



FOR SALE & LEASE

## 16,187 SF Industrial Freestand Purchase or Lease Opportunity

5309 Maingate Drive, Mississauga

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Accelerating success.



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\*Sales Representative



# Property Profile

## 5309 Maingate Drive, Mississauga

**Total Area** 16,187 SF

**Office Area** 2,122 SF

**Warehouse Area** 14,065 SF

**Lot Size** 0.84

**Clear Height** 15'

**Shipping** 1 TL | 3 DI

**Zoning** E2-19

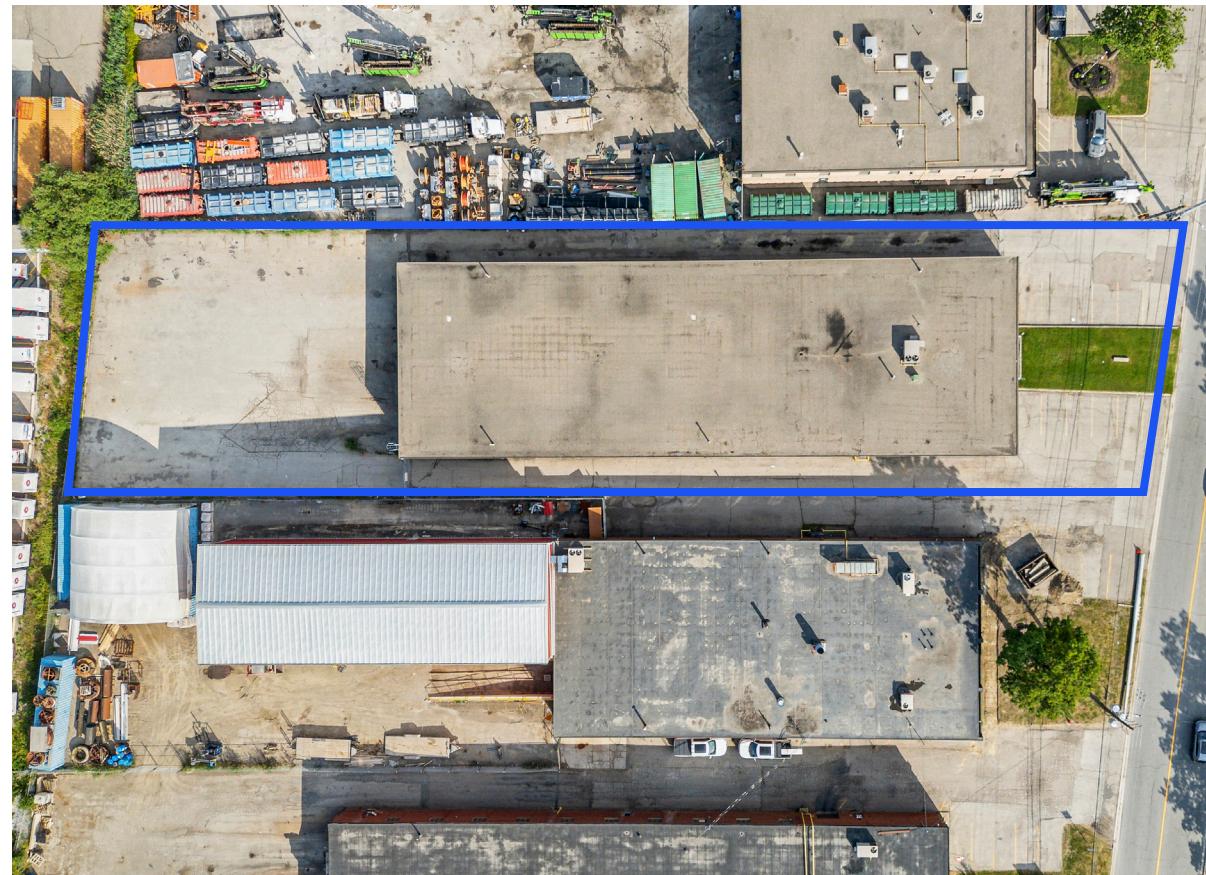
**Possession** 90 Days

**T.M.I.** \$4.86

**Lease Rate PSF Net:** \$18.00

**Property Taxes** \$37,000 (2024)

**Sale Price:** \$9,388,460



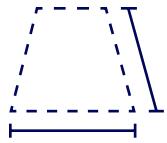
**E2-19 zoning permits outdoor storage**



