



Colliers

Freestanding **Lease Opportunity** Near Pearson Airport

2280 Drew Rd, Mississauga

Accelerating success.

Property Profile

Colliers International is pleased to offer for lease 2280 Drew Road in Mississauga. This freestanding 46,945 SF building features a spacious 8,230 SF office area and 18 feet clear height. The Property is equipped with six truck-level and one drive-in door. The zoning permits a wide range of industrial uses, including automotive. 2280 Drew Road is located in close proximity to the Pearson Airport, Highways 401, 407, 427, 403 & 410, and is well serviced by public transit. The Property is also minutes away from two GO Train stations.

Property Details

Total Area	46,945 SF
Office Area	8,230 SF
Warehouse Area	38,715 SF
Lot Size	1.95 AC
Clear Height	18'
Shipping	6 TL / 1 DI
Sprinklers	Yes
AC	Partial
Zoning	E2
Vacant Possession	July 1, 2024
TMI	\$3.12 PSF (2023)

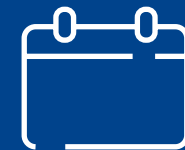
Asking Price

\$18.75 PSF Net



Permissive Zoning

Motor Vehicle Body Shop, Dealership, Rentals, Repairs, Washing & Variety of Industrial Uses



Summer 2024 Availability

Vacant Possession on July 1, 2024



Two Points of Site Access

The Property features two points of site access allowing for easier truck access



Mississauga Premium Location

Close Proximity to Pearson Airport, Highways 401, 407, 427, 410 & 403

Photos

Exterior



The contents are not included in the sale. Please contact Listing Agent for details.

