

# 6660 Excelsior Court

MISSISSAUGA, ON

FREESTANDING INDUSTRIAL BUILDING IN CLOSE PROXIMITY TO MAJOR HIGHWAYS



## Contact Us

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**John LaFontaine\***

Vice Chairman

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\*Sales Representative



# Well-Maintained Freestand

## PROPERTY DETAILS

AVAILABLE SIZE 29,471 SQ. FT.

INDUSTRIAL AREA 26,471 SQ. FT.

OFFICE AREA 3,000 SQ. FT.

SHIPPING DOORS 3 Truck Level & 1 Drive-In

CLEAR HEIGHT 18.0'

BAY SIZE 33' X 34'

ZONING E2

HEAT TYPE Gas, forced air open

POWER TBC

POSSESSION TBD

ASKING RATE \$17.95 Net Per Sq. Ft.

T.M.I. (EST 2025) \$4.20 Per Sq. Ft.

### COMMENTS

- Lighting is all new energy efficient fluorescent bulbs
- All dock doors are equipped with levelers
- Zoning allows most industrial uses

ALL INFORMATION TO BE VERIFIED





# Superior Location

Excellent accessibility in close proximity to major highways, transit and many amenities.

## Transit Legend

- Route 17 - Hurontario
- Route 103 - Hurontario Express
- Route 18 - McLaughlin-Derry
- Route 66 - McLaughlin
- Route 42 - Derry
- Route 53 - Kennedy
- Route 57 - Courtneypark
- Route 29 - Britannia
- Route 51 - Tomken
- Route 70 - Keaton



## TRAVEL DISTANCES

**HIGHWAY 410**  
4 MIN • 1.9 KM

**HIGHWAY 401**  
5 MIN • 2.0 KM

**HIGHWAY 407**  
6 MIN • 2.6 KM

**HIGHWAY 427**  
9 MIN • 11.0 KM

**HIGHWAY 403**  
8 MIN • 4.5 KM

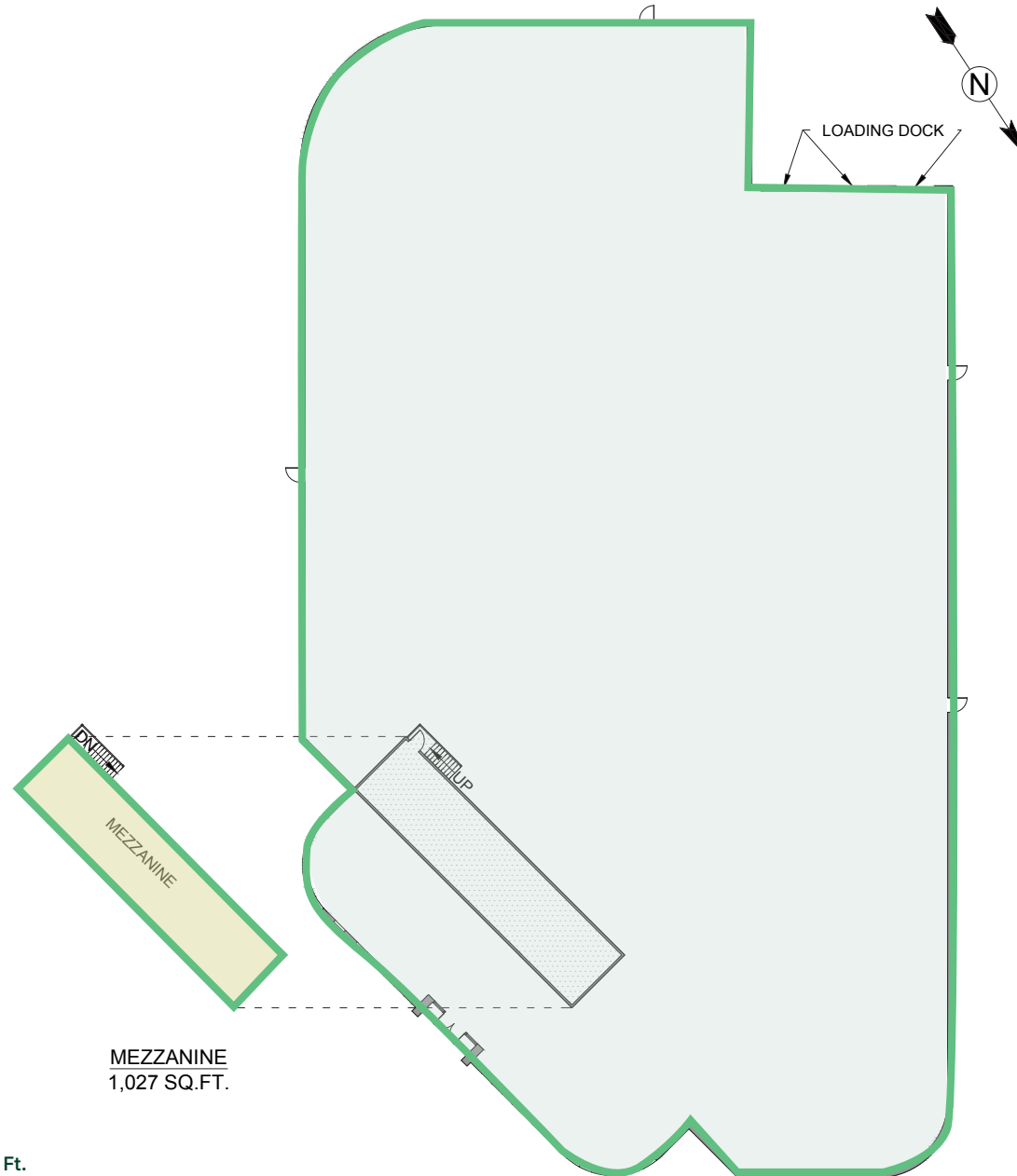
**PEARSON INTERNATIONAL AIRPORT**  
12 MIN • 3.2 KM

