



FOR LEASE

9,439 SF Industrial Unit in Mississauga

2525 Dunwin Drive, Unit 8-9, Mississauga, ON

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Offering Summary



Aerial View



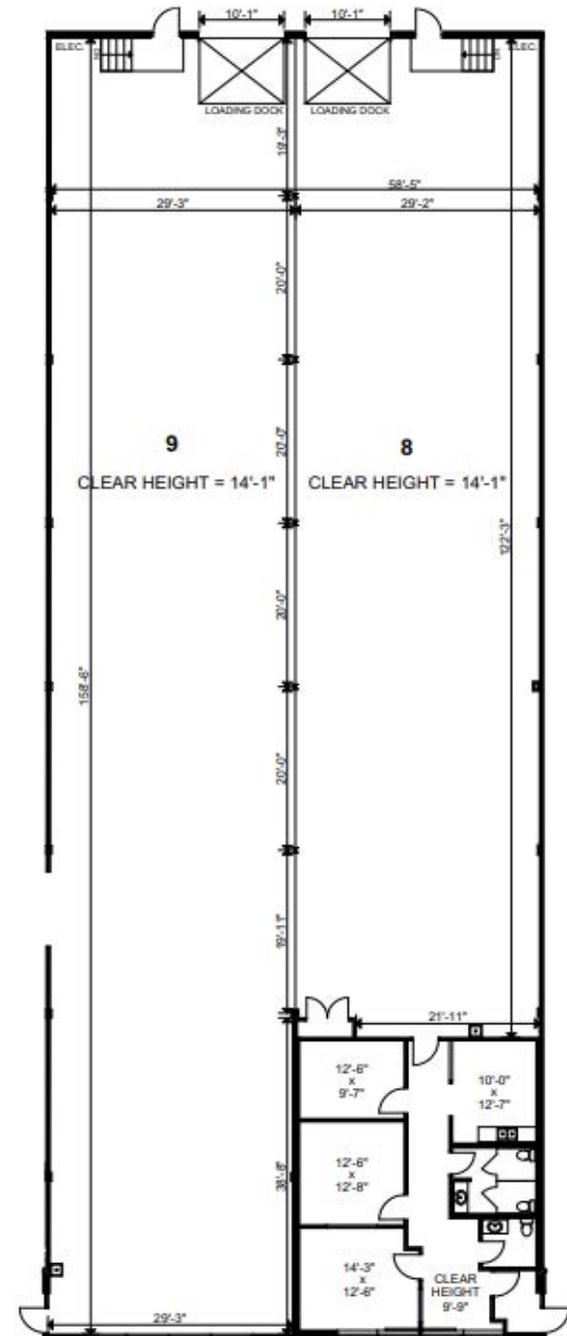


Property Profile

2525 Dunwin Dr, Unit 8-9, Mississauga

Unit Area	9,439 SF
Office Area	1,130 SF
Warehouse Area	8,309 SF
Clear Height	14'
Shipping	2 TL
Zoning	E2-1
Sprinklers	Yes
Possession	Immediate
T.M.I.	\$6.45
Lease Rate PSF Net:	\$14.50 /SF Year 1

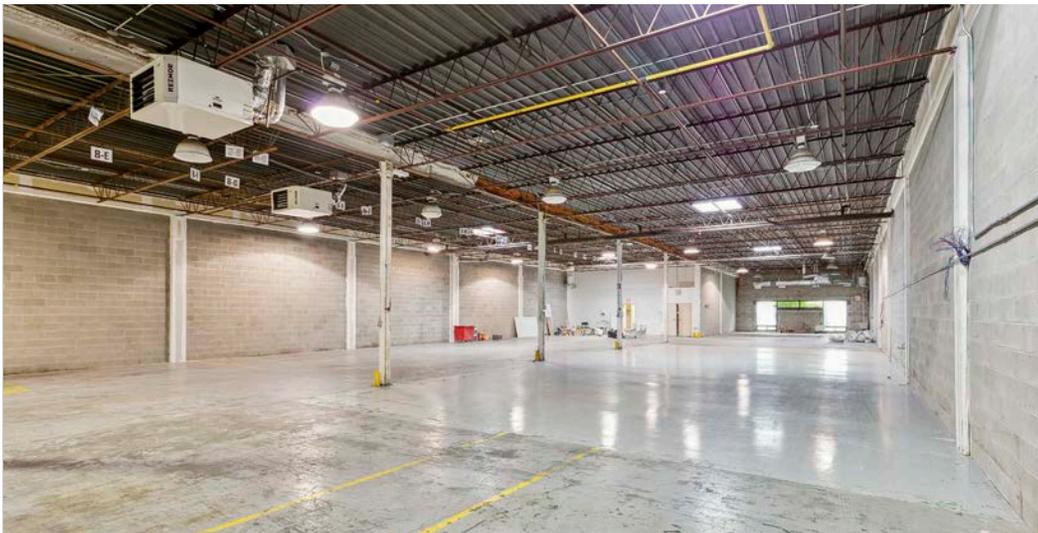
*Information to be confirmed by Tenant/Tenant's agent.