Photos

Interior

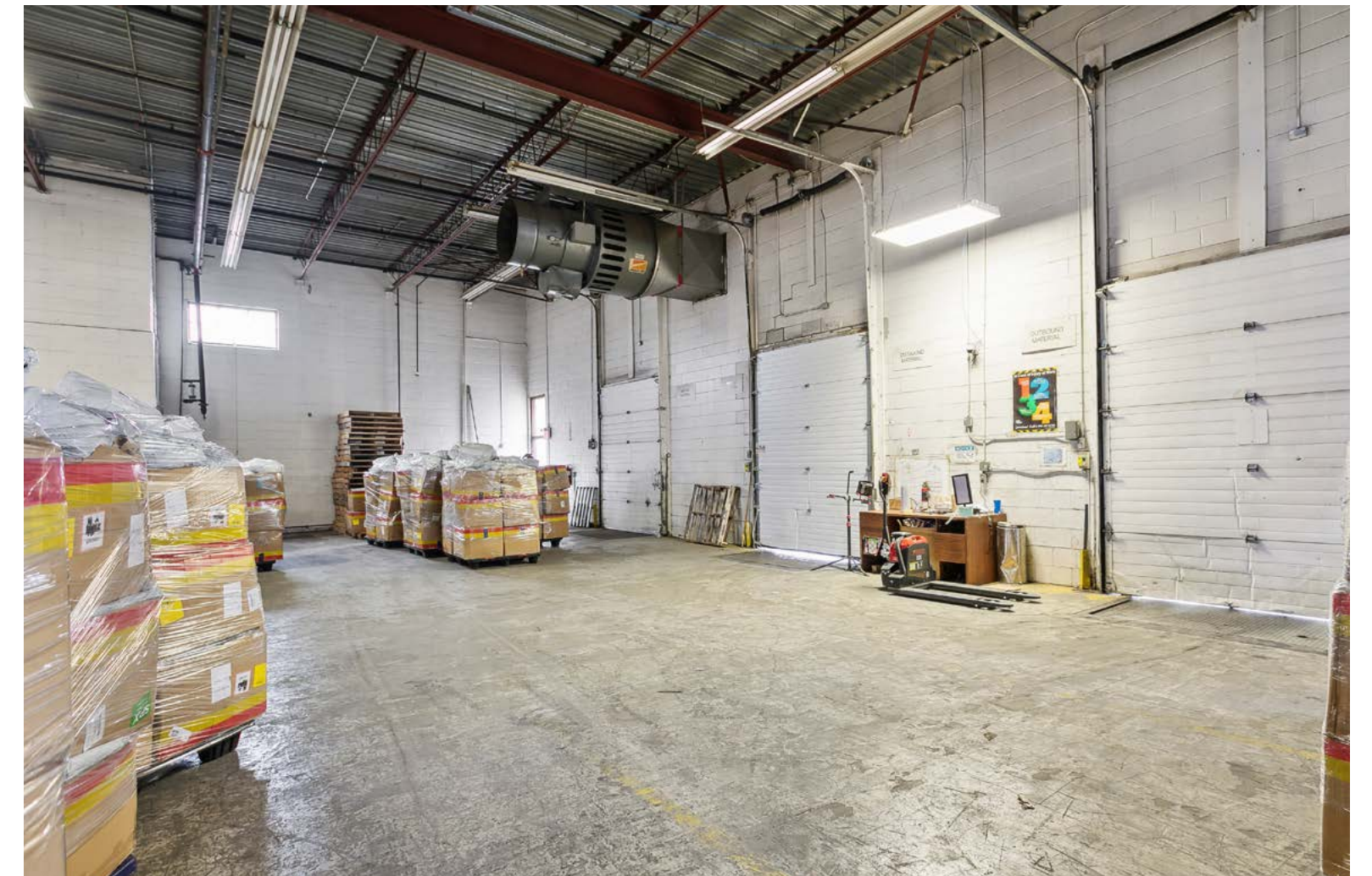
