

FOR SUBLEASE | FREESTANDING INDUSTRIAL BUILDING

215 COURTNEYPARK DRIVE EAST

MISSISSAUGA, ON

NEW PRICE: \$12.75 PSF



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PROPERTY HIGHLIGHTS

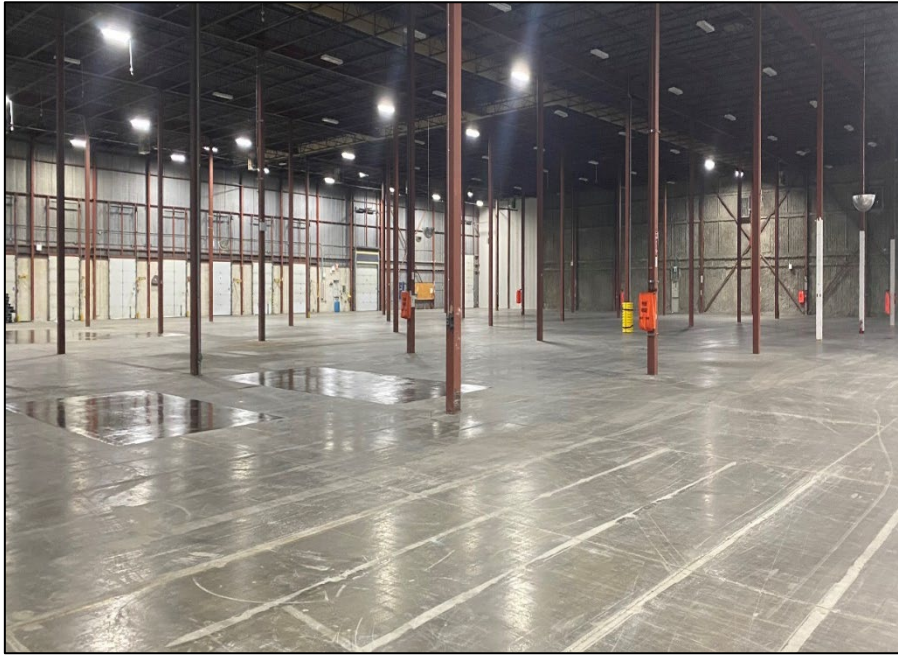
TOTAL BUILDING AREA:	103,593 SF
WAREHOUSE AREA:	~98,593 SF
OFFICE AREA:	~5,000 SF
SITE AREA:	4.25 acres
CLEAR HEIGHT:	28 Feet
SHIPPING	3 Drive-in doors 8 Truck level doors
POWER:	1200 amps
ZONING:	E2 - Industrial
TMI:	\$3.95psf
ASKING RATE:	\$12.75psf with \$.50 annual escalation Contact Listing Agents 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

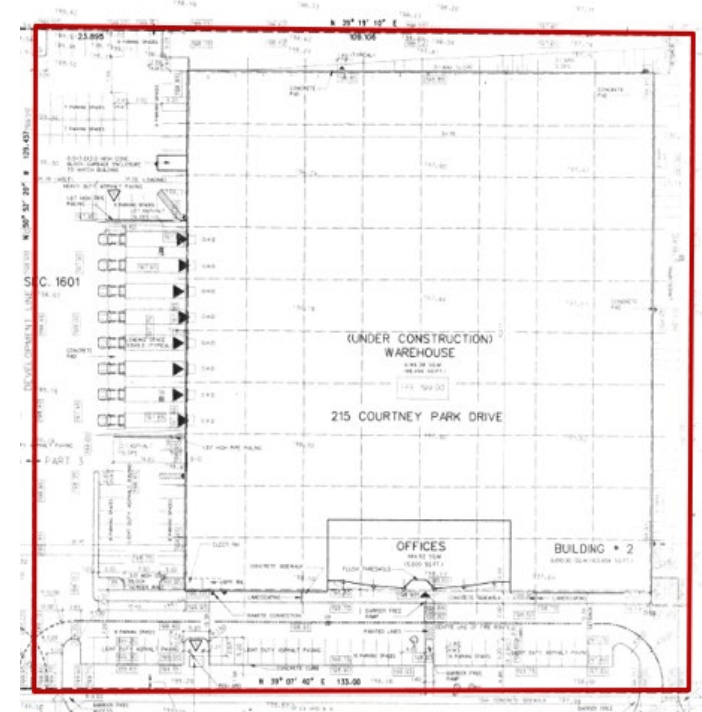
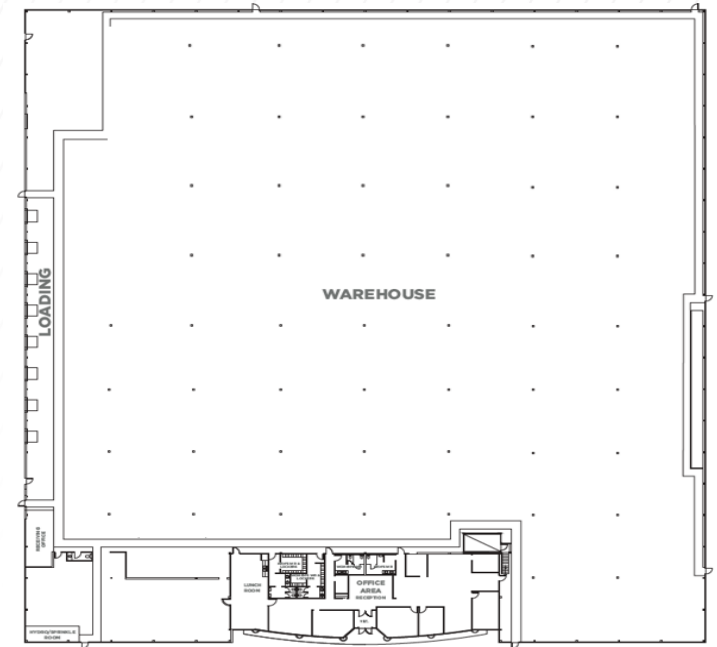
- Adult video store ⁽¹⁾
- Adult entertainment establishment ⁽¹⁾
- Animal boarding establishment ⁽¹⁾
- Active Recreational use
- Body-rub establishment ⁽¹⁾
- Truck fuel dispensing facility
- Entertainment establishment
- Recreational establishment
- Funeral establishment ⁽⁴⁾
- Private club
- Repair establishment
- Parking lot
- University/College
- Courier/Messenger service



