

3,000 Amps<sup>1</sup> • Exposure on QEW



## Industrial for Lease

# 2333 North Sheridan Way, Mississauga

Up to ±161,727 Sq. Ft. | Divisible | Heavy Power

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# Property Details

**Total Size** ±161,727 Sq. Ft. (±6,153 Sq. Ft. of Office)

**Asking Rate** \$16.50 Per Sq. Ft. Net

**T.M.I. (EST. 2024)** \$3.84 per Sq. Ft.

**Shipping** 16 Truck Level Doors, 1 Drive-In Door

**Clear Height** ±15'9" up to ±24'5"

**Power** 3,000 Amps, 600 Volts<sup>1</sup>

**Possession** January 1st, 2025

**Zoning** E2-5 Employment

## COMMENTS

- Ability to demise down to 48,000 sq. ft., see demising options and pricing on the following page.
- 6,194 sq. ft. of mezzanine not included in total square footage.
- Shipping can accommodate 53' trailers.
- Ability to secure yard.
- Large lunch room included.
- Immediate access Highway 403, transit and amenities nearby.

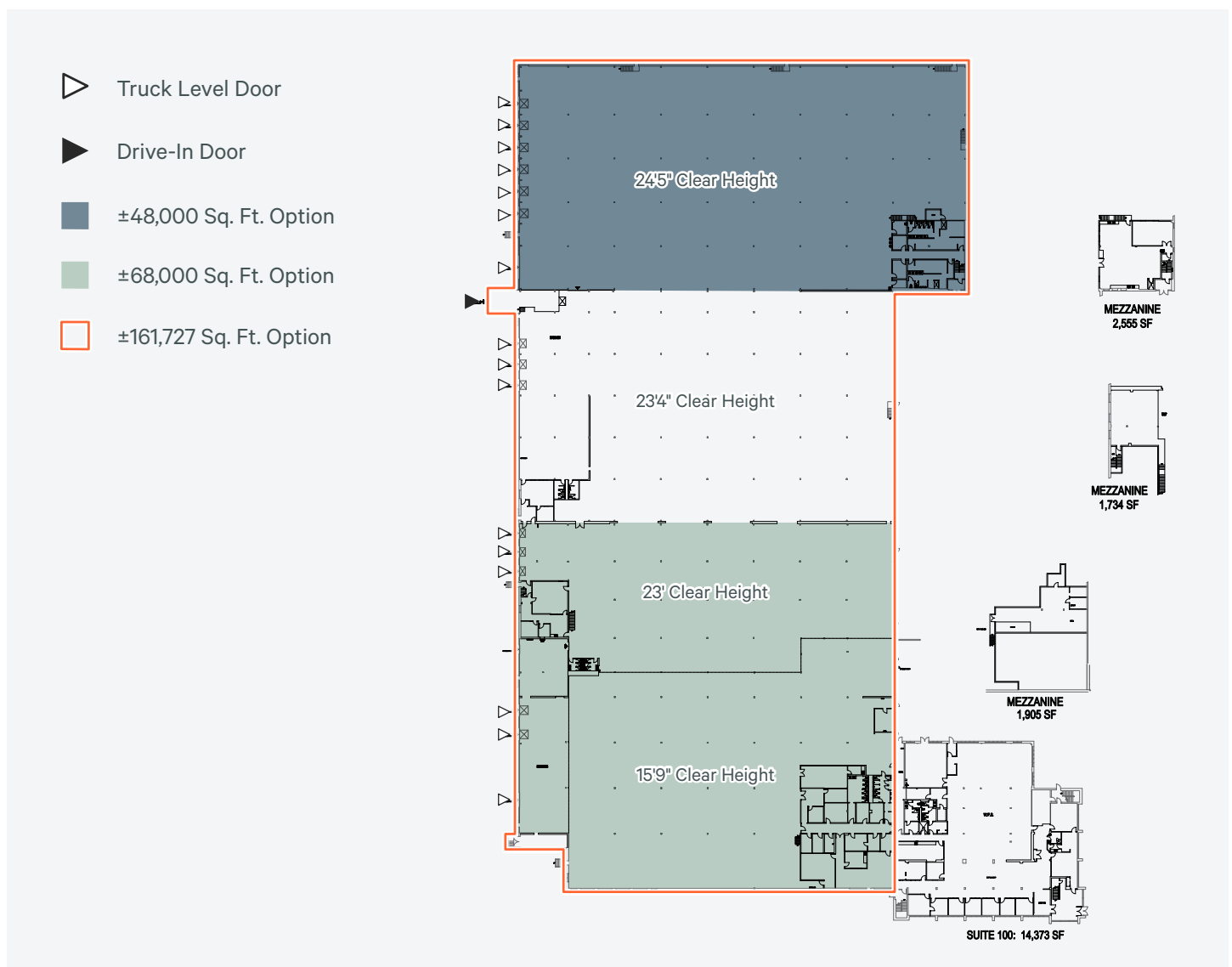


# Potential Demising Options

Other demising options available, please speak to listing agents.

<b>Total Size</b>	<b>±48,000 Sq. Ft.</b> (±2,555 Sq. Ft. Mezzanine**)	<b>±68,000 Sq. Ft.</b> (±1,905 Sq. Ft. Mezzanine**)	<b>±161,727 Sq. Ft.</b> (±6,194 Sq. Ft. Mezzanine**)
<b>Office</b>	±5%	±5%	±6,153 Sq. Ft.
<b>Asking Rate</b>	\$16.95 Per Sq. Ft. Net	\$16.95 Per Sq. Ft. Net	\$16.50 Per Sq. Ft. Net
<b>Clear Height</b>	24'5"	15'9" & 23'	15'9" - 24'5"
<b>Shipping</b>	7 Truck Level Doors	6 Truck Level Doors	16 Truck Level Doors, 1 Drive-In

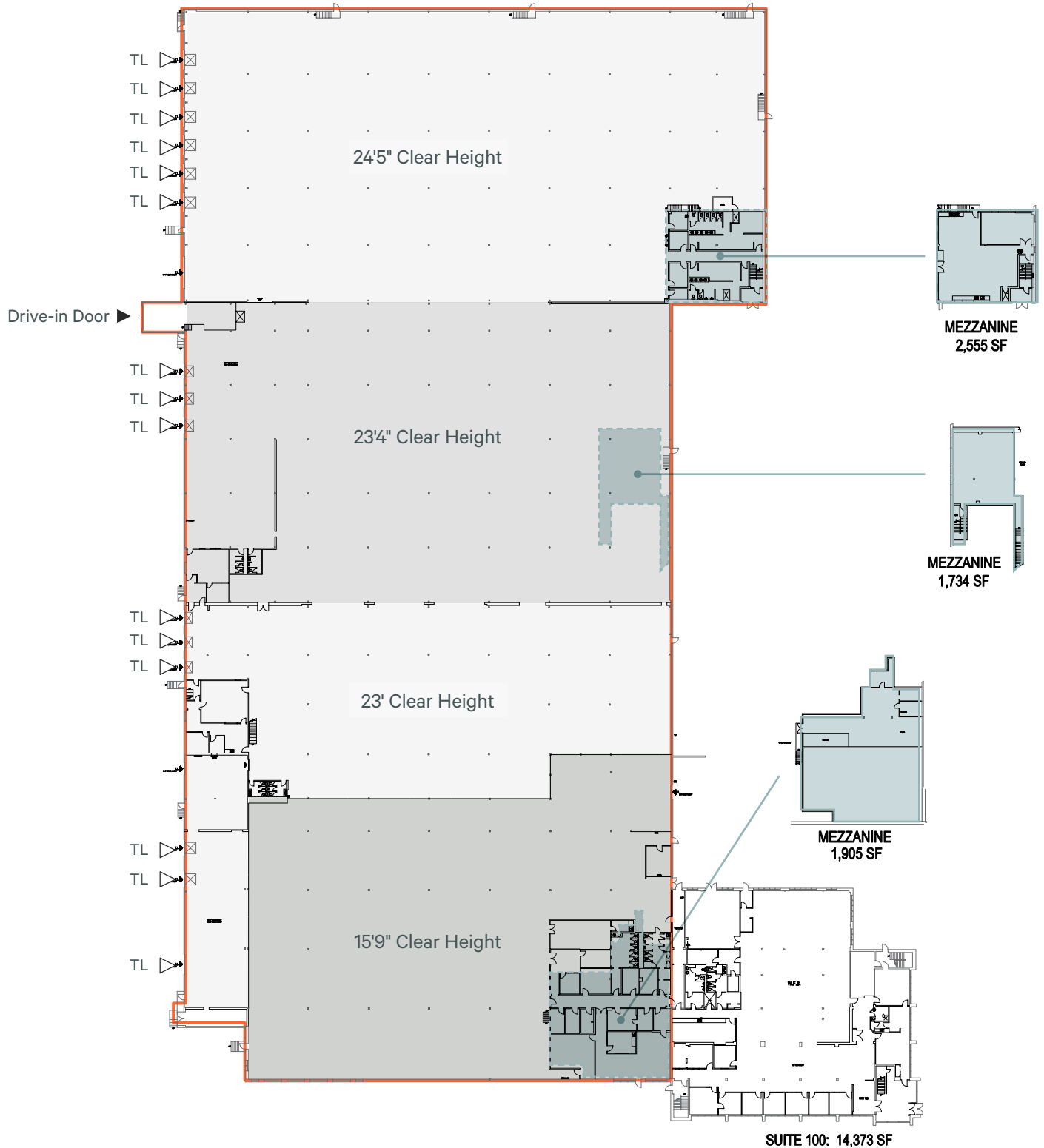
(\*\*Not included in total square footage)