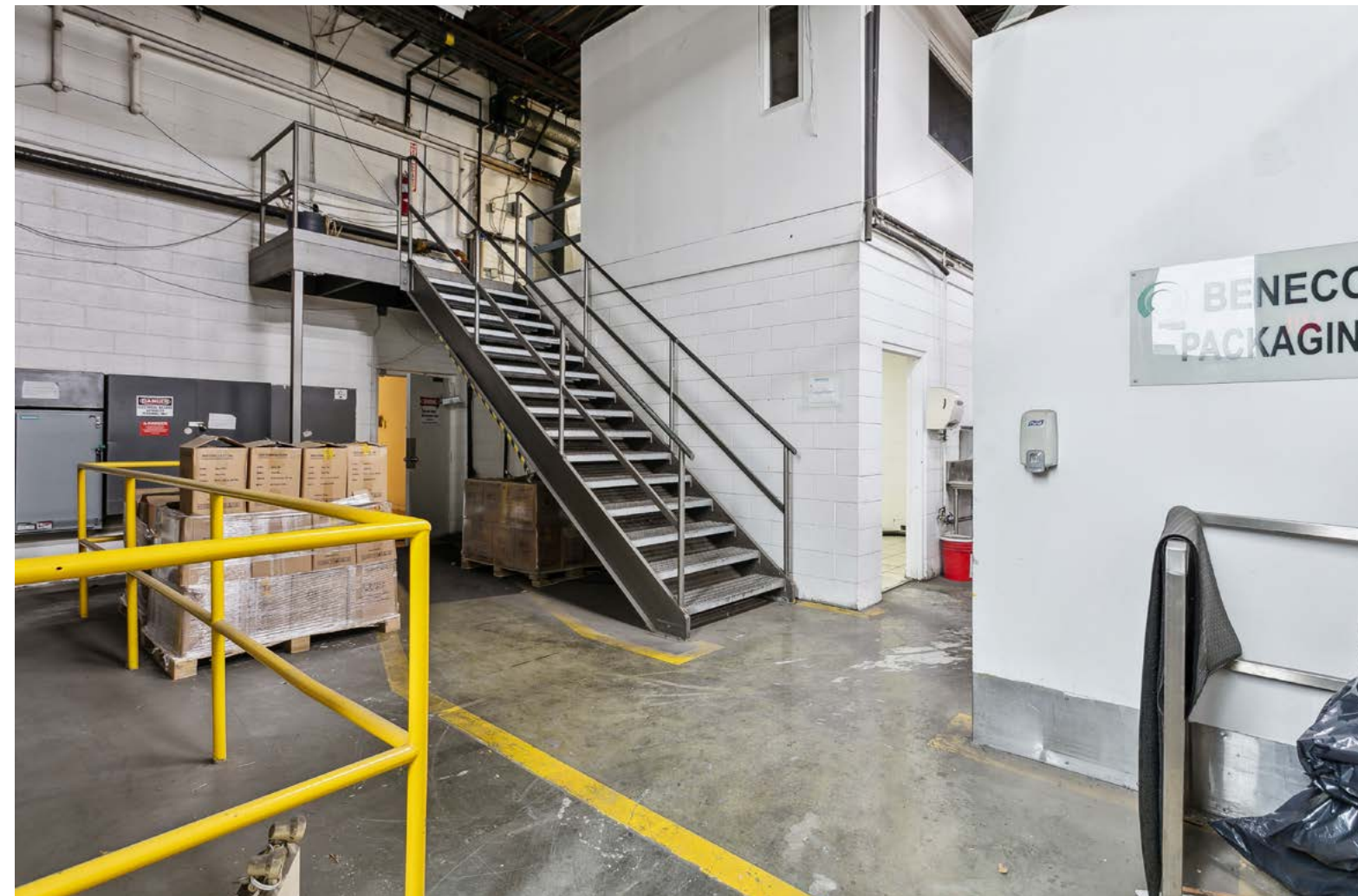
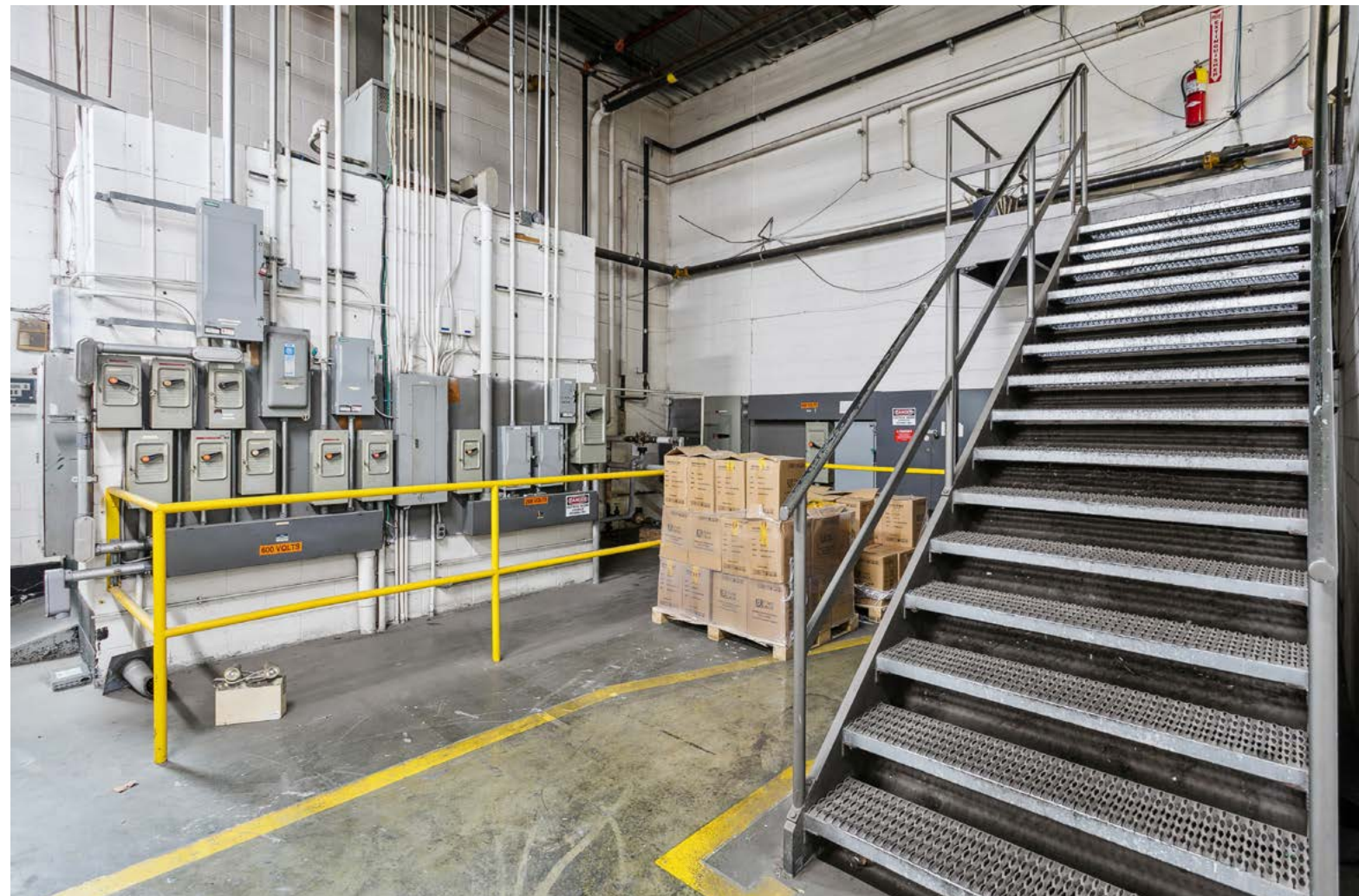


