



Freestanding Industrial Building In Mississauga **For Sale**

2360 Millrace Court, Mississauga

Property Profile



Property Details

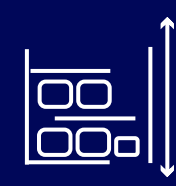
Total Area	80,915 SF
Office Area	22,900 SF
Proposed Reduced Office Area	5,120 SF
Warehouse Area	75,795 SF
Lot Size	4.265 AC
Clear Height	22'
Shipping	7 TL / 2 DI
Power	600 A / 600 V
Sprinklers	Yes
Zoning	E2-29 (click here for zoning details)
Year Built	1981
Parking Stalls	119
Vacant Possession	April 1, 2025
Taxes	\$135,448.60 (2023)

- Comments
- Phase 1 and BCA Reports Available (March 2024)
 - Office Area can be reduced to suit

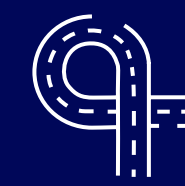
Asking Price \$25,995,000 (\$321 PSF)



Great Curb Appeal & Two Points Of Site Access



Modern 22' Clear Height



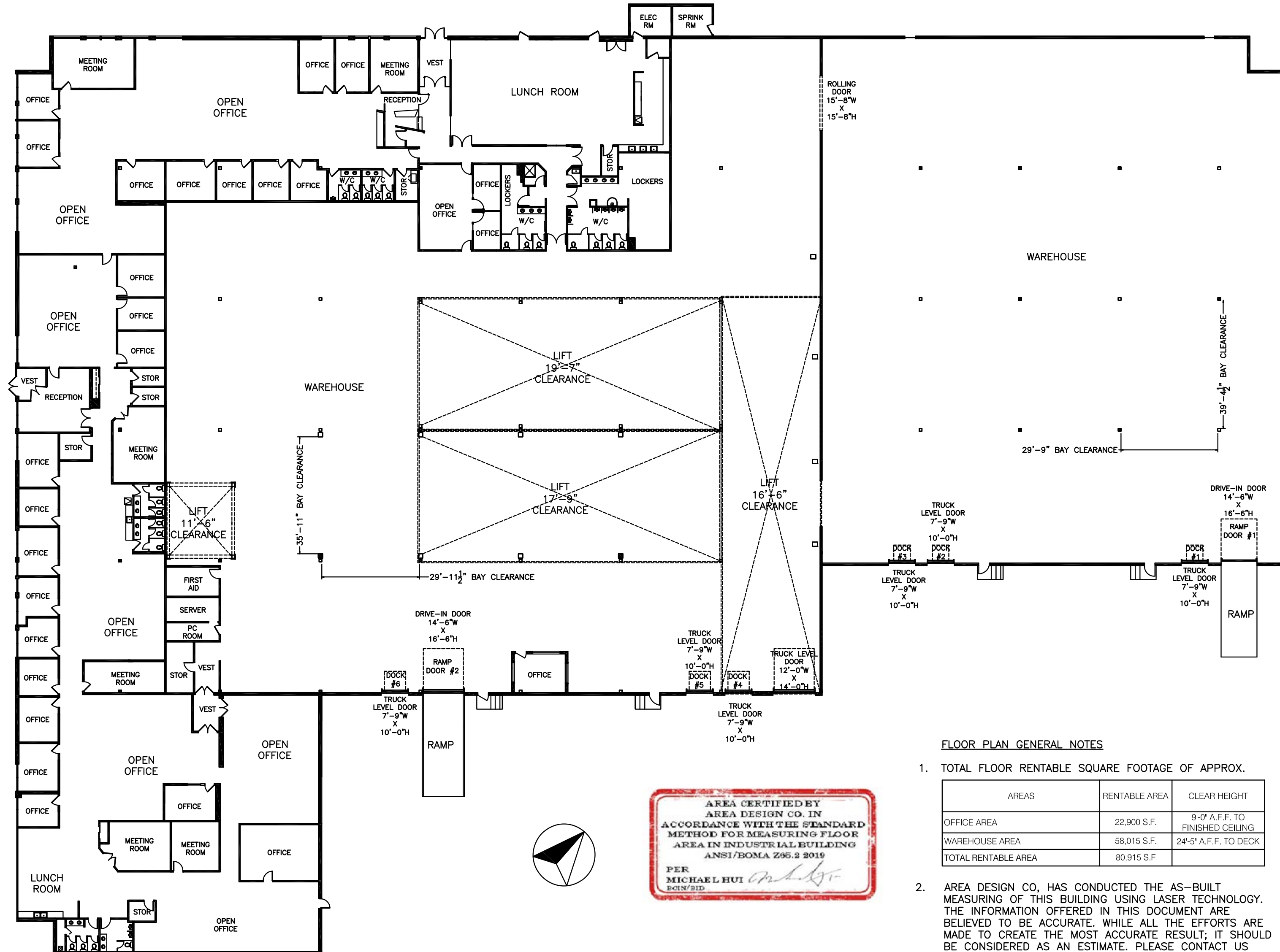
Proximity To Highway 401, Highway 407 And GO Train Stations



