

1880 MATHESON BOULEVARD E

MISSISSAUGA ON



216,439 SF AVAILABLE
FOR LEASE

LAST MILE DISTRIBUTION FACILITY

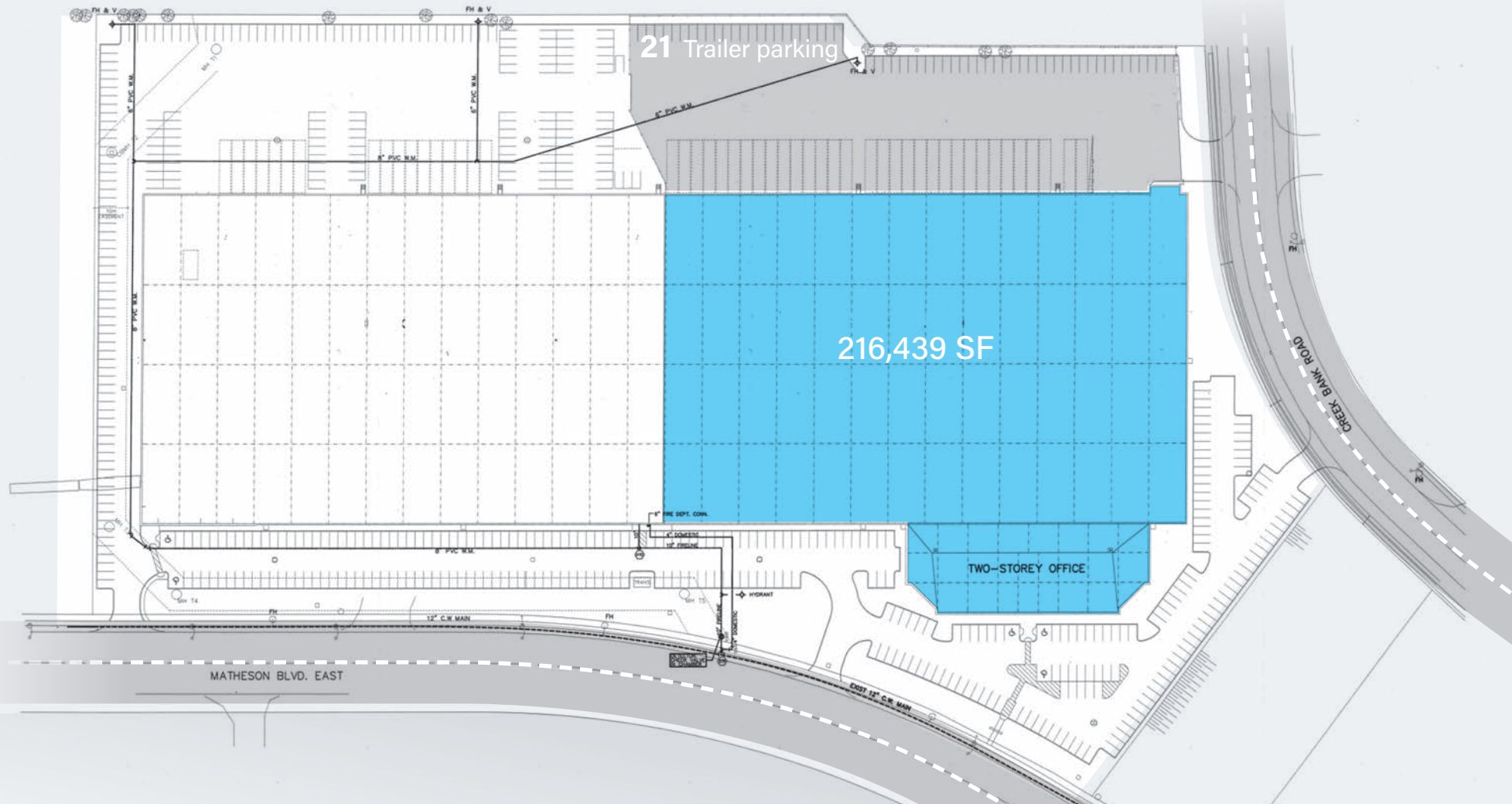
CLASS A WAREHOUSE
FOR DIRECT LEASE

 CUSHMAN &
WAKEFIELD

BUILDING FEATURES

MAIN INTERSECTION	DIXIE ROAD AND HIGHWAY 401
SIZE AVAILABLE	216,439 SF
OFFICE AREA	41,439 SF
ZONING	E3 INDUSTRIAL
CEILING HEIGHT	32' CLEAR
SPRINKLER	ESFR
SHIPPING	32 TRUCK LEVEL & 2 DRIVE-IN DOORS

POWER	600V/600A
CAR PARKING	228 CAR PARKING
TRAILER PARKING	21
BAY SIZE	37'2" X 40'
OCCUPANCY	APR-24
TMI	\$3.00 PSF
NET RENT	\$19.50 PSF



KEY ADVANTAGES

- A-class warehouse with corporate office & trailer parking
- Bonded facility
- Central Mississauga location with quick access to 400 series highways, airport and public transportation

- Ample amenities within business park
- Concrete shipping area & fenced yard
- Office area can be re-purposed as assembly, showroom and/or lab space



21
Trailer parking

Bonded
Warehouse

32
Loading docks
with levelers

2 Storey
Office area

228
Employee parking

MATHESON BLVD E



DRIVE TIMES / DISTANCE

DESTINATION	DISTANCE	TIME
The Gardiner Expressway	13.6 km	13 min
Highway 427	6.2 km	9 min
Highway 403	18 km	19 min
Highway 401	1.9 km	4 min
Highway 407	11.3 km	15 min
Pearson International Airport	9.9 km	11 min
Billy Bishop Toronto City Airport	27.1 km	26 min
Hamilton International Airport	69.7 km	55 min
Lewiston-Queenston Bridge (Niagara Falls)	113 km	76 min
CP Intermodal	25.1 km	28 min
CN Intermodal	21.7 km	19 min

