



# 5591

## MCADAM ROAD MISSISSAUGA

±60,305 SQ. FT.  
FREESTANDING  
INDUSTRIAL  
BUILDING FOR SALE

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**CBRE**



## PROPERTY OVERVIEW

### 5591 MCADAM ROAD, MISSISSAUGA

Rare industrial freestand available for sale with outside storage in sought-after Traders Business Park in Mississauga. The Property enjoys favourable zoning that allows for a variety of industrial uses and permits full outside storage. Excellent location in close proximity to 400-series highways, public transit and Pearson International Airport.

**ASKING PRICE:**

**\$21,500,000.00 CAD**

**\$356.52 PER SQ. FT.**

# BUILDING SPECIFICATIONS

## PROPERTY PROFILE

BUILDING SIZE	±60,305 Sq. Ft.
INDUSTRIAL AREA	±56,999 Sq. Ft. (±39,000 Sq. Ft. original building   ±17,999 Sq. Ft. addition)
OFFICE AREA	±3,306 Sq. Ft.
LOT SIZE	±3.231 Acres
CLEAR HEIGHT	18' (original building)   26' (addition)
SHIPPING	5 Truck Level Doors equipped with levelers   3 Drive-In Doors
HEATING	Gas fired unit heaters
ZONING	E2-96 (permits outside storage)
CONSTRUCTION YEAR	1986 (original building)   1999 (warehouse addition)
PROPERTY TAXES (2024)	\$128,887.60 CAD (TBC)
POSSESSION	November 1, 2024 (TBC)

LEGAL DESCRIPTION PCL BLOCK 10-2, SEC M364 ; FIRSTLY ; PT BLK 10, PL M364, PART 16 , 43R10764 ; SECONDLY ; BLK 10, PL 43M453 , PT BLK 15, PL 43M453 , PART 14 & 15 , 43R10764 ; S/T RIGHT AS IN LT610167 ; S/T LT656537 MISSISSAUGA

## FEATURES

- Office area is bright & functional with skylights providing natural light.
- ±1,617 sq. ft. warehouse mezzanine (not included in total size).
- Natural light in warehouse provided by skylights & clerestory windows.
- Floor drains throughout warehouse.
- Fans in warehouse allow for air circulation.
- Men's & ladies warehouse washrooms equipped with locker areas.
- Portion of rear yard is fenced and gated.
- Standard racking included with ±476 pallet positions.
- Gravity fed racking also available with ±99 pallet positions.
- All interior walls in the warehouse are non-load bearing & can be removed.
- Close proximity to highways 401, 403 & 410 with great access to amenities & public transit.

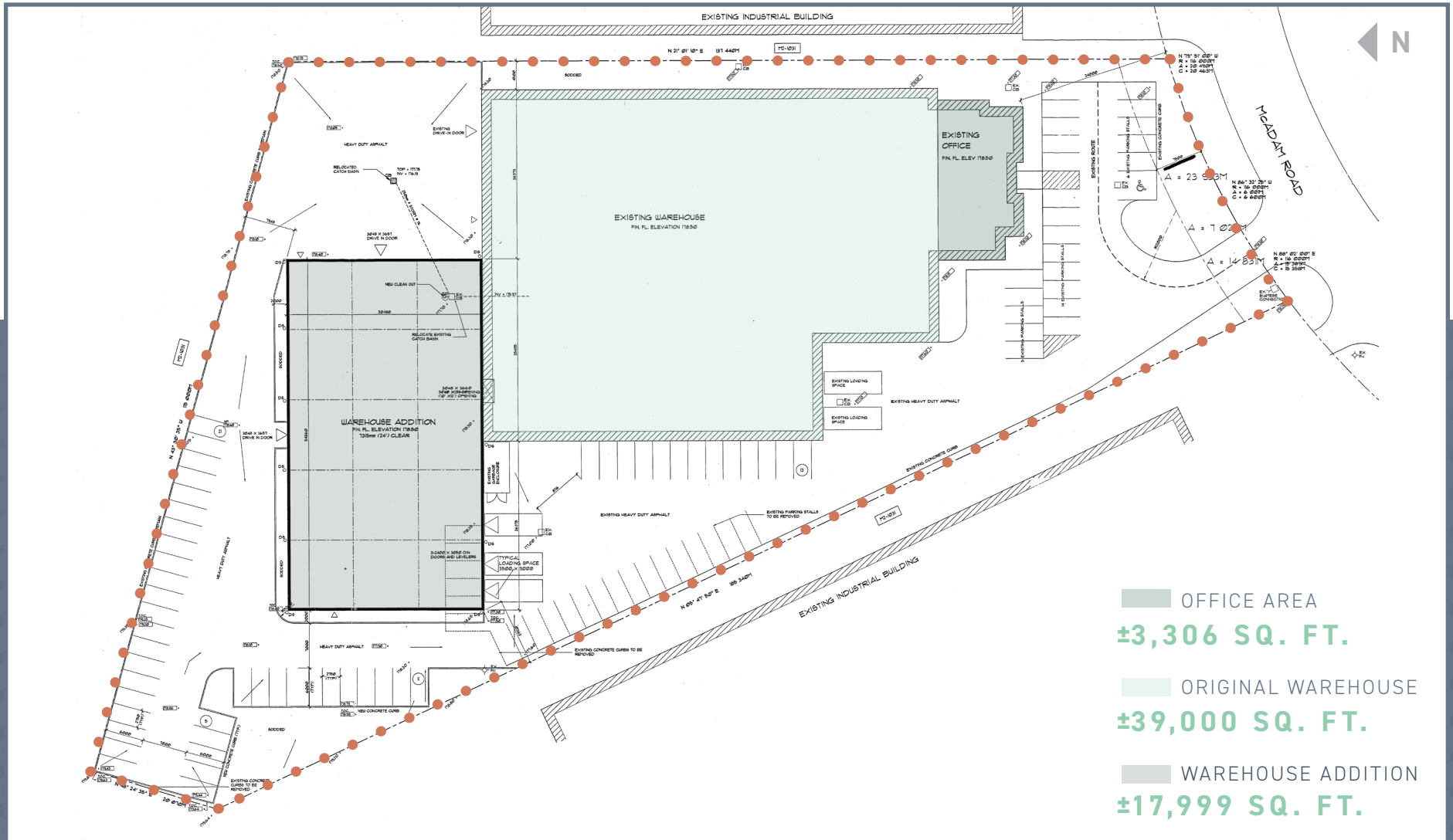
All Information to be verified by purchaser.





