FOR SUBLEASE | FREESTANDING INDUSTRIAL BUILDING

215 COURTNEYPARK DRIVE EAST

MISSISSAUGA, ON



GREG LOFFREE* SIOR Senior Vice President Greg.loffree@cushwake.com 905 501 6447 NANCY CARTER*
Vice President
Nancy.carter@cushwake.com
905 501 6410

JOSH BAIRD*
Associate
Josh.baird@cushwake.com
905 501 6419



PROPERTY HIGHLIGHTS

TOTAL BUILDING AREA: 103,593 SF

WAREHOUSE AREA: ~98,593 SF

OFFICE AREA: ~5,000 SF

SITE AREA: 4.25 acres

CLEAR HEIGHT: 28 Feet

SHIPPING 3 Drive-in doors

8 Truck level doors

POWER: 1200 amps

ZONING: E2 - Industrial

TMI: \$3.95psf

\$12.75psf with \$.50 annual escalation

ASKING RATE: Contact Listing Agents for additional

information

AVAILABLE: Immediate / Flexible

HEAD LEASE: Expires April 30, 2028

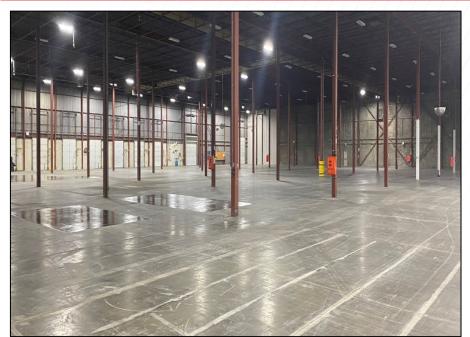
Additional Features:

- Prime Mississauga-Gateway location
- Office space includes open workspace, private offices, Boardroom, Lunchroom, server room
- LED lighting with motion sensors in warehouse
- ESFR sprinklers
- Ample truck turning radius and employee parking





PROPERTY GALLERY

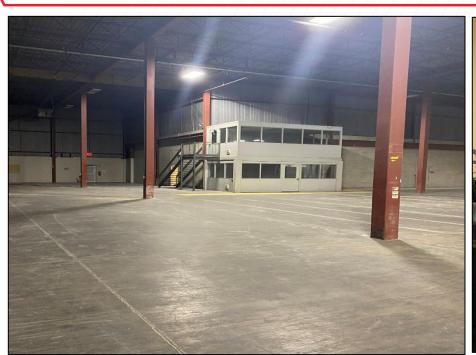








PROPERTY GALLERY









ZONING | E2

EMPLOYMENT

- · Medical office
- · Office

BUSINESS ACTIVITIES

- 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 (14)
- Medicinal Product Manufacturing facility - restricted

COMMERCIAL

- Restaurant (1)
- Convenience Restaurant (1) (13)
- Take-out Restaurant (1)
- Commercial School
- Financial Institution (13)
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

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

HOSPITALITY

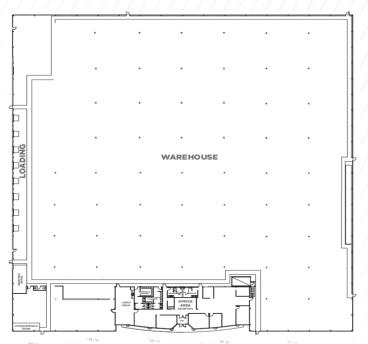
- Banquet Hall/Conference Centre/Convention Centre
- Night club (1) (3)
- · Overnight accommodation

