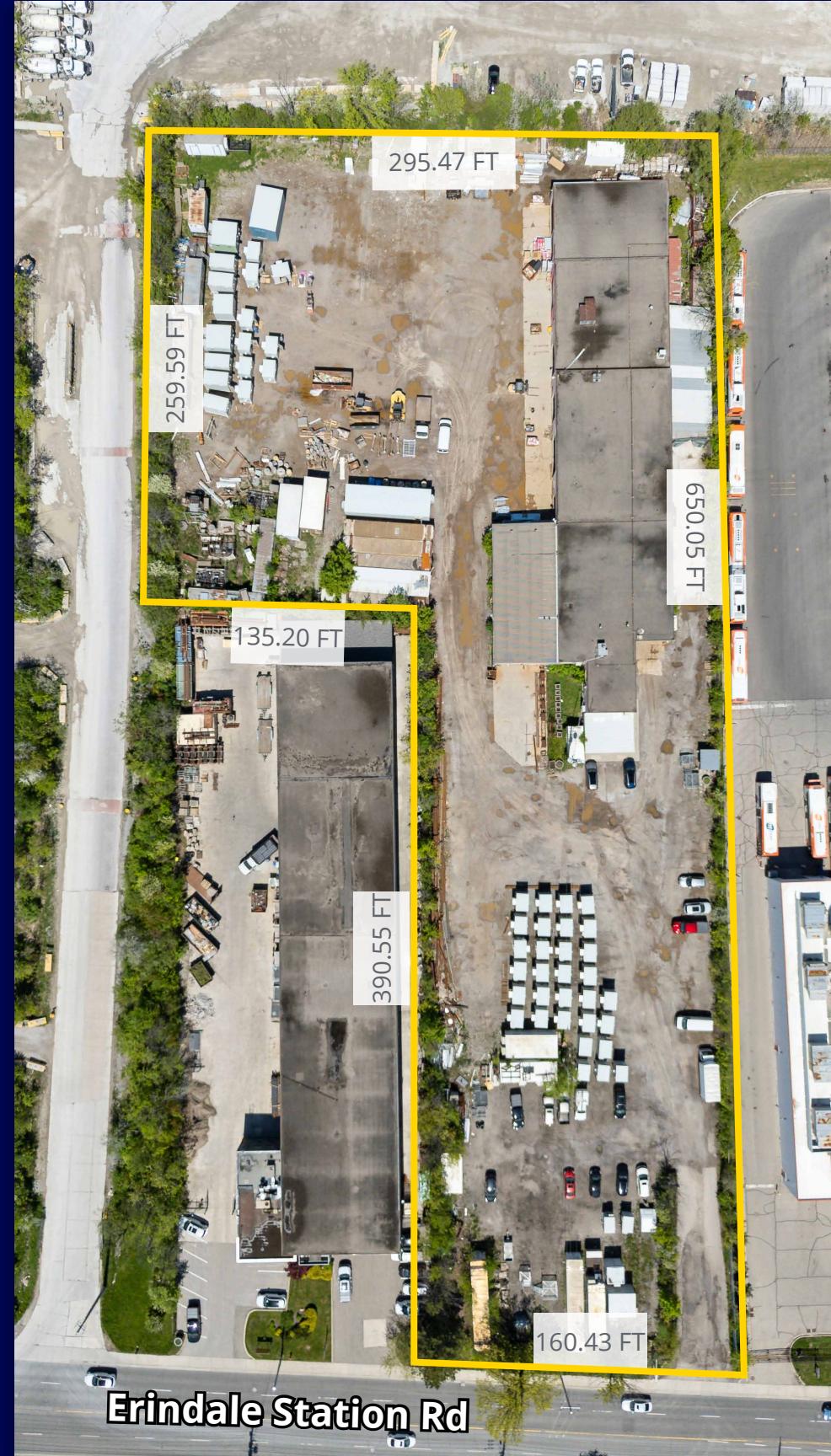
- Rare infill land in Mississauga with outside storage zoning
- 19,700 SF freestanding building with 2.75 acres of excess land
- Low site coverage of 13.5%
- Situated in a well-established industrial node with excellent access to transit, amenities and labour
- Minutes from Highway 403 with easy access to 400-series highways



