



# 2645 ROYAL WINDSOR DRIVE MISSISSAUGA, ON

159,300 SF TO 335,280 SF AVAILABLE FOR LEASE



**NEW STATE-OF-THE-ART DISTRIBUTION FACILITY | Q4 2020 OCCUPANCY**

Partnership. Performance.



Platinum member

For more information,  
please contact:

**Ryan G. Cunningham\***

Principal

905.283.2384

[ryan.cunningham@avisonyoung.com](mailto:ryan.cunningham@avisonyoung.com)

\*Sales Representative \*\*Broker

**Jeff Flemington\*\***

Principal

905.283.2336

[jeff.flemington@avisonyoung.com](mailto:jeff.flemington@avisonyoung.com)

**Harrison Livermore\***

Principal




905.283.2387

[harrison.livermore@avisonyoung.com](mailto:harrison.livermore@avisonyoung.com)

FOR LEASE

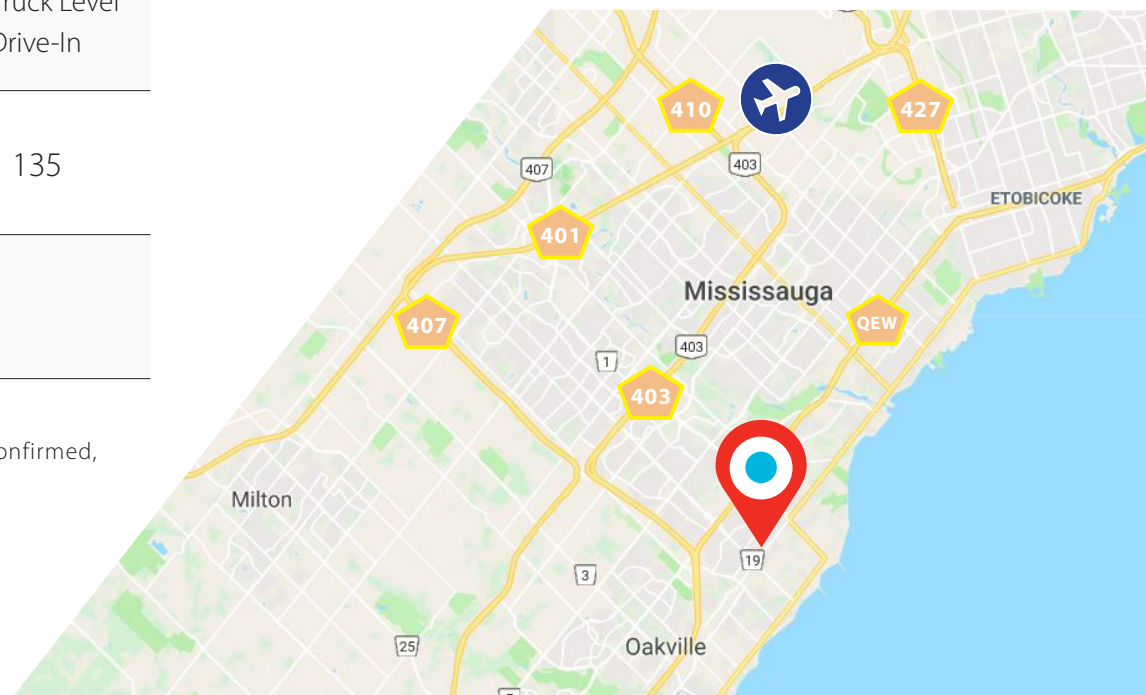
**2645 ROYAL WINDSOR DRIVE**  
MISSISSAUGA, ON

# PROPERTY OVERVIEW

	<b>Total Area Available</b>	<b>Building A</b>	<b>Building B</b>
 <b>Available Area</b>	335,280 sf	159,300 sf	175,980 sf
 <b>Office Area</b>	±3%	±3%	±3%
 <b>Clear Height</b>	36'	36'	36'
 <b>Shipping Doors</b>	79 Truck Level 4 Drive-In	37 Truck Level 2 Drive-In	42 Truck Level 2 Drive-In
 <b>Car Parking Spaces</b>	259	124	135
 <b>Asking Net Rate</b>	Market Rent.		