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Photos

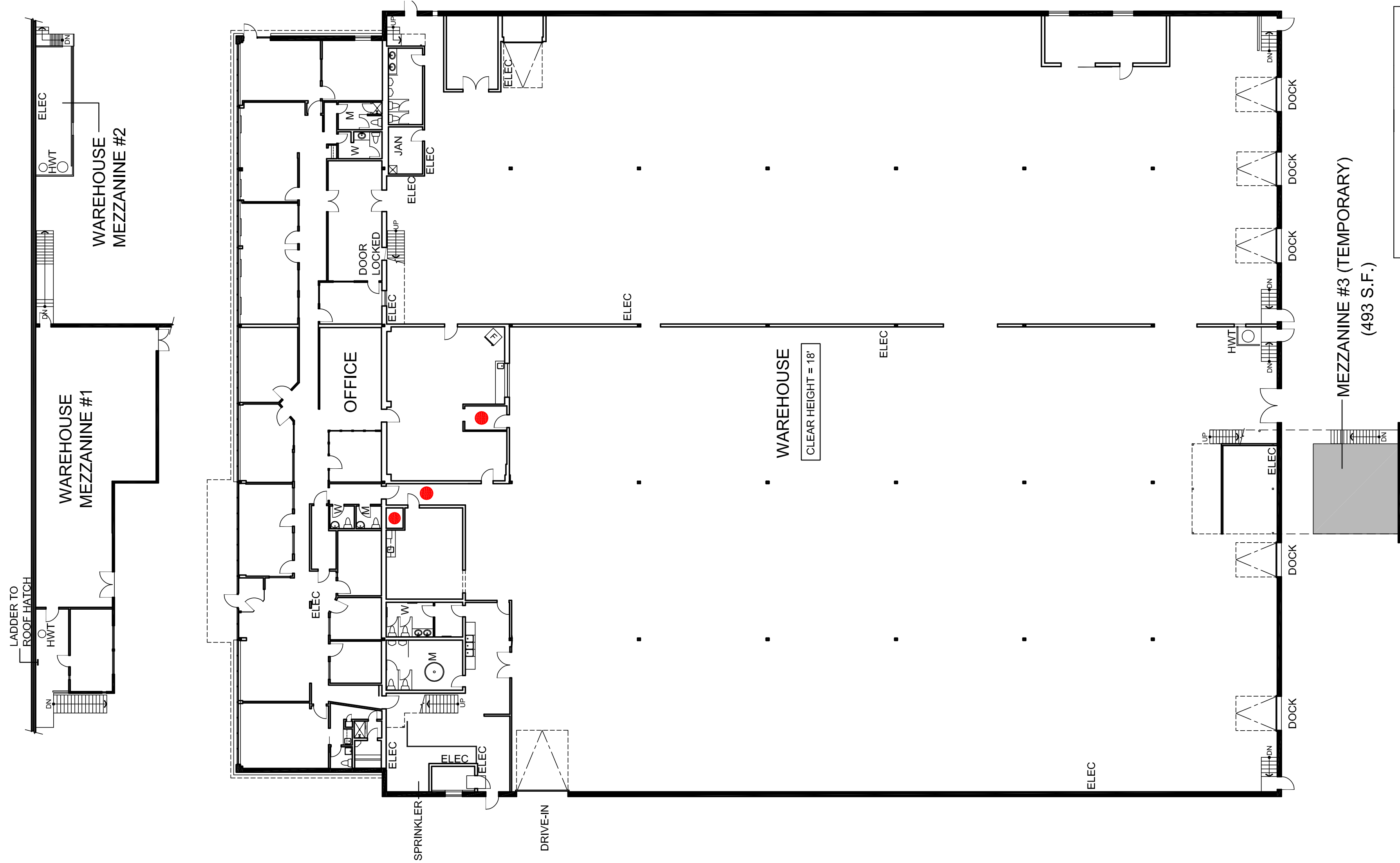
Interior

Colliers



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Floor Plan



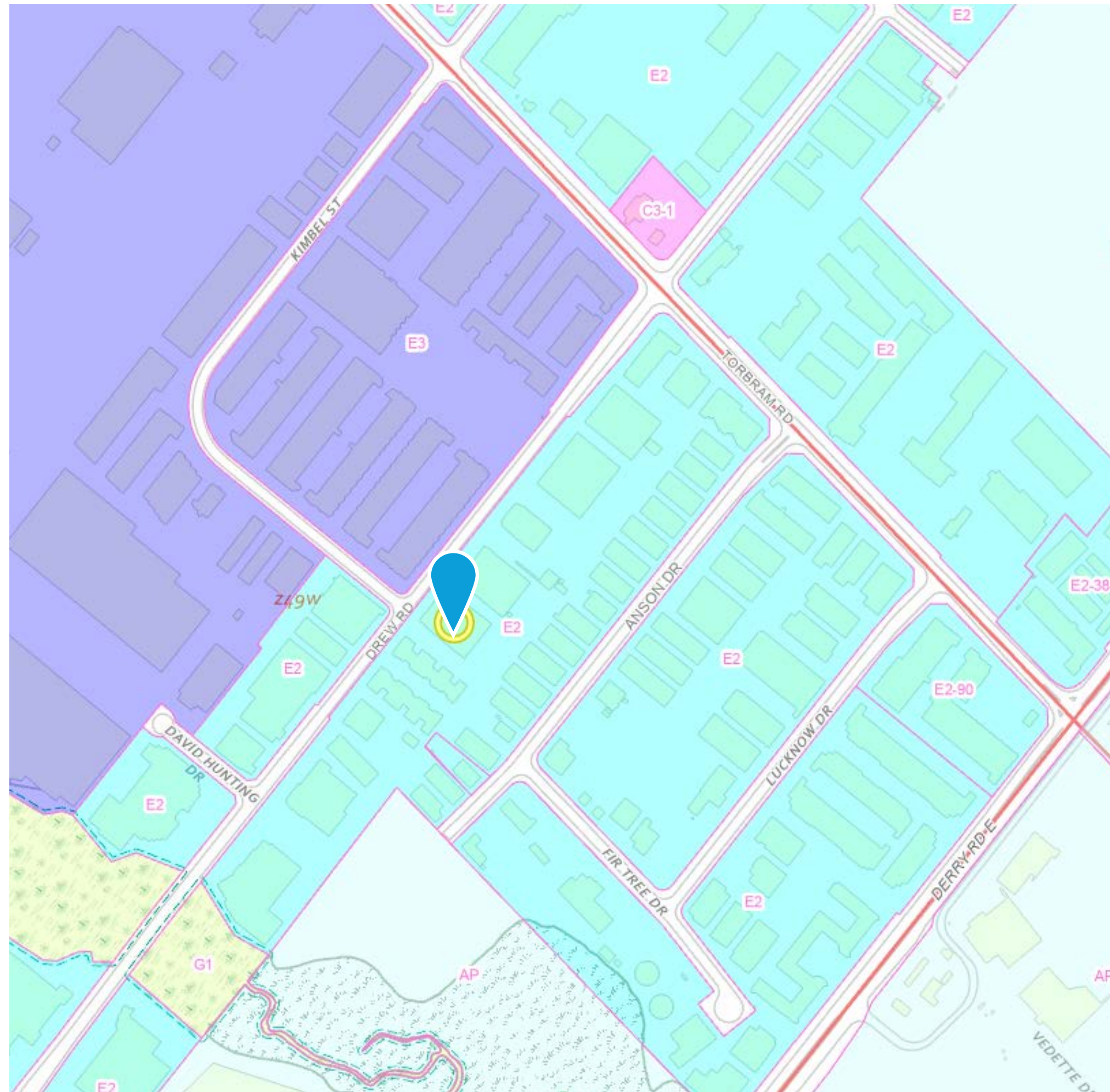
AREA SUMMARY

	RENTABLE AREA
OFFICE	8,230 S.F.
WAREHOUSE	38,715 S.F.
TOTAL	46,945 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANSI / BOMA Z65.2 2019 SINGLE TENANT OCCUPANCY

- TEMPORARY MEZZ (RENTABLE EXCLUSION)
 - NO ACCESS AT TIME OF SURVEY
- 0 10 50 FT.

Zoning Overview



Zone E2

Permitted Uses

- Medical Office
- Office
- 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
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility
- 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
- Banquet Hall/Conference Centre/Convention Centre
- Night Club

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

Additional conditions may apply. Interested parties are advised to consult the municipality.

