

1330 Courtney Park Drive E

Mississauga | ON

OVERFLOW STORAGE FOR SUBLEASE

For more information, please contact:

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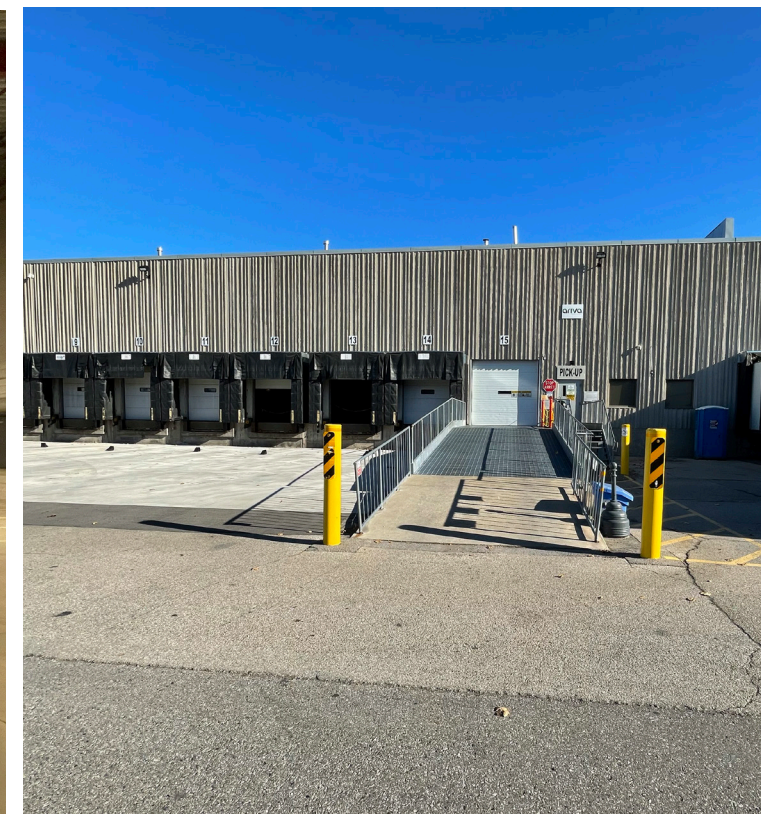
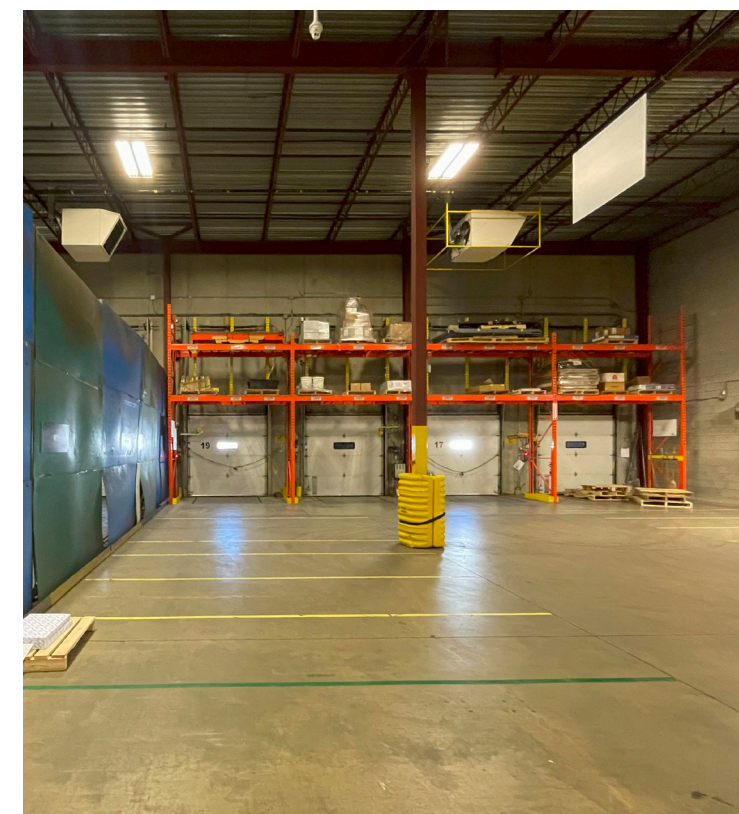
*Sales Representative

Availability Details

OPTION	Option 1	Option 2
AVAILABLE AREA	±26,670 Sq. Ft.	±17,502 Sq. Ft.
CLEAR HEIGHT	24' 5"	24' 5"
SHIPPING	5 Truck Level doors with levelers 1 Drive-In door - ramped and best suited for cube vans or cars	1 Truck Level door with levelers 1 Drive-In door - ramped and best suited for cube vans or cars
BAY SIZE	32' X 24'	32' X 24'
POSSESSION	February 2025	February 2025
TERM	Sublease term ends July 31, 2028	Sublease term ends July 31, 2028
ZONING	E3	E3
LIGHTING	Upgraded T5 Lighting with motion sensors	Upgraded T5 Lighting with motion sensors
T.M.I. (2024)	\$4.44 Per Sq. Ft.	\$4.44 Per Sq. Ft.
ASKING NET RENT	\$15.50 Per Sq. Ft.	\$15.50 Per Sq. Ft.

