



# INDUSTRIAL BUILDING & YARD SPACE FOR LEASE

1 ACRE LAND W/ 0.8 ACRE YARD

13,630 SF

**2355 CAWTHRA RD**  
MISSISSAUGA, ONTARIO, CA

**BETTY BEBEN**  
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## PROPERTY OVERVIEW

Fully finished and turnkey, this professionally built-out space (completed in 2010) offers a modern, newly furnished interior ready for immediate occupancy. Ideal for a wide range of professional and commercial uses, the property combines functionality with convenience, featuring exceptional connectivity to the QEW, Highway 427, and Highway 401 for seamless access across the GTA. A rare opportunity to secure a move-in-ready space in a highly accessible location.



**NEWLY  
FURNISHED**



**PROXIMITY  
TO HWY 427,  
401 & QEW**



**1 ACRE LAND  
WITH 0.8 ACRE  
YARD**

**BUILDING SIZE:** 13,630 Square Feet

**INDUSTRIAL AREA:** 12,000 Square Feet

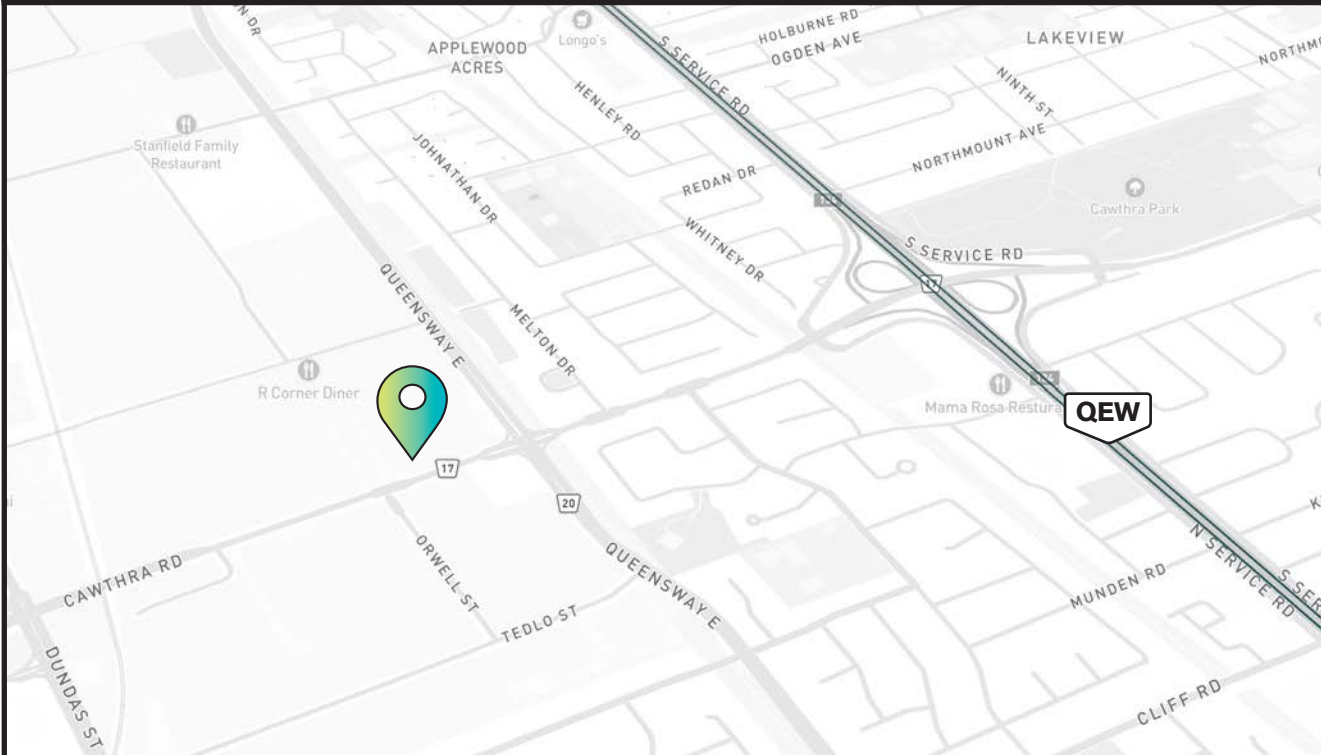
