



2396 Stanfield Road, Mississauga

# CFIA-Registered Facility for Sale or Lease

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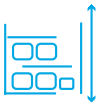
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**Colliers**



# Property Overview

<b>Total Area</b>	14,628 SF
<b>Office Area</b>	3,939 SF
<b>Industrial Area</b>	10,689 SF
<b>Year Built</b>	1956
<b>Year Renovated</b>	1985
<b>Coverage Ratio</b>	35%
<b>Parking</b>	40 Stalls (3.31:1,000 SF)
<b>Year 1 Lease Rate</b>	\$24.95 PSF Net
<b>Asking Price</b>	\$8,776,800
<b>Property Taxes</b>	\$29,853.90
<b>T.M.I</b>	\$4.50
<b>Possession</b>	Immediate



**15' Clear Height**



**2 Truck-Level Doors**



**E2-131 Zoning**



**600 Amps**



**Some Outside Storage Permitted**

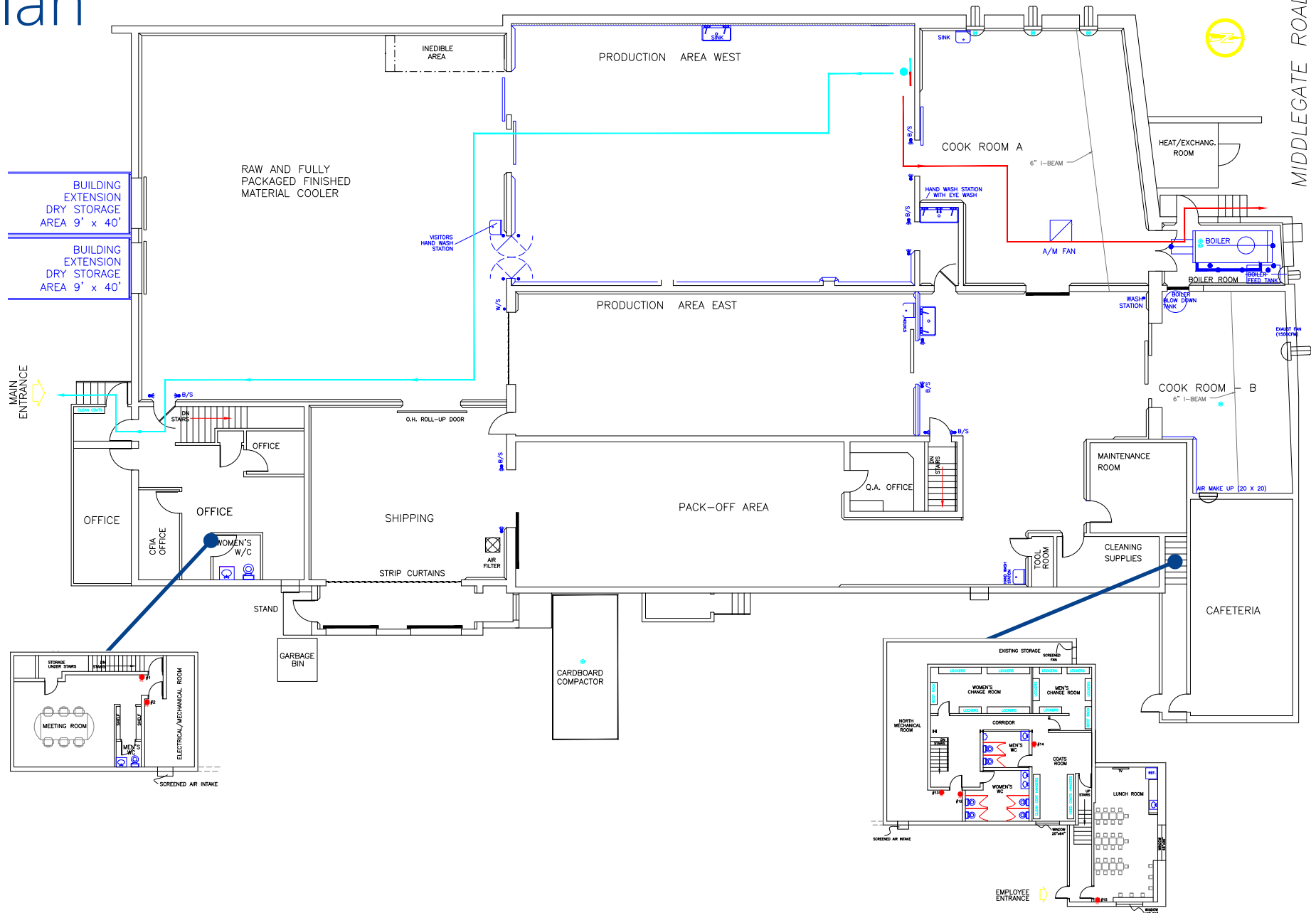


**0.80 Acres**

- Well-maintained, fully-insulated building on the corner of Stanfield Road and Middlegate Road
- Prime last-mile location well served by regional transportation nodes with excellent access to 400-series highways and Pearson Airport
- Climate controlled with food processing, packaging, and storage components
- Interior compartmentalization, sloped and drained floors, and food-grade panel walls
- Canadian Food Inspection Agency (CFIA) approved with license in good standing
- HACCP certified for current use
- 15 PSI low water cut off steam boiler
- High-pressure plant washing and sanitizing systems
- On-demand flow-through hot water system
- Zoning permits many uses including; warehousing, wholesaling, manufacturing, some commercial uses, and some outside storage



