



# FOR SALE 2792-2806 SLOUGH ST MISSISSAUGA

## BUILDING AMENITIES



## ABOUT PROPERTY

Discover an exceptional opportunity to own an industrial warehouse property in one of Mississauga's most sought-after business districts – the Aero Business Campus, strategically located near Pearson International Airport. Zoning: E2 Employment Zone, allowing a wide range of industrial, warehousing, logistics, manufacturing, and ancillary office uses.

DIVISIBLE  
INTO TWO UNITS

CALL NOW

416-358-0400  
416-845-9731

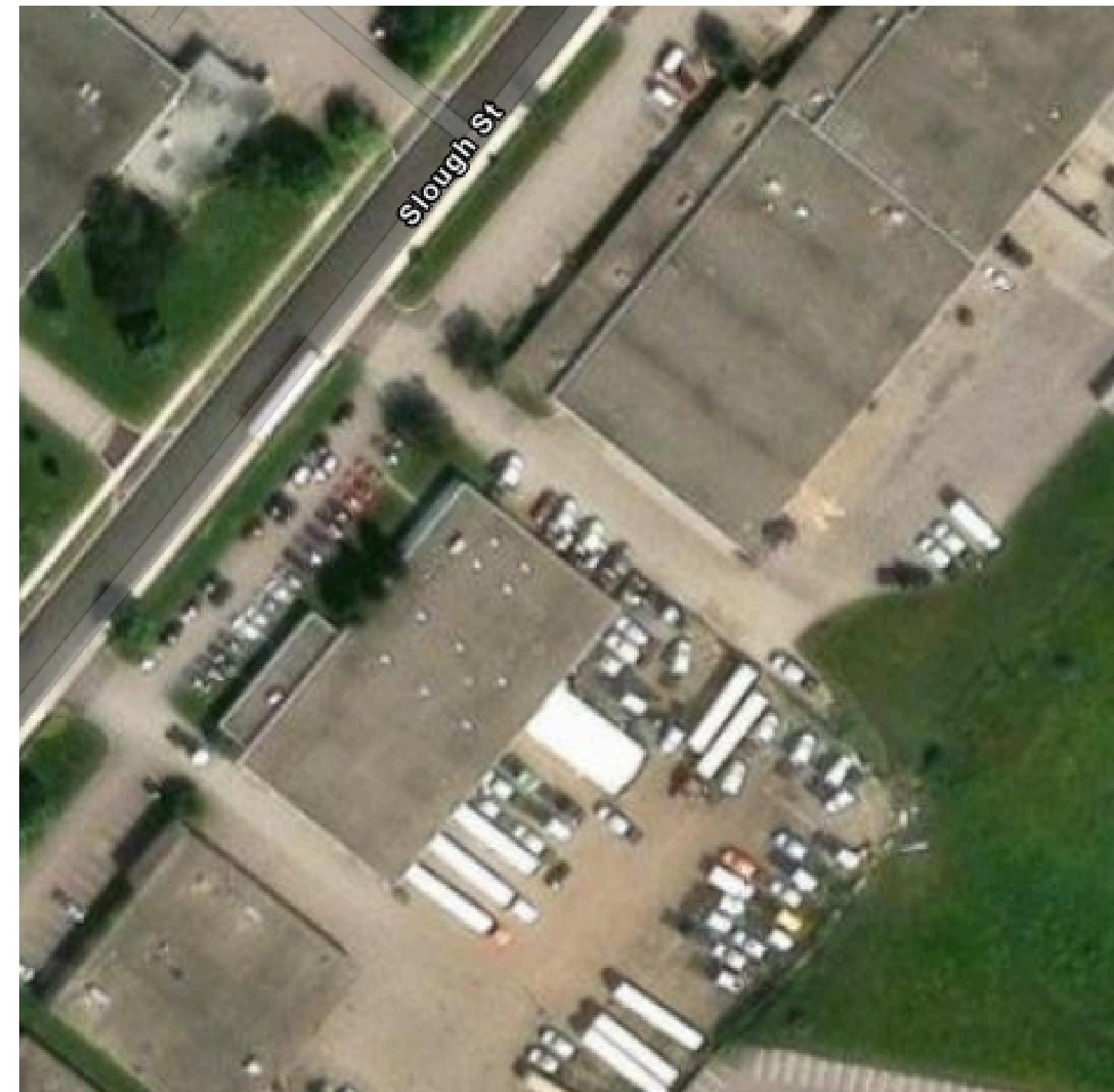


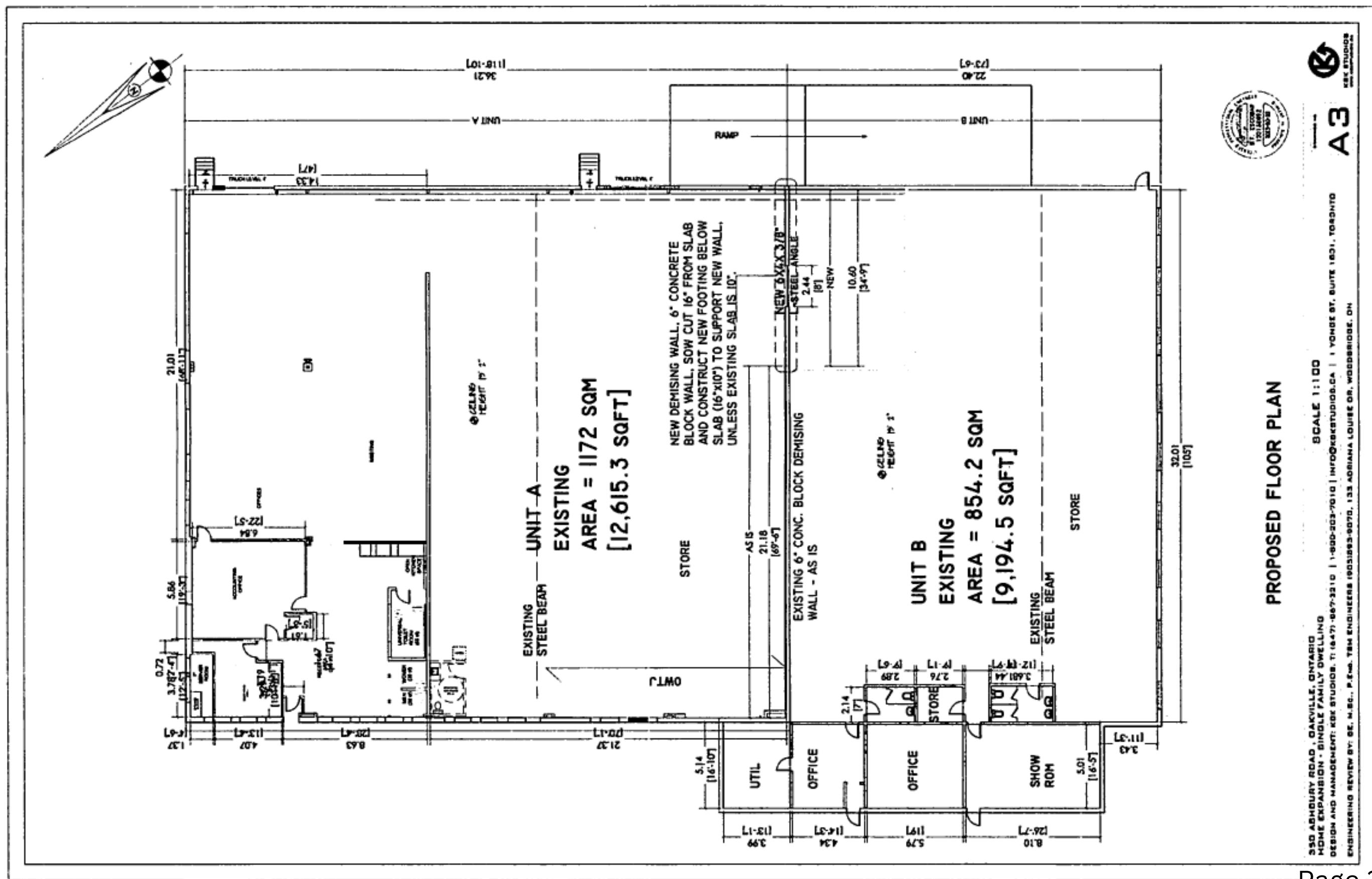
21,889 SQFT ON 2.24 ACRES LAND

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Building Size Total	21,889 SqFt
Site Area	2.25 Acres
Office Area	3,284 SqFt
Clear Height	14 Feet
Shipping	7 Truck Level Docks
Drive In doors	1 Door- 10' w x 12' h
Power	600 Amps
Parking	15 Surface
Taxes (2025)	58,205.43