# Floor Plan

Available For Lease ±161,727 Sq. Ft.  
(±6,153 Sq. Ft. of Office)

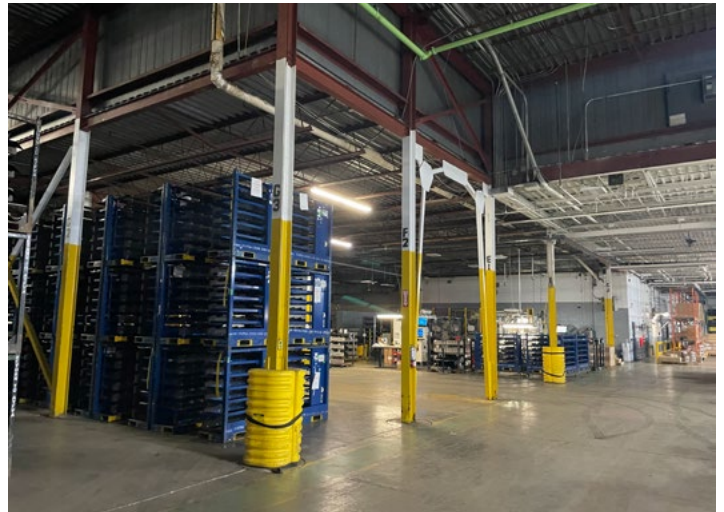
±6,194 Sq. Ft. Mezzanine\*\*  
(\*\*Not included in total square footage)



SUITE 100: 14,373 SF



# Photos



# E2-5 Zoning

## Permitted Uses

### Office

- + Medical Office
- + Office

### Business Activities

- + Broadcasting / Communications facility
- + Manufacturing Facility
- + Science and Technology 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 (0055-2015) (14)
- + Medicinal Product Manufacturing Facility - Restricted (0055-2015)

### Commercial

- + Restaurant (1)
- + Convenience Restaurant (0018-2015) (1)(13)
- + Take-out Restaurant (1)
- + Commercial School
- + Financial Institution (0191-2009), (0018-2015)(12)
- + Veterinary Clinic
- + Animal Care Establishment

### Motor Vehicle Services

- + Motor Vehicle Repair Facility - Restricted
- + Motor Vehicle Rental Facility
- + Motor Vehicle Wash Facility - Restricted
- + Gas Bar (0018-2015) (1)(2)(13)
- + Motor Vehicle Service Station (0018-2015) (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)
- + Beverage/Food Preparation Establishment
- + Truck Fuel Dispensing Facility (0297-2013)
- + Entertainment Establishment
- + Recreational Establishment
- + Funeral Establishment (4)
- + Private Club

- + Repair Establishment
- + Parking Lot
- + University/College
- + Courier/Messenger Service

