

1885 Sharlyn Road

MISSISSAUGA | ON

CENTRALLY LOCATED ±22,349 SQ. FT. INDUSTRIAL FREESTAND



Contact Us

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Property Details

BUILDING SIZE	± 22,349 SQ. FT.
OFFICE SIZE	± 1,820 SQ. FT.
LOT SIZE	± 1.028 ACRES
ASKING PRICE (SALE)	\$10,500,000
ASKING RATE (LEASE)	\$17.95 Net *Unit A also available for lease
PROPERTY TAXES (2023)	\$39,425.16
CLEAR HEIGHT	14'-18'
SHIPPING	3 TL 2 DI
ZONING	E2-132
COMMENTS	<ul style="list-style-type: none">• Building is currently demised into 3 units• Front Portion/Unit A is ± 12,867 SQ. FT.• Windows in warehouse provide natural light• Epoxied warehouse floors• Fans in warehouse for air circulation• Central GTA location with great access to highways, public transit & amenities

ALL INFORMATION TO BE VERIFIED



Close Proximity
to Highway 427 &
QEW



Immediate Access
to Dundas St.



Single User
and Multi-Unit
Potential



Good Shipping
Door Ratio

1885 Sharlyn Road | Mississauga, ON

For Sale/Lease

Zoning Information

E2-132 PERMITTED USES*

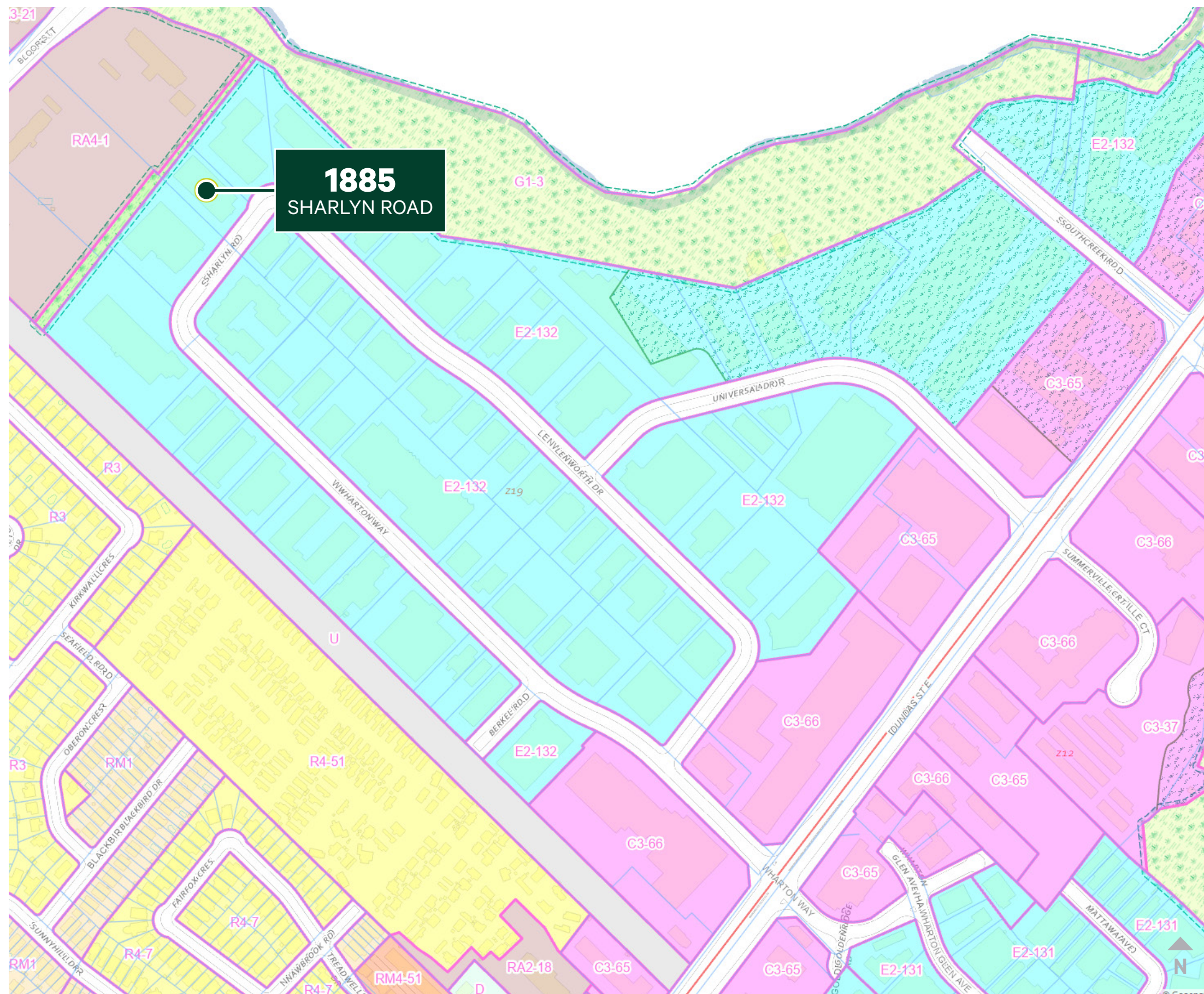
Medical Office	Animal Care Establishment
Office	Motor Vehicle Repair Facility (Restricted)
Broadcasting/Communication Facility	Motor Vehicle Rental Facility
Manufacturing Facility	Motor Vehicle Wash Facility (Restricted)
Science and Technology Facility	Banquet Hall/Conference Centre/Convention Centre
Courier/Messenger Service	Overnight Accommodation
Warehouse/Distribution Facility	Active Recreational Use
Wholesaling Facility	Truck Fuel Dispensing Facility
Self Storage Facility	Entertainment Establishment
Contractor Service Shop	Recreational Establishment
Medicinal Product Manufacturing Facility (Restricted)	Private Club
Restaurant	Repair Establishment
Take-out Restaurant	Parking Lot
Commercial School	University/College
Veterinary Clinic	

E2 uses except for a truck terminal, power generating facility or a motor vehicle wrecking yard.