# Floor Plan



# Site Access



**Highway 401**  
12 minutes



**Pearson Airport**  
15 minutes

**QEW**  
4 minutes

**Highway 427**  
6 minutes

**Highway 403**  
10 minutes

**Highway 410**  
12 minutes

**Highway 407**  
14 minutes

**Highway 400**  
16 minutes

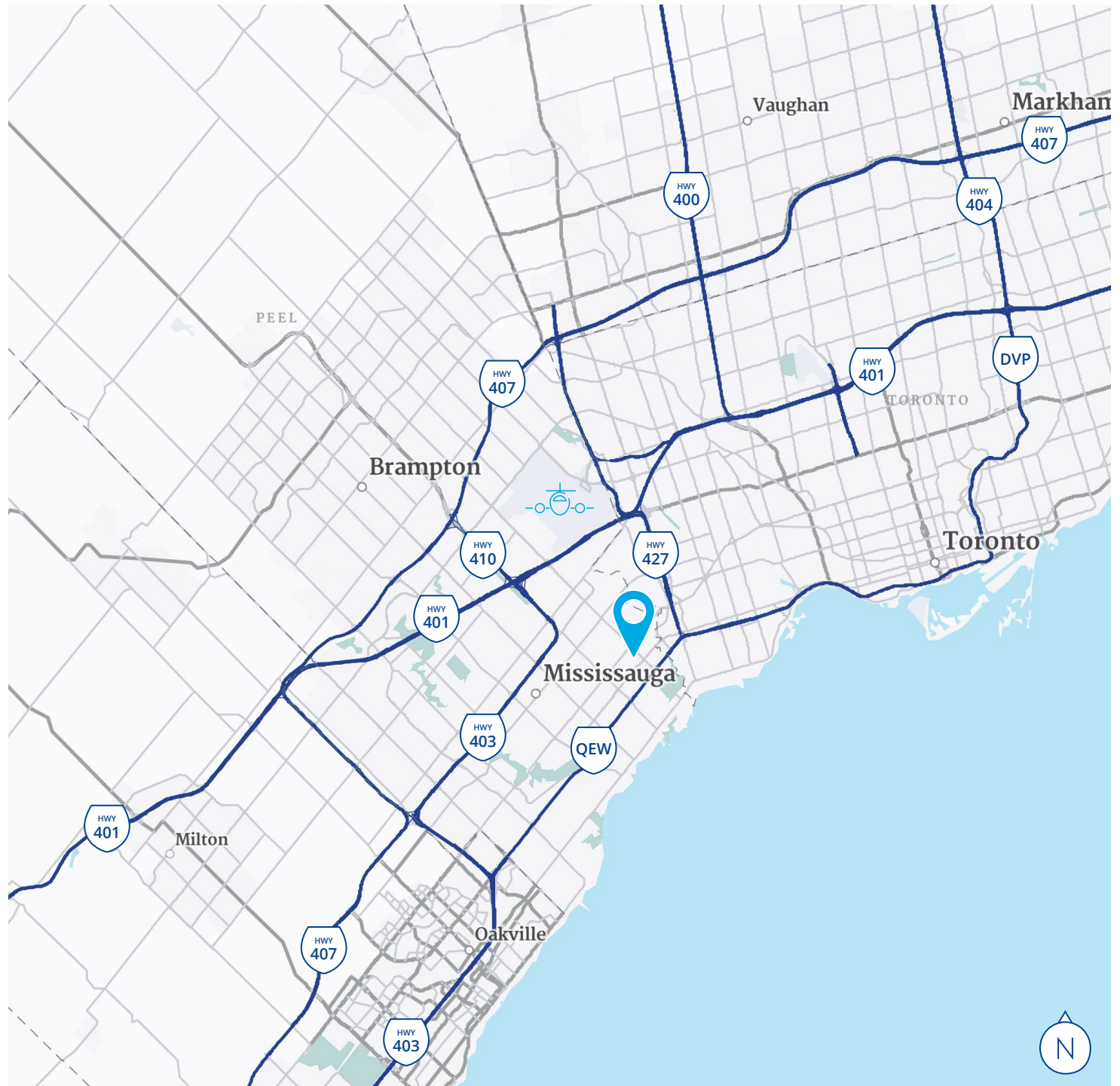
**CN Brampton Intermodal**  
21 minutes