## Highlights

- New State of Art Distribution Facility
- Q4 2020 Occupancy
- Corner location @ Winston Churchill Blvd.
- Exposure and Signage on two streets
- Served by three major Highways QEW, 403 and 407
- Excellent access to public transportation - at doorstep - via MiWay, Oakville & Clarkson GO



**NOTE:** The above building specifications is an estimate, all information to be confirmed, speak with listing agent for details.

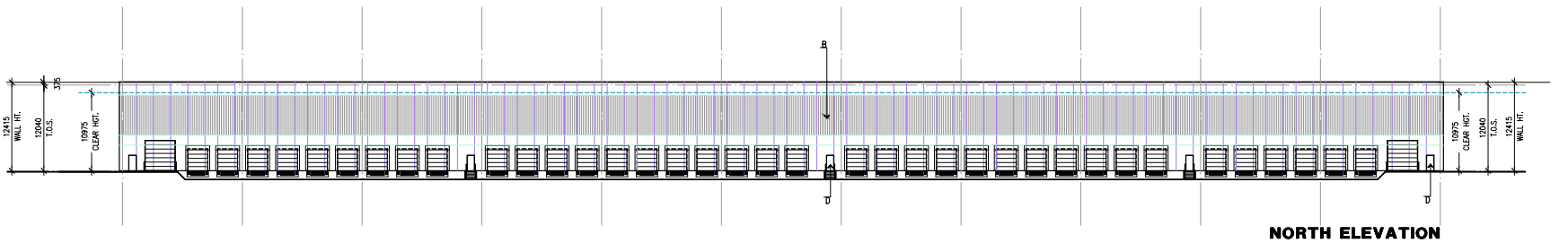
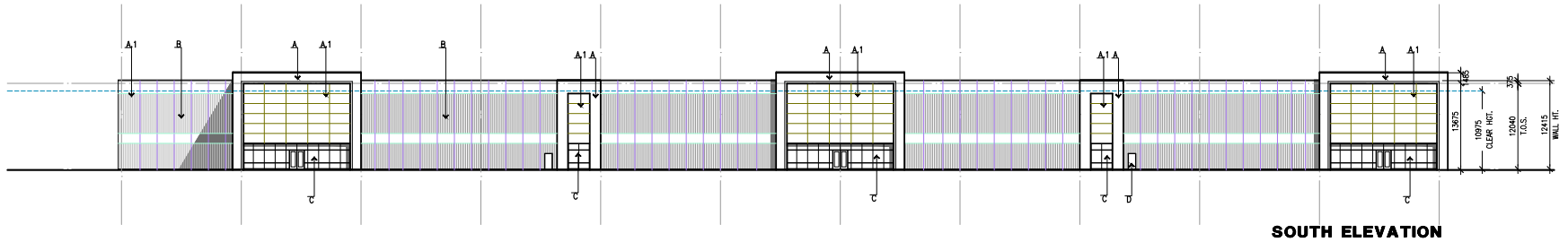