Freestanding Industrial Facility In The Heart Of Mississauga's Industrial Node

Floor Plan

As-is



FLOOR PLAN GENERAL NOTES

- TOTAL FLOOR RENTABLE SQUARE FOOTAGE OF APPROX.

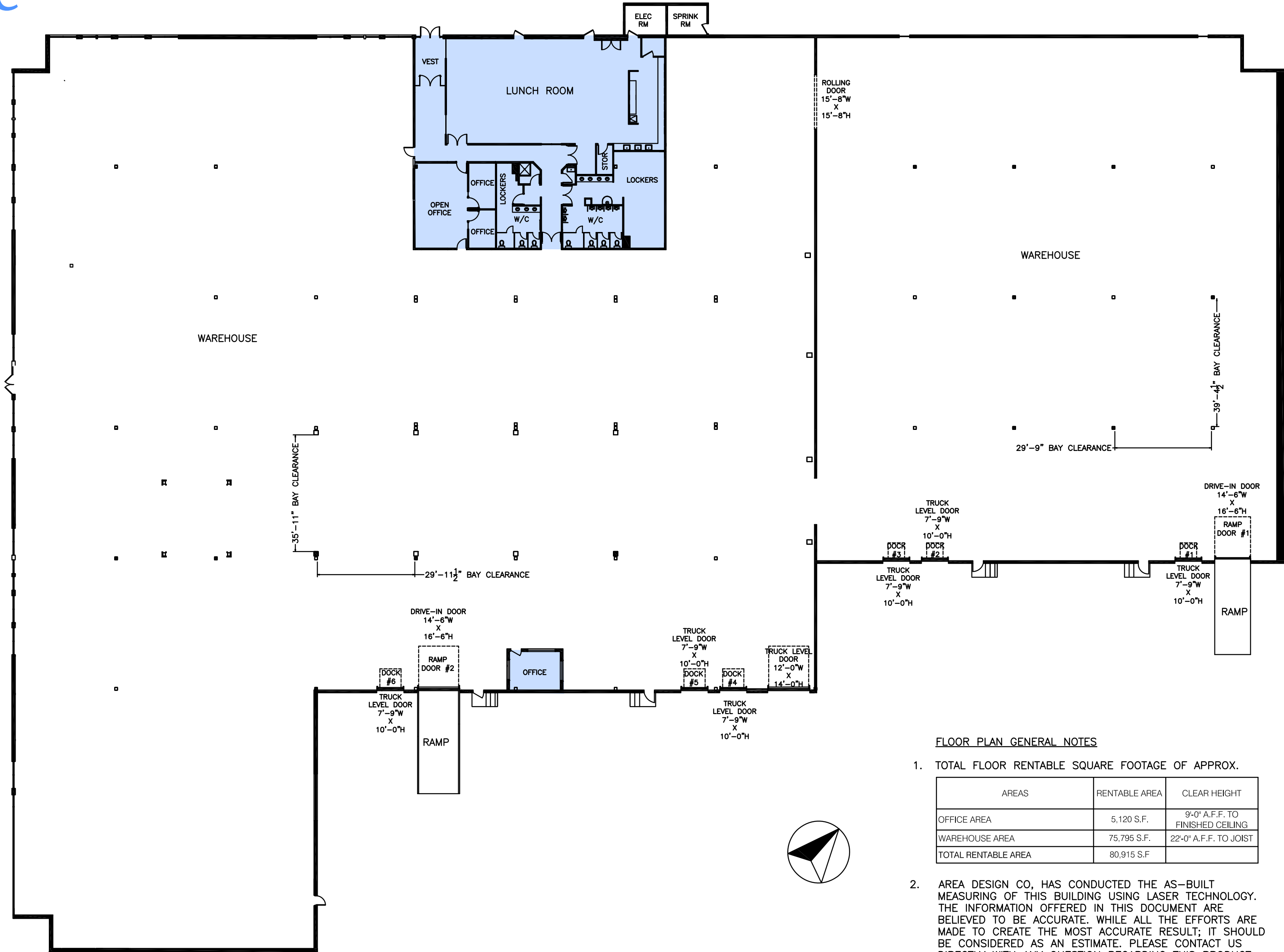
AREAS	RENTABLE AREA	CLEAR HEIGHT
OFFICE AREA	22,900 S.F.	9'-0" A.F.F. TO FINISHED CEILING
WAREHOUSE AREA	58,015 S.F.	24'-5" A.F.F. TO DECK
TOTAL RENTABLE AREA	80,915 S.F.	