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

[VIEW FULL ZONING HERE](#)

Source: City of Mississauga Website



Industrial Freestand
1885 Sharlyn Road | Mississauga, ON

Amenities & Transit



6

Gas Stations



21

Gas Stations



41

Restaurants



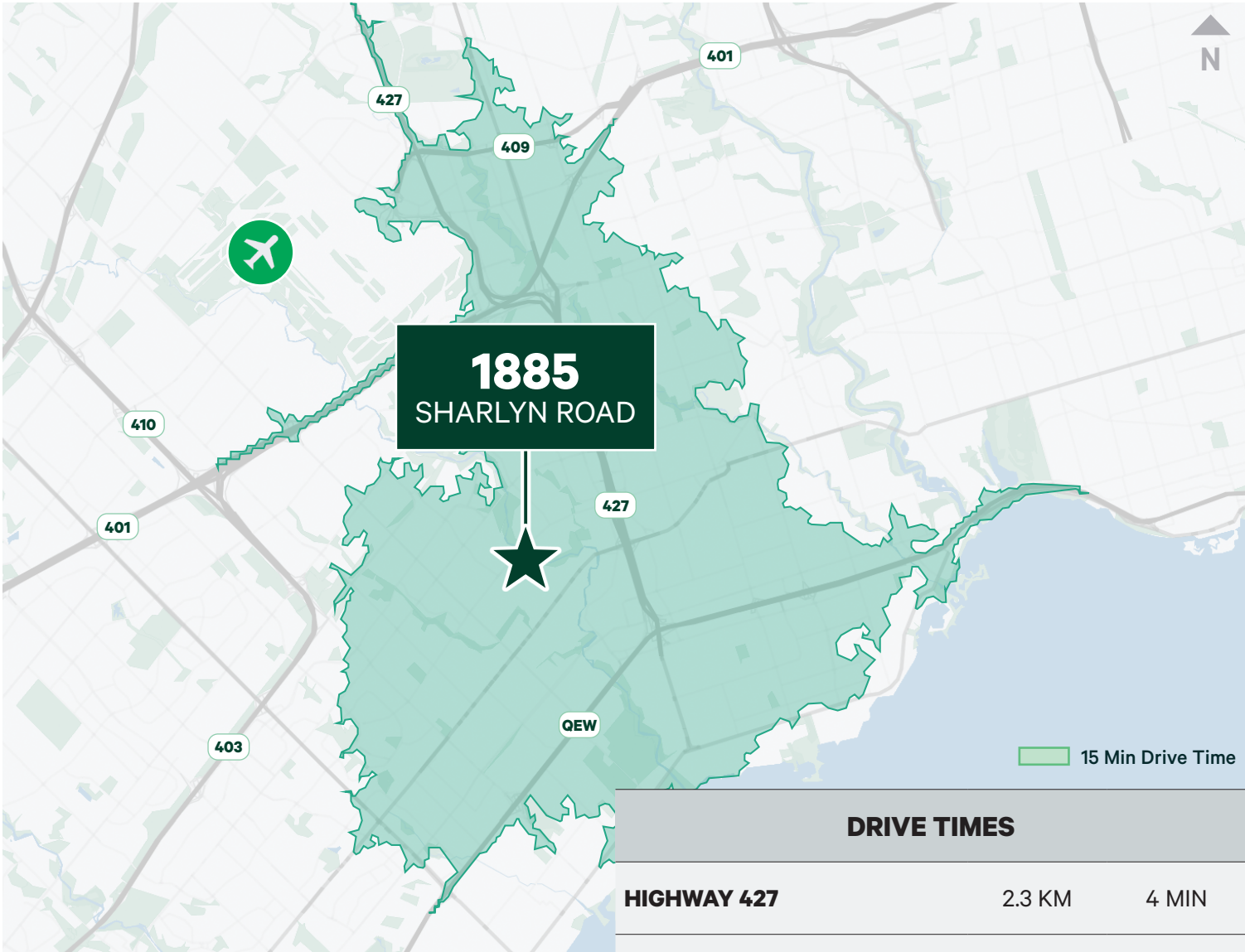
5

Shopping Plazas

TRANSIT ROUTES

- TTC BUS ROUTE 26 BURNHAMTHORPE
- TTC BUS ROUTE 3 BLOOR
- TTC BUS ROUTE 70 KEATON
- TTC BUS ROUTE 1 DUNDAS
- TTC BUS ROUTE 5 DIXIE
- TTC BUS ROUTE 35 EGLINTON
- BUS ROUTE 109 MEADOWVALE EXPRESS
- TTC BUS ROUTE 20 RATHBURN





DRIVE TIMES		
HIGHWAY 427	2.3 KM	4 MIN
HIGHWAY 401	8.2 KM	8 MINS
QEW	7.1 KM	8 MINS
HIGHWAY 409	12.1 KM	10 MINS
TORONTO PEARSON AIRPORT	12.4 KM	11 MINS

Contact Us

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