- Industrial Freestand - Ideal for manufacturing/warehousing
- Multiple shipping options
- Divisible
- Excellent highway access 401, 407, Airport Rd
- Can be divided into two 12,615 Sqft & 9,195 Sqft





**A) Business Activities / Offices**

1. Broadcasting/Communication Facility
2. Manufacturing Facility
3. Science and Technology Facility
4. Transportation Facility
5. Truck Terminal
6. Warehouse/Distribution Facility
7. Wholesaling Facility
8. Waste Processing Station
9. Waste Transfer Station
10. Composting Facility
11. Self Storage Facility
12. Contractor Service Shop
13. Medicinal Product Manufacturing Facility
14. Medicinal Product Manufacturing Facility - Restricted
15. Plant-Based Manufacturing Facility
16. Medical Offices
17. Office

**B) Hospitality**

1. Banquet Hall/Conference Centre/Convention Centre
2. Night Club
3. Overnight Accommodation

**Click to View Zoning Details**

**C) Business Activities / Offices**

1. Restaurant
2. Convenience Restaurant
3. Take-out Restaurant
4. Commercial School
5. Financial Institution
6. Veterinary Clinic
7. Animal Care Establishment
8. Motor Vehicle Rental Facility
9. Motor Vehicle Wash Facility - Commercial Motor Vehicle
10. Gas Bar
11. Motor Vehicle Service Station
12. Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicle

**D) OTHERS**

1. Adult Video Store
2. Adult Entertainment Establishment
3. Animal Boarding Establishment
4. Active Recreational Use
5. Body-Rub Establishment
6. Truck Fuel Dispensing Facility
7. Entertainment Establishment
8. Recreational Establishment
9. Funeral Establishment
10. Private Club
11. Repair Establishment
12. Parking lot
13. University/college