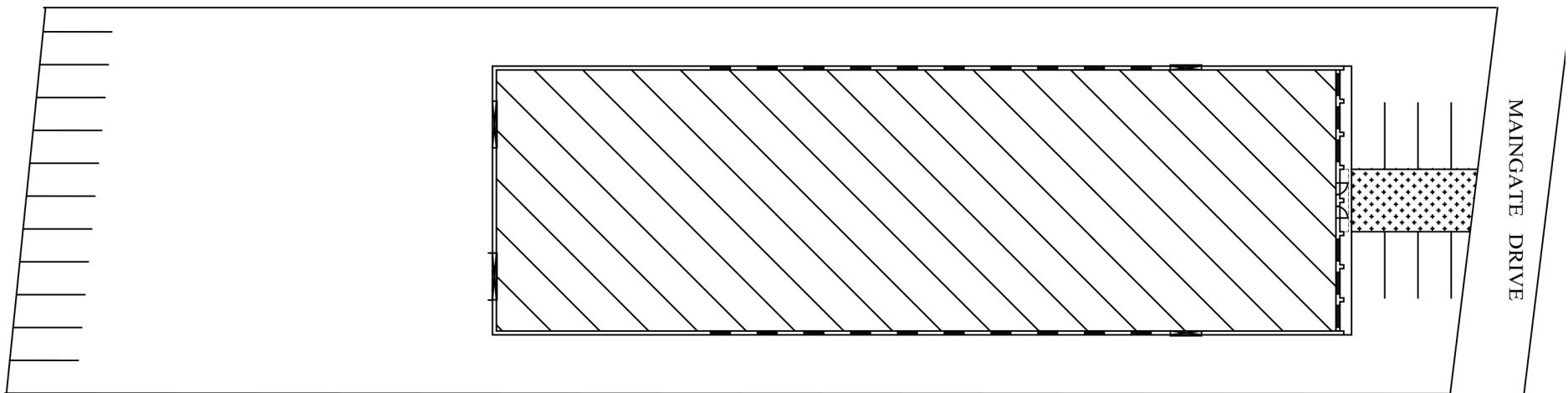
**Fenced rear yard with automatic gate**