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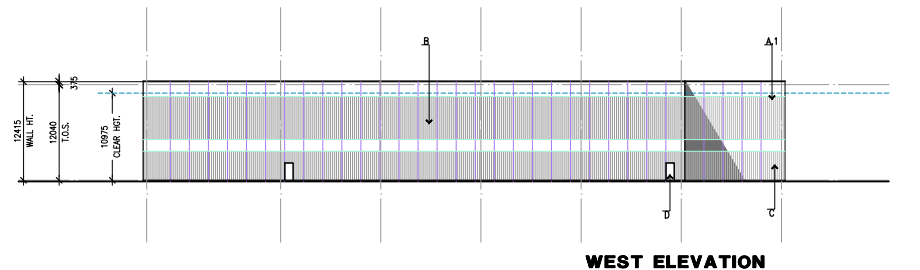
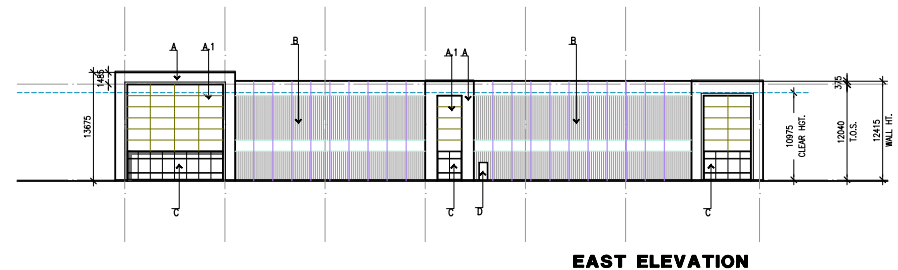
# BUILDING ELEVATION "A"

DISTRIBUTION CENTRE



## LEGEND

- A. ARCHITECTURAL PRECAST CONCRETE PANELS - WITH INSULATION TO R=19  
COLOUR WHITE WITH LIGHT EXPOSED AGGREGATE SMOOTH FINISH WITH REVEALS
- A.1 (SAME AS (A))  
COLOUR: GREY
- B. PRECAST, PRESTRESSED INSULATED SANDWICH  
PANELS C/W RIBBED FINISH : R=19  
WITH SMOOTH BANDS  
COLOUR : WHITE
- C. CURTAIN WALL SYSTEMS COMPRISED OF CLEAR ANODIZED FINISHED ALUMINUM  
THERMALLY BROKEN FRAMES, WITH HERMETICALLY SEALED GLASS UNITS,  
DOUBLE GLAZED, VERTICAL BUTT GLAZING & HORIZONTAL MULLIONS,  
VISION GLASS TO BE 6mm SOLAR GRAYLITE 14 TEMPERED,  
1/2" ARGON FILLED BLACK WARM EDGE SPACERS, 6mm CLEAR TEMPERED  
WITH SOLARBAN S68 (LOW E); U-VALUE 0.30 MIN.  
C/W GLAZED SPANDREL PANELS WITH SCRIM BACKING, SPANDREL GLASS TO BE  
6mm SOLAR GRAYLITE 14 TEMPERED WITH OPACI-COAT, 20 ga. galv.,  
ROXUL INSULATION FILLED BACK PANS WITH R-22 VALUE &  
GALVANIZED BACKING SHEET EFFECTIVE R=7.5 FRAMING.
- D. HM DOOR & FRAME (PAINTED)

