



High Exposure Warehouse with Additional Land

2020 Meadowvale Boulevard
Mississauga, ON

Get more information

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**AVISON
YOUNG**

2020

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Property details

TOTAL AVAILABLE AREA

76,316 sf

INDUSTRIAL AREA

50,095 sf

OFFICE AREA

26,221 sf over 2 stories

LOT SIZE

5.42 +/- acre lot
(1.50 +/- acres of excess land)

SHIPPING

5 TL / 1 DI

CLEAR

30'

ZONING

E2-1

PARKING

Ample

POSSESSION

Speak with the Listing Agents

ASKING NET RENT

\$19.95 PSF Net

TMI (2024)

\$4.53 psf

PURCHASE PRICE

Building & Land: \$34,000,000.00

ANNUAL TAXES (2024)

\$180,393.12



Features



Extremely rare corner property with direct exposure on Mississauga Rd and Meadowvale Blvd.



Excellent access to major roads and minutes away from highway 401 and 407



1.50 acres of additional land offering ability to expand the building by approximately 32,000 sq.ft



Desirable Meadowvale location with numerous amenities close by



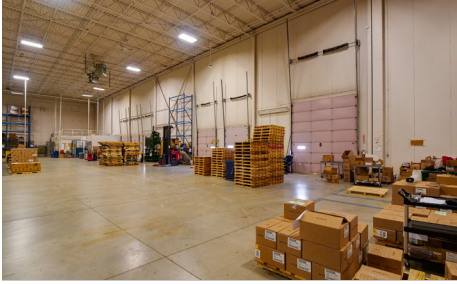
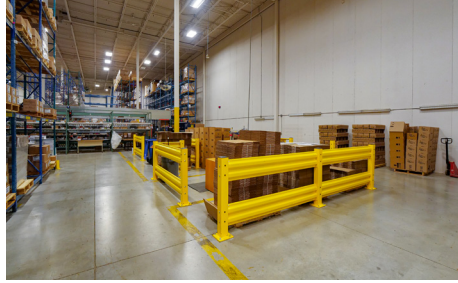
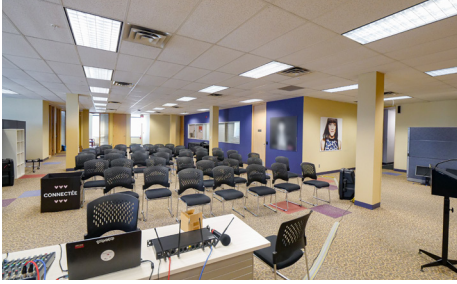
Corporate head office appeal with ample on site parking



Warehouse is air conditioned and extremely clean. Levelers on all shipping doors.

