

FULL DUE DILIGENCE PACKAGE AVAILABLE  
INCLUDING CLEAN PHASE II ESA

MISSISSAUGA RD

FALCONER DR

FOR SALE

**8 FALCONER DRIVE**  
**MISSISSAUGA, ON**

137,736 SF SITUATED ON 6.06 ACRES

For more information, contact:

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**WATCH DRONE VIDEO**



**CUSHMAN &  
WAKEFIELD**



# 8 FALCONER DRIVE, MISSISSAUGA

## PROPERTY DETAILS

|                       |                                                               |
|-----------------------|---------------------------------------------------------------|
| <b>Total Size</b>     | 137,736 sf<br>(4,148 sf mezzanine not included in total area) |
| <b>Year Built</b>     | 1982<br>(expanded in 1990)                                    |
| <b>Lot Size</b>       | 6.06 acres                                                    |
| <b>Shipping Doors</b> | 12 TL, 1 DI                                                   |
| <b>Clear Height</b>   | 18' - 24'                                                     |
| <b>Power</b>          | 3,000 amp capacity                                            |
| <b>Zoning</b>         | E2-35 & C3                                                    |
| <b>Occupancy</b>      | Immediate                                                     |
| <b>Asking Price</b>   | \$29,950,000                                                  |
| <b>Taxes (2023)</b>   | \$202,431.83                                                  |

### The Offering

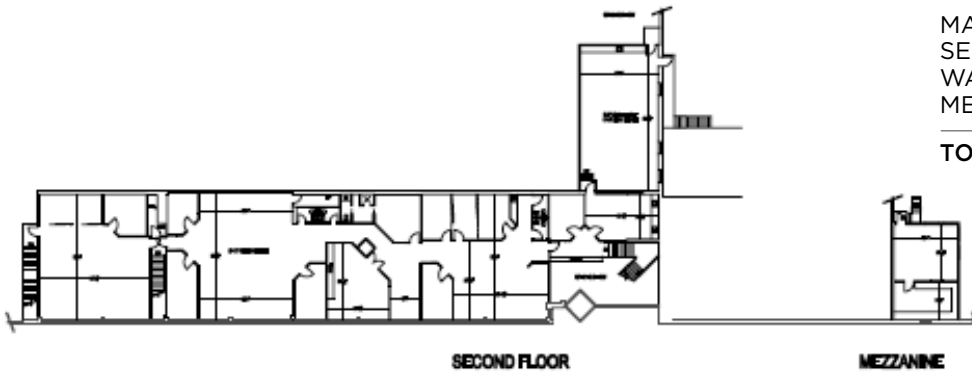
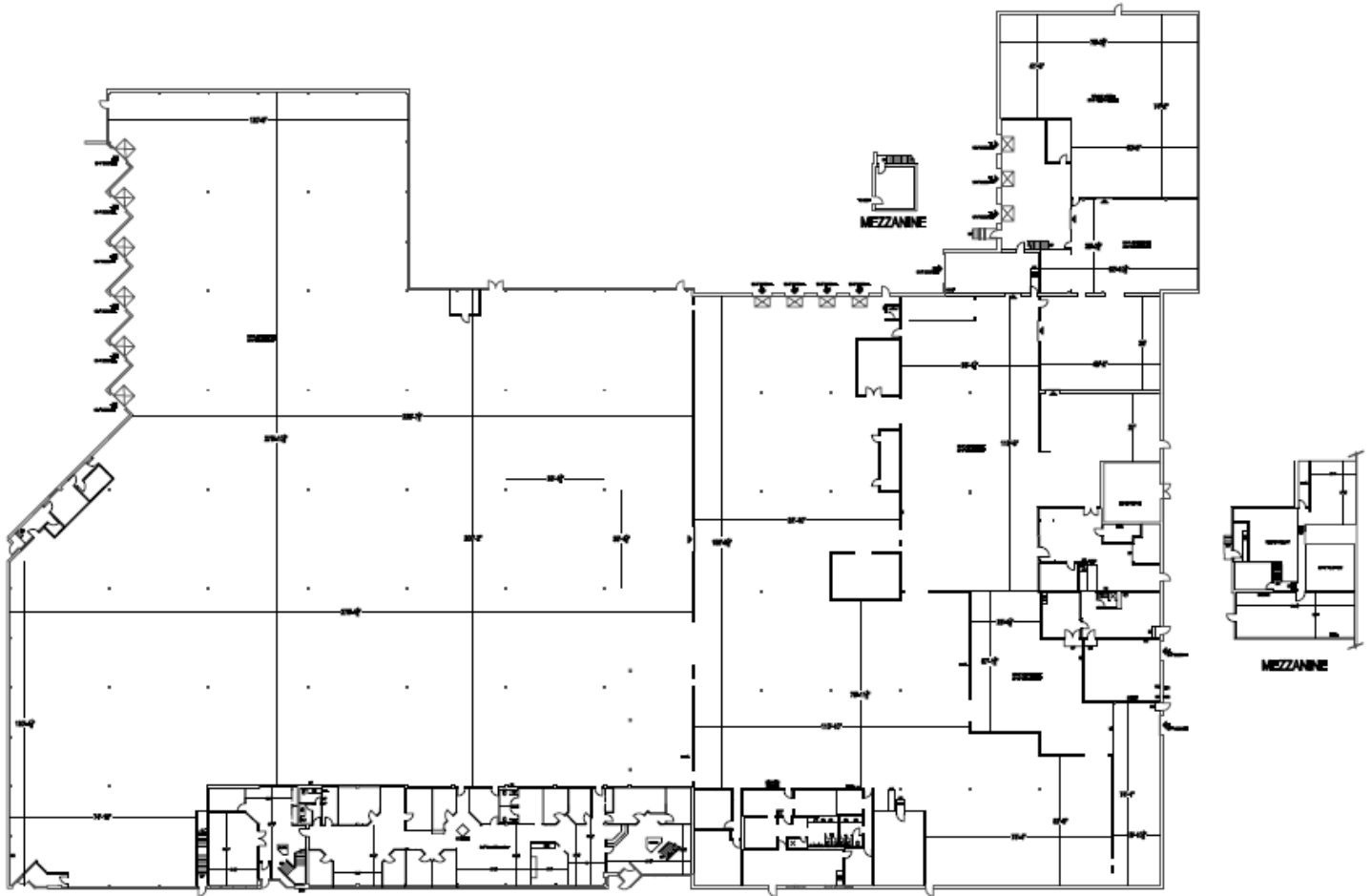
8 Falconer Drive represents a **137,736 sf** property situated on **6.06 acres** offering end users or investors a **rare opportunity** to acquire a large industrial building in West Mississauga. The property benefits from **multiple ingress/egress points** off Falconer Drive and Matlock Avenue, offers **quick access** to Hwy 401, 407 & 403, and public transit directly at its doorstep.

