

# INDUSTRIAL FREESTAND WITH HEAVY POWER

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## FOR SALE/LEASE

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# 1340 Aerowood Drive

Mississauga | ON

32,135 SQ. FT. • 1.41 Acres

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For more information, please contact:

**JOHN LAFONTAINE\***

Vice Chairman

416 798 6229

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\*Sales Representative

**CBRE**

# Property Details

<b>AVAILABLE SIZE</b>	32,135 SQ. FT.
<b>WAREHOUSE</b>	24,479 SQ. FT.
<b>WAREHOUSE OFFICE</b>	4,248 SQ. FT.
<b>OFFICE AREA</b>	3,241 SQ. FT.
<b>MEZZANINE</b>	167 SQ. FT.
<b>SHIPPING DOORS</b>	2 Truck Level & 2 Drive-In
<b>CLEAR HEIGHT</b>	13'5"
<b>ZONING</b>	E2-19
<b>HEAT TYPE</b>	Gas, forced air open
<b>POWER</b>	2,000 Amps / 600 Volts
<b>POSSESSION</b>	30-60 Days
<b>PROPERTY TAXES</b>	\$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 (1<sup>3</sup>)
- Take-out Restaurant
- Commercial School
- 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 Rental Facility - Restricted
- Gas Bar (1)(2)(3)(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)

### OTHER

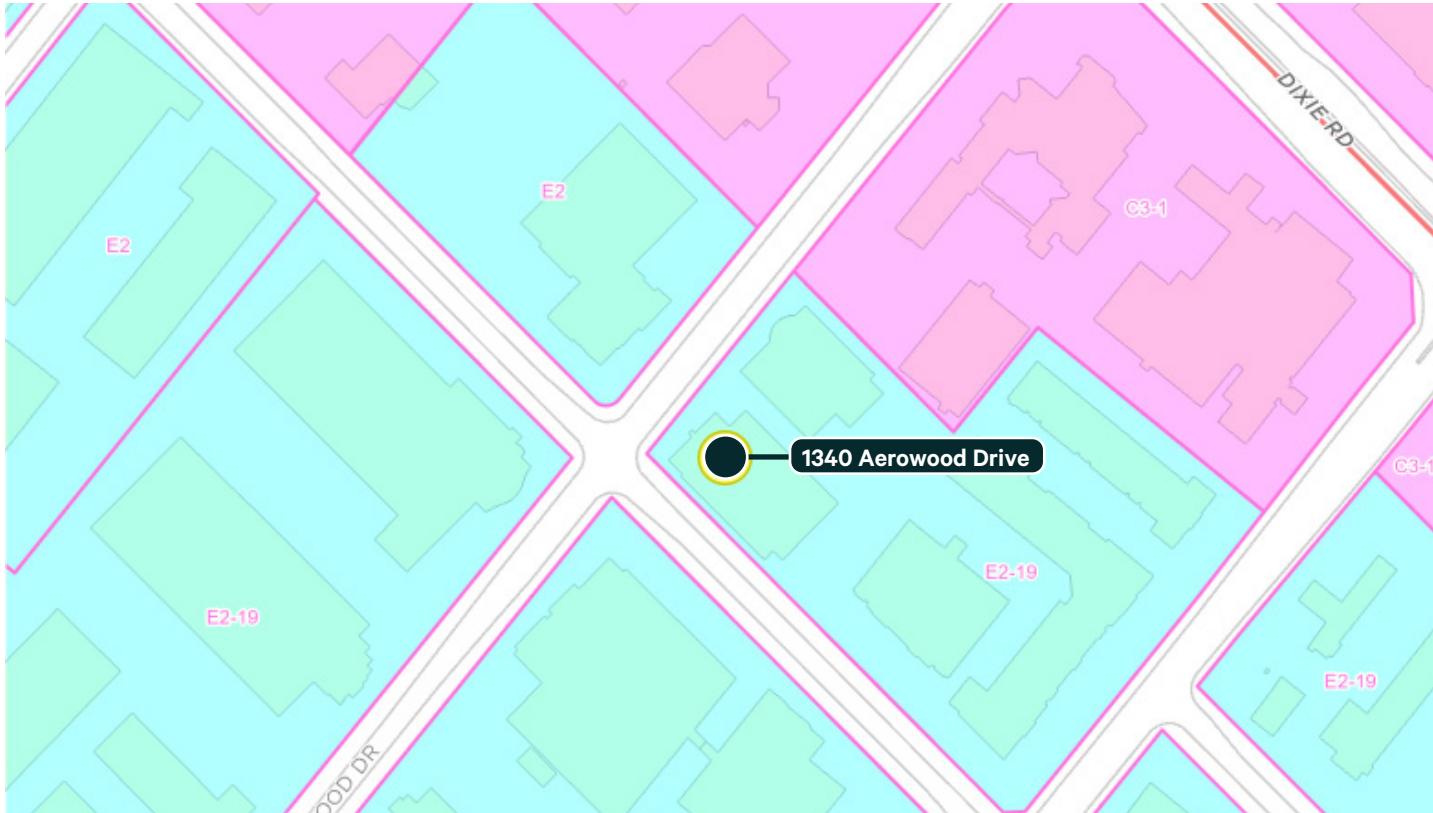
- Adult Video Store (1)
- Adult Entertainment Establishment (1)
- Animal Boarding Establishment (1)
- Active Recreational Use
- Body-Rub Establishment (1)
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (4)
- Private Club
- Repair Establishment
- 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.*