Environmental and Appraisal reports available in data room



Click to sign NDA





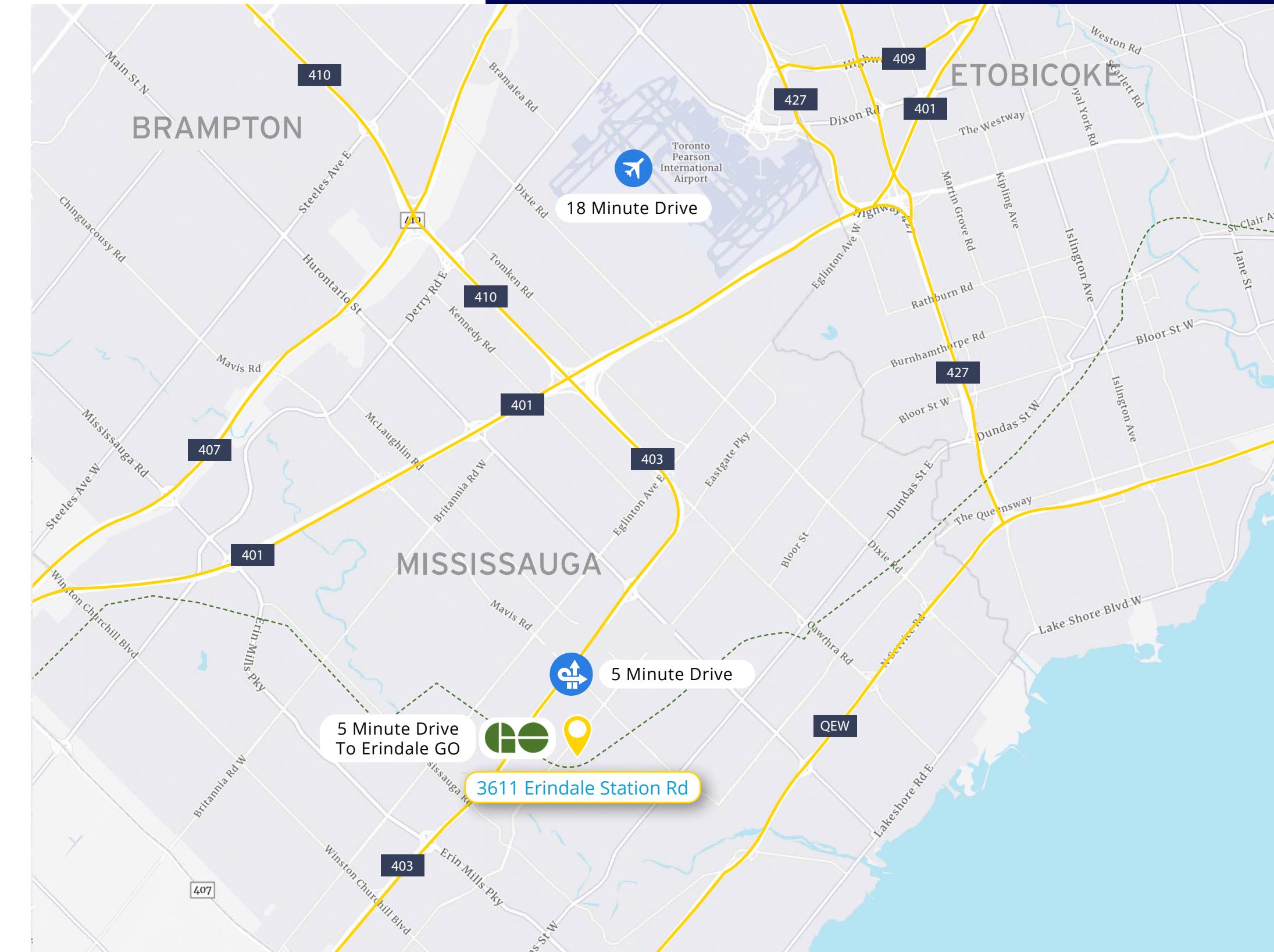
# Drive Times

Highway 403	5 MIN
Highway 410	11 MIN
QEW	11 MIN
Highway 401	10 MIN
Highway 407	12 MIN
Highway 427	16 MIN
Highway 400	22 MIN
Pearson Int. Airport	18 MIN
CN Intermodal Brampton	25 MIN
CP Intermodal Vaughan	35 MIN

## Major Cities

Oakville	10 MIN
Brampton	12 MIN
Toronto	16 MIN
Milton	18 MIN
Caledon	20 MIN
Vaughan	22 MIN

Drive time are estimates provided for information purposes only.



# Zoning - E2-19

Some of the permitted uses below:

## OFFICE

- Medical Office, Office

## BUSINESS ACTIVITIES

- Manufacturing Facility, Science and Technology Facility, Transportation Facility, Truck Terminal, Warehouse/Distribution Facility, Wholesaling Facility, Waste Processing Station, Waste Transfer Station, Composting Facility, Outdoor Storage/Outdoor Display, Self Storage Facility, Contractor Service Shop, Contractor's Yard, Vehicle Pound Facility, Medicinal Product Manufacturing Facility, Medicinal Product Manufacturing Facility - Restricted, Plant-Based Manufacturing Facility

## COMMERCIAL

- Commercial School, Financial Institution, Veterinary Clinic, Animal Care Establishment

