### FOR SUBLEASE | FREESTANDING INDUSTRIAL BUILDING

## 215 COURTNEYPARK DRIVE EAST

MISSISSAUGA, ON



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### **PROPERTY HIGHLIGHTS**

TOTAL BUILDING AREA: 103,593 SF

**WAREHOUSE AREA:** ~98,593 SF

**OFFICE AREA:** ~5,000 SF

SITE AREA: 4.25 acres

CLEAR HEIGHT: 28 Feet

SHIPPING 3 Drive-in doors

8 Truck level doors

POWER: 1200 amps

**ZONING:** E2 - Industrial

**TMI:** \$3.95psf

\$12.75psf with \$.50 annual escalation

**ASKING RATE:** Contact Listing Agents for additional

information

**AVAILABLE:** Immediate / Flexible

**HEAD LEASE:** Expires April 30, 2028

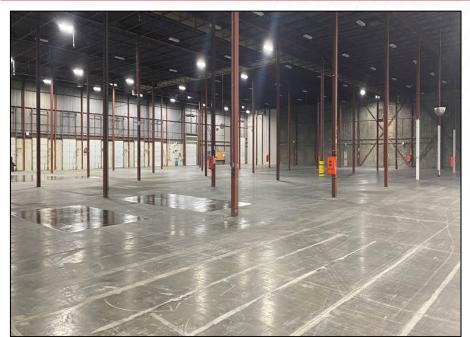
### **Additional Features:**

- Prime Mississauga-Gateway location
- Office space includes open workspace, private offices, Boardroom, Lunchroom, server room
- LED lighting with motion sensors in warehouse
- ESFR sprinklers
- Ample truck turning radius and employee parking





# **PROPERTY GALLERY**









# **PROPERTY GALLERY**









## **ZONING | E2**

#### **EMPLOYMENT**

- · Medical office
- · Office

#### **BUSINESS ACTIVITIES**

- Broadcasting/Communication Facility
- Manufacturing facility
- · Science and Technology facility
- Truck Terminal
- Warehouse/Distribution facility
- Wholesaling facility
- Waste Processing station
- Waste Transfer station
- Composting facility
- Self Storage Facility
- Contractor Service shop
- Medicinal Product Manufacturing facility (14)
- Medicinal Product Manufacturing facility - restricted

#### COMMERCIAL

- Restaurant (1)
- Convenience Restaurant (1) (13)
- Take-out Restaurant (1)
- · Commercial School
- Financial Institution (13)
- Veterinary Clinic
- Animal Care Establishment

#### MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash 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

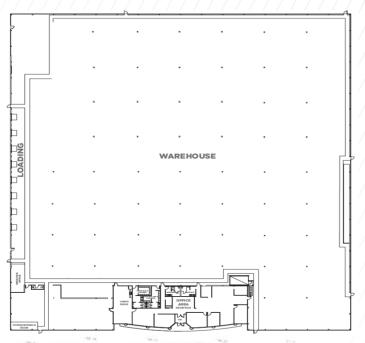
- Banquet Hall/Conference Centre/Convention Centre
- Night club (1) (3)
- · Overnight accommodation