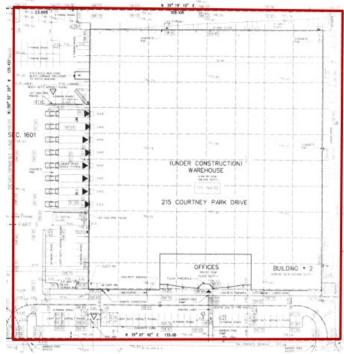
OTHER

- 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

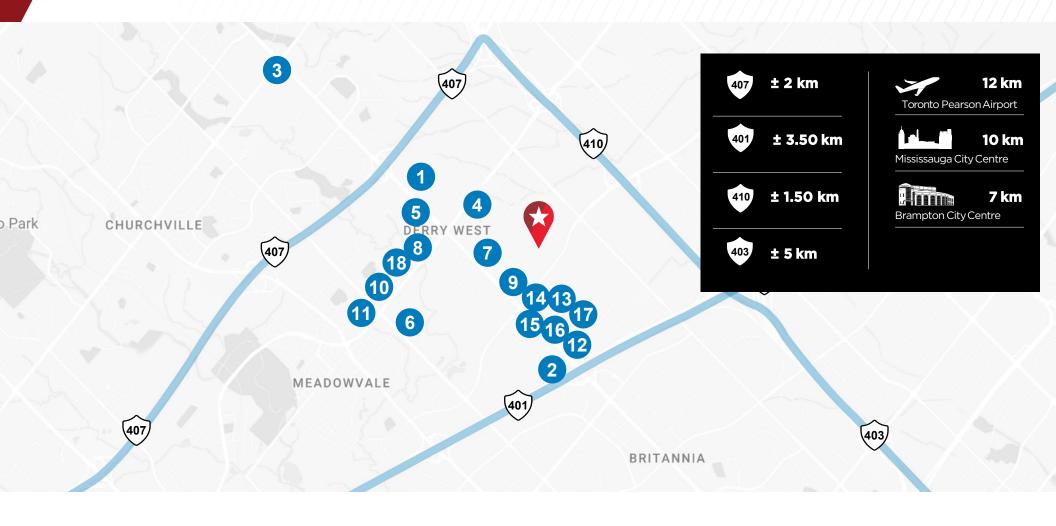








AREA AMENITIES AND DISTANCES

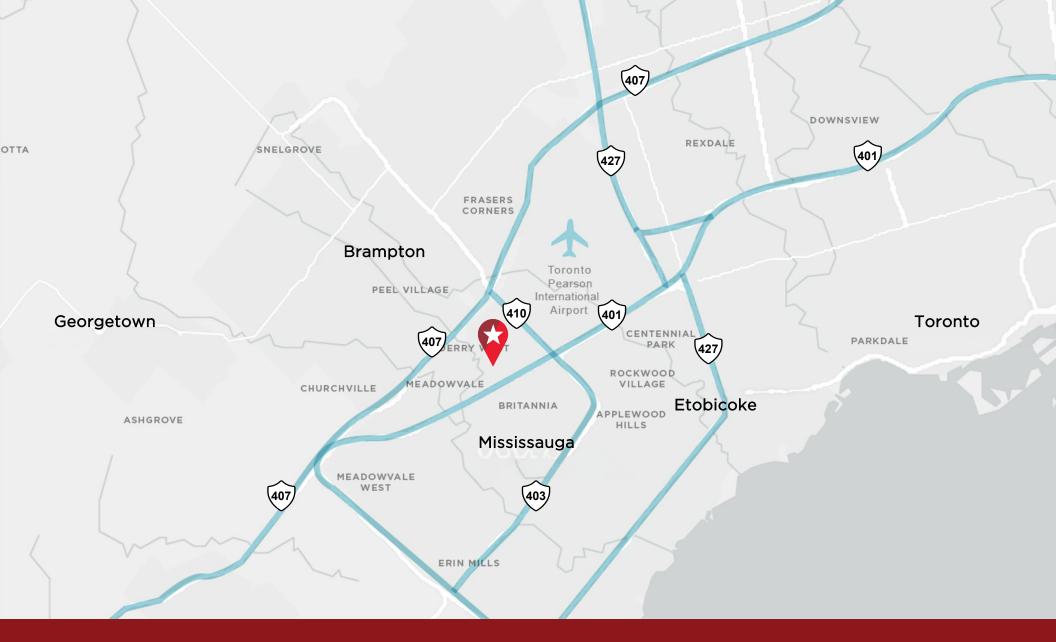


- 1 Park & Ride 407 GO and Public Transit
- 2 Carpool Parking 401 & Hurontario
- 3 Brampton Gateway Transit Terminal
- 4 Raddison Toronto Airport West
- 5 Comfort Inn

- 6 Courtyard by Marriot Toronto
- 7 Holiday Inn Suites
- 8 Mississauga Convention Centre
- 9 Bank of Montreal
- 10 Royal Bank of Canada

- 11 TD Bank
- 12 Starbucks
- 13 Cineplex
- 14 Turtle Jack's
- 15 Boston Pizza

- 16 Montana's
- 17 LA Fitness
- 8 Derry Golf Course



GREG LOFFREE* SIOR

Senior Vice President

<u>Greg.loffree@cushwake.com</u>

905 501 6447

NANCY CARTER*

Vice President
Nancy.carter@cushwake.com
905 501 6410

JOSH BAIRD*

Associate
Josh.Baird@cushwake.com
905 501 6419



©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.