## MOTOR VEHICLE SERVICES

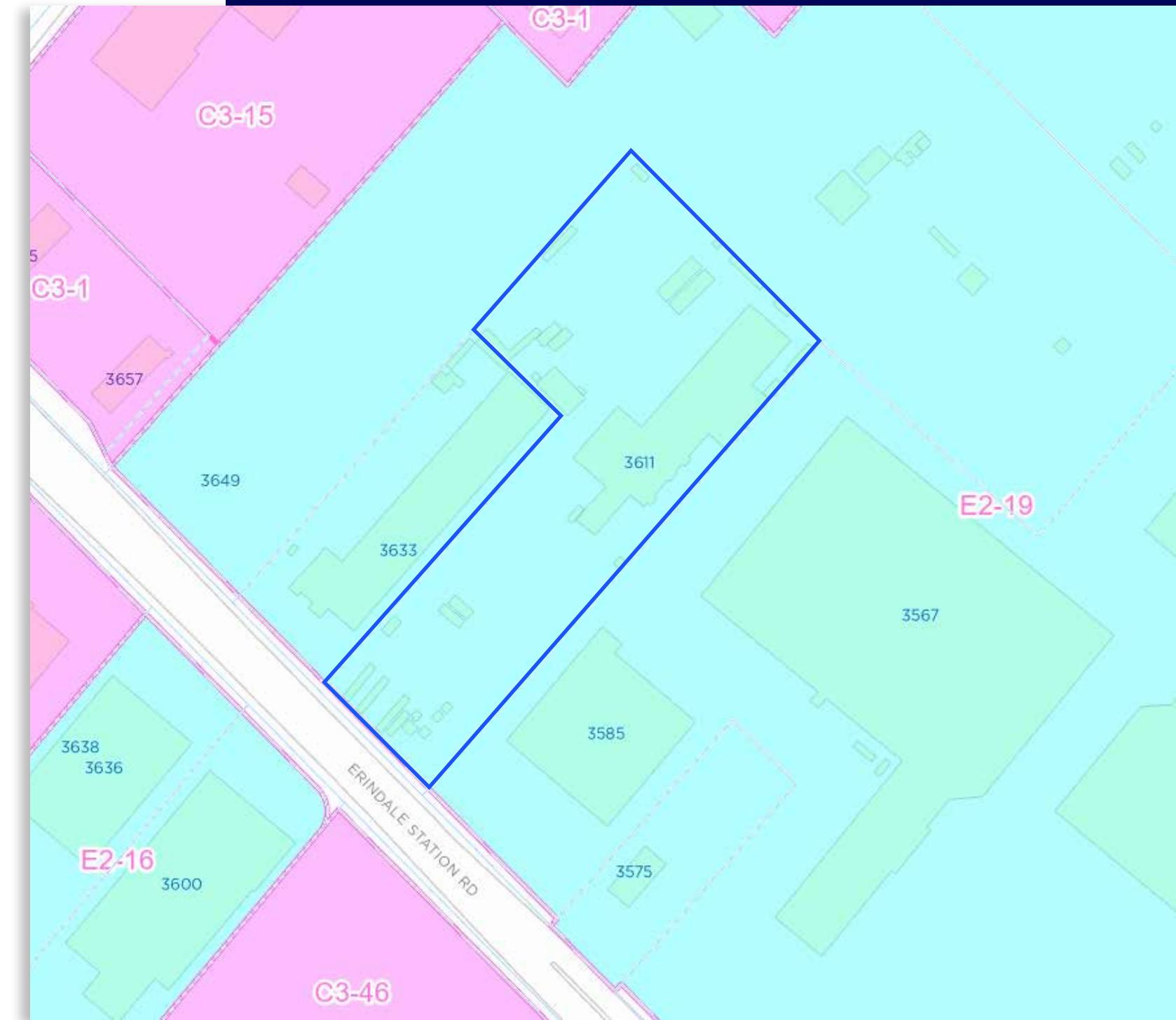
- Motor Vehicle Body Repair Facility, Motor Vehicle Body Repair Facility - Commercial Motor Vehicle, Motor Vehicle Repair Facility - Commercial Motor Vehicle, Motor Vehicle Repair Facility - Restricted, Motor Vehicle Rental Facility, Motor Vehicle Wash Facility - Commercial Motor Vehicle, Motor Vehicle Wash Facility - Restricted, Gas Bar, Motor Vehicle Service Station, Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