The property has undergone a **thorough decommissioning program** and is ready for **immediate vacant possession**. An updated BCA and clean Phase II ESA are available to qualified purchasers.



# 8 FALCONER DRIVE, MISSISSAUGA

## FLOOR PLAN



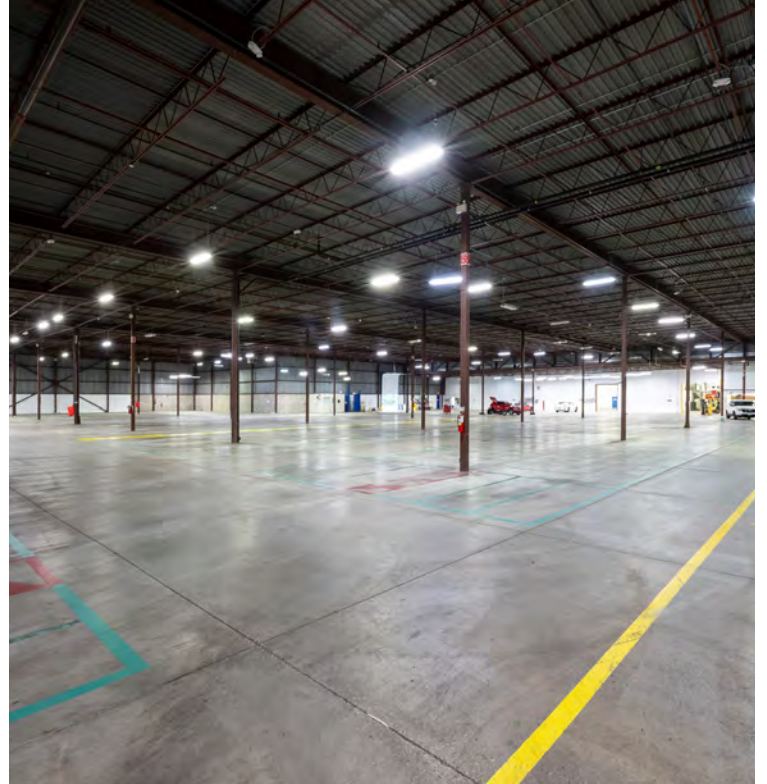
|                      |                   |
|----------------------|-------------------|
| MAIN FLOOR OFFICE:   | 8,319 SF          |
| SECOND FLOOR OFFICE: | 9,387 SF          |
| WAREHOUSE AREA:      | 120,030 SF        |
| MEZZANINE AREA:      | 4,148 SF          |
| <b>TOTAL AREA:</b>   | <b>141,884 SF</b> |