Site Access



Highway 403
1 minutes



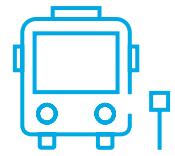
Mississauga - Square One
16 minutes

Etobicoke
20 minutes

Downtown Toronto
25 minutes

Oakville
26 minutes

Burlington
40 minutes

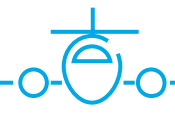


Public Transit
1 minute walk



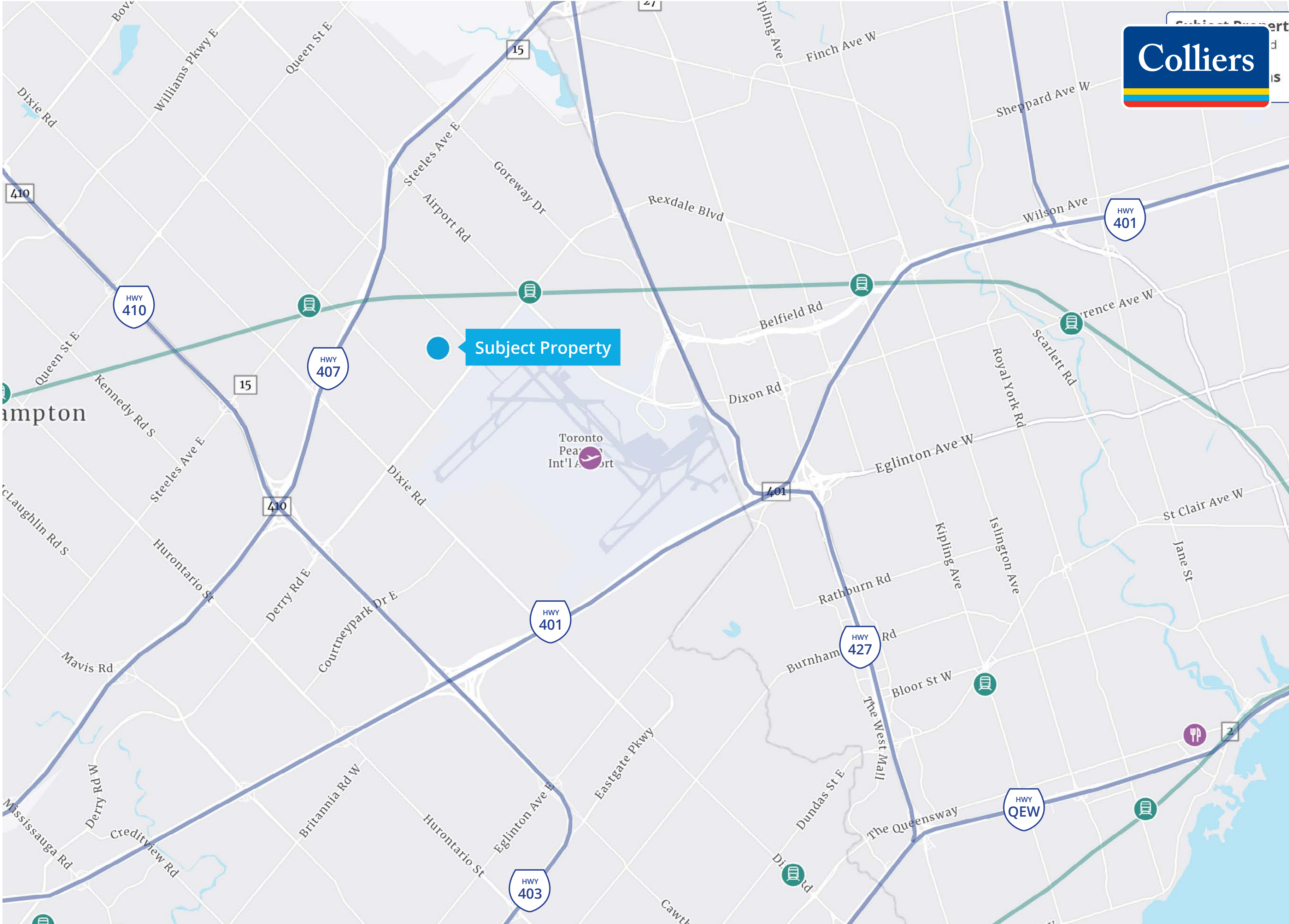
GO Station - Malton
5 minute drive

GO Station - Bramalea
6 minute drive



Pearson International Airport
2 minute drive

Hamilton International Airport
1 hour drive





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