

**AVISON
YOUNG**

400 Brunel Road

Mississauga, ON

26,161 sf industrial building on a 2.21 acre site

Zoned E2-96 - permits transportation & outside storage uses

INVESTMENT SUMMARY

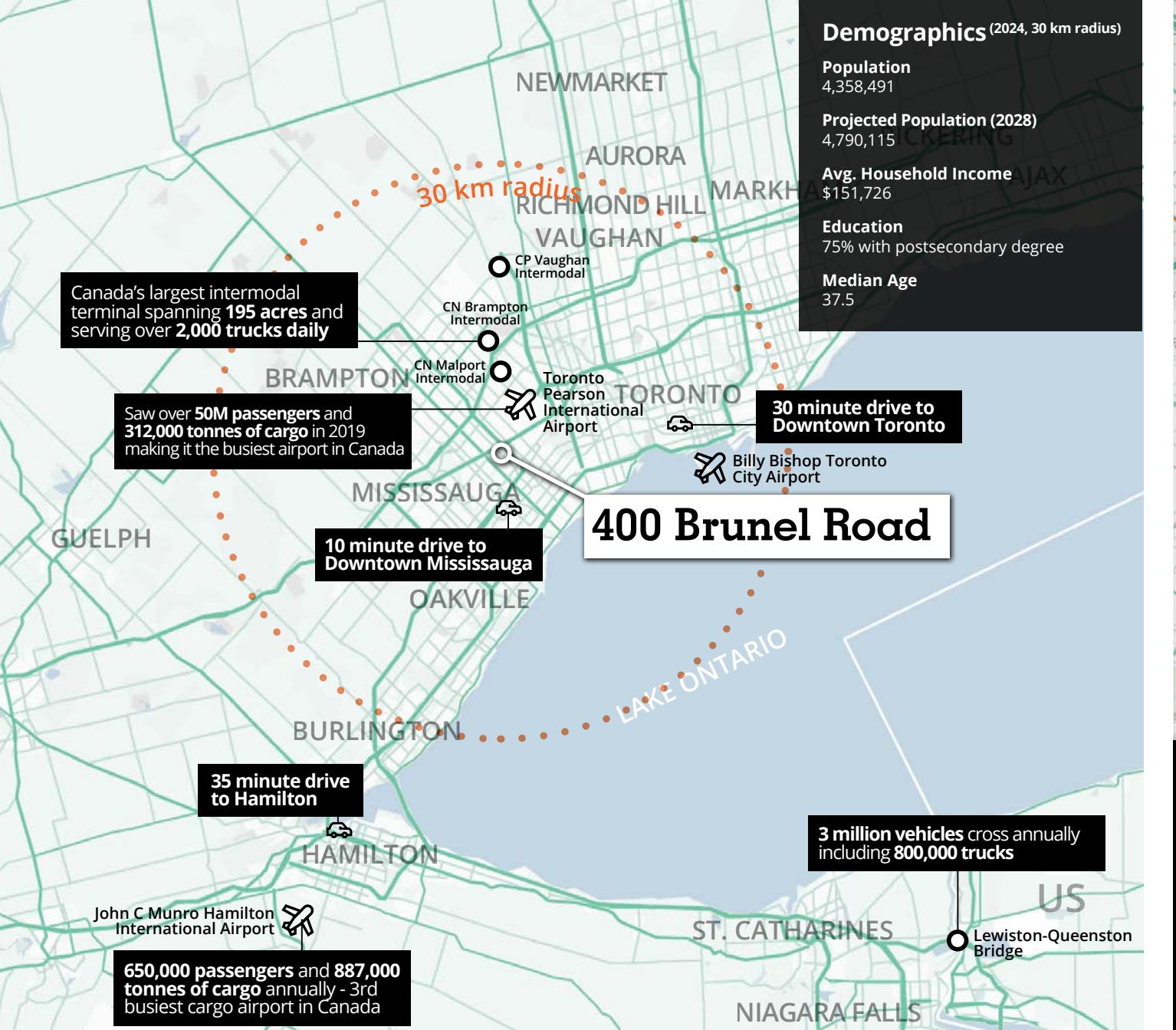


The Offering

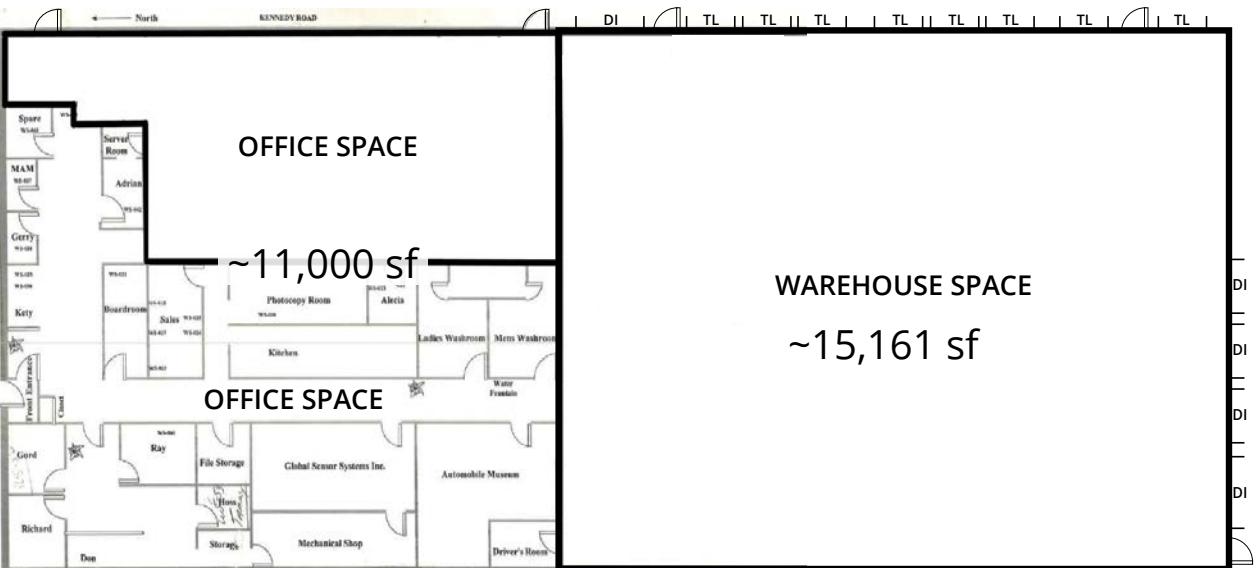
Avison Young Commercial Real Estate Service, LP (the "Advisor") has been exclusively retained by Ernst & Young Inc., in its capacity as Court-appointed Receiver (the "Receiver"), to offer for sale 400 Brunel Road, Mississauga (the "Property"). This property presents a unique opportunity to acquire a vacant 26,161 sf industrial building on 2.21 acres with only ~27% coverage allowing for future building expansion. The Property features 8 truck-level doors and 5 drive-in shipping doors, with a clear height of 18 feet. The single-storey industrial building includes approximately 11,000 sf of office and approximately 1 acre of yard area on the east side, offering potential for expansion or additional parking.

Located on the south side of Brunel Road, southwest of the intersection with Kennedy Road South, the Property is situated in one of Mississauga's prime industrial areas, north of Mississauga City Centre. This location provides excellent accessibility, being near the juncture of Highways 401, 403, and 410, within a 15-minute drive of Pearson Airport, and offers unmatched access to the largest and most skilled labour pool in Canada.

The low vacancy rate in the marketplace will drive demand for this property, especially given its proximity to major user bases. Surrounded by significant logistics operations and within a day's drive to major urban centers throughout Ontario, Quebec, and the Northeastern US, this property is uniquely positioned within an essential hub in the region's supply chain network, offering unparalleled access and efficiency for businesses.