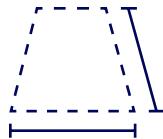


**Located ±10 km from Pearson International Airport, close to Hwy 401 & 403 interchange**

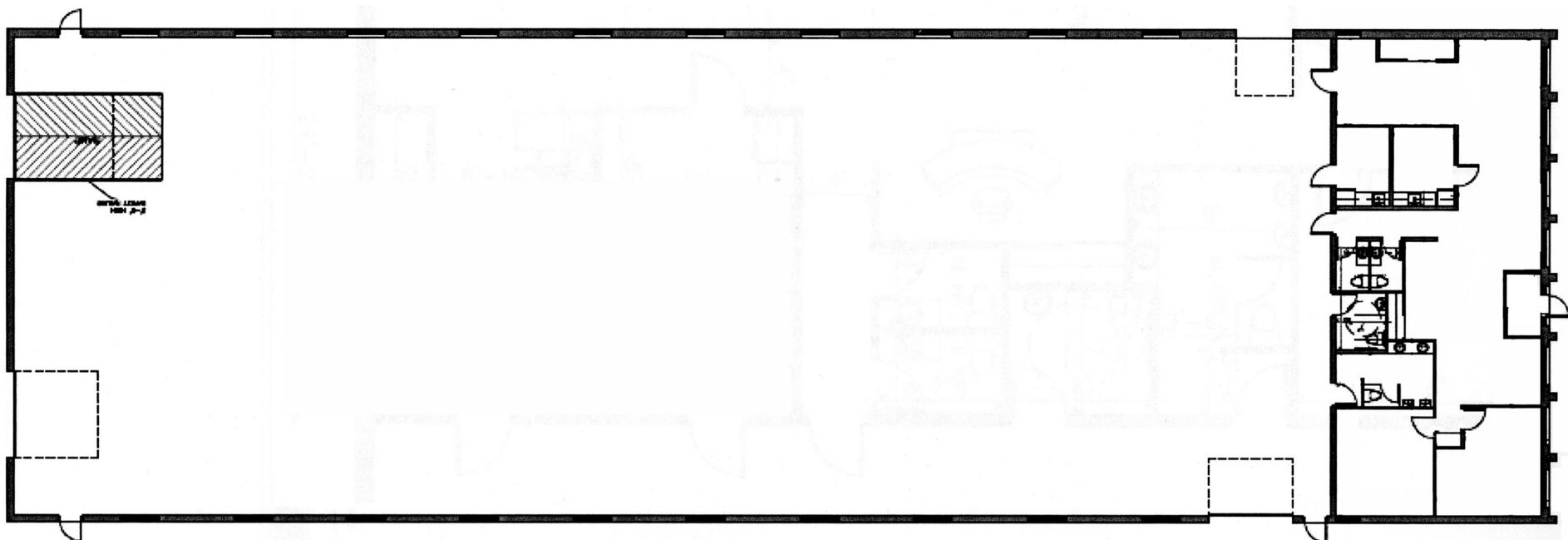


# Site Plan

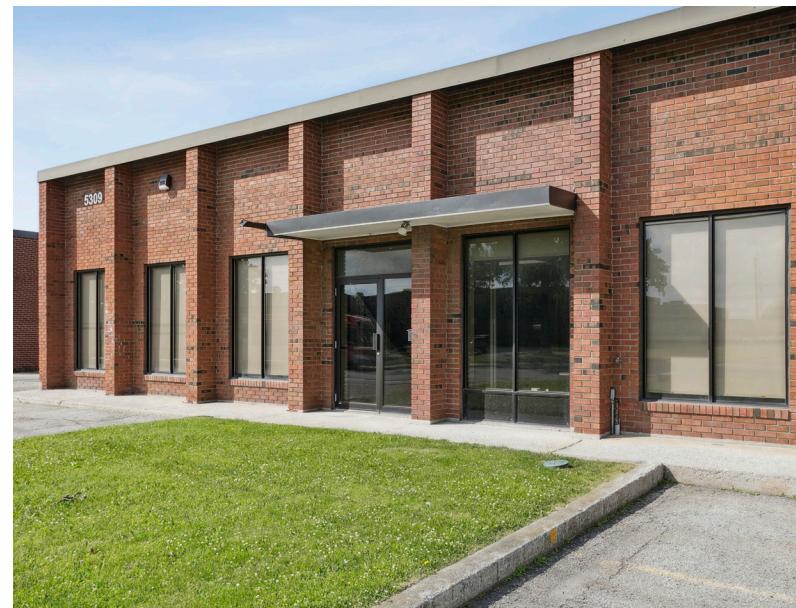
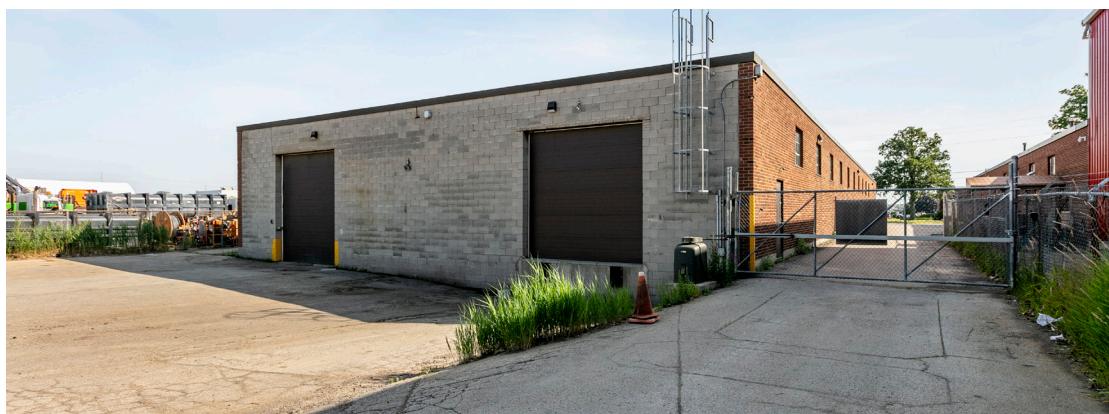