Comments

- Warehouse for sublease best suited for overflow storage space
- Exceptionally clean building with good lighting, air circulation and floors in excellent condition
- Space is fully racked and will be left in place for subtenant's use
- Area will be separated by a chain link fence or similar
- Shipping yard is secure with key pad access
- Some office may be available and there is access to a shared washroom not in area
- Superior location in close proximity to 400-series highways, Pearson International Airport, amenities and an abundant labour force



Zoning Details • E3

E3 Zone Permitted Uses

In the E3 zone, the following uses are permitted:

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Warehouse/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 Facility (*)
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility (*)

COMMERCIAL

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

MOTOR VEHICLE SERVICE

- Motor Vehicle Body Repair Facility
- Motor Vehicle Body Repair Facility - Commercial Motor Vehicle
- Motor Vehicle Repair Facility - Commercial Motor Vehicle

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

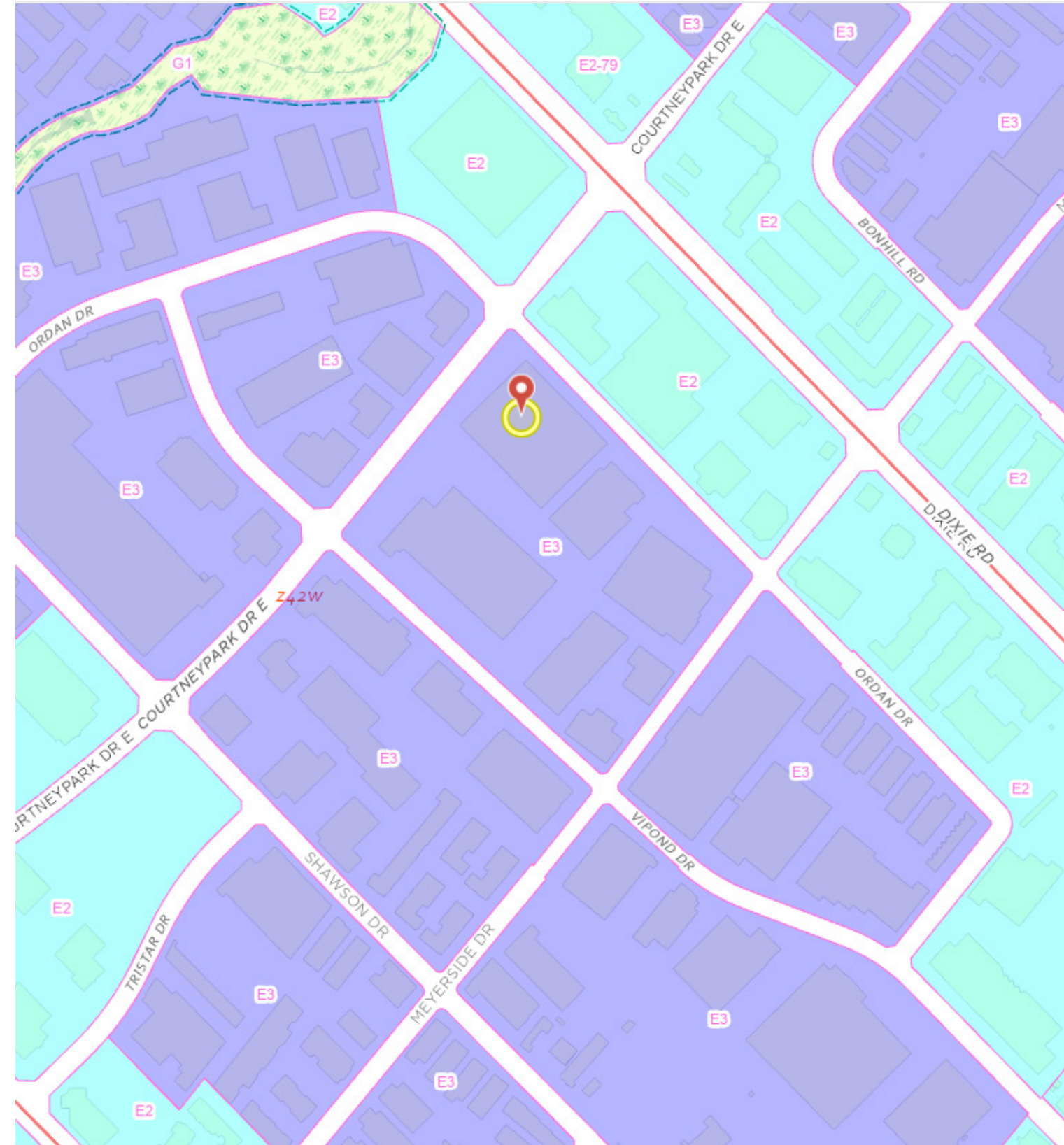
HOSPITALITY

- Banquet Hall/Conference Centre/Convention Centre
- Night Club (*) (*)
- Overnight Accommodation

OTHER

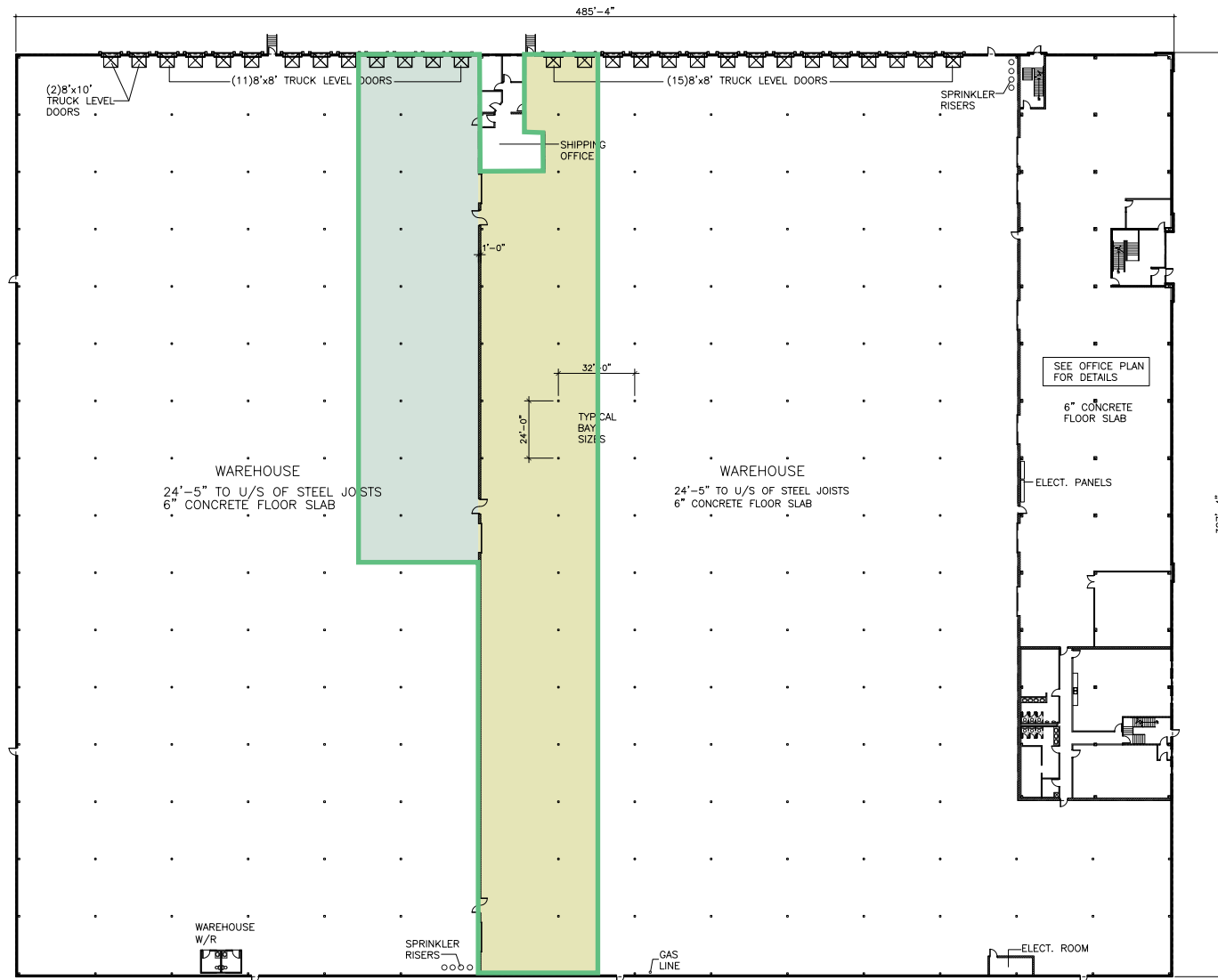
- Adult Video Store (*)
- Adult Entertainment Establishment (*)
- Animal Boarding Establishment (*)
- Active Recreational Use
- Body-Rub Establishment (*)
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment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