INTERIOR PHOTOS

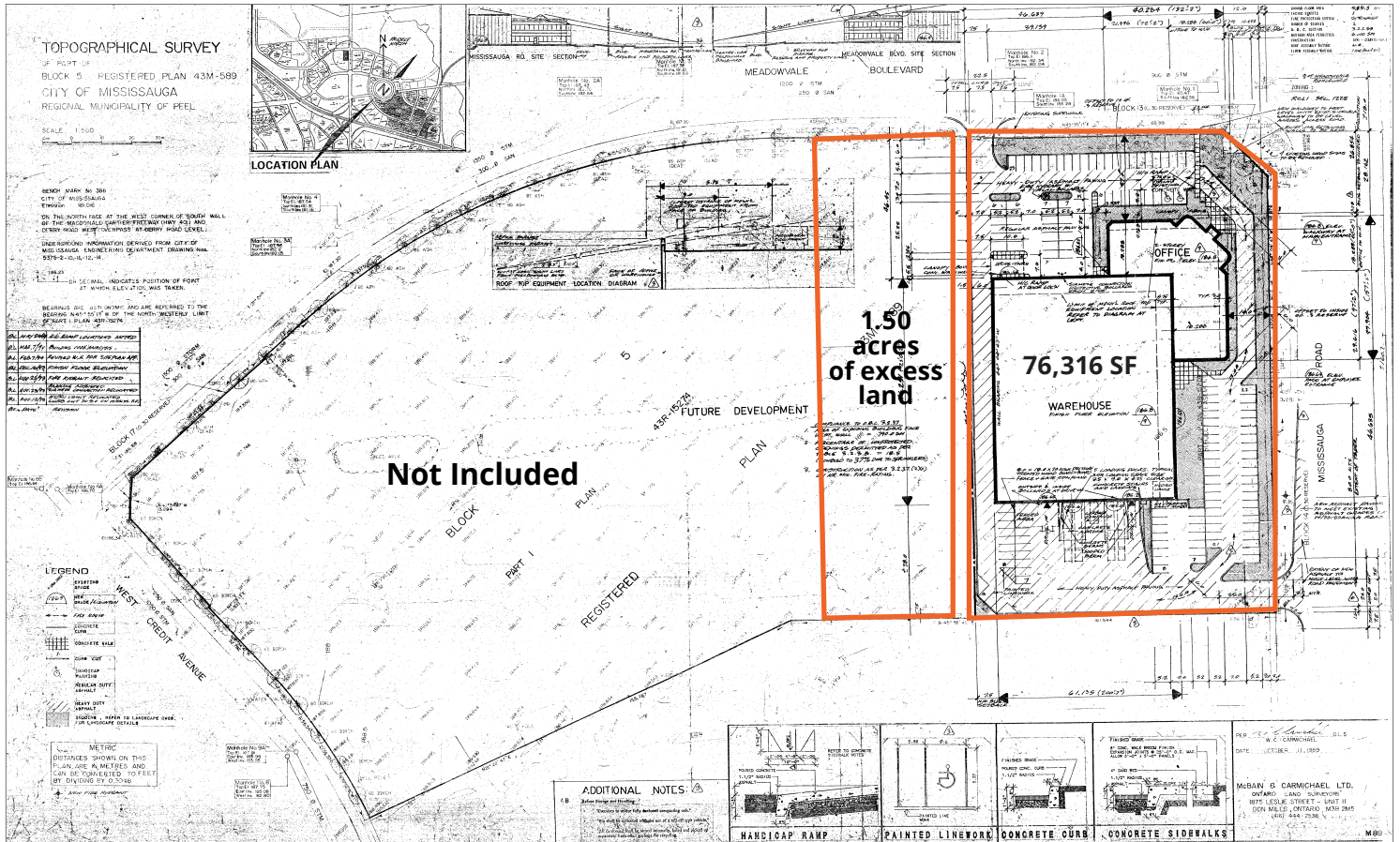
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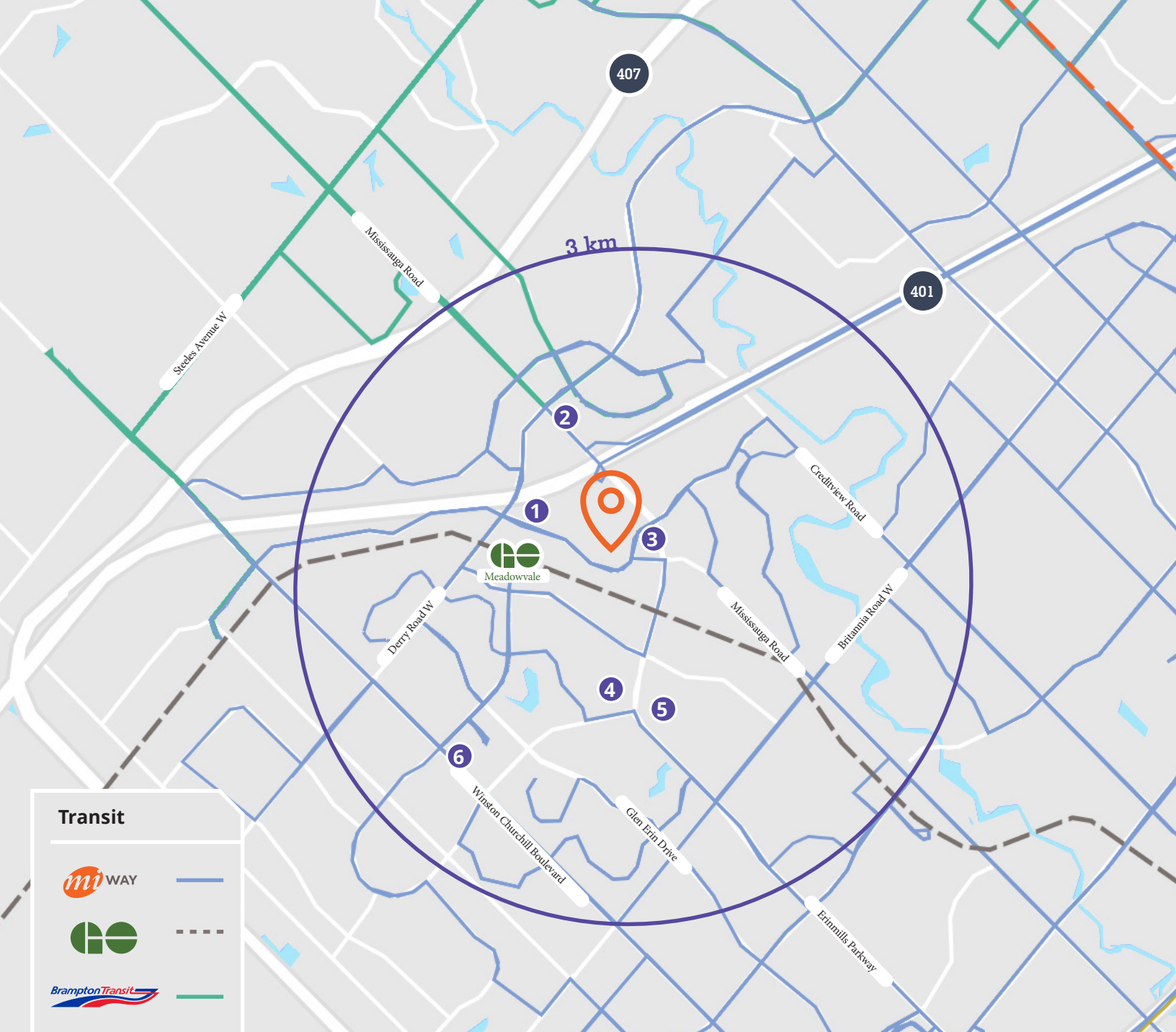


EXTERIOR PHOTOS




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Mississauga, ON







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|---|---|--|--|---|
| <p>1 Courtyard Holiday Inn Residence Inn Four Points</p> | <p>2 Booster Juice Lena's Roti Extreme Pita Teriyaki Madina Swiss Chalet</p> | <p>Panago Tim Hortons Wendy's Starbucks Boston Pizza Mr. Sub</p> | <p>3 Chop Steakhouse Hilton Movati Athletic</p> | <p>4 Swiss Chalet Harvey's Petro Comfort Inn</p> |
| <p>5 No Frills Tim Hortons Wendy's Dollarama The Ink Factory Pizza Hut McDonald's Eddie's Wok N Roll</p> | <p>6 Meadowvale Town Centre Metro Your Dollar Store Lullaboo Daycare Shoppers Drug Mart McDonald's Tim Hortons</p> | <p>BMO Beer Store KFC Cora's Canadian Tire Baskin Robbins</p> | <p>Burrito Boyz CIBC Cobs LCBO Pizza Pizza UPS</p> | |



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