



FOR SALE & LEASE

16,187 SF Industrial Freestand
Purchase or Lease Opportunity

5309 Maingate Drive, Mississauga

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Accelerating success.

*Sales Representative



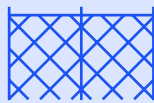
Property Profile

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



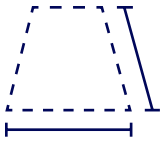
E2-19 zoning permits outdoor storage



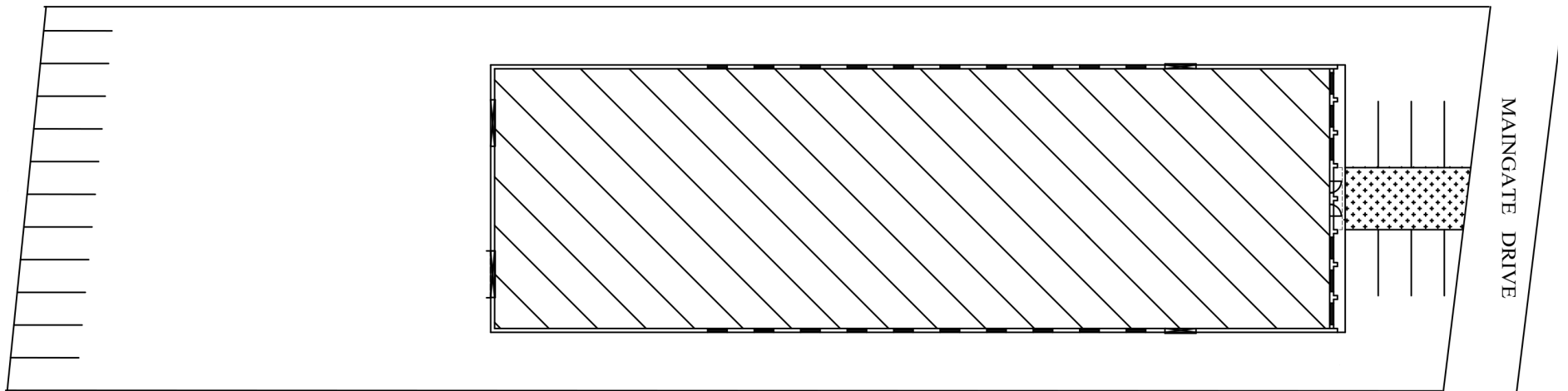
Fenced rear yard with automatic gate

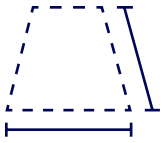


Located ±10 km from Pearson International Airport, close to Hwy 401 & 403 interchange

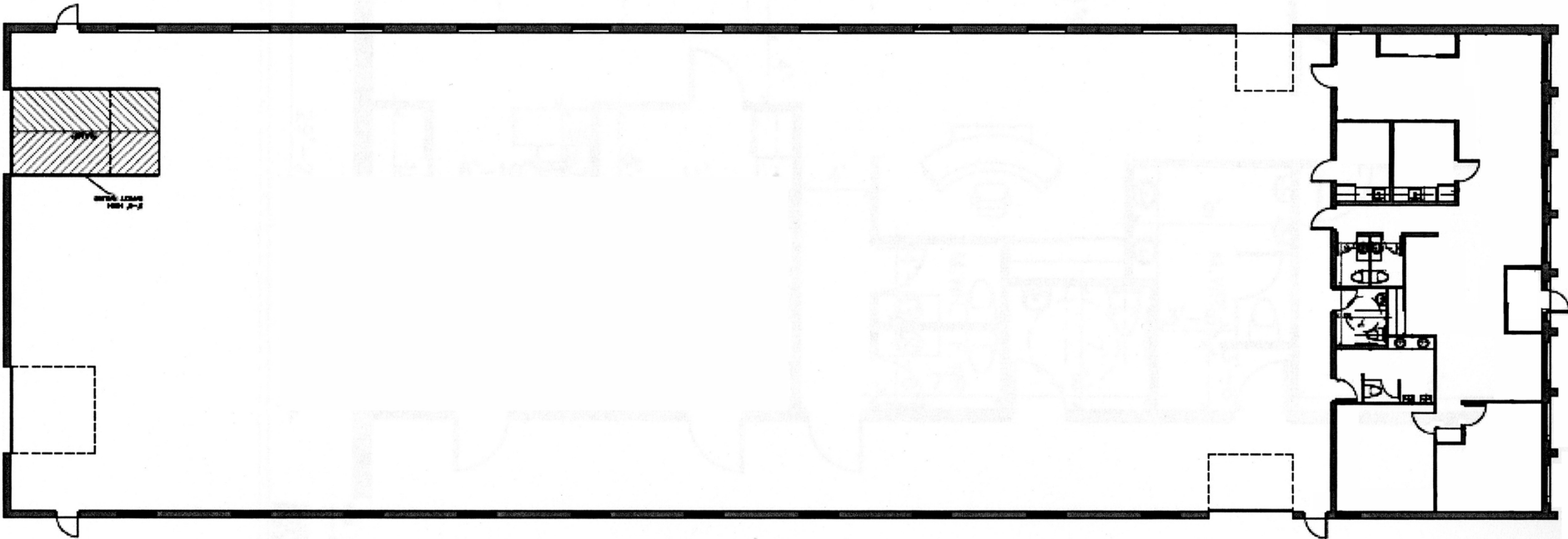


Site Plan





Floor Plan



Exterior Photos

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Interior Photos

Office



Interior Photos

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

Highway 407
9 minutes

Highway 427
12 minutes

QEW
15 minutes

CN Brampton Intermodal
14 minutes

CP Vaughan Intermodal
25 minutes

Downtown Toronto (Union)
38 minutes





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