KEY DEMOGRAPHICS

5k

4,297 WAREHOUSING

5,408 MANUFACTURING

55 UTILITIES

10k

32,979 WAREHOUSING

35,657 MANUFACTURING

775 UTILITIES

15k

77,500 WAREHOUSING

88,915 MANUFACTURING

1,712 UTILITIES

30k

157,187 WAREHOUSING

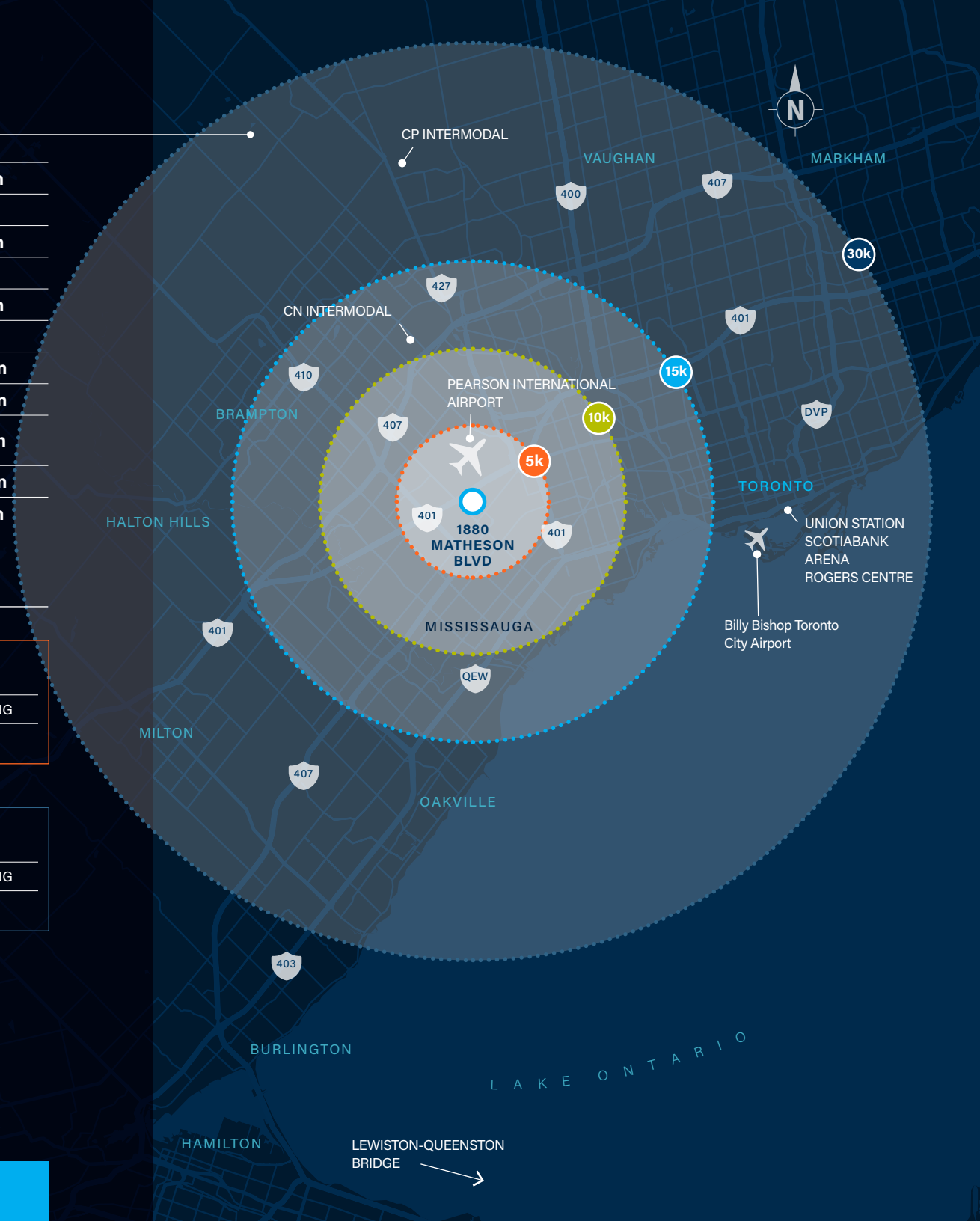
189,807 MANUFACTURING

5,206 UTILITIES

100%

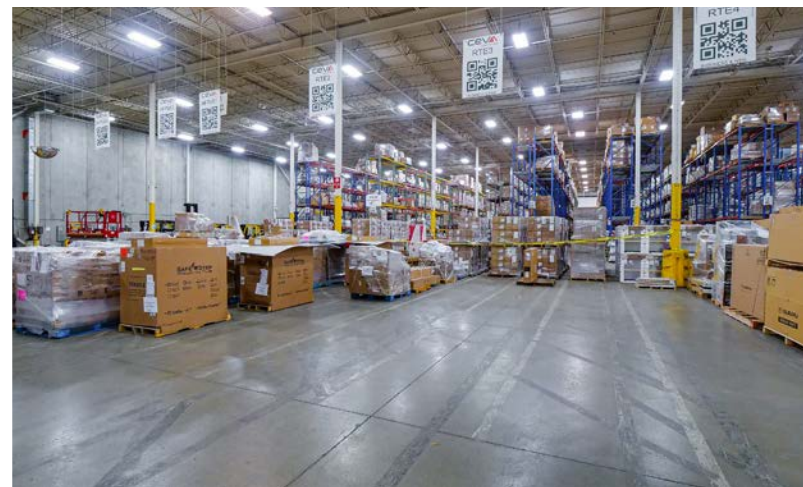