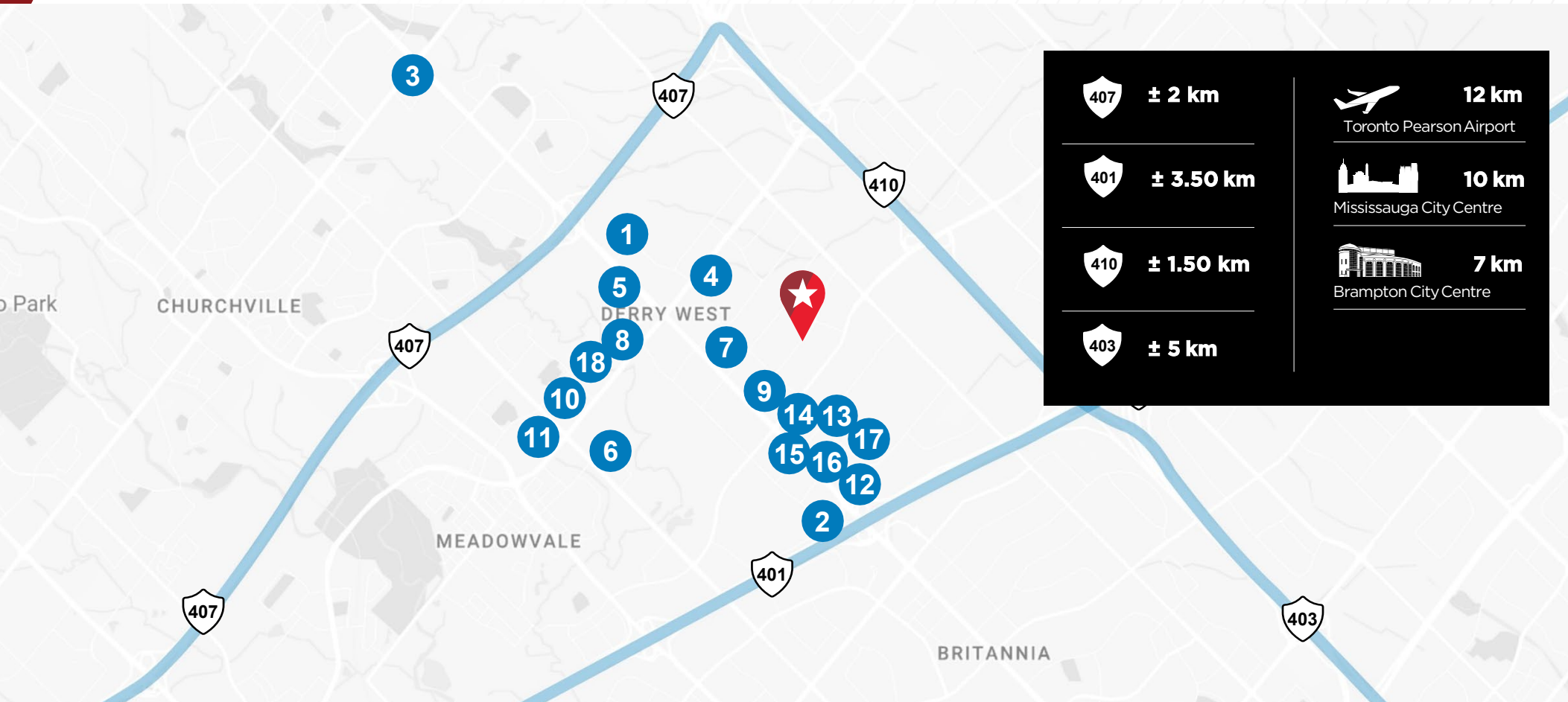
Zoning Map



Zoning By-Law



AREA AMENITIES AND DISTANCES

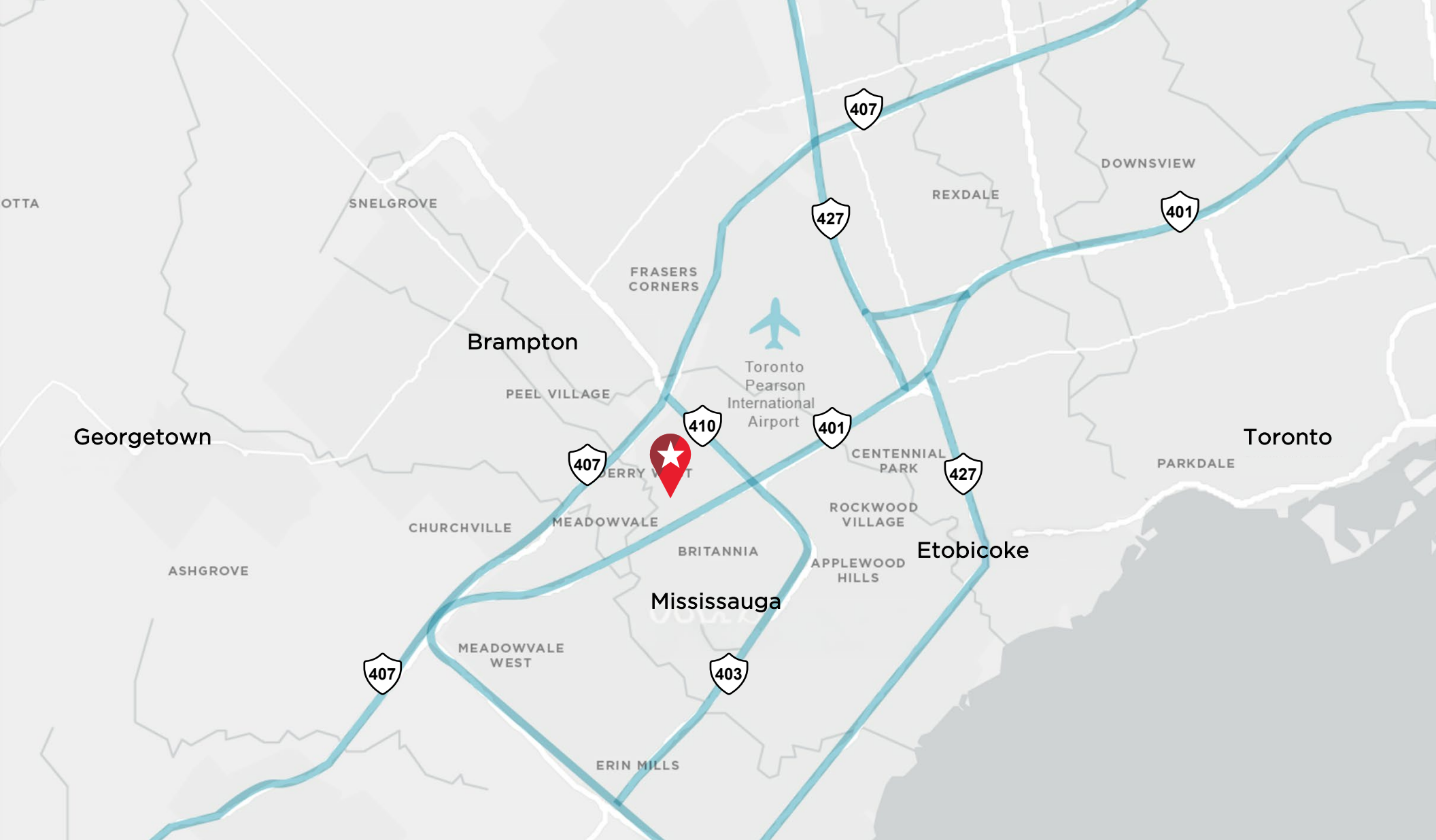


- 1 Park & Ride 407 - GO and Public Transit
- 2 Carpool Parking - 401 & Hurontario
- 3 Brampton Gateway Transit Terminal
- 4 Raddison Toronto Airport West
- 5 Comfort Inn

- 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
- 18 Derry Golf Course



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