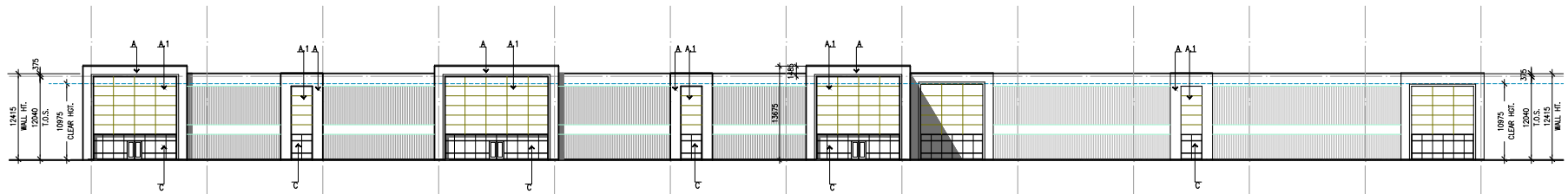


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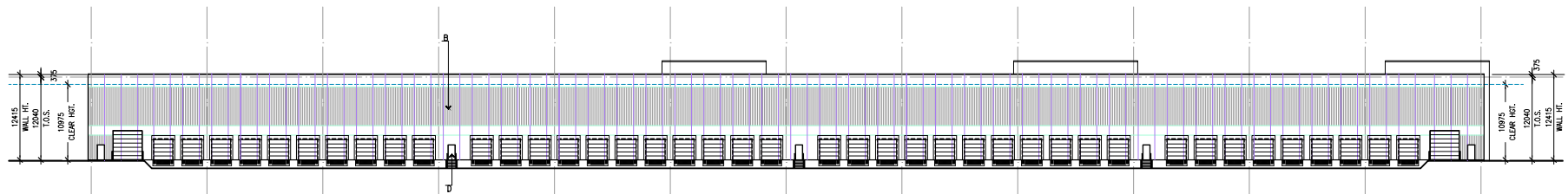
2645 ROYAL WINDSOR DRIVE  
MISSISSAUGA, ON

# BUILDING ELEVATION "B"

DISTRIBUTION CENTRE



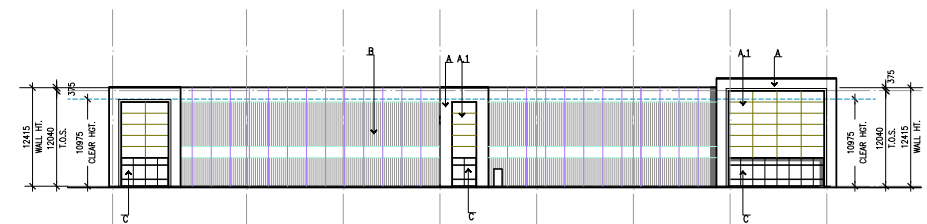
**NORTH ELEVATION**



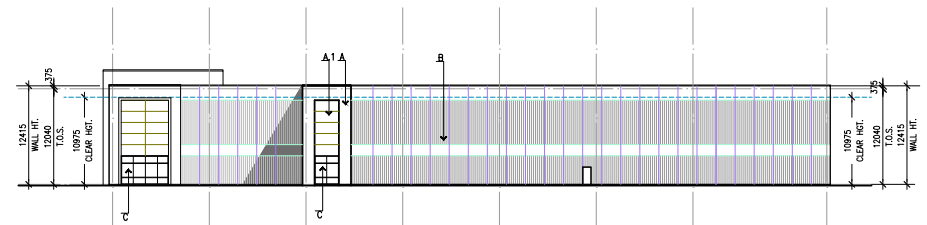
**SOUTH ELEVATION**

**LEGEND**

- A. ARCHITECTURAL PRECAST CONCRETE PANELS - WITH INSULATION TO R=19  
COLOUR WHITE WITH LIGHT EXPOSED AGGREGATE SMOOTH FINISH WITH REVEALS
- A.1 (SAME AS (A))  
COLOUR: GREY
- B. PRECAST, PRESTRESSED INSULATED SANDWICH  
PANELS C/W RIBBED FINISH : R=19  
WITH SMOOTH BANDS  
COLOUR : WHITE
- C. CURTAIN WALL SYSTEMS COMPRISED OF CLEAR ANODIZED FINISHED ALUMINUM  
THERMALLY BROKEN FRAMES, WITH HERMETICALLY SEALED GLASS UNITS,  
DOUBLE GLAZED, VERTICAL BUTT GLAZING & HORIZONTAL MULLIONS,  
VISION GLASS TO BE 6mm SOLAR GRAYLITE 14 TEMPERED,  
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WITH SOLARBAN SN68 (LOW E); U-VALUE 0.30 MIN.  
C/W GLAZED SPANDREL PANELS WITH SCRIM BACKING, SPANDREL GLASS TO BE  
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- D. HM DOOR & FRAME (PAINTED)