Floor Plans



Property Details

Total Building Area 26,161 sf	Office Area ~11,000 sf	Site Area 2.21 acres	Coverage Ratio ~27%
Clear Height 18 feet	Truck Level Doors 8	Drive-in Doors 5	Year Built 1985
Power 400-amp, 347/600V, 3-Ph	Zoning E2-96 <small>Zoning permits outside storage and transportation uses</small>	Parking ~40 Car Stalls ~25 Trailer Stalls	HVAC Type Rooftop gas-fired
Offering Price \$12,000,000			

Neither the Receiver nor the Advisor represent nor warrant the accuracy nor completeness of any Property-related information contained in any marketing materials, electronic data room, etc. All parties are expressly advised to conduct their own investigations, reviews, and due diligence prior to completing any transaction for the Property.

Land Use

Mississauga Zoning Designation

E2-96 – Employment, Exception 96

Uses permitted by the E2 zoning include:

- Medical Office
- Plant-Based Manufacturing Facility
- Office
- Restaurant
- Broadcasting/Communication Facility
- Convenience Restaurant
- Take-out Restaurant
- Manufacturing Facility
- Commercial School
- Science and Technology Facility
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicles, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Courier/Messenger Service;
- Banquet Hall/Conference Centre/
- Night Club
- Overnight Accommodation
- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Convention Centre
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Convention Centre

Exception 96 permits the uses listed under E3 zoning except for a power generating facility, Motor vehicle body repair facility, and Motor vehicle body repair facility – commercial motor vehicle.



Site Details

Site Area

2.21 acres (~1 acre of excess land at the east side of the building)

Coverage Ratio

~27%

Access

One point of ingress and one point of egress on Brunel Road. Access to the lot at the east elevation is gated.