- AREA DESIGN CO, HAS CONDUCTED THE AS-BUILT MEASURING OF THIS BUILDING USING LASER TECHNOLOGY. THE INFORMATION OFFERED IN THIS DOCUMENT ARE BELIEVED TO BE ACCURATE. WHILE ALL THE EFFORTS ARE MADE TO CREATE THE MOST ACCURATE RESULT; IT SHOULD BE CONSIDERED AS AN ESTIMATE. PLEASE CONTACT US DIRECTLY WITH ANY QUESTION REGARDING THIS PRODUCT.

AREA CERTIFIED BY
 AREA DESIGN CO. IN
 ACCORDANCE WITH THE STANDARD
 METHOD FOR MEASURING FLOOR
 AREA IN INDUSTRIAL BUILDING
 ANSI/BOMA Z95.2 2019
 PER
 MICHAEL HUI *[Signature]*
 BCIN/SID

Floor Plan

Proposed Office Space



FLOOR PLAN GENERAL NOTES

1. TOTAL FLOOR RENTABLE SQUARE FOOTAGE OF APPROX.

AREAS	RENTABLE AREA	CLEAR HEIGHT
OFFICE AREA	5,120 S.F.	9'-0" A.F.F. TO FINISHED CEILING
WAREHOUSE AREA	75,795 S.F.	22'-0" A.F.F. TO JOIST
TOTAL RENTABLE AREA	80,915 S.F.	

2. AREA DESIGN CO. HAS CONDUCTED THE AS-BUILT MEASURING OF THIS BUILDING USING LASER TECHNOLOGY. THE INFORMATION OFFERED IN THIS DOCUMENT ARE BELIEVED TO BE ACCURATE. WHILE ALL THE EFFORTS ARE MADE TO CREATE THE MOST ACCURATE RESULT; IT SHOULD BE CONSIDERED AS AN ESTIMATE. PLEASE CONTACT US DIRECTLY WITH ANY QUESTION REGARDING THIS PRODUCT.

Photos

Exterior



The contents are not included in the sale. Please contact Listing Agent for details.

Photos

Interior



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Photos

Interior



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