**EAST ELEVATION**



**WEST ELEVATION**

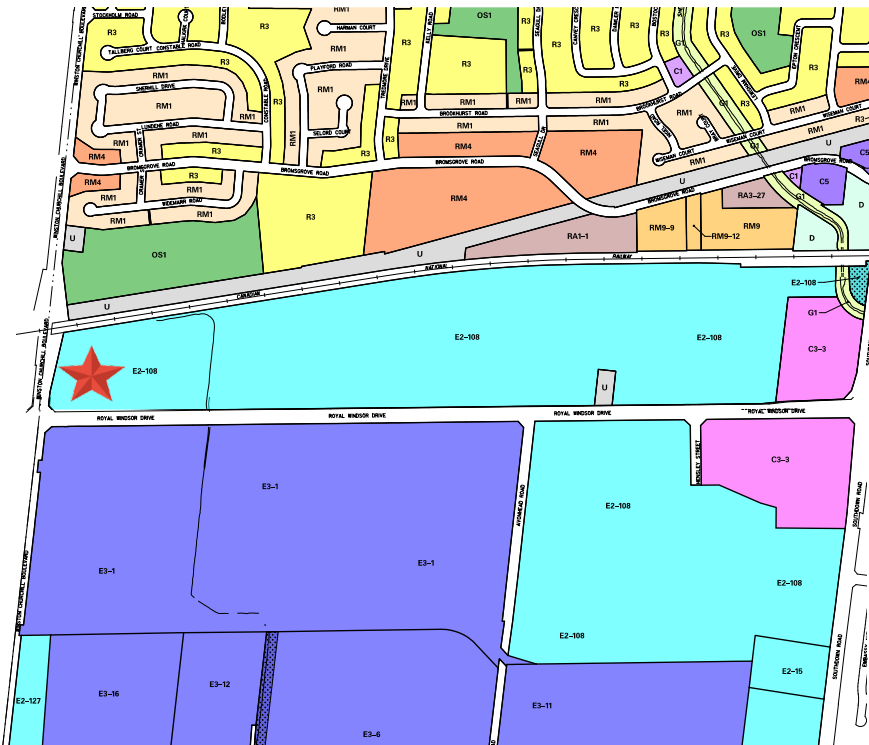
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# ZONING

## E2-108 Employment Zone

Further defined - <http://www.mississauga.ca/portal/residents/zoningbylaw>



**Outdoor Storage / Display** is permitted accessory to a permitted use, subject to the following:

- not exceed 5% of the lot area, or 10% of the gross floor area;
- not be located closer to any street line than any portion of a building/structure;
- not be located within the front or exterior side yard;
- Minimum 2.4 m fence, for screening around perimeter of area to be used for outdoor storage;
- not prevent the outdoor display of new products produced or distributed on a lot; and
- Storage of particulate materials, (salt, sand etc.) shall be within enclosed containers, structure or otherwise covered.

Unless otherwise permitted, all uses in an **E2, Employment Zone** shall be located wholly within a building, structure or part thereof. The following uses are permitted:

### EMPLOYMENT / OFFICE USES

- Medical Office uses

### BUSINESS ACTIVITIES

- Broadcasting / Communication
- Manufacturing Facility
- Science and Technology
- Warehouse / Distribution Facility
- Wholesaling Facility
- Outdoor Storage / Outdoor Display
- Self-Storage Facility
- Medicinal Product Manufacturing

### COMMERCIAL

- Restaurant - Convenience / Take-out
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Facility

### MOTOR VEHICLE SERVICE

- Motor Vehicle Repair / Wash Facility

- Gas Bar / Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing or Rental
- Commercial Motor Vehicles

### HOSPITALITY

- Banquet Hall, Private or Night Club
- Conference or Convention Centre
- Overnight Accommodation

### OTHER

- Adult Video Store
- Animal Boarding Establishment
- Active Recreational Use
- Beverage / Food Preparation
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Repair Establishment
- Parking Lot
- University /College
- Courier / Messenger Service