# Floor Plan



# Exterior Photos



# Interior Photos



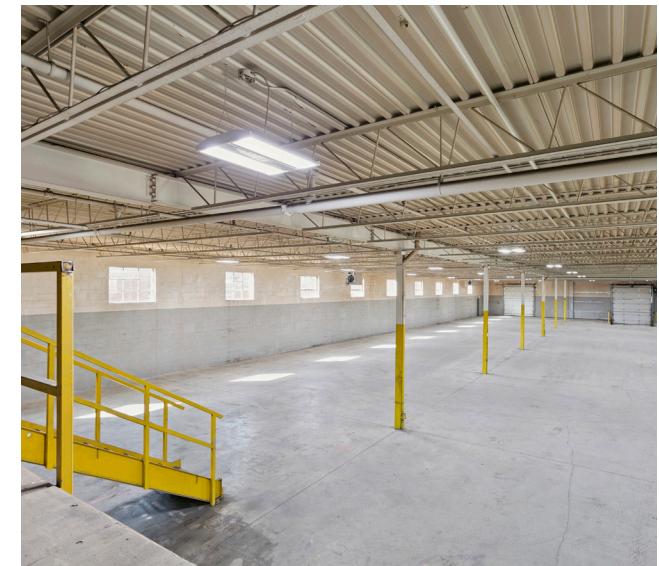
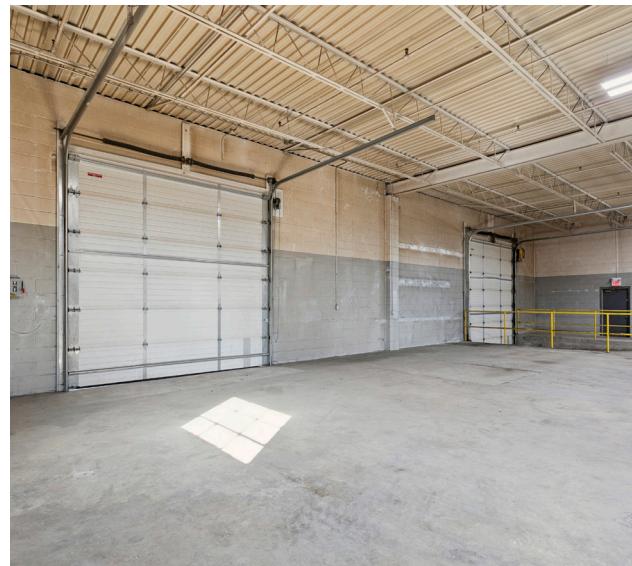
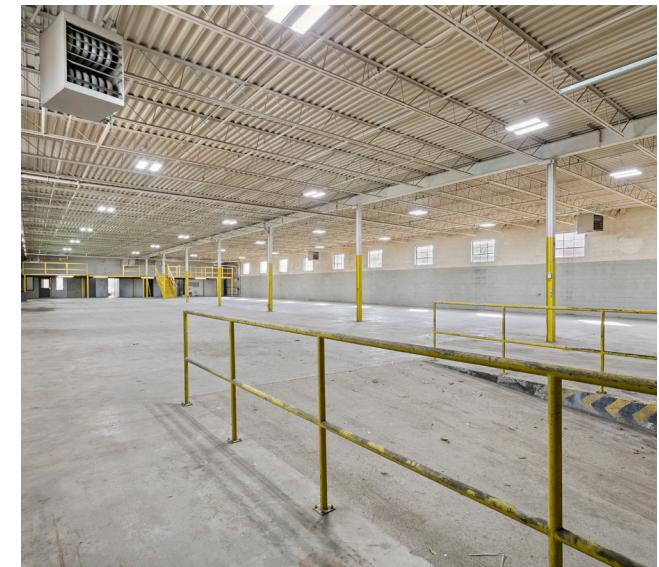
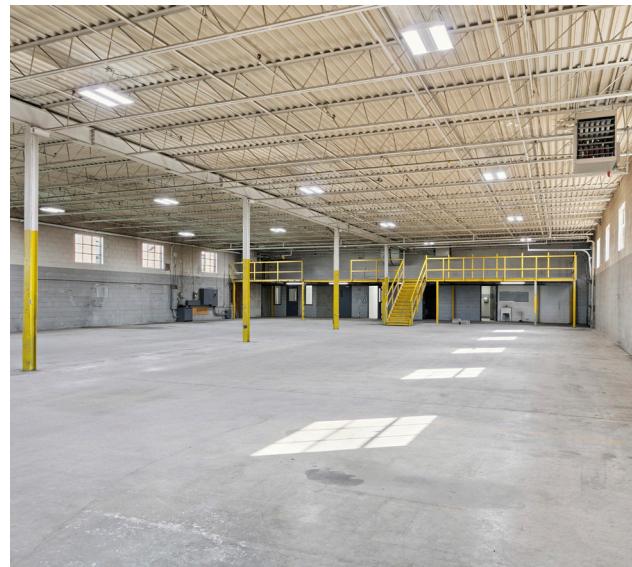
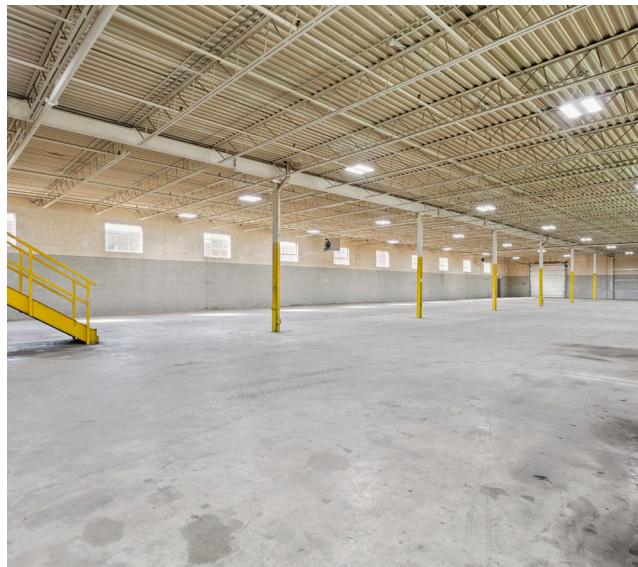
## Office



