

±1 ACRE OF EXCESS LAND WITH OUTSIDE
STORAGE IN MEADOWVALE FOR SALE OR LEASE

6789 MILLCREEK DRIVE, MISSISSAUGA



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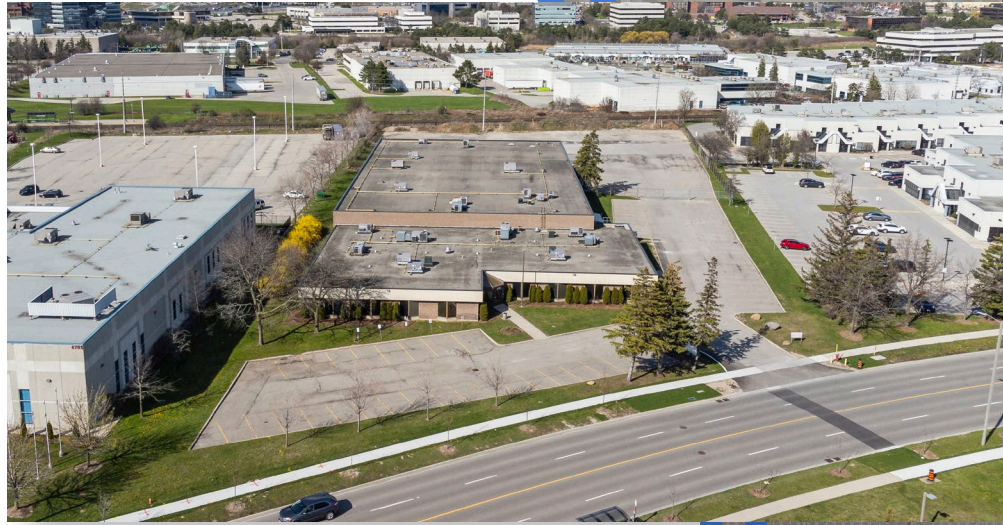
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Presented By:



WELCOME TO
**MILLCREEK
DRIVE**
MISSISSAUGA



Freestanding industrial opportunity with ± 1 acre of excess land zoned for outside storage. Located within Meadowvale Business Park, this 43,253 SF, temperature-controlled building has an abundance of employee parking and is steps away from Meadowvale GO.



Professionally owned and managed by Pure Industrial



18' clear height



± 1 acre of excess land with outdoor storage zoning



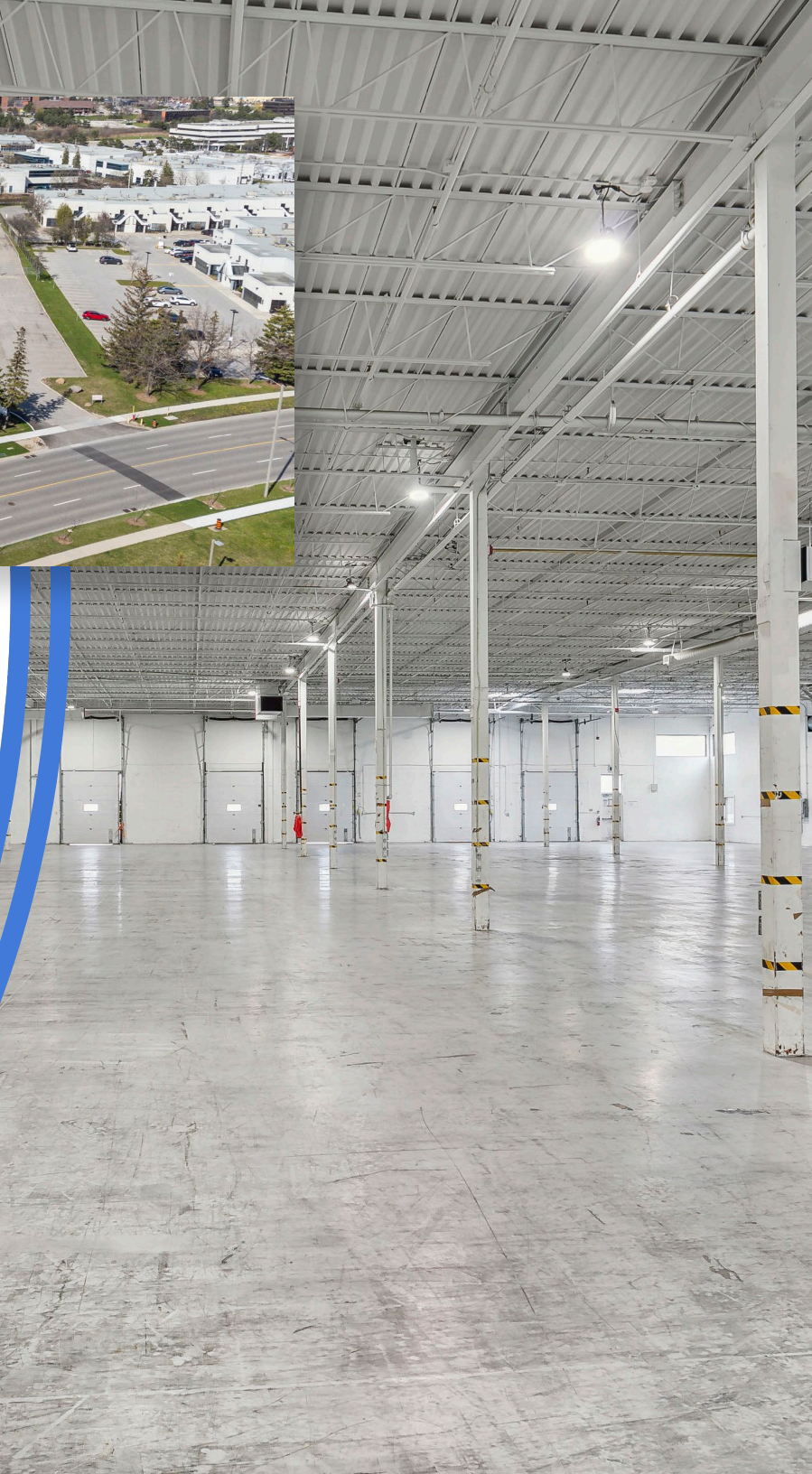
Easy access to a highly desirable Mississauga/Peel labour pool