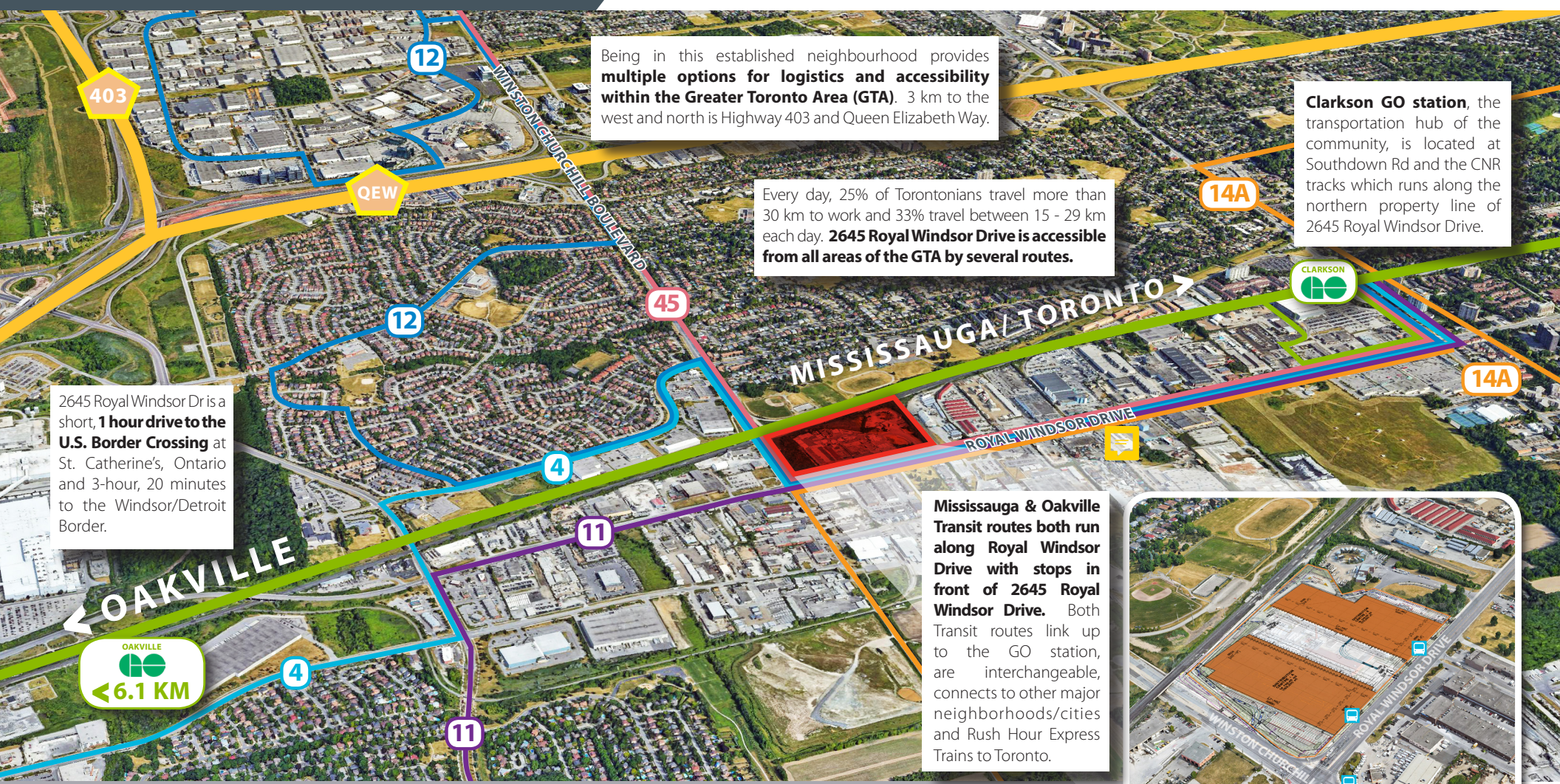
**E2-108** exception zone, which takes precedence over the E2 zones permitted uses and regulations does **NOT** allow the following uses:

- Transportation Facility
- Truck Terminal
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Contractor Service Shop
- Adult Entertainment Establishment
- Body-Rub Establishment
- Truck Fuel Dispensing Facility

FOR LEASE

# 2645 ROYAL WINDSOR DRIVE MISSISSAUGA, ON

# TRANSIT MAP



Being in this established neighbourhood provides **multiple options for logistics and accessibility within the Greater Toronto Area (GTA)**. 3 km to the west and north is Highway 403 and Queen Elizabeth Way.