Unit 8-9 Photos



Unit 8-9 Photos





Zoning Overview

E2-1

PERMITTED USES

- Medical Office
- Office

EMPLOYMENT

- Broadcasting/Communication Facility
- Manufacturing 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
- Outdoor Storage/Outdoor Display
- Medicinal Product Manufacturing Facility -Restricted
- Plant-Based Manufacturing Facility

COMMERCIAL

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

HOSPITALITY

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

OTHER

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

EXCEPTIONAL USES

In an E2-1 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:

Uses Not Permitted:

- (1) Truck Terminal
- (2) Waste Processing Station
- (3) Waste Transfer Station
- (4) Composting Facility
- (5) Body-Rub Establishment
- (6) Adult Entertainment Establishment
- (7) Night Club

*Tenant to confirm zoning & permitted uses

Site Access



Highway 403
5 minutes



Highway 407
7 minutes



QEW
7 minutes



Pearson Airport
20 minute Drive

Clarkson GO Station

13 minute Drive

Brampton

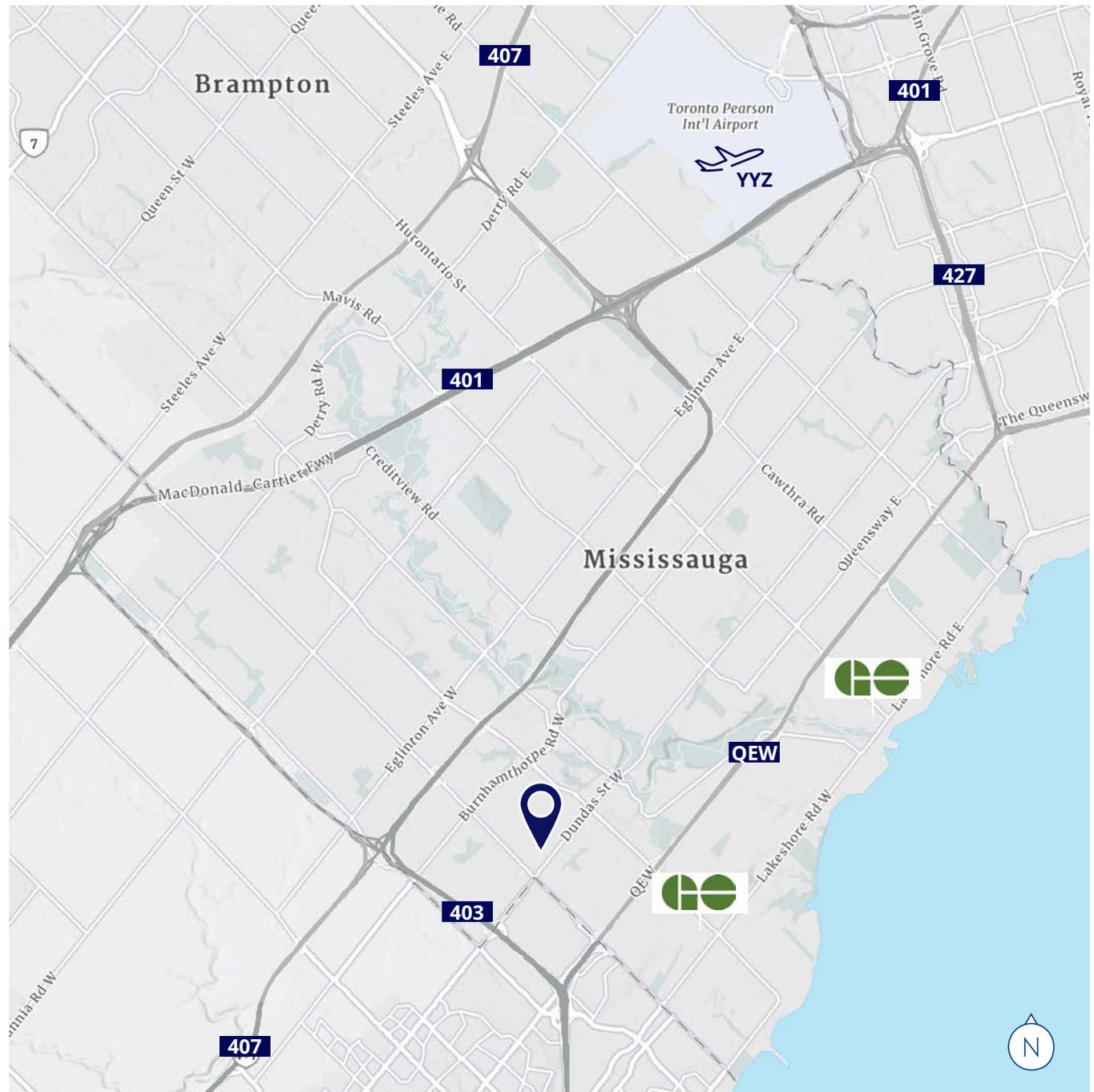
20 minutes

Etobicoke

20 minutes

Downtown Toronto (Union)

45 minutes





Colliers

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