Strategically located in close proximity to major 400-series arterial Highways



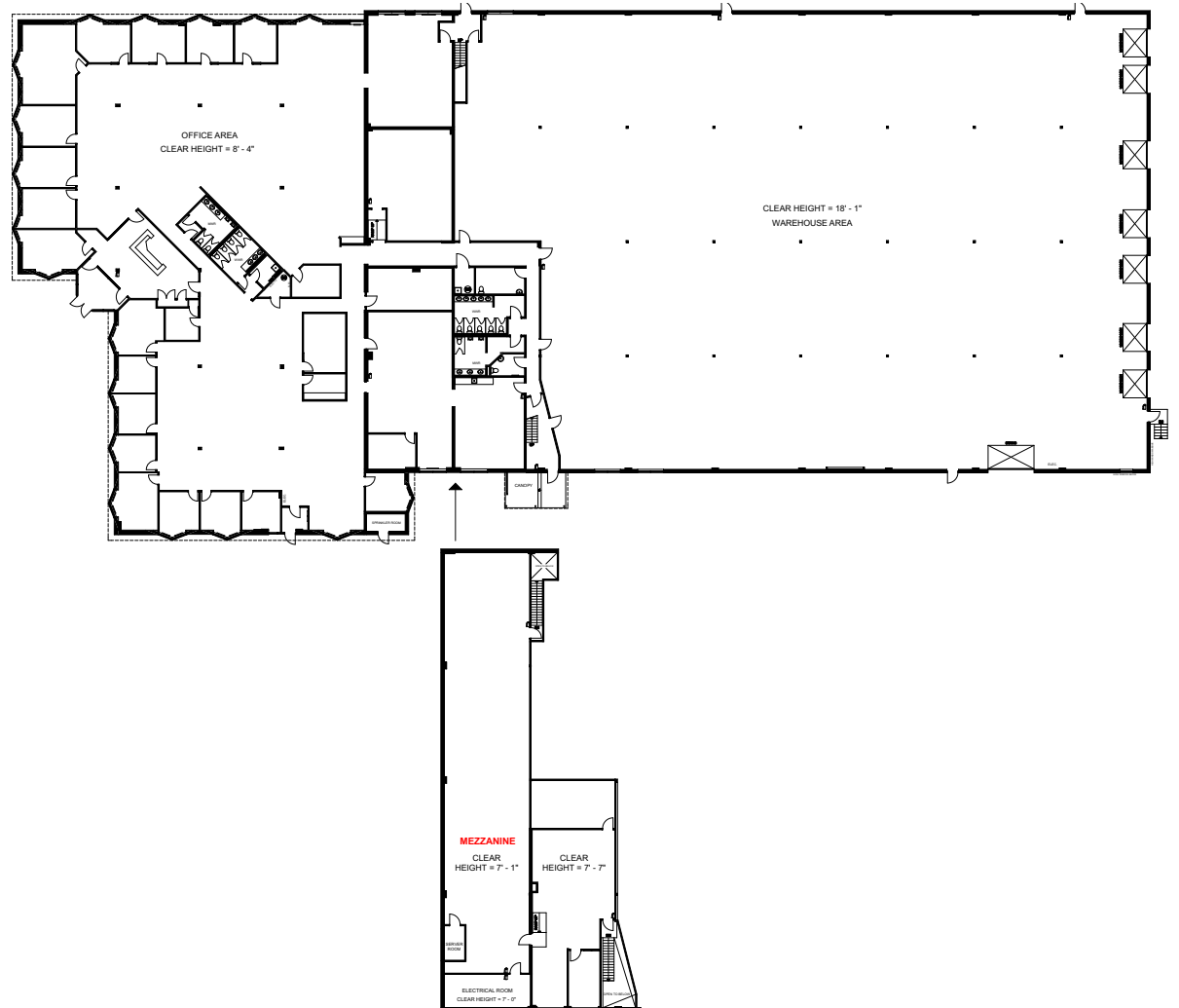
Temperature-controlled warehouse



OVERVIEW

6789 Millcreek Drive, Mississauga

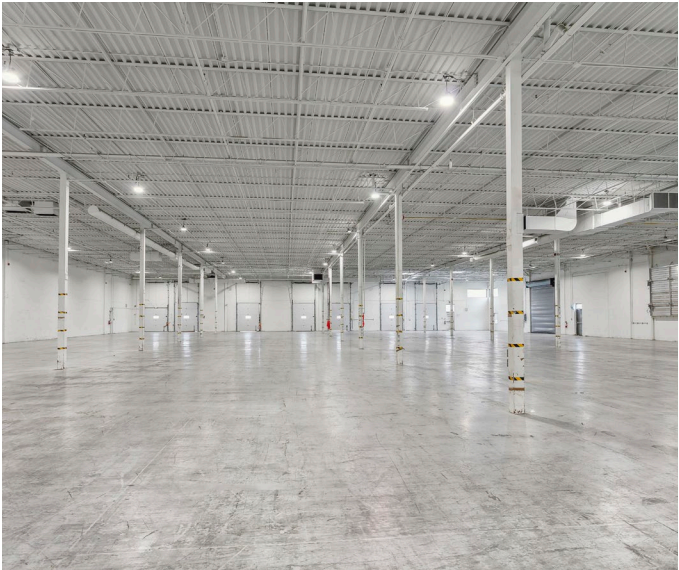
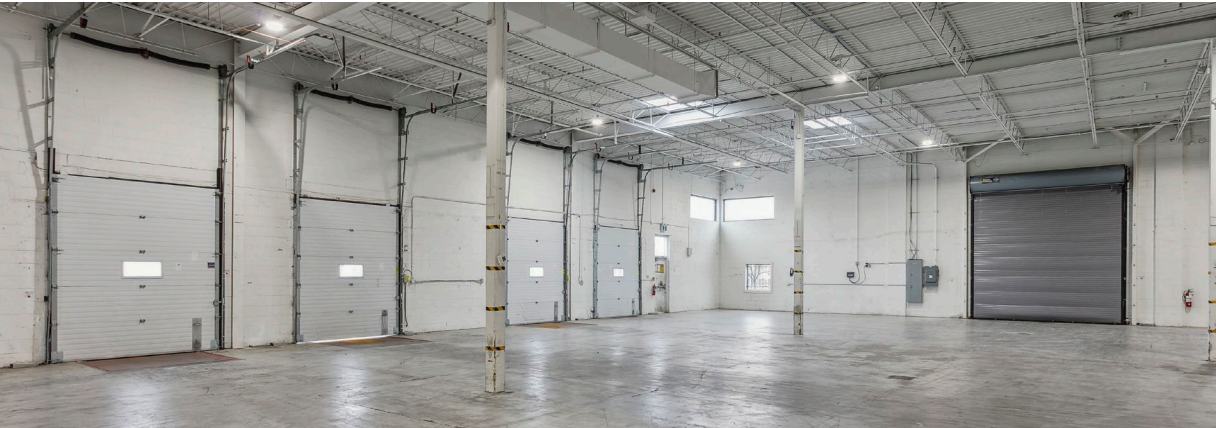
Building Area	43,253 SF
Warehouse Area	24,844 SF
Office Area	18,409 SF
Lot Area	4.00 AC
Clear Height	18'
Shipping	7 TL 1 DI
Power	400A 600V
Zoning	E2-29
Possession	Immediate
Asking Price	Speak to Listing Team
Taxes (T.M.I)	\$5.84 (2024) Exclusive of Management Fees



