

**AVISON  
YOUNG**

**7521**  
**Tranmere Drive**  
MISSISSAUGA, ON

**INDUSTRIAL PROPERTY**  
**For Sale**

Single Tenant - Investment Opportunity



**Ryan G. Cunningham**  
Sales Representative,  
Principal, Executive Vice President  
+1 905 283 2384  
ryan.cunningham@avisonyoung.com

**Mike Tatarsky**  
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**Craig Birk**  
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# PROPERTY DETAILS

## BUILDING SIZE

85,873 sf (29% coverage)

## LOT AREA

6.79 ac

## OFFICE

± 5%

## CLEAR HEIGHT

20 ft

## SHIPPING

10 Truck Level (9' x 10')

2 Drive-In (14' x 16')

## POWER

4000 A

600 V

# HIGHLIGHTS



2 acres of excess land



Fully Tenanted, AAA Tenant  
- long term lease



Painted warehouse walls and ceiling



LED lighting in warehouse and offices



Centre location, Mississauga, minutes  
to 400 series Highways and steps away  
from Pearson International Airport



# OFFERING GUIDELINES

7521 Tranmere Drive, Mississauga ON

The Property and all fixtures included therein are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof.

Any information related to the Property which has been, or will be, obtained from the Vendor or Avison Young or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale. Further information can be obtained by contacting the listing agent.



## PRICE

The Property is being offered for sale on an unpriced basis.



## DATA ROOM

Detailed information is being assembled by Avison Young and will be available via an electronic data room, to prospective purchasers upon them sending an executed confidentiality agreement to the listing agents.



## OFFERS

Offers should indicate the names of the ultimate beneficial owners and the Purchase Price. Offers should also include terms, conditions of any due diligence period and the closing date. Offers should be submitted through the listing agents.

## CONFIDENTIALITY AGREEMENT

Interested parties that require access to the Data Room must complete a CA and submit to [charmaine.brooks@avisonyoung.com](mailto:charmaine.brooks@avisonyoung.com)