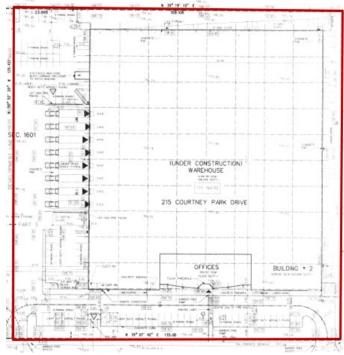
#### **OTHER**

- 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

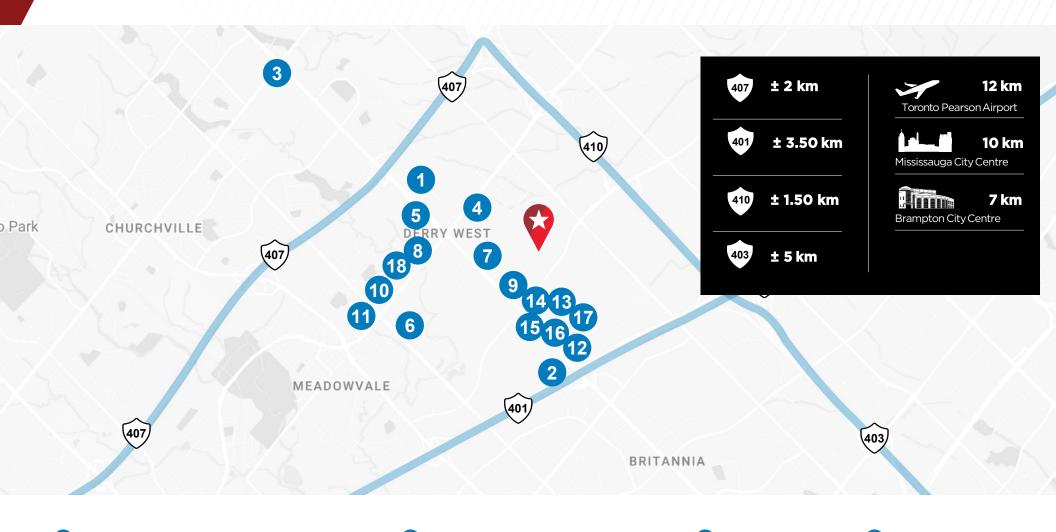








## **AREA AMENITIES AND DISTANCES**

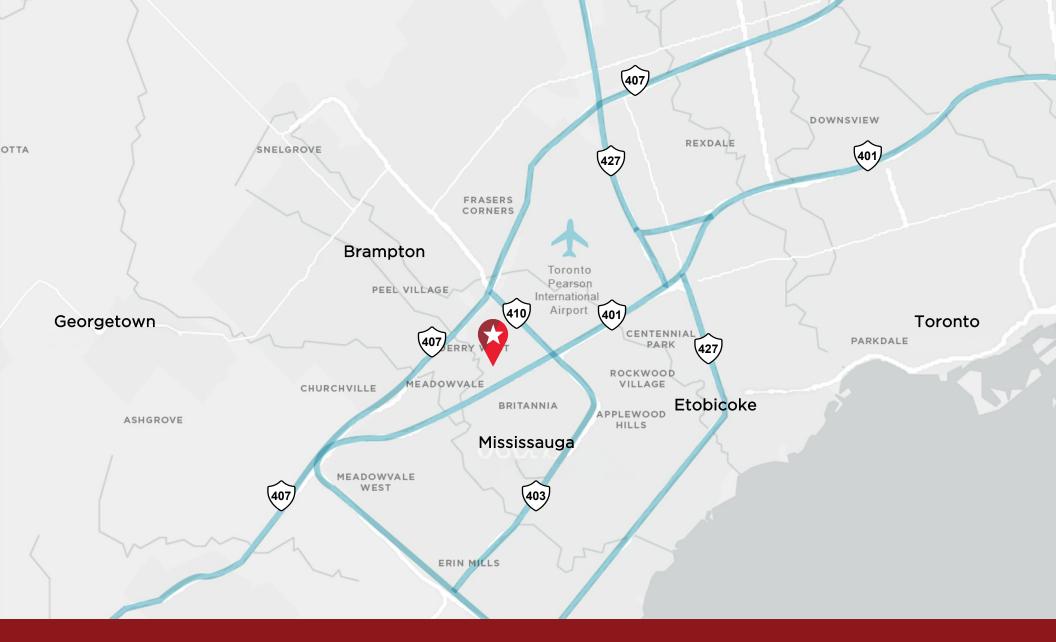


- 1 Park & Ride 407 GO and Public Transit
- 2 Carpool Parking 401 & Hurontario
- 3 Brampton Gateway Transit Terminal
- 4 Raddison Toronto Airport West
- 5 Comfort Inn

- 6 Courtyard by Marriot Toronto
- 7 Holiday Inn Suites
- 8 Mississauga Convention Centre
- 9 Bank of Montreal
- 10 Royal Bank of Canada

- 11 TD Bank
- 12 Starbucks
- 13 Cineplex
- 14 Turtle Jack's
- 15 Boston Pizza

- 16 Montana's
- 17 LA Fitness
- 8 Derry Golf Course



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