**BRAMPTON CN INTERMODAL**  
18 MIN • 13.8 KM

**HIGHWAY 427**  
11 MIN • 12.1 KM

**TORONTO DOWNTOWN**  
39 MIN • 33.9 KM

# Floor Plan





# Zoning Information • E2 Employment

## E2 Zone Permitted Uses

In the E2 zone, the following uses are permitted:

### OFFICE

- Medical Office
- Office

### BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station (¹)
- Waste Transfer Station (¹)
- Composting Facility (¹)
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility (¹)
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility (¹)

### COMMERCIAL

- Restaurant
- Convenience Restaurant (¹³)
- Take-out Restaurant
- Commercial School
- Financial Institution (¹³)
- Veterinary Clinic
- Animal Care Establishment

### MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Rental Facility - Restricted

- Gas Bar (¹)(²)(¹³)
- Motor Vehicle Rental Facility
- Motor Vehicle Service Station (¹³)
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles (¹)

### HOSPITALITY

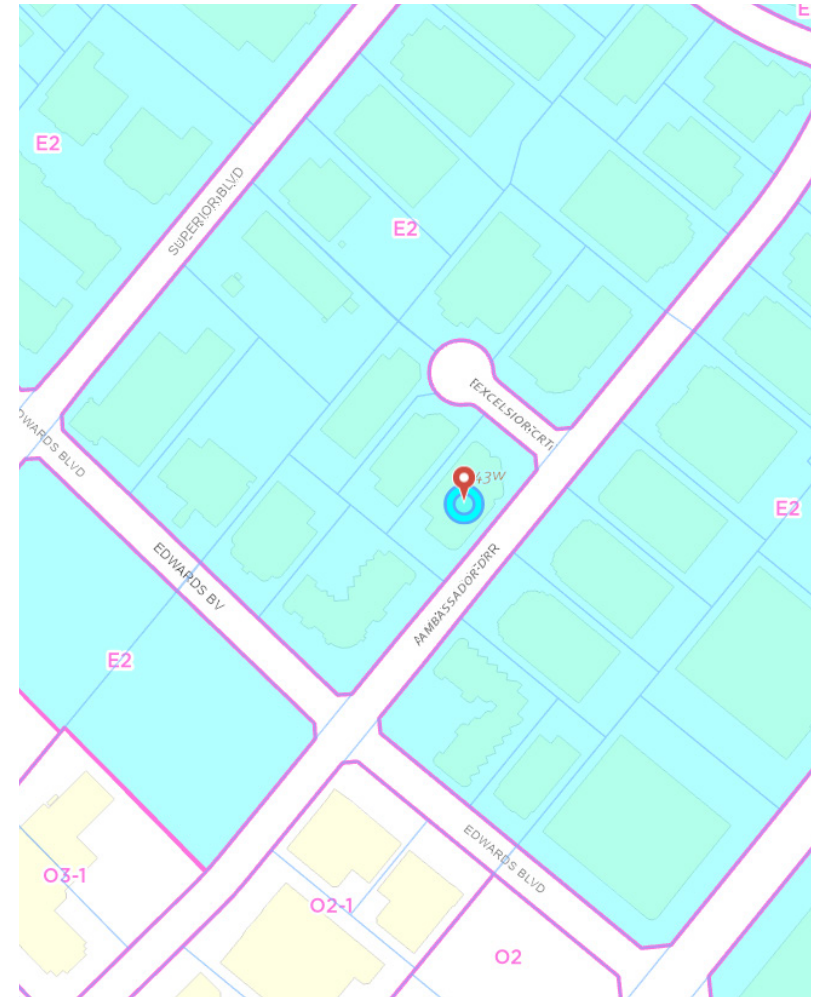
- Banquet Hall/Conference Centre/Convention Centre
- Night Club (¹) (³)
- Overnight Accommodation