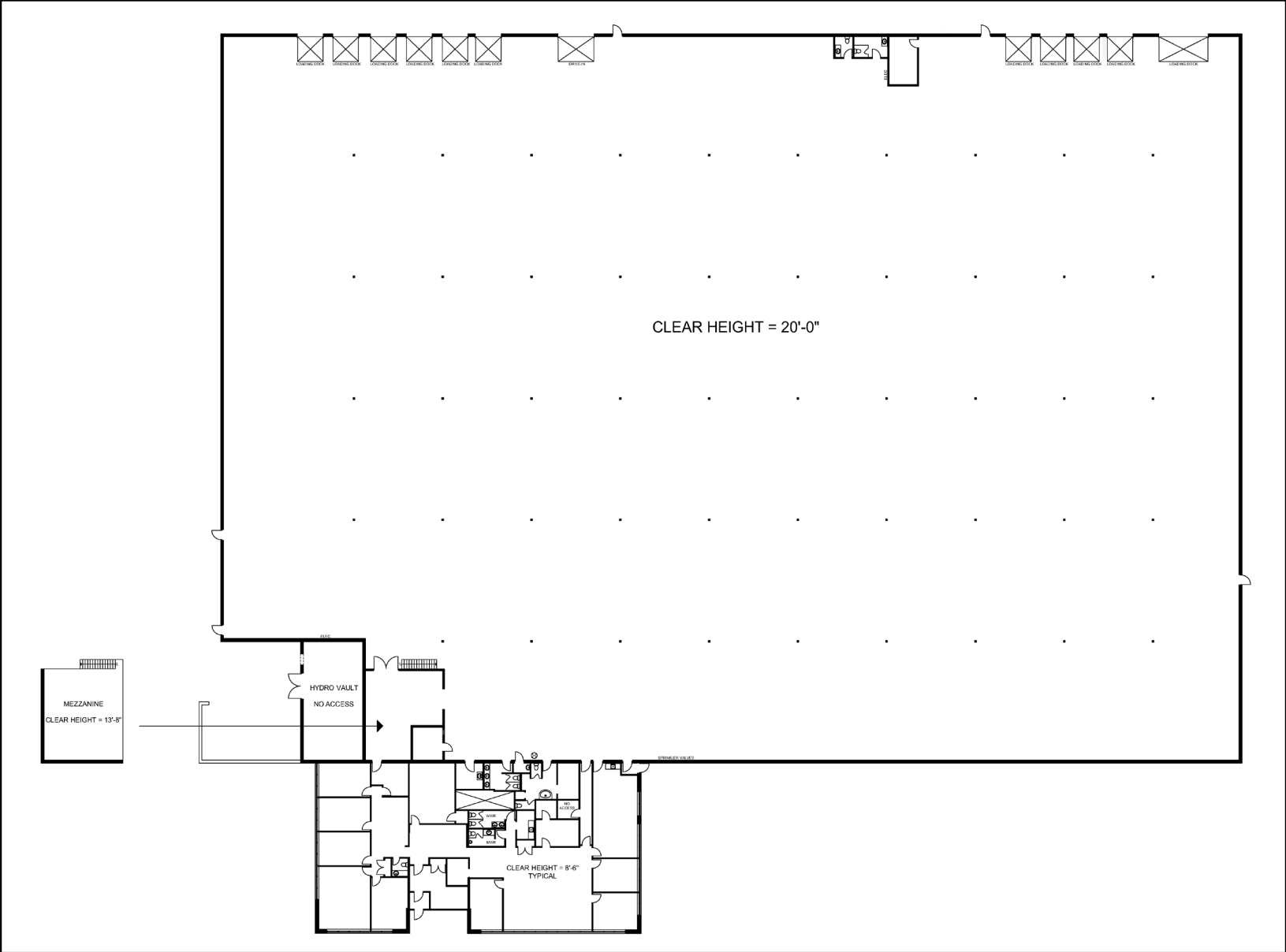
 Click to sign CA



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# FLOORPLAN

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# PLAN OF SURVEY

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# ZONING - E3 INDUSTRIAL ZONE

7521 Tranmere Drive, Mississauga is zoned E3, Industrial Zone. All buildings and structures shall comply with the provisions, uses and zone regulations specified under the Employment Zone, [mississauga.ca/zoningbylaw](http://mississauga.ca/zoningbylaw). Below is a summary of the permitted uses.

## EMPLOYMENT USES

### OFFICE

- Medical
- General Office
- Veterinary Clinic
- Animal Care Establishment

### BUSINESS ACTIVITIES

- Broadcasting Facility
- Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Warehouse Facility
- Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Power Generating Facility
- Outdoor Storage/Outdoor Display
- Self Storage Facility
- Contractor Service Shop
- Contractor's Yard
- Vehicle Pound Facility
- Medicinal Product Manufacturing

### COMMERCIAL

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution

### MOTOR VEHICLE SERVICE

- Motor Vehicle Body Repair\*
- Motor Vehicle Repair\*
- Motor Vehicle Rental/Leasing\*
- Motor Vehicle Wash\*
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales\*

### OTHER

- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University
- College
- Courier / Messenger Service

\* Including Commercial Motor Vehicles



#### Legend

A Agricultural (By-law 5500)	CC1 Core Commercial	E3 Industrial
AP Lester B. Pearson International Airport	CC2, CC4 Mixed Use	G1 Natural Hazards
B Buffer, Berm, Fence	CC3 Mixed Use - Transition Area	G2 Natural Features
C1 Convenience Commercial	CCO Office	I Hospital and University / College
C2 Neighbourhood Commercial	CCOS Open Space	O Office
	D Existing Use	OS1 Community Park
	E1 Employment in Nodes	OS2 City Park
	E2 Employment	OS3 Cemetery

### OUTDOOR STORAGE AND OUTDOOR DISPLAY

- Outdoor storage and/or outdoor display of goods shall not be situated closer to any street line than any portion of a building, structure or part thereof.
- Area to be used for outdoor storage shall not be located within the front yard or exterior side yard.
- A fence, min. height of 2.4 m shall be required around the perimeter of area used for outdoor storage.
- Where no buildings, or structures is on a lot and the lot is used for outdoor storage, minimum required yards of the zone regulations shall apply.