**LAND AREA:** 1.0 Acre

**CLEAR HEIGHT:** 16' 6"

**SHIPPING:** 2 Drive-Ins

**ZONING:** E.2

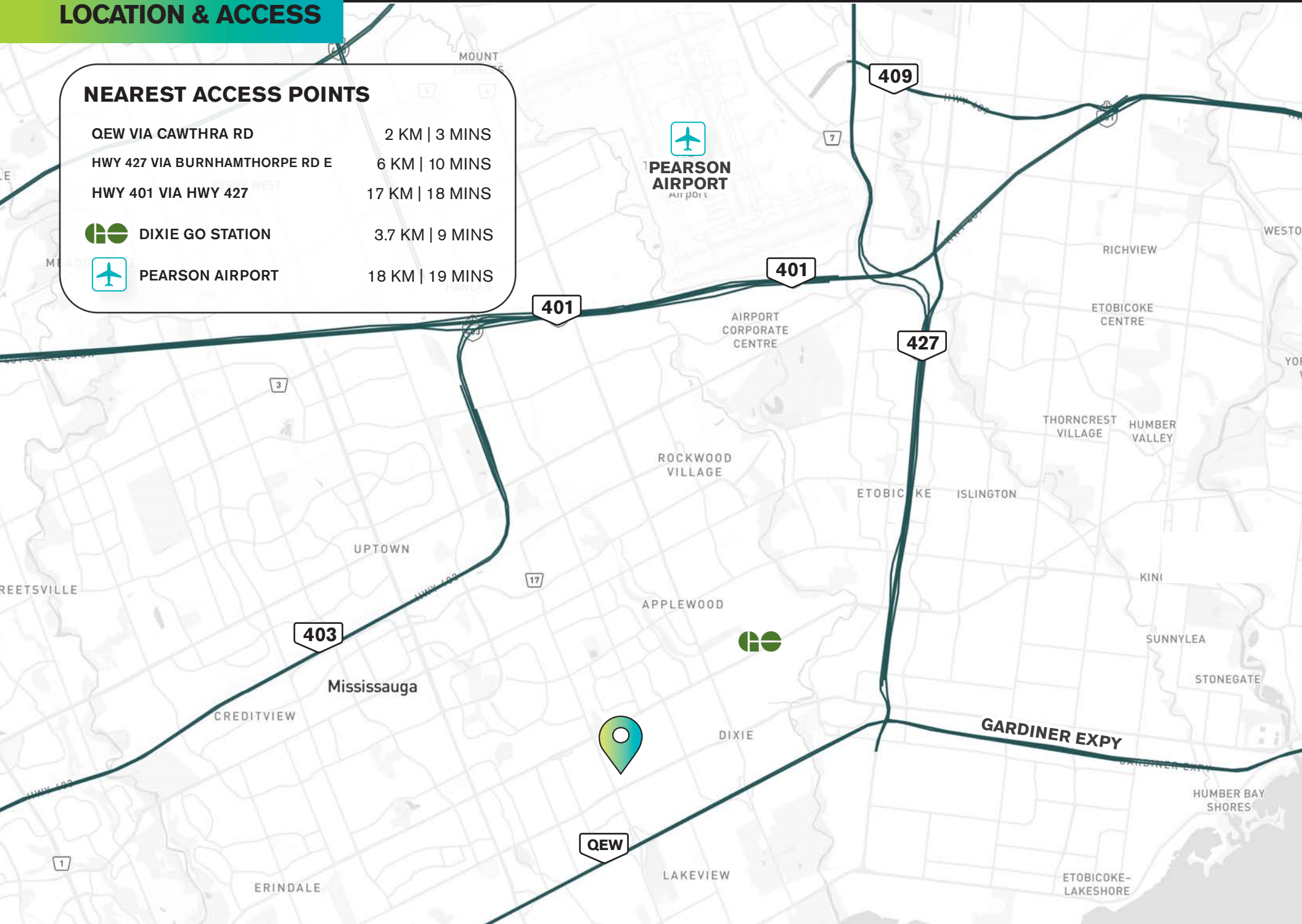
**ASKING RATE:** \$23.50 PSF



LOCATION & ACCESS

NEAREST ACCESS POINTS

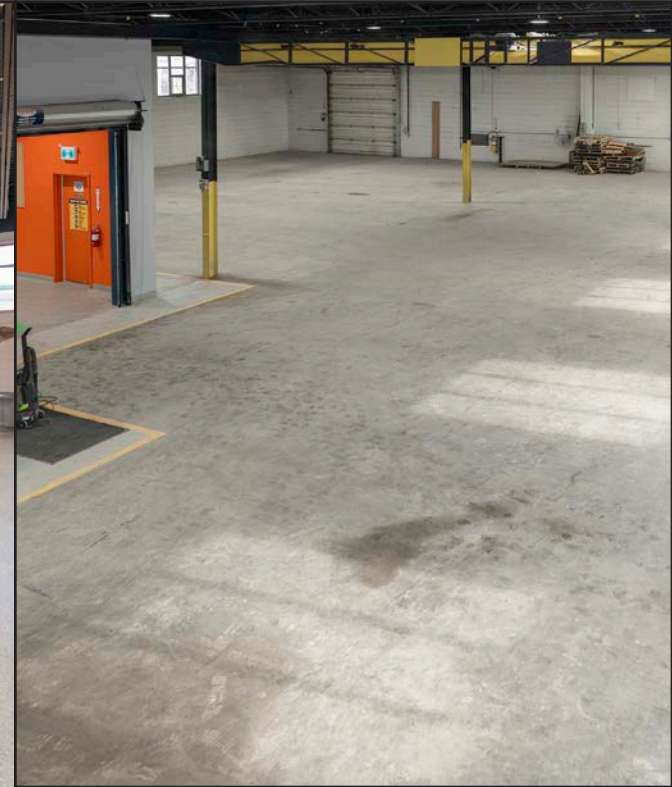
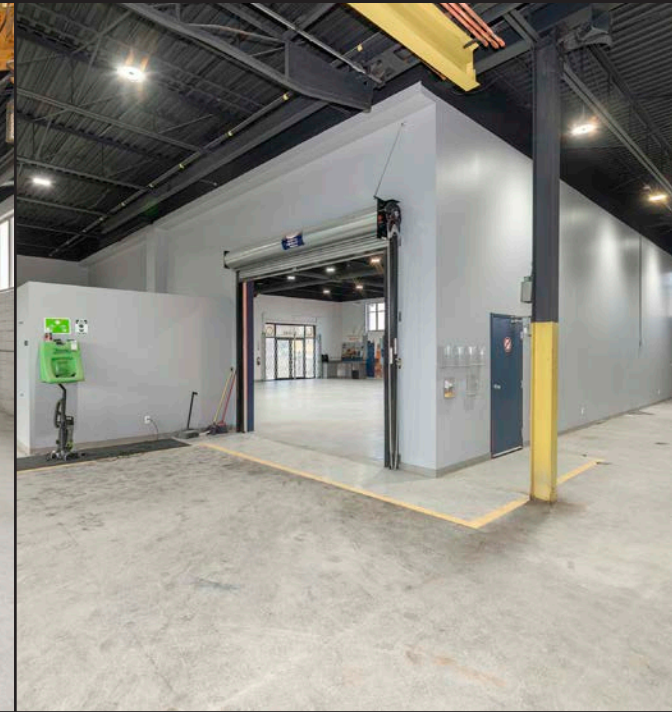
QEW VIA CAWTHRA RD	2 KM   3 MINS
HWY 427 VIA BURNHAMTHORPE RD E	6 KM   10 MINS
HWY 401 VIA HWY 427	17 KM   18 MINS
 DIXIE GO STATION	3.7 KM   9 MINS
 PEARSON AIRPORT	18 KM   19 MINS