[ACCESS 3D VIRTUAL TOUR](#)



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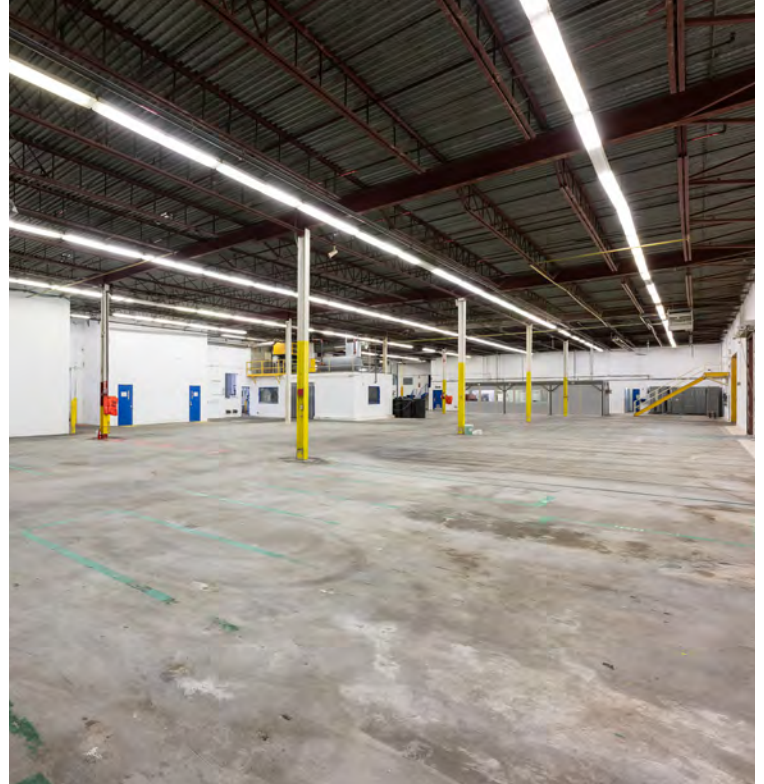
## INTERIOR PHOTOS





# 8 FALCONER DRIVE, MISSISSAUGA

## INTERIOR PHOTOS





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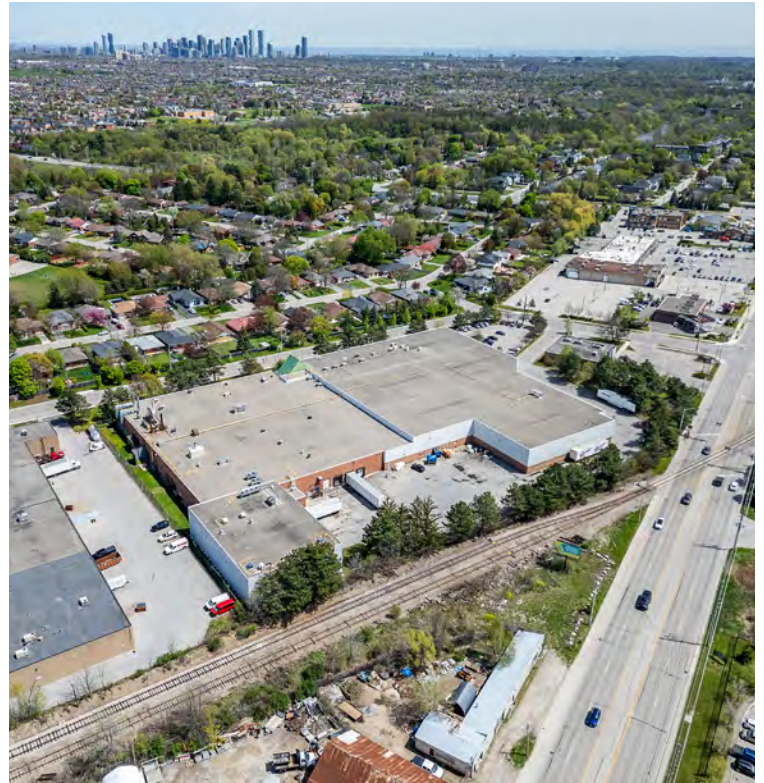
## EXTERIOR PHOTOS