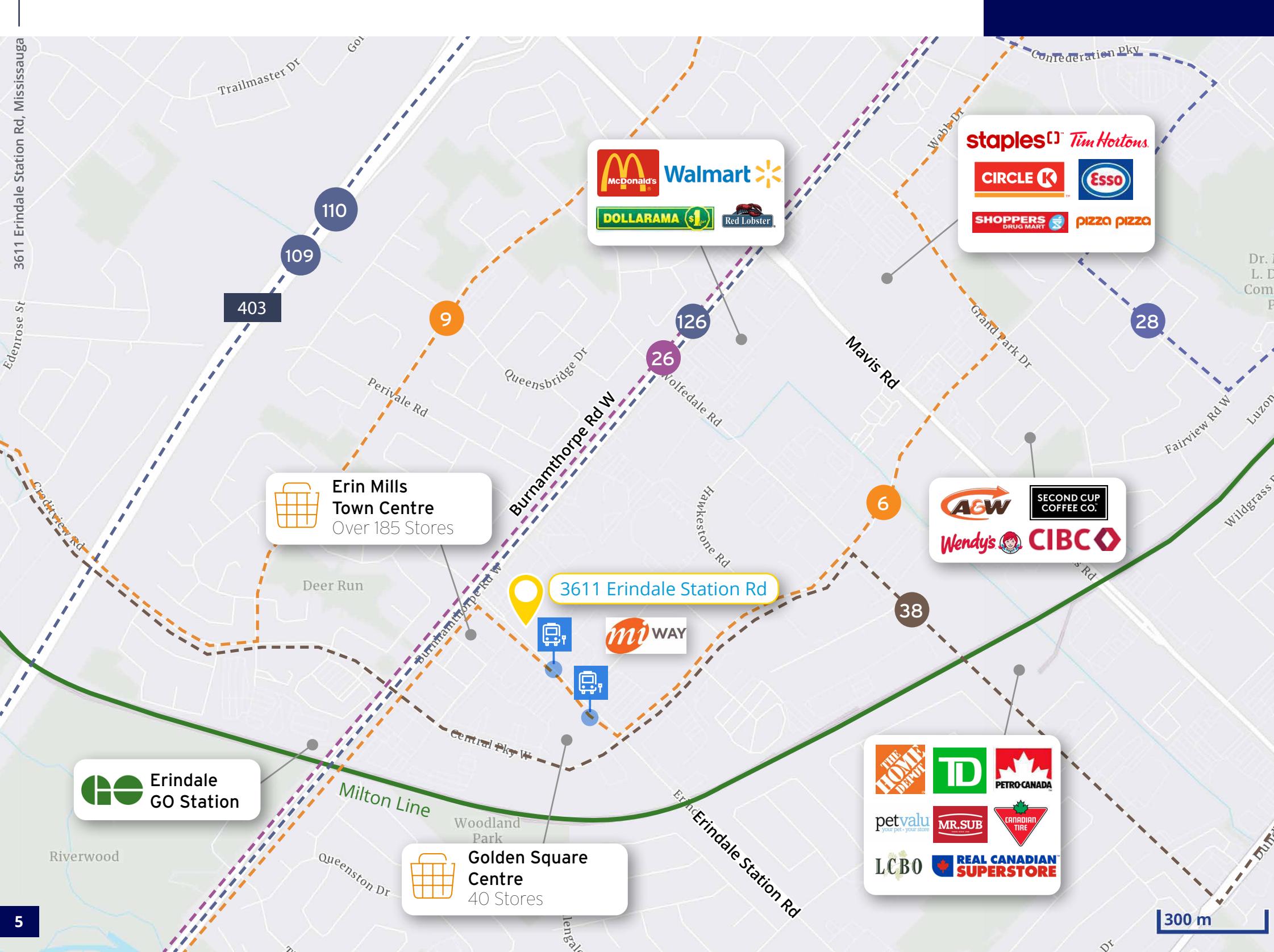
## OTHER

- Animal Boarding Establishment, Active Recreational Use, Truck Fuel Dispensing Facility, Entertainment Establishment, Recreational Establishment, Funeral Establishment, Repair Establishment, Parking Lot

[Click to view the full Zoning By-law](#)

[Click to view Zoning Exception](#)