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



Source: City of Mississauga Interactive Zoning Map

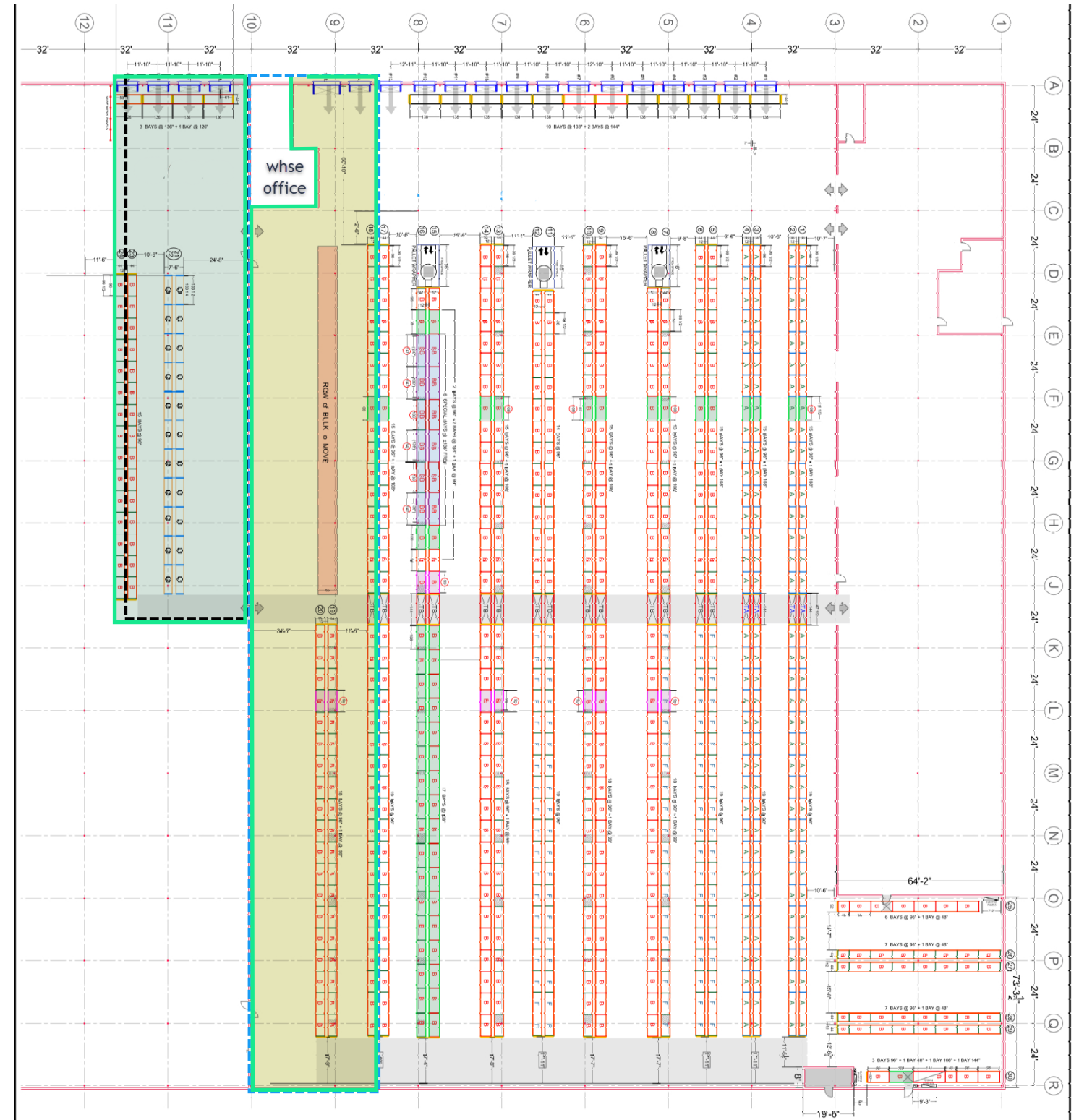
Floor Plan



LEGEND:

- Area 1: ±9,168 SQ. FT.
- Area 2: ±17,502 SQ. FT.
- Total Available Area: ±26,670 SQ. FT.

Racking Layout



Transit & Amenities



Contact Us

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