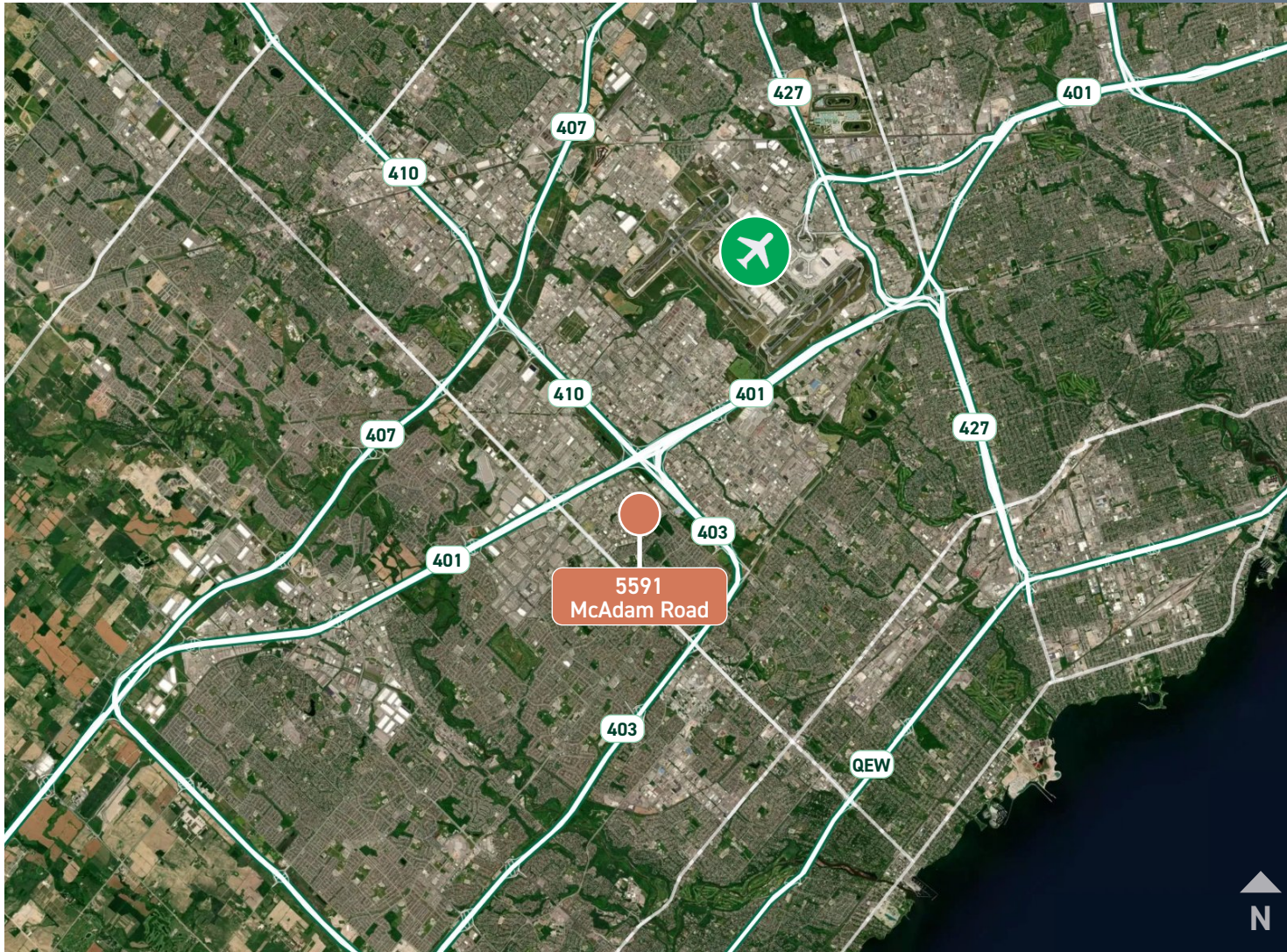
# SITE PLAN

±60,305 SQ. FT.



# CENTRAL GTA LOCATION

Close proximity to 400-series highways  
and Pearson International Airport.



## DRIVE TIMES

Highway 401  
**2.6 KM | 7 MIN**

Highway 403  
**3.4 KM | 9 MIN**

Highway 410  
**6.9 KM | 10 MIN**

Highway 407  
**8.6 KM | 15 MIN**

QEW  
**9.8 KM | 25 MIN**

Highway 427  
**16.4 KM | 25 MIN**

Toronto Pearson International  
Airport  
**12.0 KM | 20 MIN**

# NEARBY AMENITIES & TRANSIT



**TRANSIT**

Kennedy	Traders Loop
Hurontario Express	Britannia
Meadowvale Business Park	Matheson-Argentia
Hurontario	Keaton



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INDUSTRIAL FREESTAND  
FOR SALE

5591  
MCADAM ROAD  
MISSISSAUGA

For more information, please contact us:

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