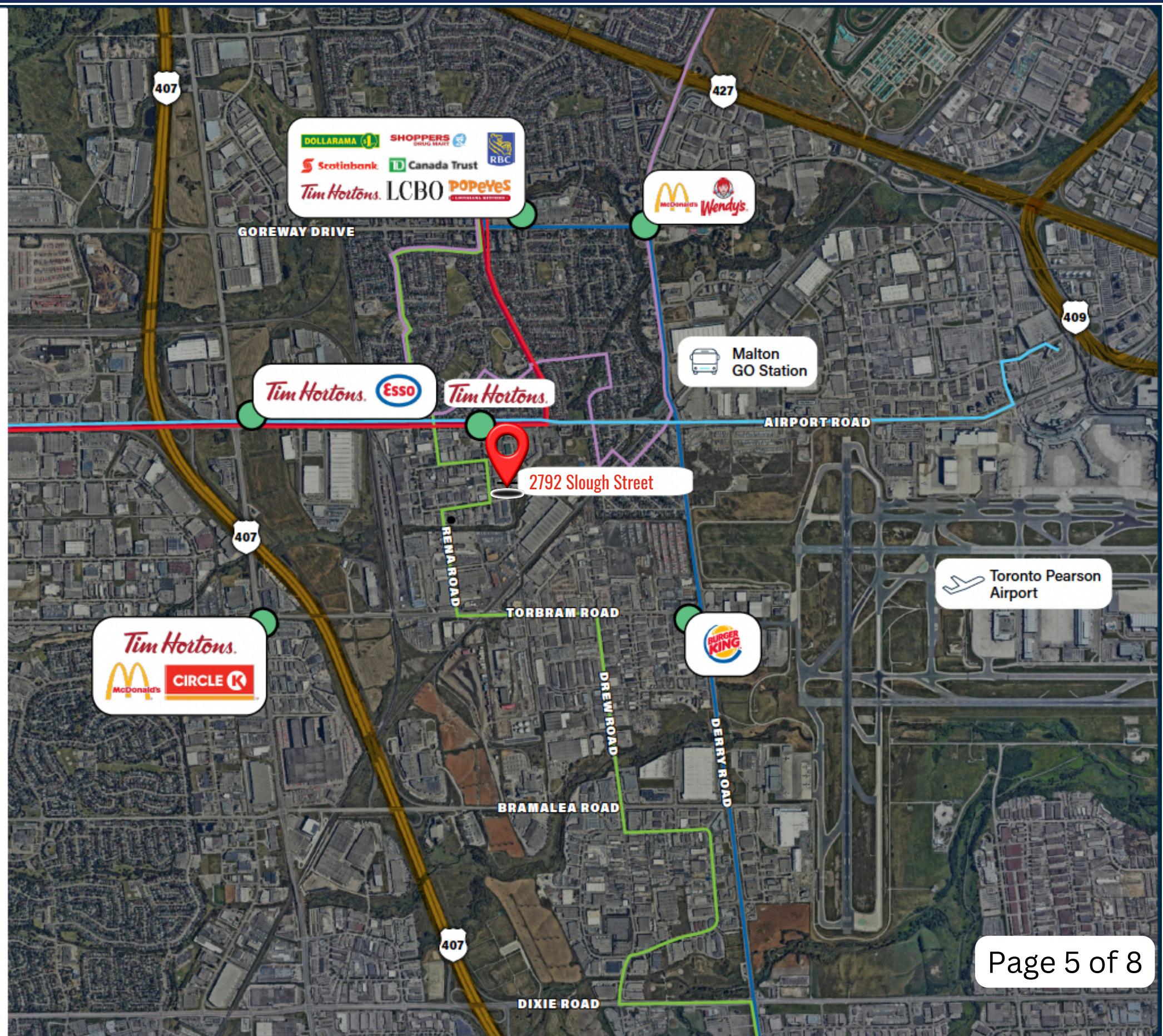
## Located in the Heart of the GTA West

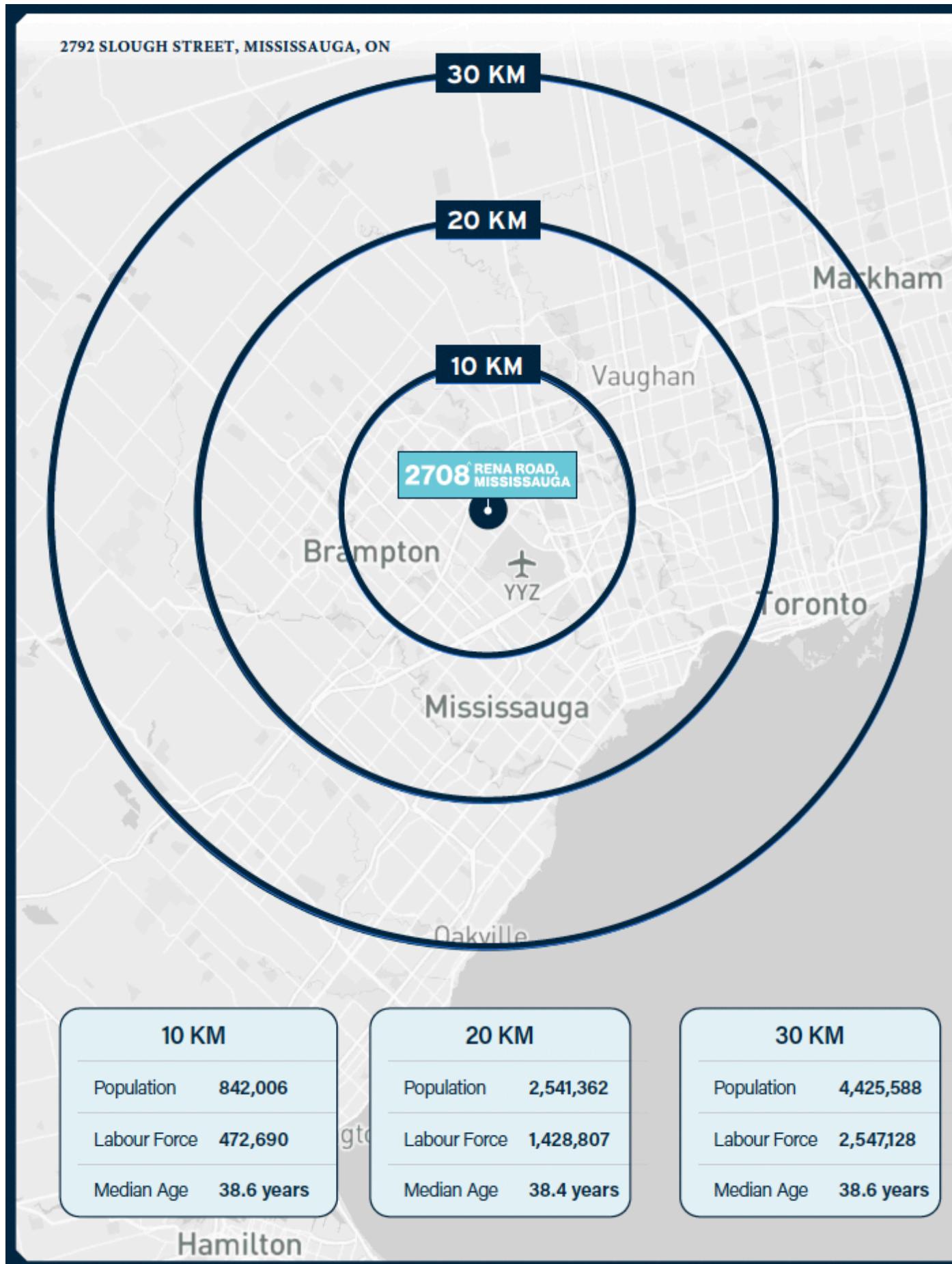
### Travel Times

Highway 407	6 minutes
Malton GO Station	7 minutes
Highway 427	9 minutes
Pearson Airport	11 minutes
Highway 410	12 minutes
Highway 409	12 minutes
Highway 401	14 minutes
Highway 403	16 minutes
QEW	19 minutes

### Transit Routes

- Route 5 - Bovaird [Brampton Transit]
- Route 14 - Torbram [Brampton Transit]
- Route 15 - Drew [MiWay Transit]
- Route 30 - Rexdale [MiWay Transit]
- Route 30 - Airport [Brampton Transit]
- Route 505 - Bovaird Zum [Brampton Transit]





## MISSISSAUGA DEMOGRAPHICS

*Access to high quality, robust talent. Mississauga is part of the largest labour force in Canada with access to a labour pool of over 4.3 million people.*



**774,389**  
TOTAL POPULATION



**#1**  
LARGEST LOGISTICS SECTOR  
IN THE GREATER TORONTO AREA  
(GTA)



**656,069**  
POPULATION IN LABOUR FORCE



**68%**  
EMPLOYMENT RATE

Businesses and innovation thrive in Mississauga. The city offers unlimited possibilities of growth and development

**765+** businesses in Food & Beverage

**555+** businesses in Automotive

**445+** businesses in Clean Tech

**345+** businesses in Aerospace

### MISSISSAUGA IS HOME TO...

- 75+ Fortune 500 Companies and 66 Global 500 companies
- University of Toronto Mississauga (UTM), part of Canada's largest university
- 1,400 + Multinational firms
- 30% of the Greater Toronto Area's (GTA) logistics sector. Mississauga has grown by 30% over the last 10 years and is considered one of the top logistics sectors in Canada.





# Industrial Warehouse Building For Sale - Brampton, ON

**2792-2806 SLOUGH ST  
MISSISSAUGA**



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**Address: 7001 Steeles Ave W  
Unit# 18 Toronto, ON M9W 0A2**



**Address: 1339 MATHESON BLVD E.  
MISSISSAUGA, Ontario L4W1R1**

All outlines are approximate | Canada Build Platinum Real Esate Brokerage / Homelife Miracle Realty Limited  
7001 Steeles Ave West Unit#18, Toronto, M9W 0A2 / 1339 MATHESON BLVD E.Mississauga ON, L4W1R1

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