

INDUSTRIAL FREESTAND WITH HEAVY POWER

FOR SALE/LEASE



1340 Aerowood Drive

Mississauga | ON

32,135 SQ. FT. • 1.41 Acres

For more information, please contact:

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Vice Chairman

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*Sales Representative

CBRE

Property Details

AVAILABLE SIZE	32,135 SQ. FT.
WAREHOUSE	24,479 SQ. FT.
WAREHOUSE OFFICE	4,248 SQ. FT.
OFFICE AREA	3,241 SQ. FT.
MEZZANINE	167 SQ. FT.
SHIPPING DOORS	2 Truck Level & 2 Drive-In
CLEAR HEIGHT	13'5"
ZONING	E2-19
HEAT TYPE	Gas, forced air open
POWER	2,000 Amps / 600 Volts
POSSESSION	30-60 Days
PROPERTY TAXES	\$62,085 CAD (2025 Annual)

Comments

- Corner lot offering great exposure
- Ample power available at 2,000 amps
- Fully air conditioned warehouse area
- Portion of the warehouse is whiteboxed
- Dock doors equipped with levellers
- Great location at Dixie Road and Highway 401, with good proximity to 400 series highways and many amenities

NOW ASKING **\$11.95 NET**

NEW LOWER ASKING RATE

\$11,484,000.00/\$348 PSF

ASKING SALE PRICE



Zoning Information

E2 Zone Permitted Uses

In the E2 zone, the following uses are permitted:

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing 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 (¹)
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility (¹)

COMMERCIAL

- Restaurant
- Convenience Restaurant (¹³)
- Take-out Restaurant
- Commercial School
- Financial Institution (¹³)
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Rental Facility - Restricted
- Gas Bar (¹)(²)(¹³)
- Motor Vehicle Service Station (¹³)
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles (¹)

HOSPITALITY

- Banquet Hall/Conference Centre/Convention Centre
- Night Club (¹) (³)

OTHER

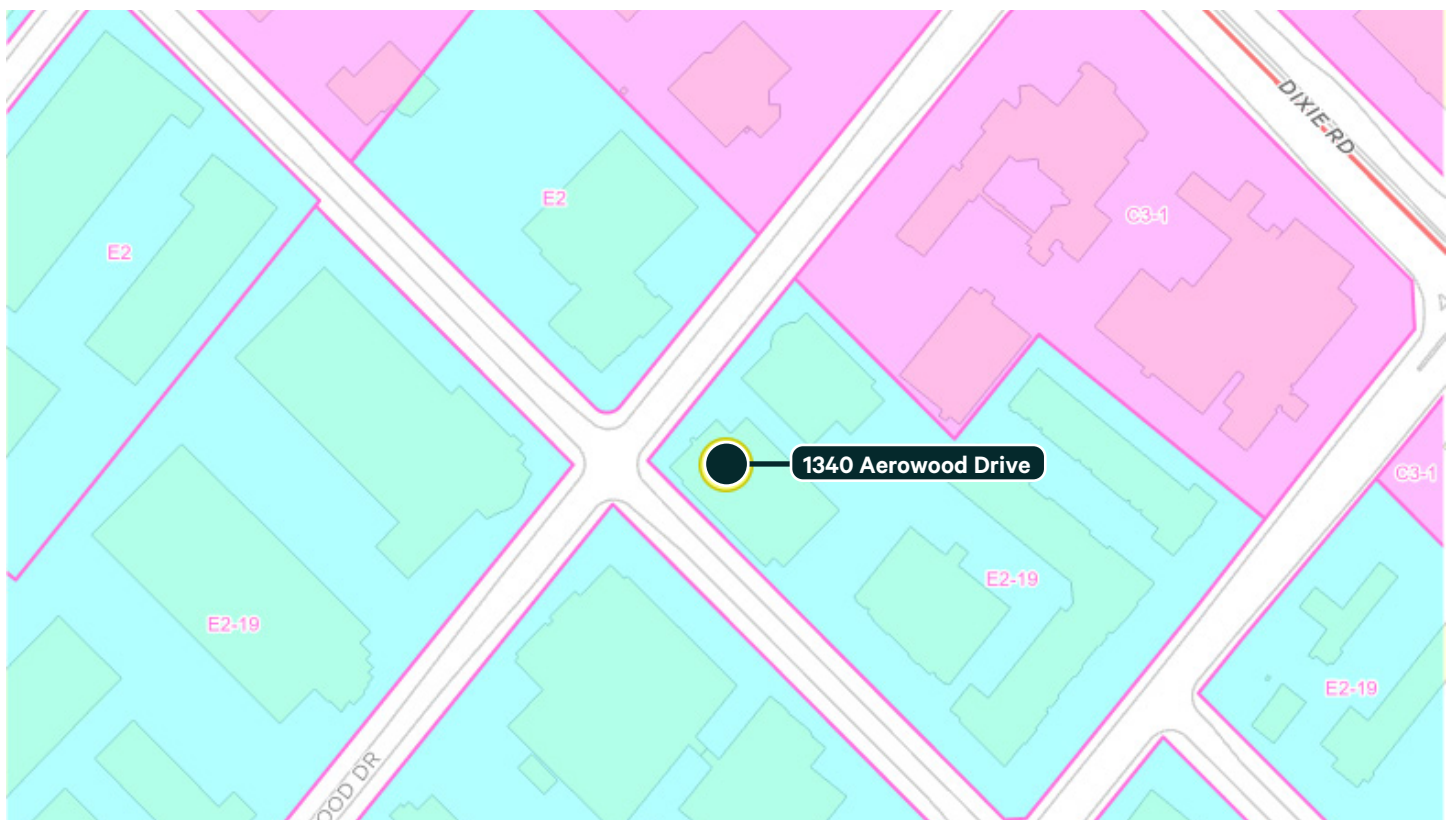
- Adult Video Store (¹)
- Adult Entertainment Establishment (¹)
- Animal Boarding Establishment (¹)
- Active Recreational Use
- Body-Rub Establishment (¹)
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (⁴)
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