# Nearby Amenities

Within in 5 km radius

 **421** Retail Amenities

 **16** Gas Stations

 **26** Banks

 **335** Restaurants & Cafes

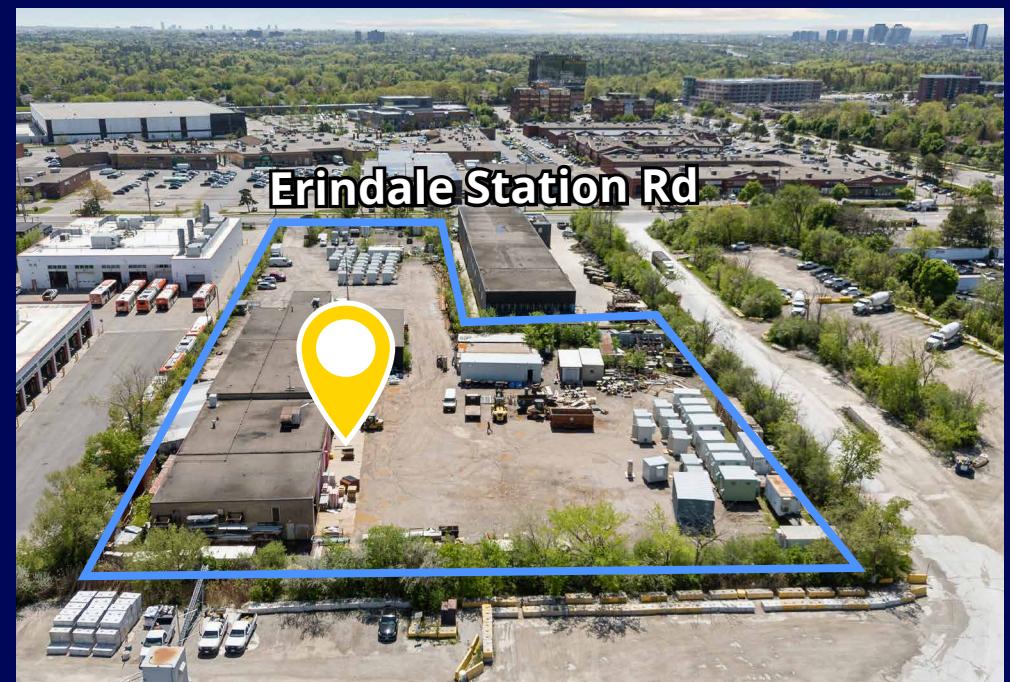
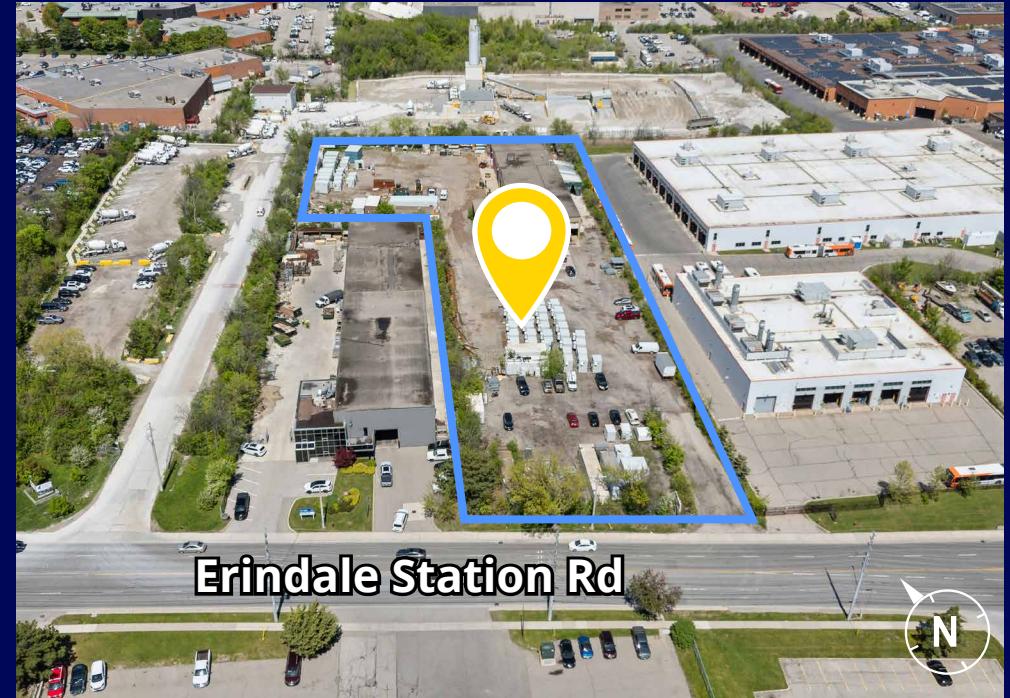