# Interior Photos

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## Warehouse





# Zoning Overview



## E2-19 Zone Permitted Uses

All E3 permitted uses are allowed which includes the following additional uses:

- *Outdoor Storage/Outdoor Display*
- Contractor's Yard
- Vehicle Pound Facility

**Except for the following:**

- ✗ Power generating facility

### Commercial

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

### Hospitality

- Banquet Hall/Conference
- Centre/Convention Centre
- Night Club
- Overnight Accommodation

### Motor Vehicle Services

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

### Other

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

### Office

- Medical Office
- Office

### Industrial

- Broadcasting / Communications facility
- Science and Technology Facility
- Truck Terminal
- *Warehouse/Distribution Facility*
- Wholesaling Facility
- Waste Processing Station\*
- Waste Transfer Station\*
- Composting Facility\*
- Self Storage Facility
- *Contractor Service Shop*
- Contractor's Yard
- Medicinal Product
- Manufacturing Facility
- Medicinal Product Manufacturing Facility - Restricted Commercial

# Site Access

	Highway 403 3 minutes
	Highway 401 6 minutes
	Pearson Airport 12 minutes
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Highway 407	9 minutes
Highway 427	12 minutes
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QEW	15 minutes
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CN Brampton Intermodal	14 minutes
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CP Vaughan Intermodal	25 minutes
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Downtown Toronto (Union)	38 minutes





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