Every day, 25% of Torontonians travel more than 30 km to work and 33% travel between 15 - 29 km each day. **2645 Royal Windsor Drive is accessible from all areas of the GTA by several routes.**

**Clarkson GO station**, the transportation hub of the community, is located at Southdown Rd and the CNR tracks which runs along the northern property line of 2645 Royal Windsor Drive.

2645 Royal Windsor Dr is a short, **1 hour drive to the U.S. Border Crossing** at St. Catherine's, Ontario and 3-hour, 20 minutes to the Windsor/Detroit Border.

**Mississauga & Oakville Transit routes both run along Royal Windsor Drive with stops in front of 2645 Royal Windsor Drive.** Both Transit routes link up to the GO station, are interchangeable, connects to other major neighborhoods/cities and Rush Hour Express Trains to Toronto.



## GREAT ACCESSIBILITY | CONVENIENT TRAVEL TIMES

**8 minutes**  
6.1 km to  
Oakville GO

**3 minutes**  
2.1 km to  
Clarkson GO

**3 minutes**  
2.2 km to  
Queen Elizabeth Way

**5 minutes**  
5.5 km to  
Highway 403

DISTANCES FROM 2645 ROYAL WINDSOR DRIVE

### PUBLIC TRANSIT

- |                 |                       |
|-----------------|-----------------------|
| <b>Oakville</b> | <b>Mississauga</b>    |
| Speers-Cornwall | Lorne Park Industrial |
| Linbrook        | Winston Churchill     |
| Winston Park    | Lakeshore West Train  |

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# AMENITIES MAP

2645 Royal Windsor Dr located at the southeast corner of Winston Churchill Blvd & Royal Windsor Dr, in the south-western edge of Mississauga, minutes from the Oakville border in the Clarkson neighbourhood.

1 2645 Royal Windsor Dr is complemented with a variety of recently developed industrial, office, commercial/retail properties along Royal Windsor Dr, including Clarkson Crossing Commercial Centre as well as residential redevelopment that is gentrifying the area.

2 Both Southdown Rd and Winston Churchill Blvd provide connections to numerous amenities throughout the Clarkson neighbourhood including Lake Ontario. The Clarkson neighbourhood has 25 km of walking trails and access to a variety of quality parks including waterfront parks.

3 Just north of 2645 Royal Windsor Drive on the north side of the CNR tracks is **Clarkson Park**, a 19.62 acre park with a Baseball Diamond, Soccer and football Field that is lit and fenced.

4 Less than 3km to the north is **Clarkson Community Centre**, which offers swimming pools, activity studios, arena, gymnasium and a library.

5  **ONTARIO RACQUET CLUB**

Canada's Leading premier sports club covering 150,000 sf on 8.5 acres, offering year-round squash, tennis, pickleball, badminton, golf, aquatics; over 100 weekly group fitness, yoga, spinning programs; sports training; fine dining; and parties and social events.



## AMENITIES WITHIN 5 KM RADIUS OF 2645 ROYAL WINDSOR DRIVE

10	154	3	22	205
HOTELS	RESTAURANTS	GAS STATIONS	BANKS	RETAIL STORES



**AVISON  
YOUNG**

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\*Sales Representative \*\*Broker

Avison Young  
Commercial Real Estate (Ontario) Inc., Brokerage  
77 City Centre Drive, Suite 301  
Mississauga, Ontario, Canada L5B 1M5  
T 905.712.2100 F 905.712.2937

avisonyoung.ca

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