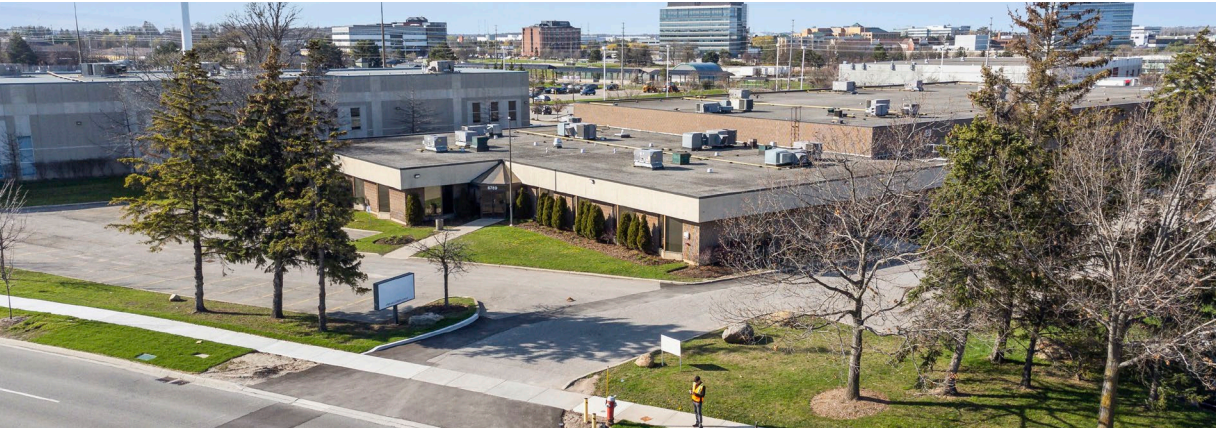
Features

- ±1 acre of excess land with outside storage zoning
- Adjacent to Meadowvale GO
- Temperature-controlled warehouse
- Secured and gated shipping
- Located amongst a robust and diverse labour pool
- Strategically located in close proximity to highways 403, 401, and 427
- Opportunity for corporate headquarters
- Bonus 4,785 SF mezzanine not included in total area

INTERIOR



EXTERIOR



6789 MILLCREEK DRIVE



6789 MILLCREEK DRIVE, MISSISSAUGA

NEARBY AMENITIES

Restaurants

- 1 Chop Steakhouse
- 2 Quest Restaurant
- 3 Chuck's Roadhouse
- 4 Skyway Jack's
- 5 Porta Via
- 6 Starbucks
- 7 Union Social
- 8 McDonald's
- 9 A&W
- 10 Moxie's
- 11 Boston Pizza
- 12 Montana's

Banking

- 1 RBC
- 2 TD
- 3 CIBC
- 4 RBC
- 5 HSBC

Hotels

- 1 Hilton
- 2 Holiday Inn & Suites
- 3 Four Points
- 4 Courtyard Marriott
- 5 Cambridge Suites

Gas

- 1 Esso
- 2 Petro-Canada
- 3 Esso
- 4 Shell

Shopping

- 1 Walmart
- 2 Best Buy
- 3 Real Canadian Superstore
- 4 Winners & HomeSense
- 5 Marshalls
- 6 Dollarama

