

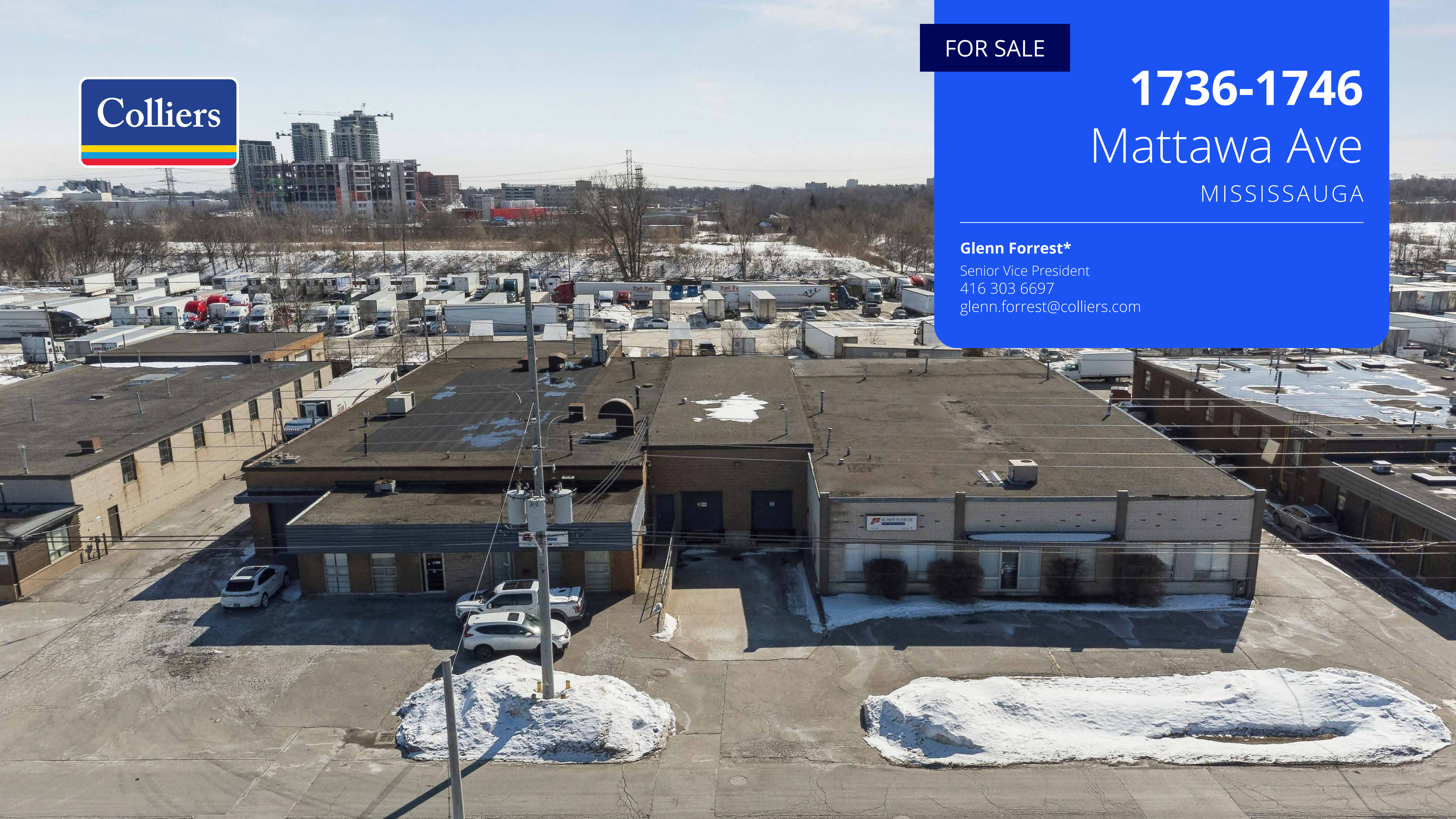


FOR SALE

1736-1746
Mattawa Ave
MISSISSAUGA

Glenn Forrest*

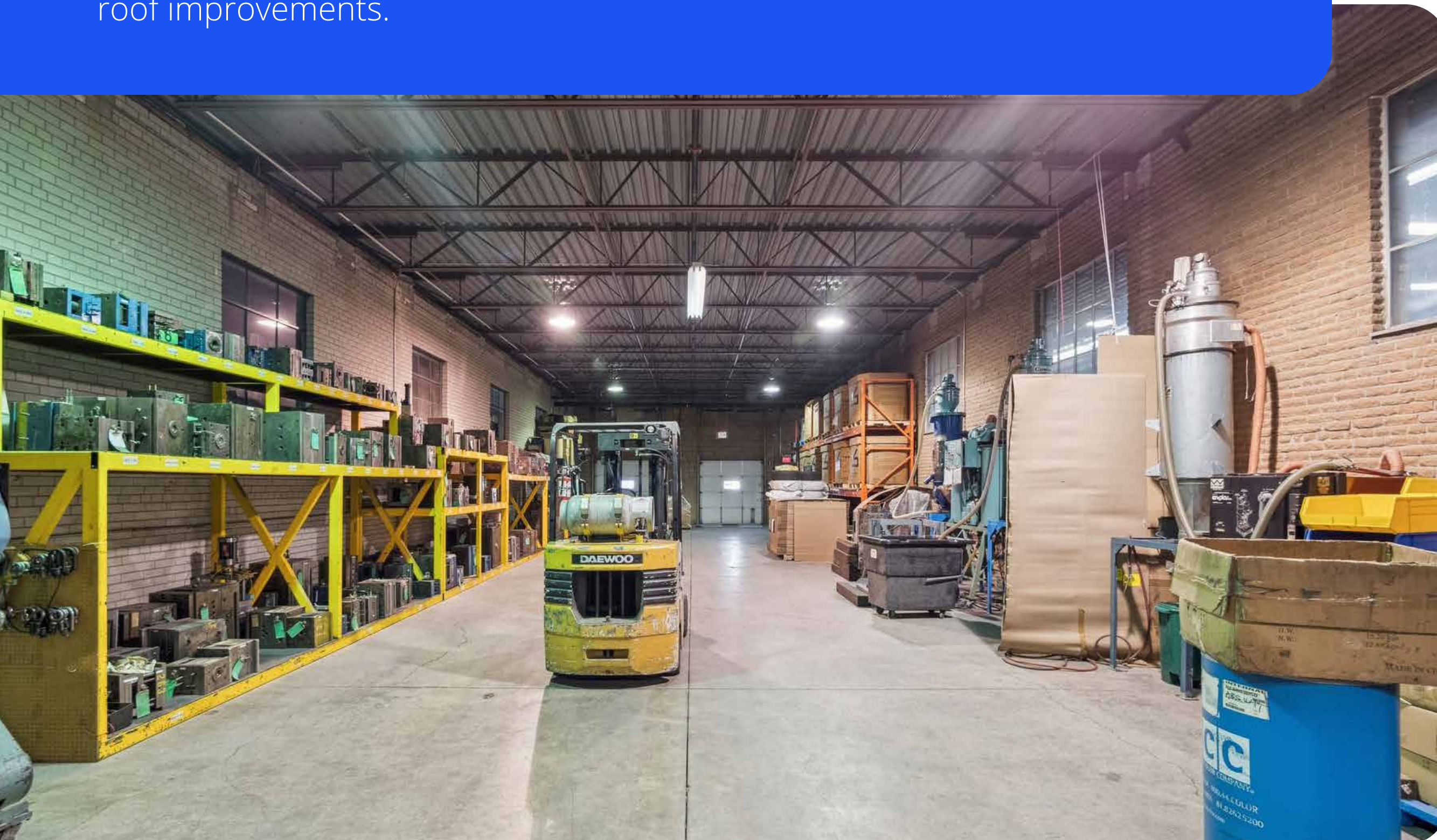
Senior Vice President
416 303 6697
glenn.forrest@colliers.com



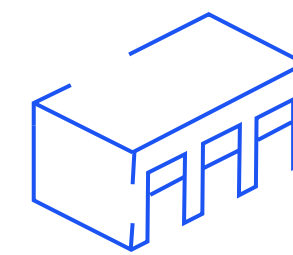
Property Description

1736-1746 Mattawa Ave, Mississauga

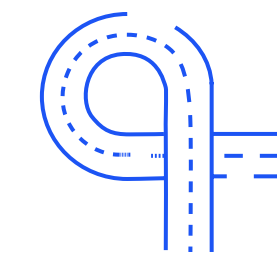
Last Mile Industrial Building strategically located in South East Mississauga. Two minute drive to Highway 427 and QEW. Five minute bus ride to Kipling Station (TTC). Building has 5 shipping doors with 600/200 amp service. Building has two addresses and can be easily divided. Built in 1966 with recent additions up to 2001, including ESFR sprinkler system through entire building and recent roof improvements.