# LOCATION MAP



7521 Tranmere Drive

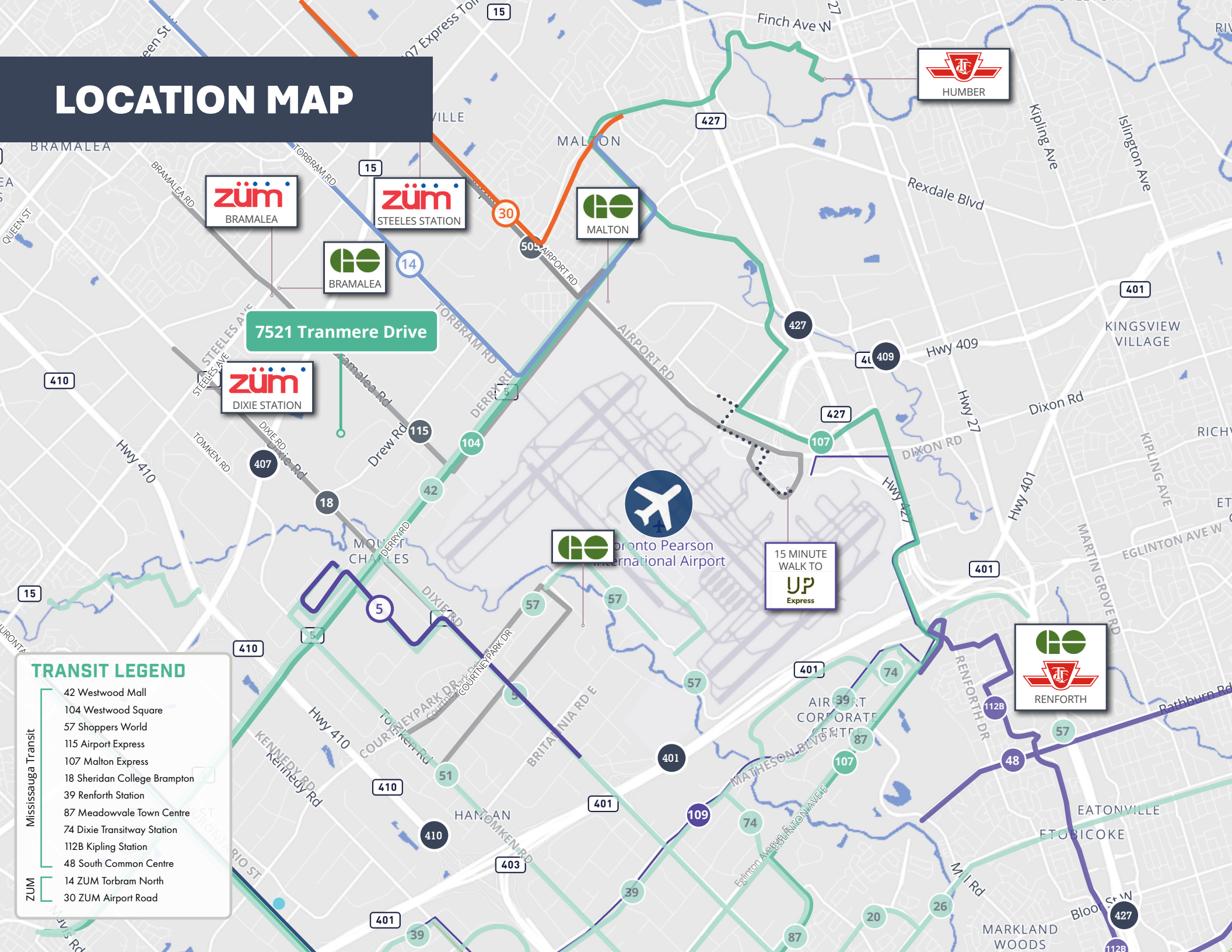
15 MINUTE WALK TO  
UP Express

## TRANSIT LEGEND

Mississauga Transit

ZUM

- 42 Westwood Mall
- 104 Westwood Square
- 57 Shoppers World
- 115 Airport Express
- 107 Malton Express
- 18 Sheridan College Brampton
- 39 Renforth Station
- 87 Meadowvale Town Centre
- 74 Dixie Transitway Station
- 112B Kipling Station
- 48 South Common Centre
- 14 ZUM Torbram North
- 30 ZUM Airport Road



# 7521

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**I N V E S T M E N T**  
**O P P O R T U N I T Y**

## GET MORE INFORMATION

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### Avison Young Commercial Real Estate Services, LP, Brokerage

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