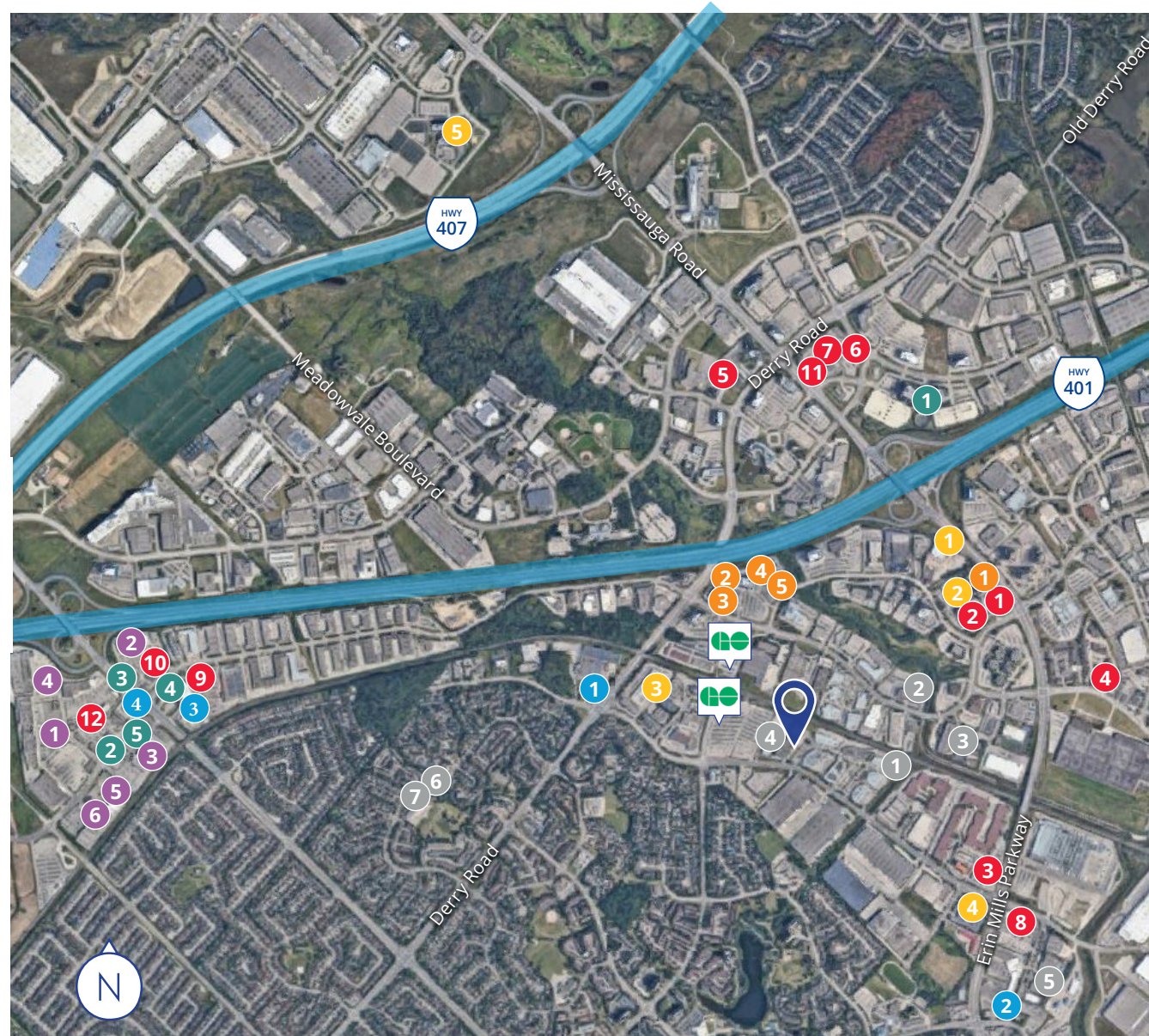
Fitness

- 1 Movati Athletic
- 2 Wynn Fitness
- 3 Fit 4 Less
- 4 Crunch Fitness
- 5 Goodlife Fitness

Child Care

- 1 Kinder Kampus
- 2 Kidtopia Child Care Centre
- 3 BrightPath Meadowvale
- 4 Hearts In Bloom Academy
- 5 Alpha's Discovery Kids
- 6 Tot Town
- 7 Westbrook Montessori