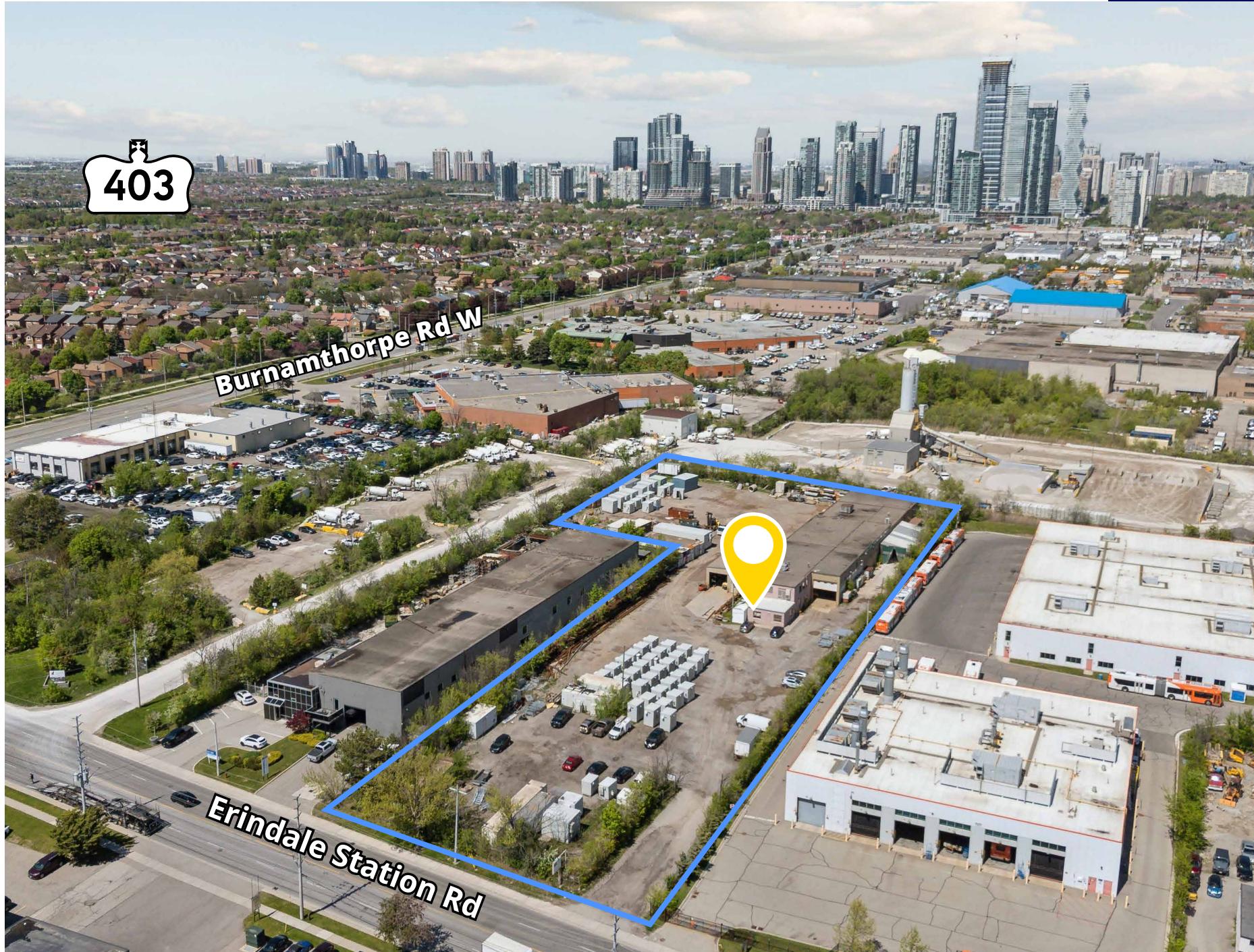
## Bus Routes

 mi WAY

6, 9, 26, 28, 38, 109, 110, 126

 Transit Stops  
2 Minute Walk from Property

# Property Overview





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