Location Suitability Score

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LEWISTON-QUEENSTON BRIDGE

THE PROPERTY



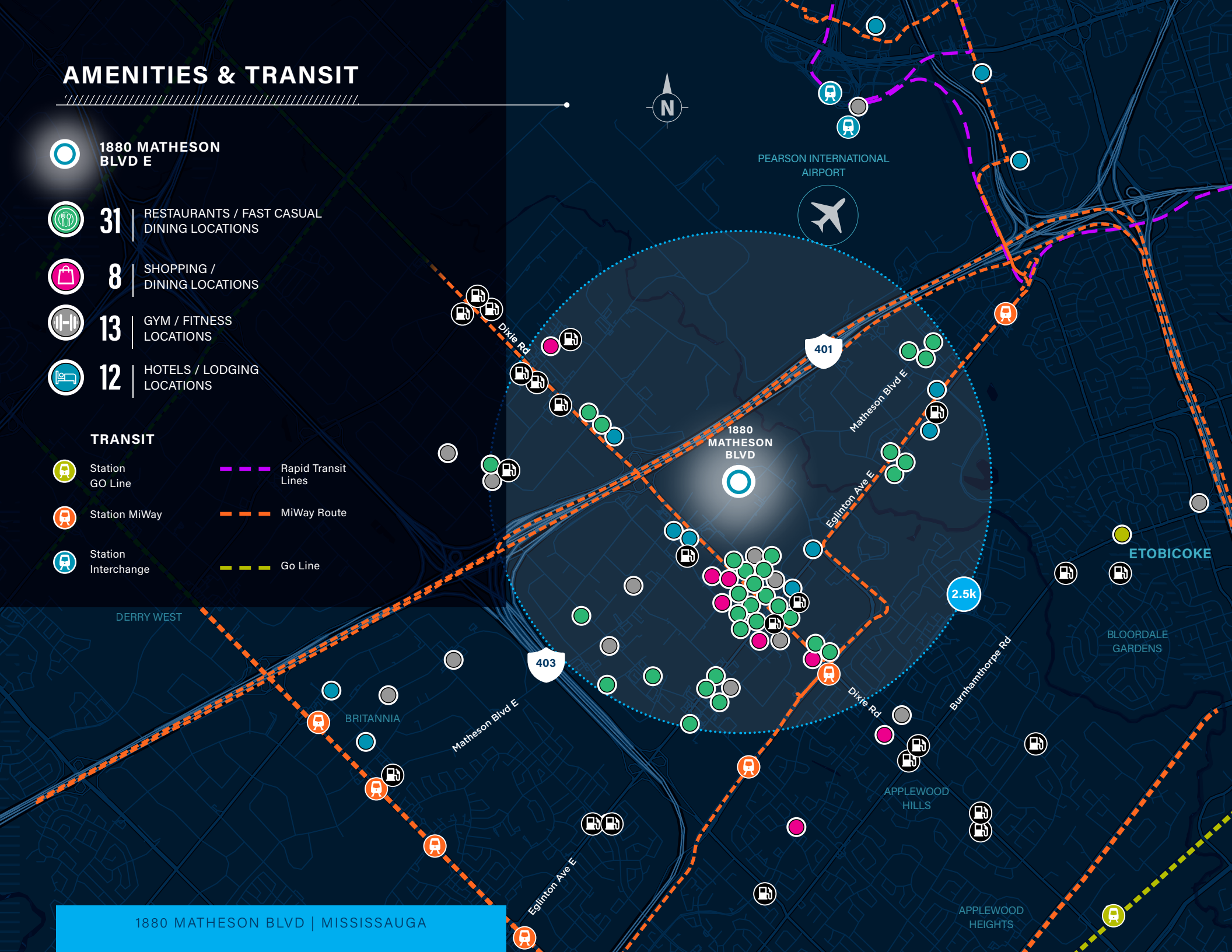
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AMENITIES & TRANSIT

-  **1880 MATHESON BLVD E**
-  **31** RESTAURANTS / FAST CASUAL DINING LOCATIONS
-  **8** SHOPPING / DINING LOCATIONS
-  **13** GYM / FITNESS LOCATIONS
-  **12** HOTELS / LODGING LOCATIONS

TRANSIT

-  Station GO Line
-  Station MiWay
-  Station Interchange
-  Rapid Transit Lines
-  MiWay Route
-  Go Line



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MISSISSAUGA ON



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