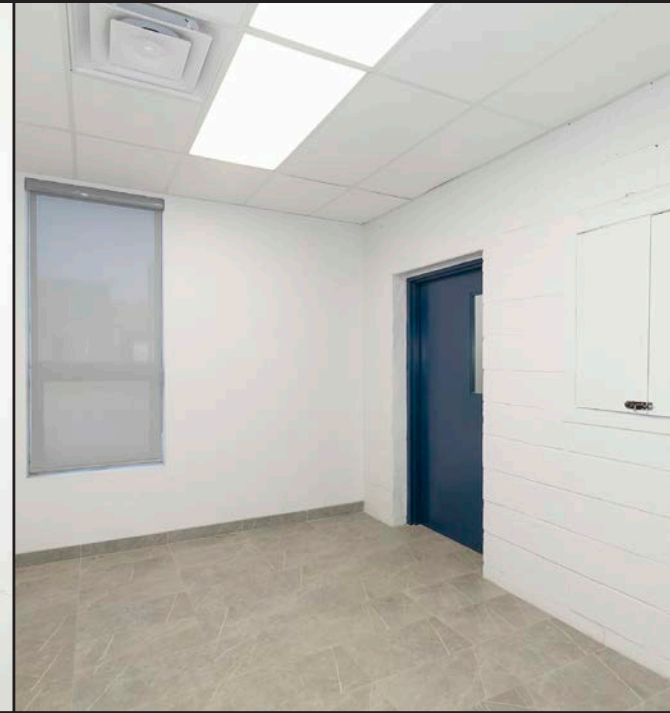
EXTERIOR PHOTOS



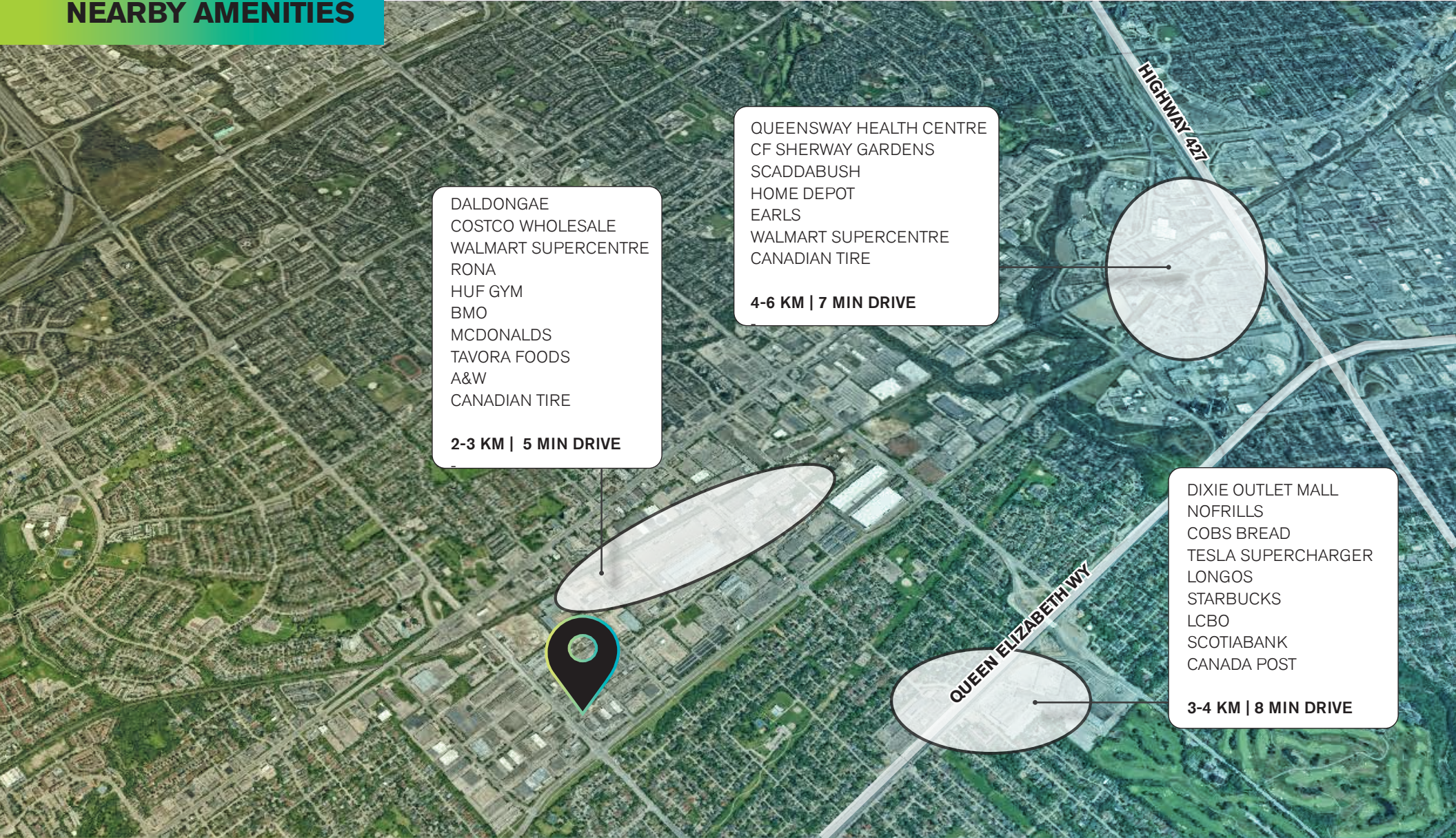
INTERIOR PHOTOS



INTERIOR PHOTOS



NEARBY AMENITIES



DALDONGAE  
 COSTCO WHOLESALE  
 WALMART SUPERCENTRE  
 RONA  
 HUF GYM  
 BMO  
 MCDONALDS  
 TAVORA FOODS  
 A&W  
 CANADIAN TIRE

**2-3 KM | 5 MIN DRIVE**

QUEENSWAY HEALTH CENTRE  
 CF SHERWAY GARDENS  
 SCADDABUSH  
 HOME DEPOT  
 EARLS  
 WALMART SUPERCENTRE  
 CANADIAN TIRE

**4-6 KM | 7 MIN DRIVE**

DIXIE OUTLET MALL  
 NOFRILLS  
 COBS BREAD  
 TESLA SUPERCHARGER  
 LONGOS  
 STARBUCKS  
 LCBO  
 SCOTIABANK  
 CANADA POST

**3-4 KM | 8 MIN DRIVE**

CITY OF MISSISSAUGA

390+ KM

OF NATURAL TRAILS  
THROUGHOUT THE CITY

43

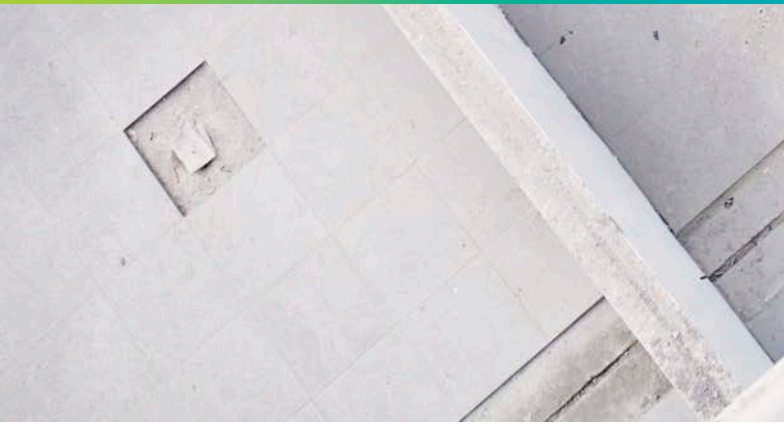
RECREATIONAL FACILITIES  
OPEN TO THE PUBLIC

24,000+

OPERATING  
BUSINESS ESTABLISHMENTS



**MISSISSAUGA CITY  
ZONING BYLAW**



**BY-LAW 0225-2007  
ZONING: E2 (EMPLOYMENT)**

**PERMITTED USES:**

**OFFICE**

- Medical Office
- Office

**BUSINESS ACTIVITIES**

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal (1)
- Warehouse/Distribution Facility (1)
- Wholesaling Facility
- Waste Processing Station (1)
- Waste Transfer Station (1)
- Composting Facility (1)
- Self Storage Facility
- Contractor Service Facility
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility – Restricted (1<sup>4</sup>)
- Plant-Based Manufacturing Facility (1<sup>4</sup>)

**COMMERCIAL**

- Restaurant
- Convenience Restaurant(1<sup>3</sup>)
- Take-out Restaurant
- Commercial School (1<sup>3</sup>)
- Financial Institution (1<sup>3</sup>)
- 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) (1<sup>3</sup>)
- Motor Vehicle Service Station (1<sup>3</sup>)
- 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 (4)
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment(4)
- Private Club
- Repair Establishment
- Parking Lot
- University / College



1-9 ACRES LAND & COMMERCIAL

# FOR LEASE

## 2355 CAWTHRA RD

MISSISSAUGA, ONTARIO, CA

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