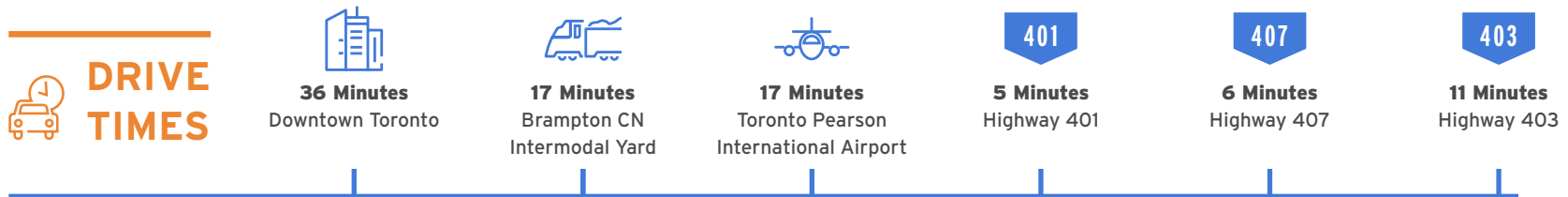
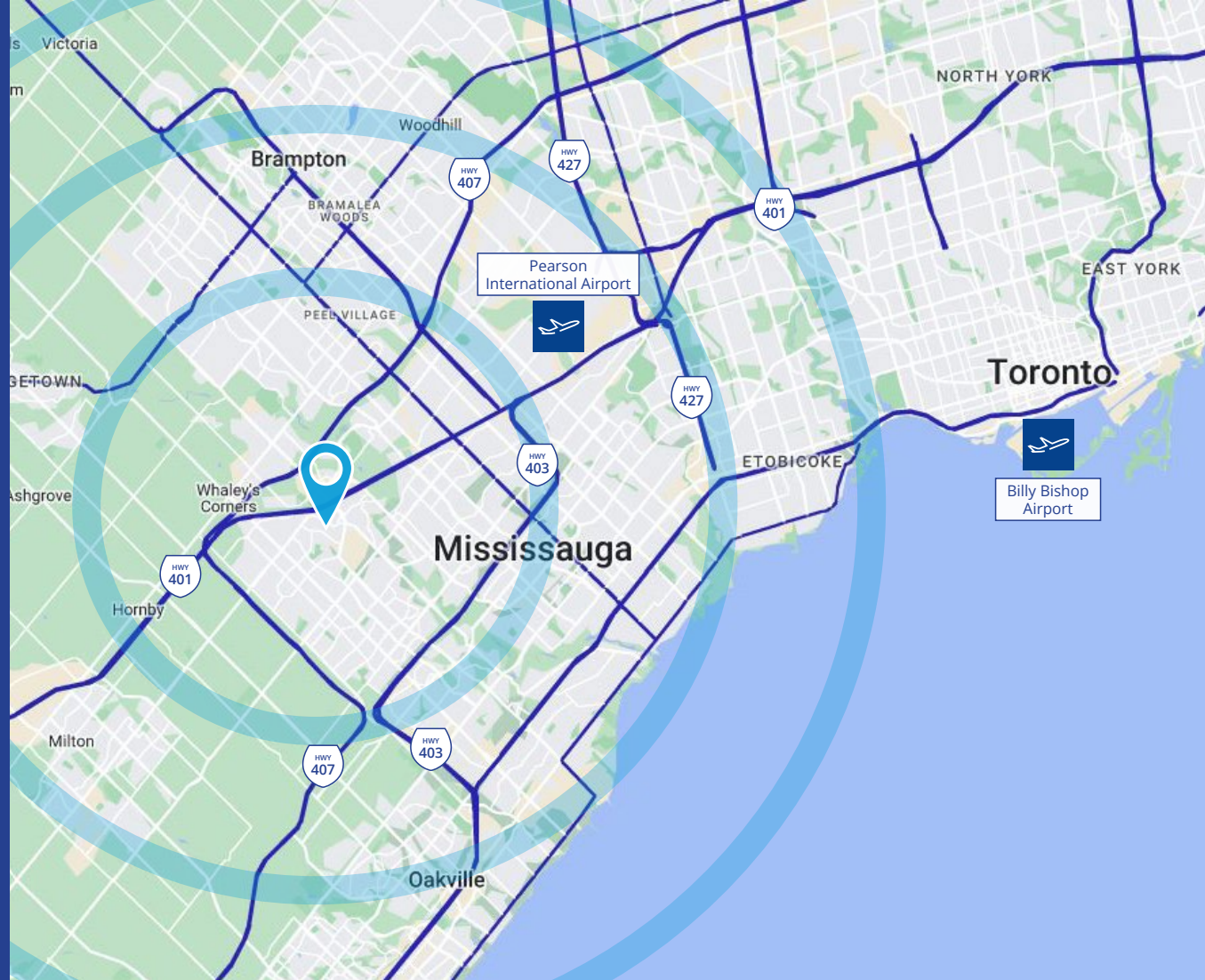
-  6789 Millcreek Drive
-  Meadowvale GO