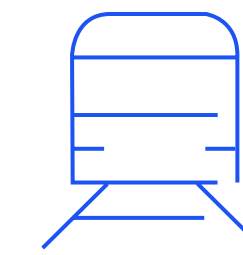
Property	Property Address
Property Size	24,950 SF
Office Area	2,495 SF
Land Area	1.14 AC
Clear Height	13' 10" to 14' 5"
Shipping	2 TL; 3 DI
Power	600A, 200A, 100A
Zoning	E2-131
Sprinklers	ESFR
Year Built	1966; recent additions up to 2001
Asking Price	\$11,495,000 (\$460 PSF)
Property Taxes (2025)	\$44,078.29



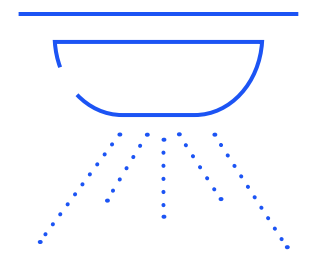
24,950 SF Spread Over
Two Buildings



Access to Hwy 427,
403, 401, & QEW



Minutes from Kipling
GO & Dixie GO



ESFR Sprinklers
Throughout Building

Floor plan

Property Address

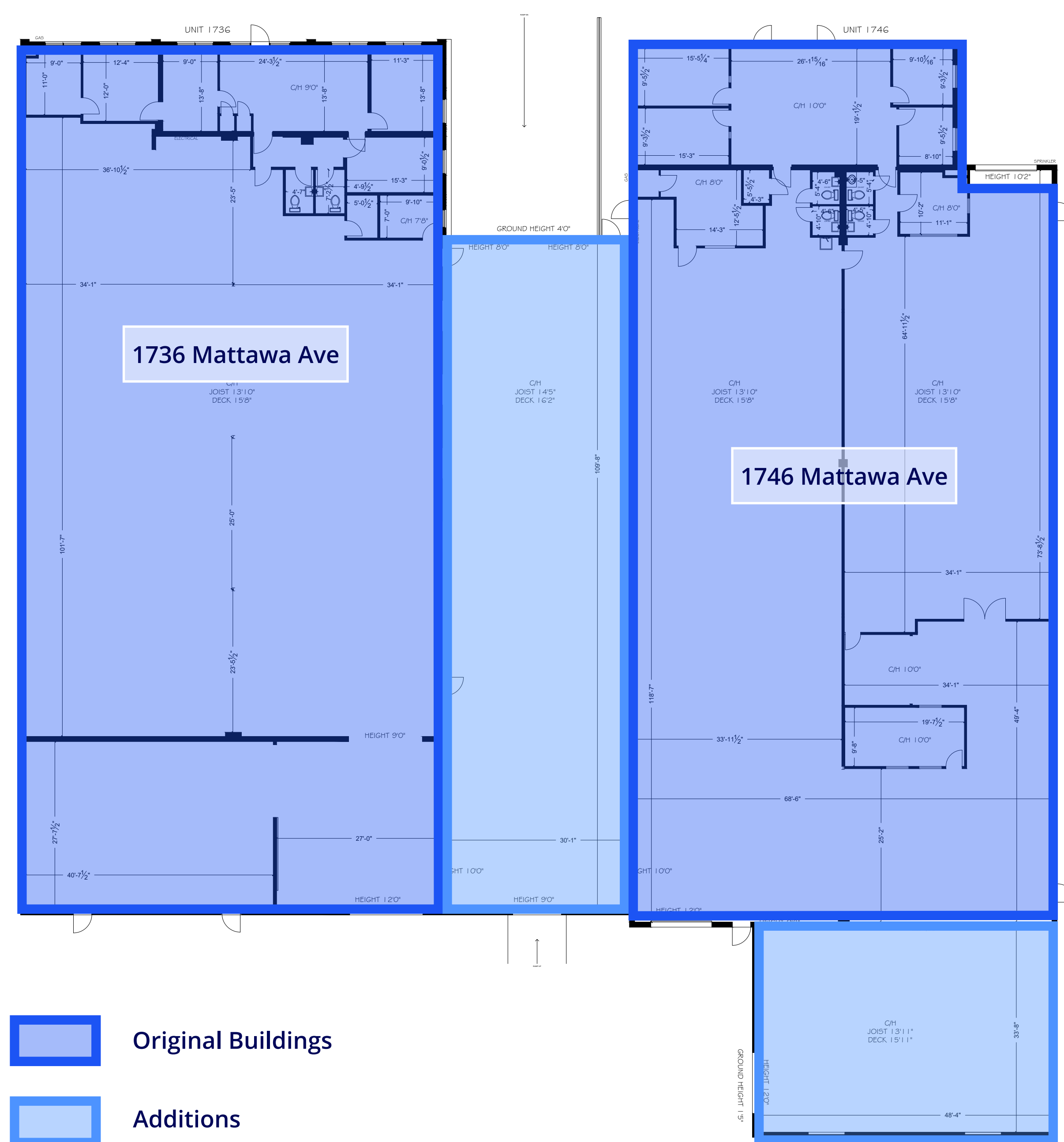
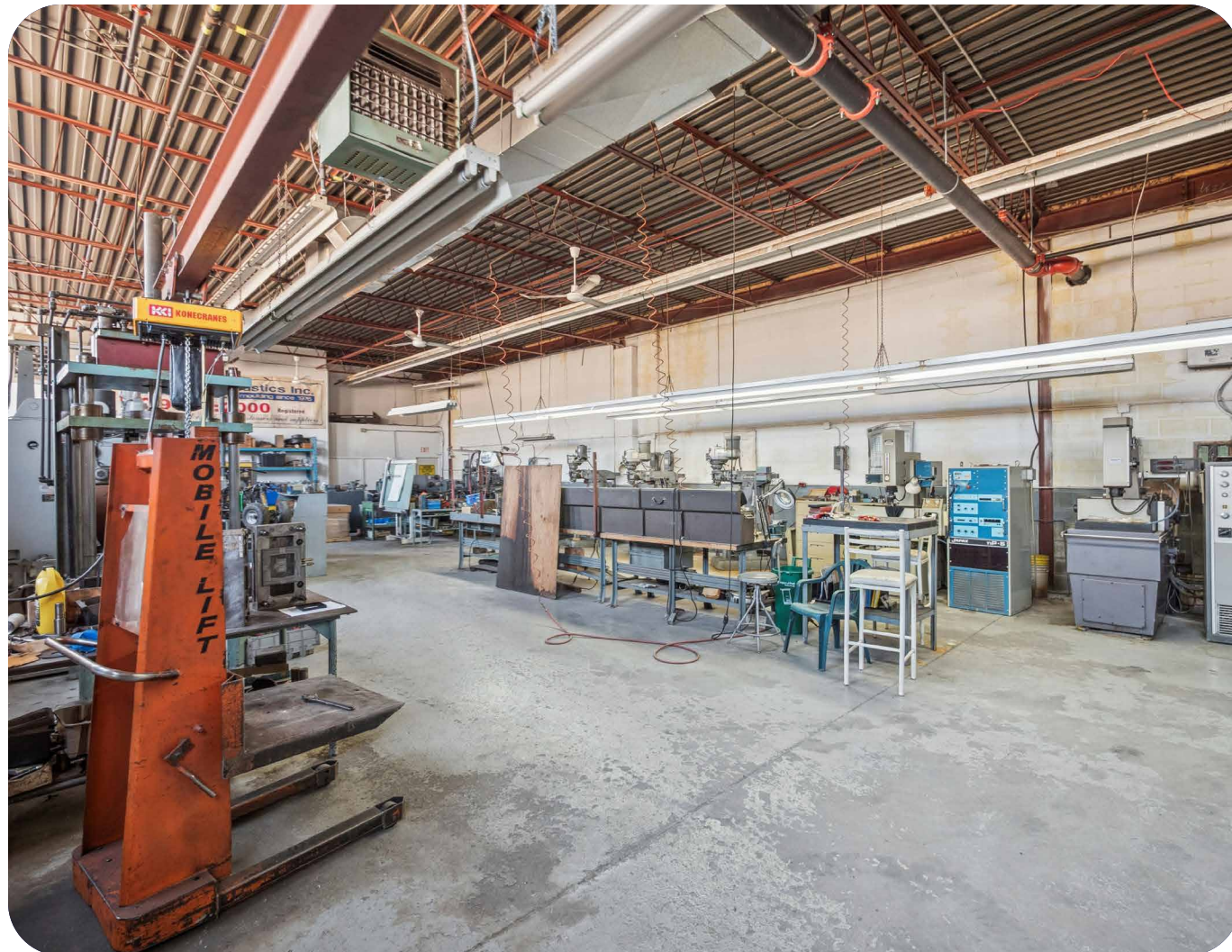
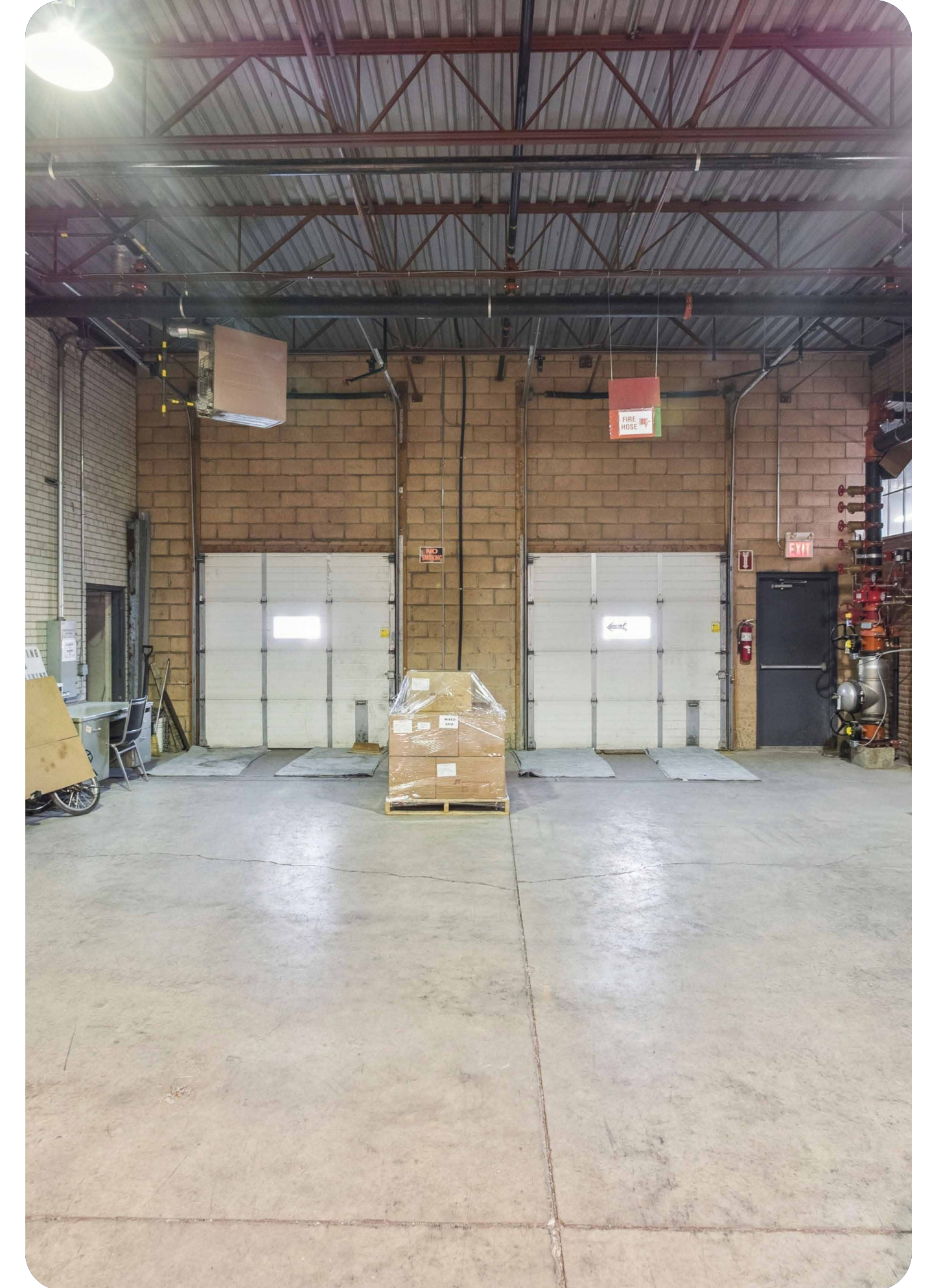
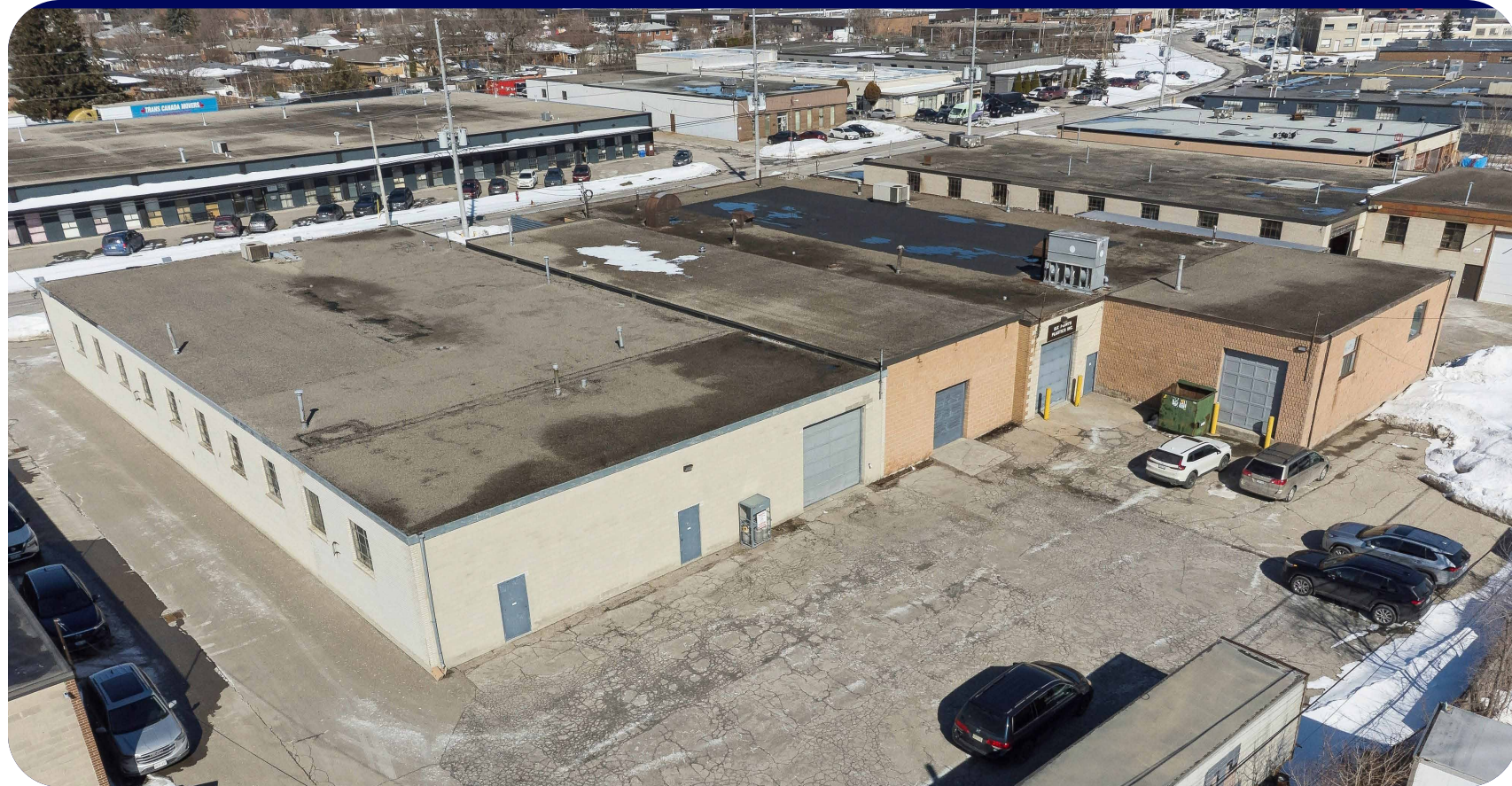