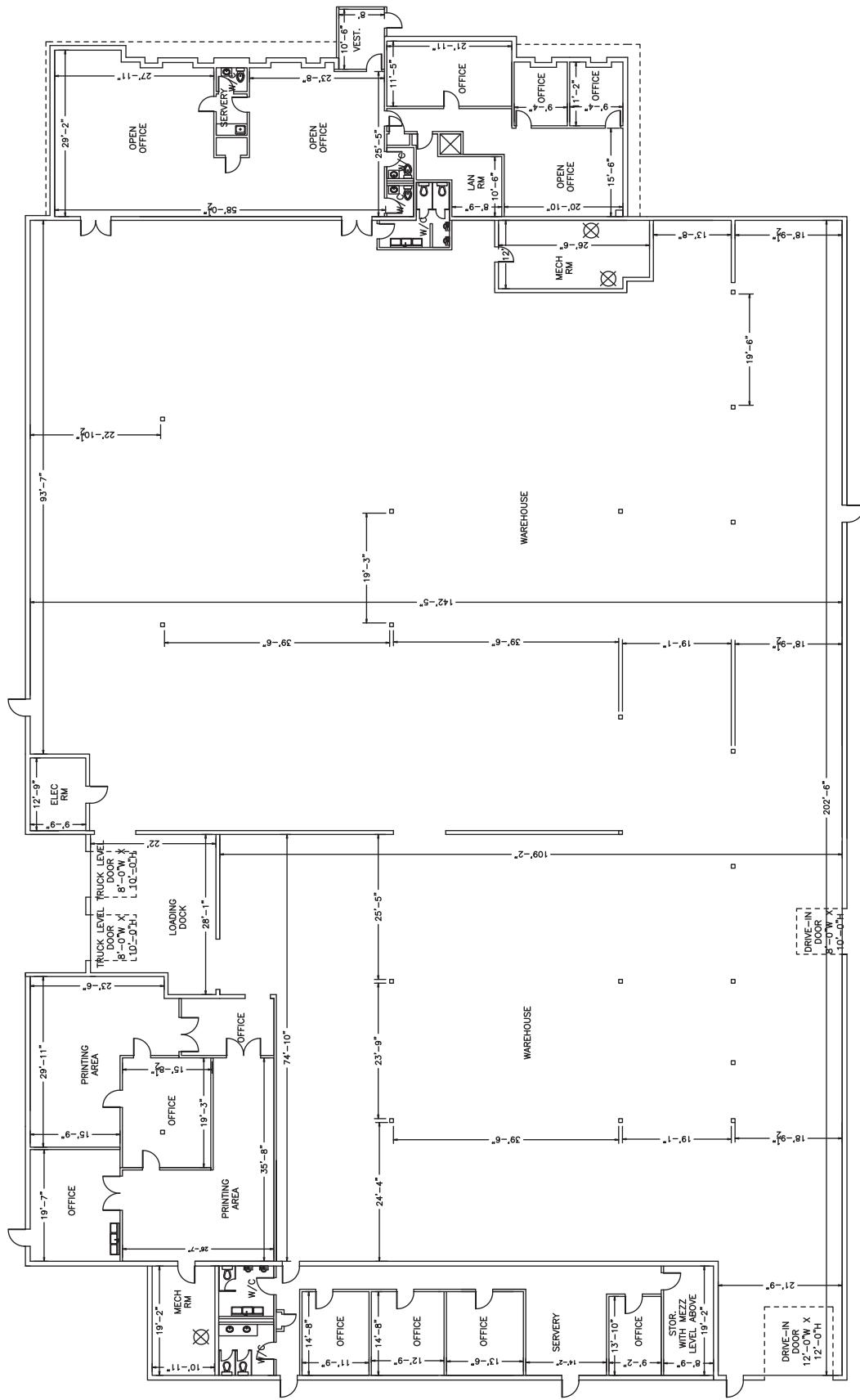
Source: City of Mississauga Website



# Fully Air Conditioned Building



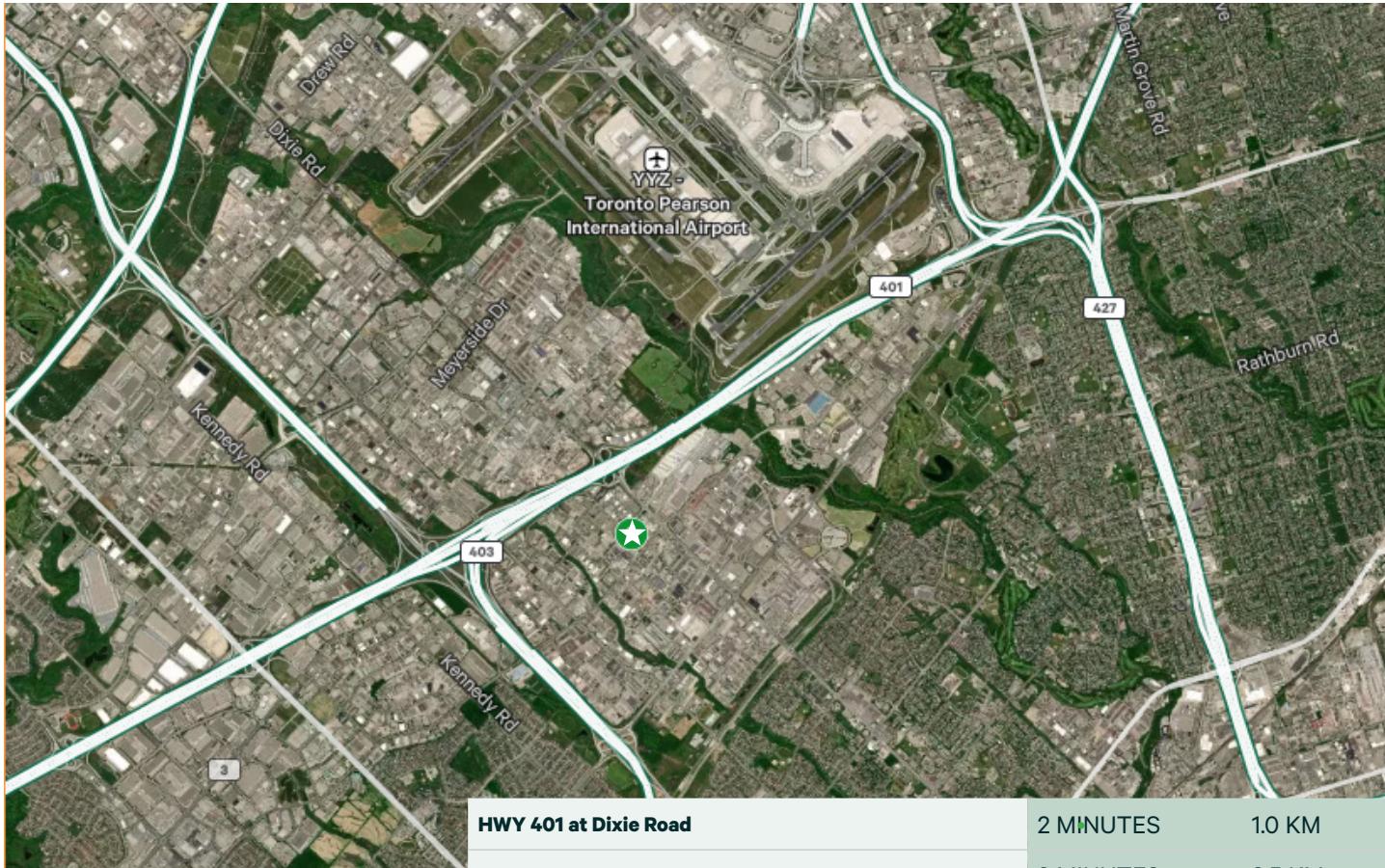
# Floor Plan



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## Superior Highway Access



### Contact Us

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### Drive Times

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

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