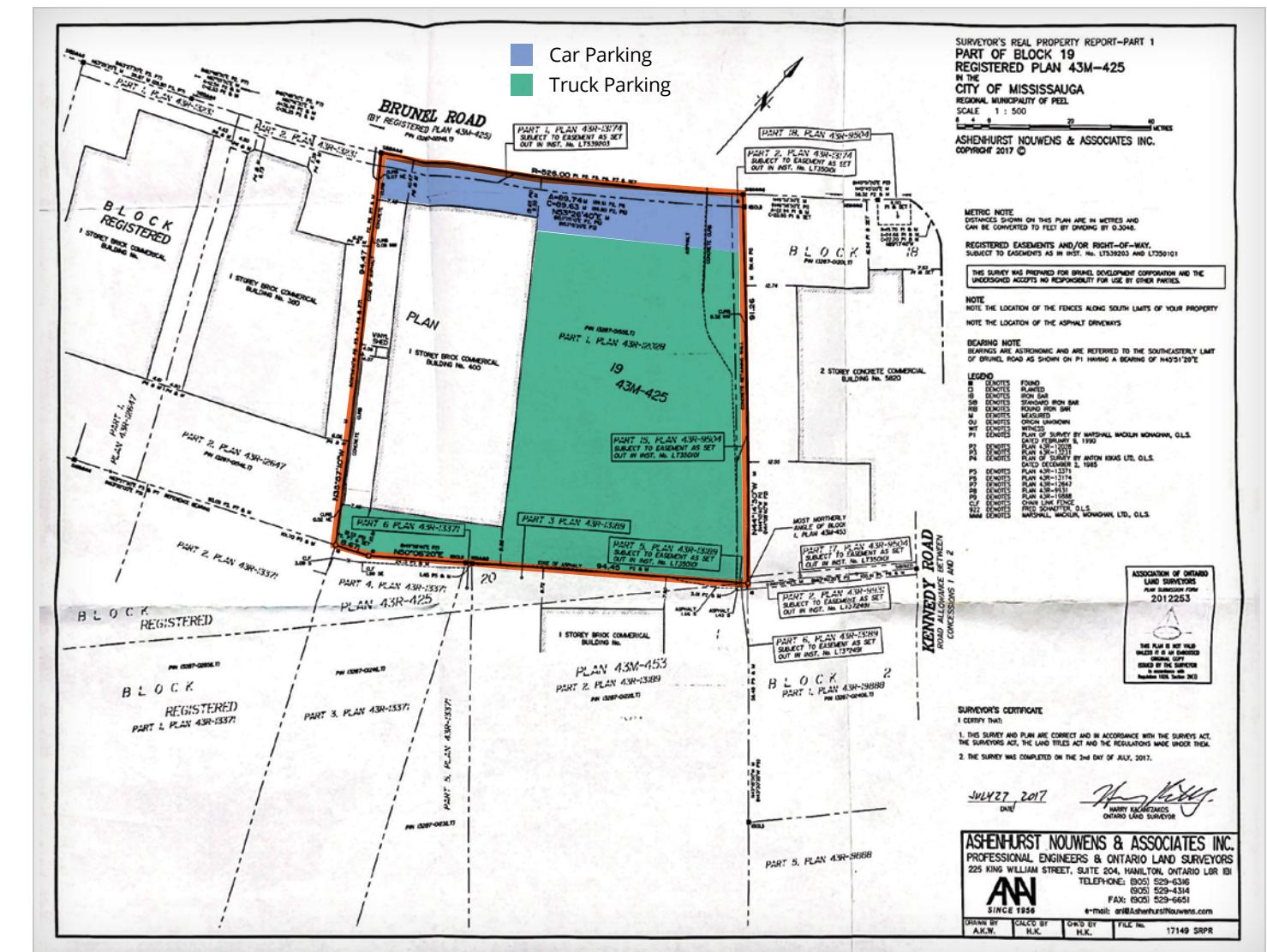
Frontage

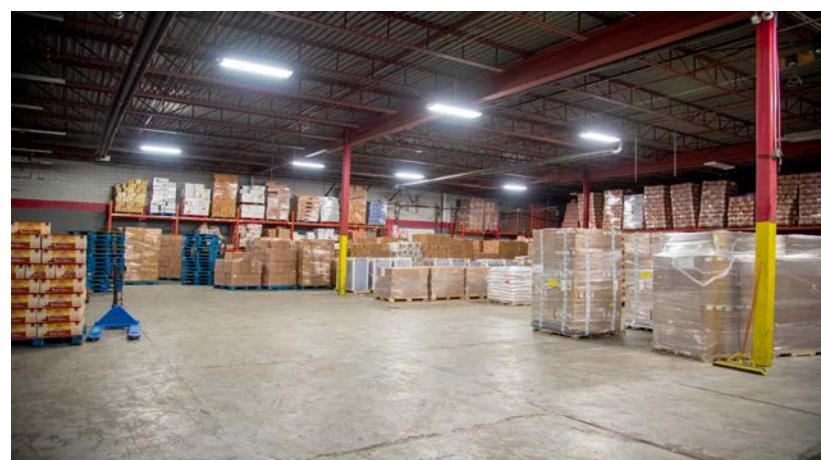
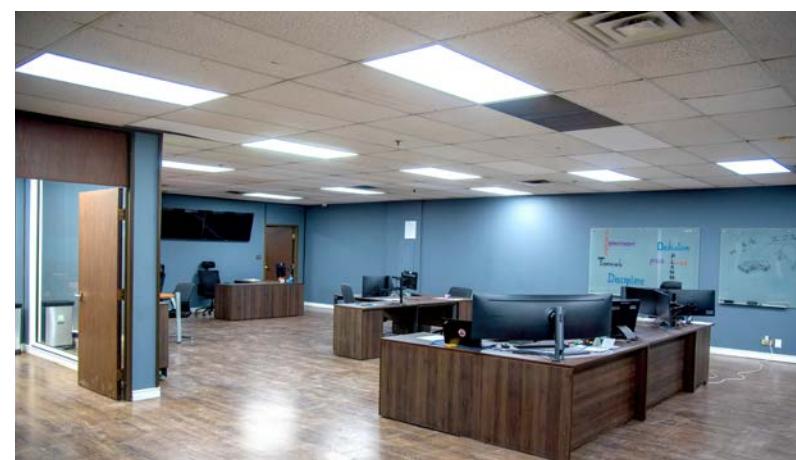
Approximately 295 ft on Brunel Road.

Parking

Approximately 40 car parking stalls at the north elevation of the site and approximately 25 truck stalls within the gated lot at the east elevation.

Survey





For more information please contact:

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