**Brampton City Centre**  
23 minutes

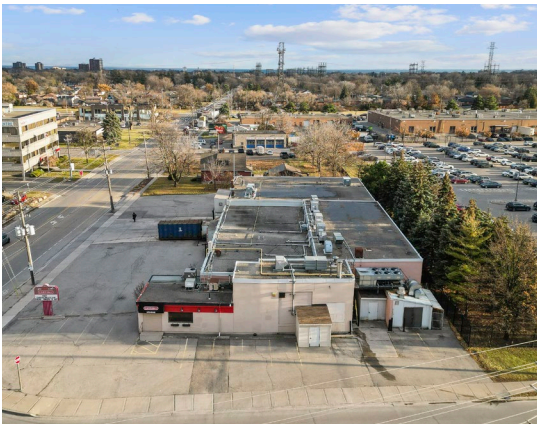
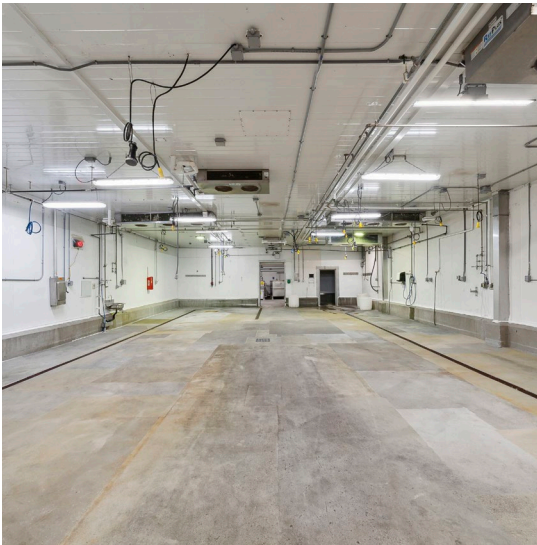
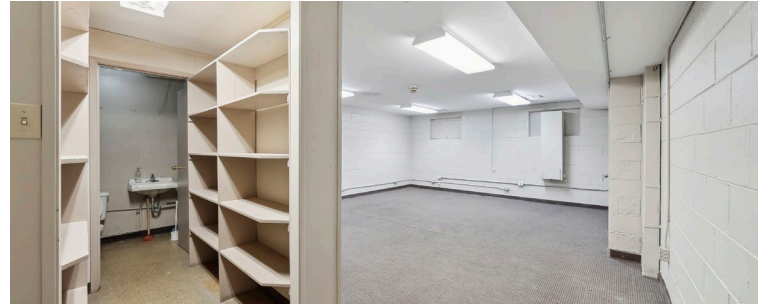
**Toronto City Centre**  
28 minutes

**CP Vaughan Intermodal**  
30 minutes

**Vaughan City Centre**  
34 minutes











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