### OTHER

- Adult Video Store (¹)
- Adult Entertainment Establishment (¹)
- Animal Boarding Establishment (¹)
- Active Recreational Use
- Body-Rub Establishment (¹)
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (⁴)
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

\*Not an exhaustive list. Tenant to verify that intended use complies with zoning.

Source: City of Mississauga Website



ZONING WEBSITE

## DEMOGRAPHICS & LABOUR

	TOTAL POPULATION	TOTAL LABOUR FORCE
<b>5 KM</b>	143,098	80,444
<b>10 KM</b>	846,746	458,177
<b>15 KM</b>	1,790,178	968,257

## MISSISSAUGA



786,789  
Population (2024)



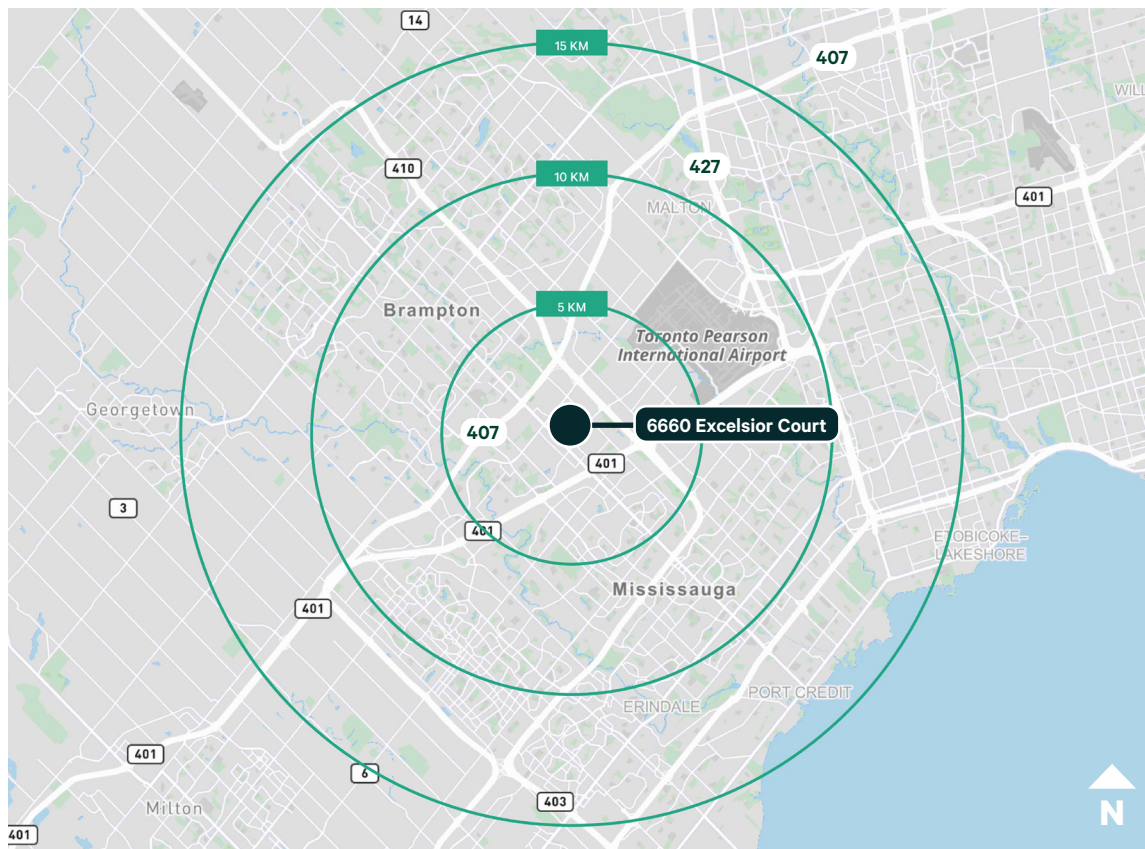
670,512  
Labour Force



\$137,007  
Avg. Household Income



38.1  
Median Age



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