PURE MOVEMENT

Connecting to the GTA and beyond

The property is located in Mississauga, only 20 KM from Toronto Pearson International Airport, Canada's largest and busiest airport, and less than 90 minutes to the US border, creating seamless accessibility domestically and internationally. Downtown Toronto is also just a 30-minute drive away.



OUR TEAM



Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

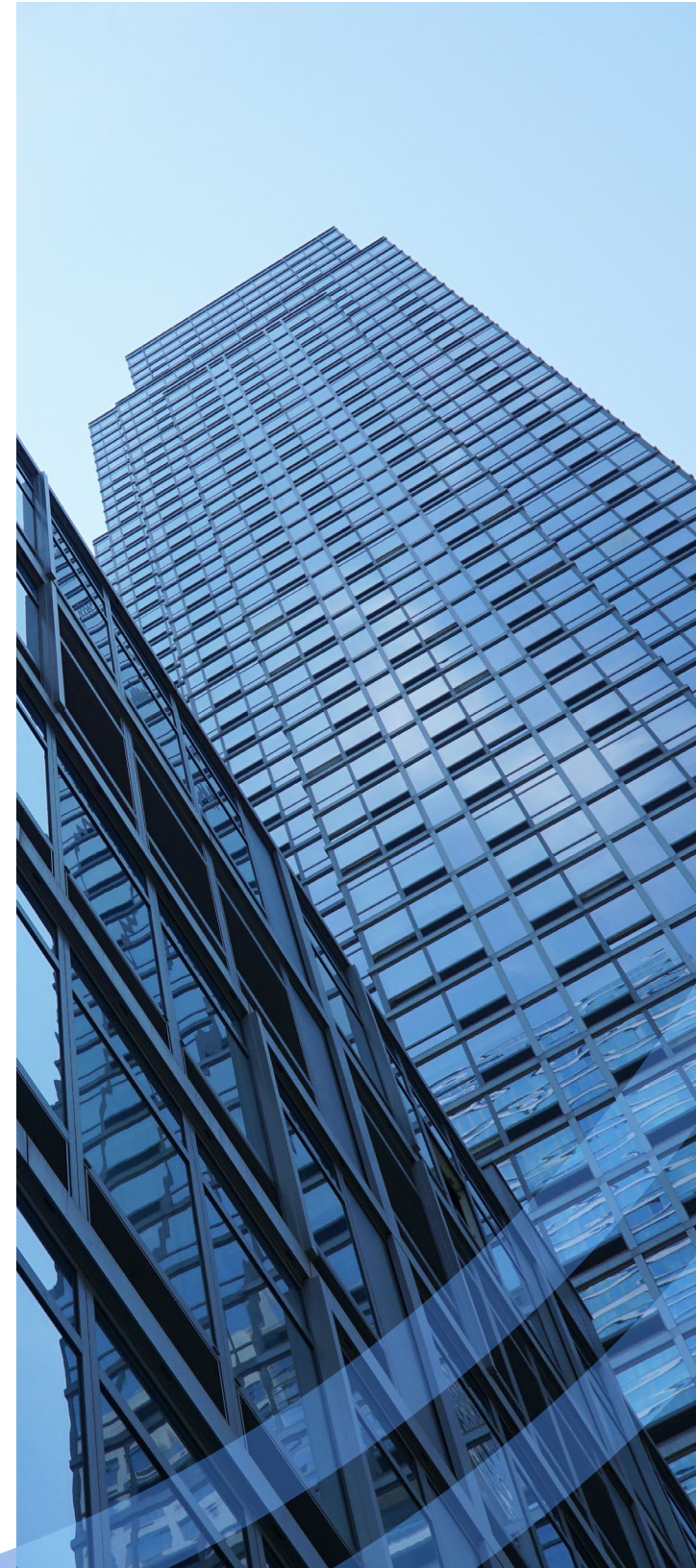
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Learn more at corporate.colliers.com,
Twitter @Colliers or LinkedIn.

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