Photo Gallery

Property Address



Location Overview & Drive Times



Kipling Station

9 Mins

Dixie GO

5 Mins

Long Branch

12 Mins



Pearson International Airport

12 Mins

Billy Bishop Airport

20 Mins



Highway 427

6 Mins

QEW / Gardiner Expwy

7 Mins

Highway 401

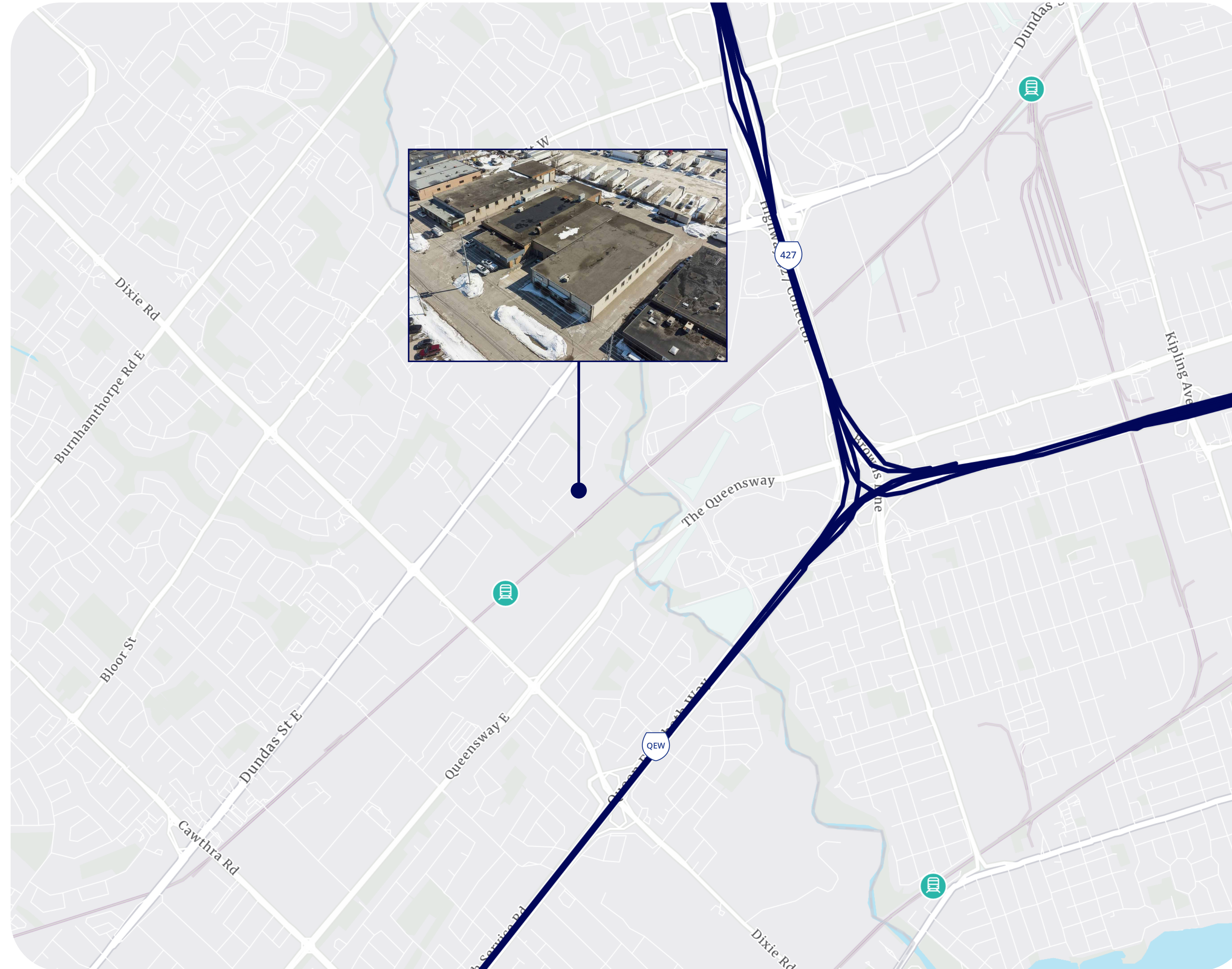
8-10 Mins

Highway 403

10 Mins

Highway 407

16 Mins





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