## E2-5 Exceptions Permitted Uses

- + **8.2.3.5.1. Lands zoned E2-5 shall only be used for the following:**

### 1. Science and Technology Facility

### 2. Education and Training Facility

### 3. Broadcasting/Communication Facility

### 4. Office

### 5. Pilot Plant

### 6. Prototype Production Facility

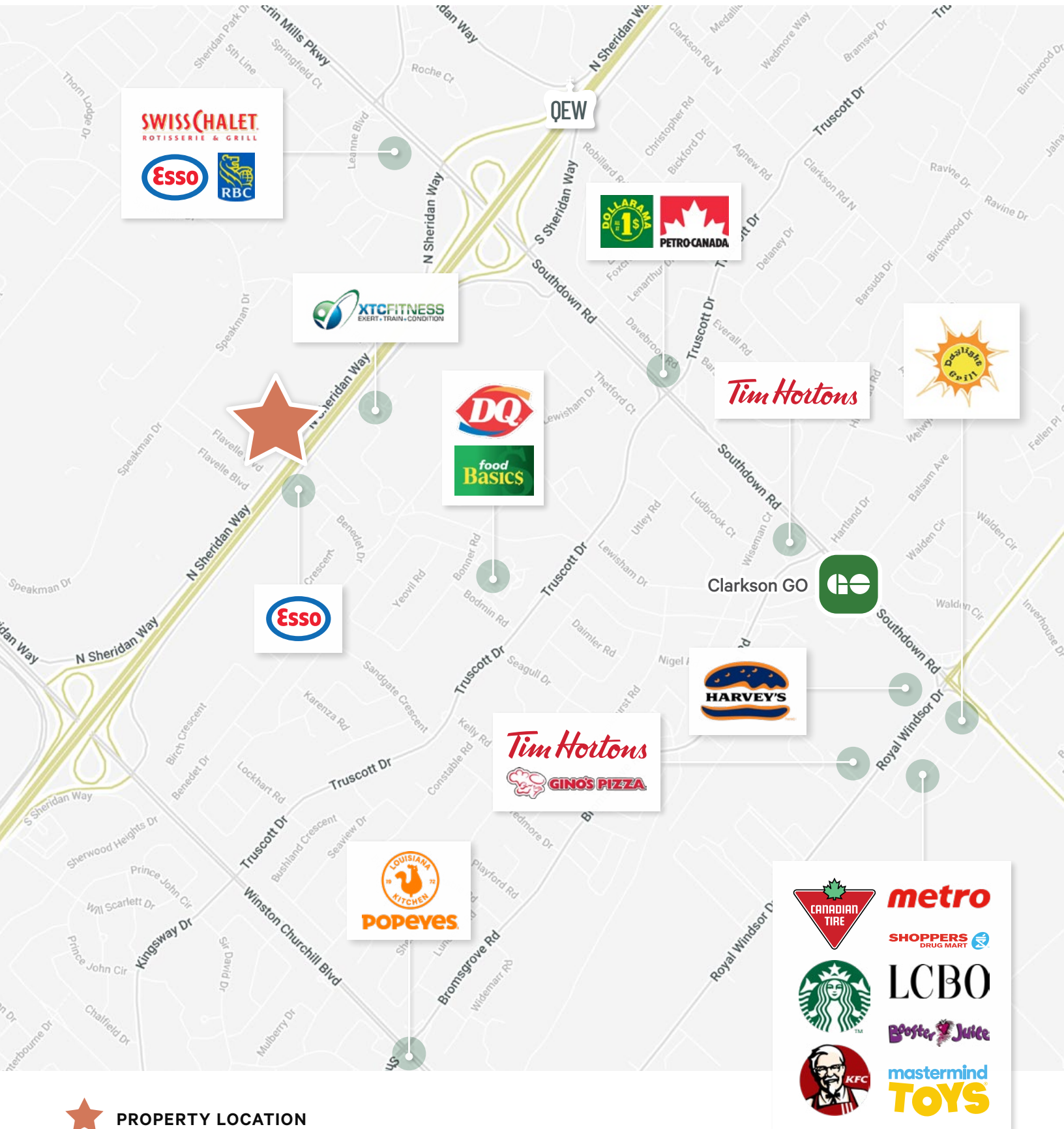
### 7. University/College

### 8. Manufacturing facility legally existing on the date of passing of this By-law

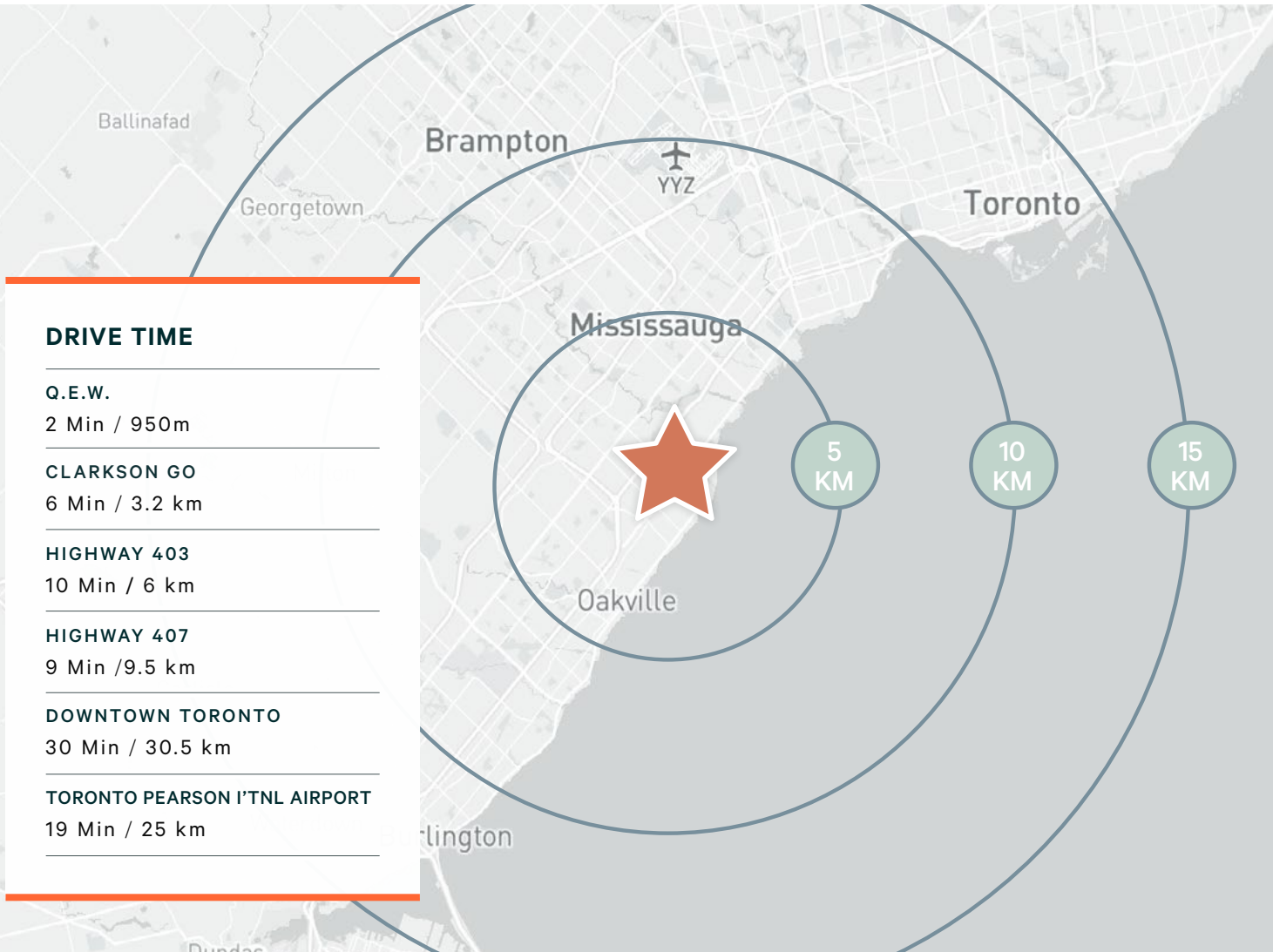
- + **8.2.3.5.2. A banquet hall/ conference centre/convention centre, fitness centre, financial institution, restaurant, take-out restaurant, daycare and manufacturing provided that such uses are located within, and form an integral part of, the building used for one or more of the uses in Sentence 8.2.3.5.1. of this Exception**



# Amenities



 **PROPERTY LOCATION**



## For Lease | 2333 North Sheridan Way, Mississauga

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