ADDITIONAL USES - For Exception 19

All E3 uses contained in subsection 8.2.1 of the by-law, except Power Generating Facilities

**Not an exhaustive list. Tenant to verify that intended use complies with zoning.*

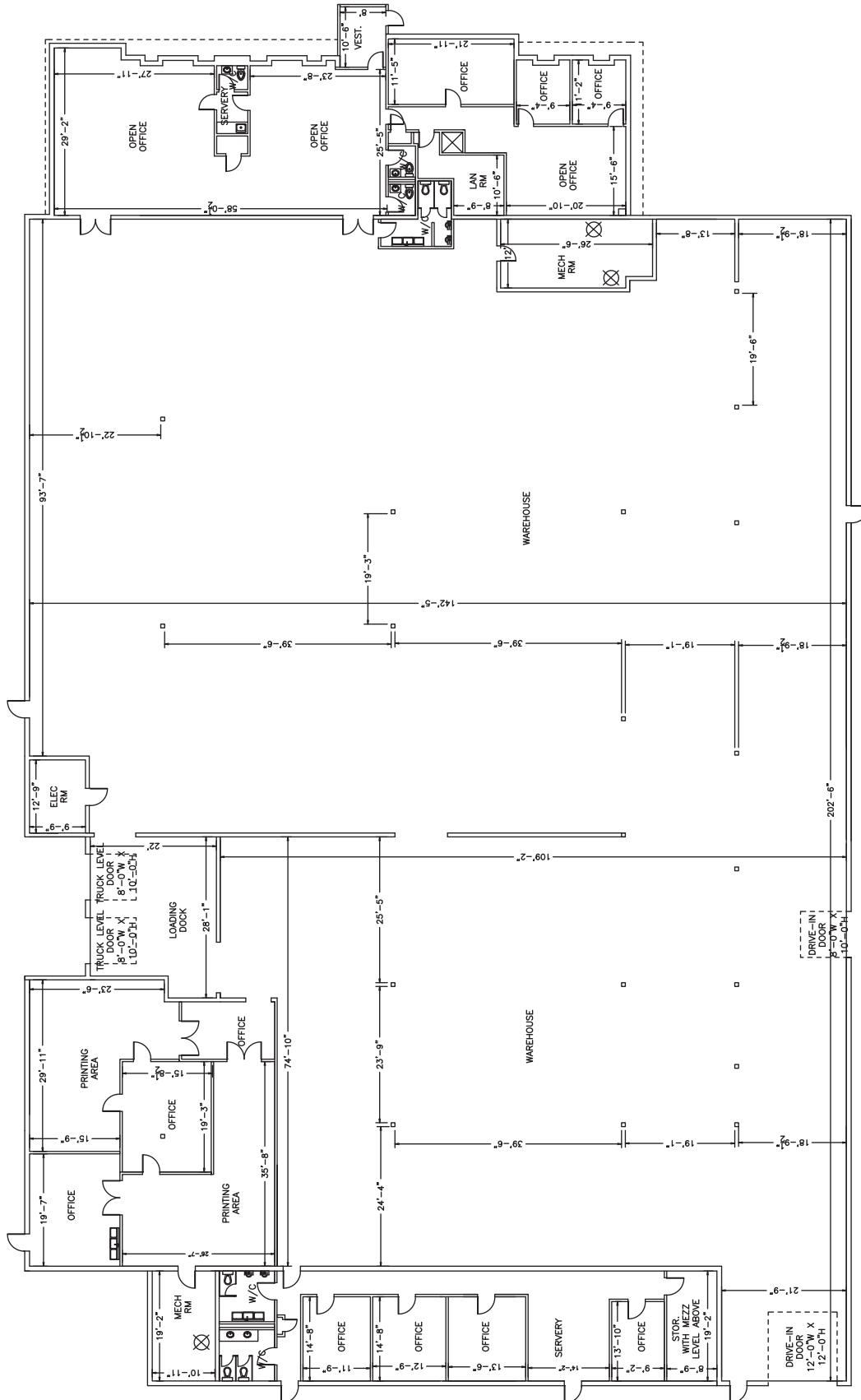
Source: City of Mississauga Website



Fully Air Conditioned Building



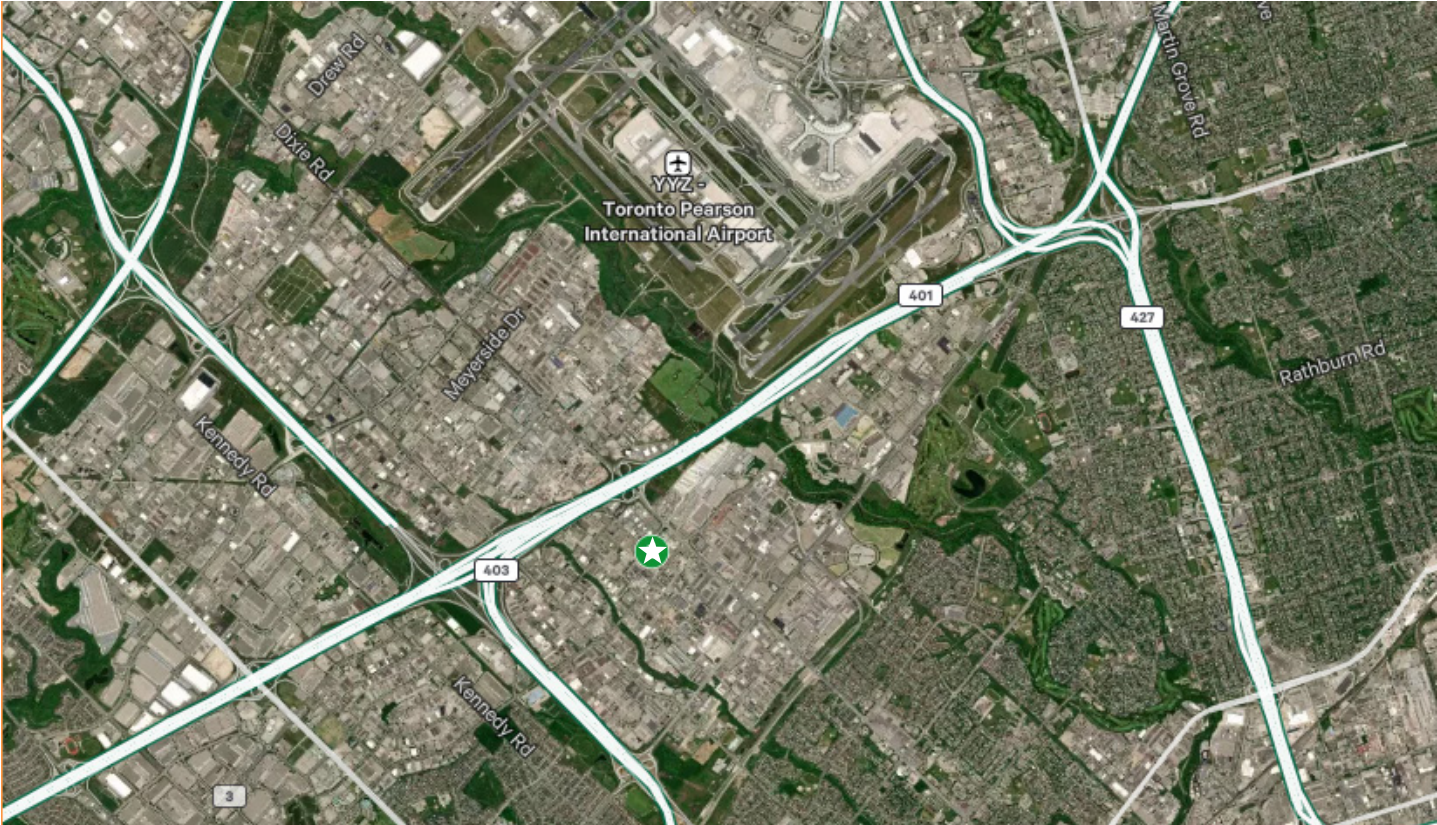
Floor Plan



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Superior Highway Access



HWY 401 at Dixie Road	2 MINUTES	1.0 KM
HWY 403	3 MINUTES	2.5 KM
HWY 410	5 MINUTES	• 5.0 KM
HWY 407	9 MINUTES	• 10 KM
HWY 427	9 MINUTES	• 6.5 KM
QEW	10 MINUTES	• 8.0 KM
TORONTO PEARSON INTERNATIONAL AIRPORT	10 MINUTES	• 17 KM
CN BRAMPTON INTERMODAL	12 MINUTES	• 10 KM
COOKSVILLE GO	15 MINUTES	• 9.0 KM

Drive Times

Contact Us

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