# 8 FALCONER DRIVE, MISSISSAUGA

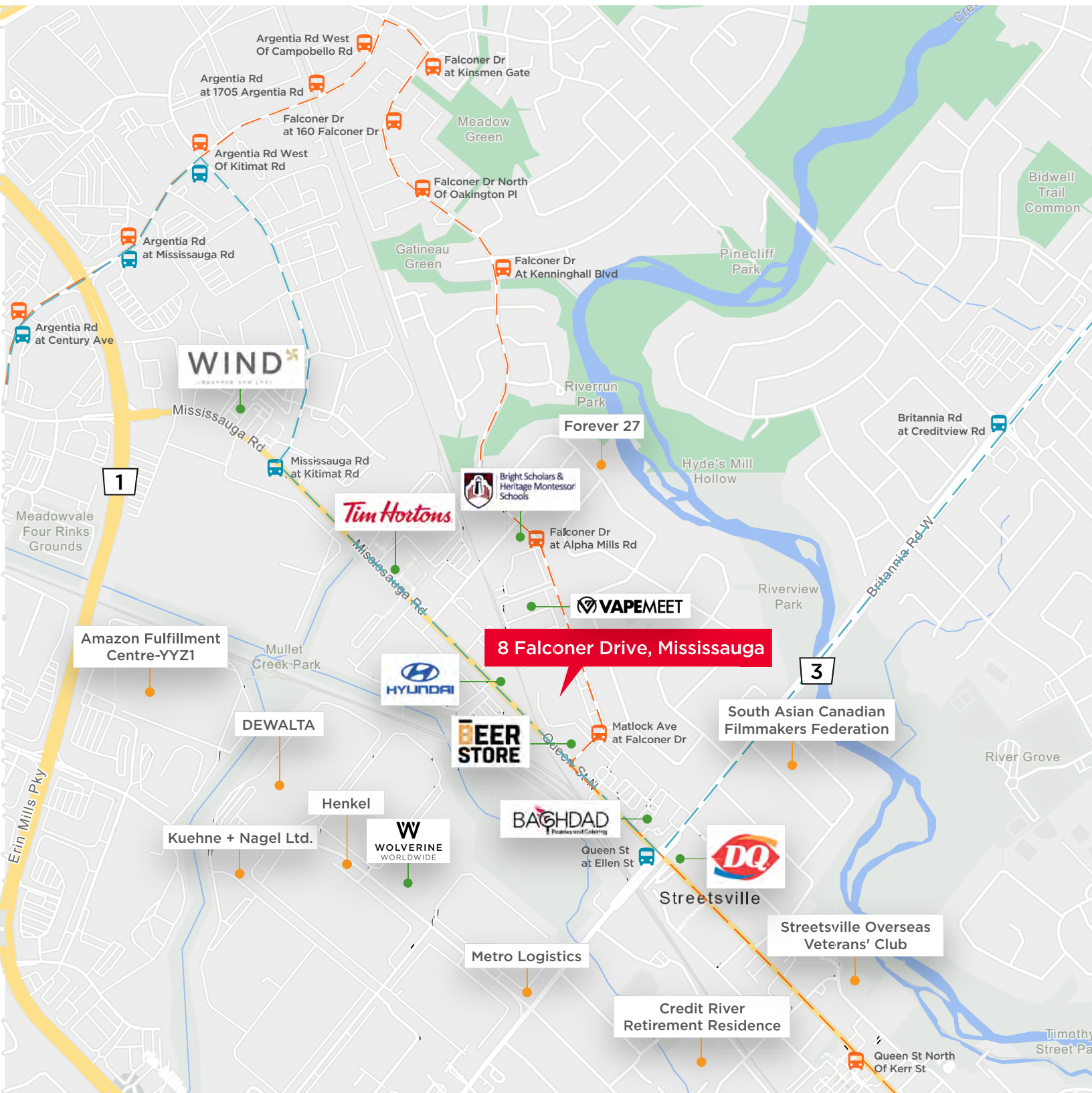
## AERIAL PHOTOS





# 8 FALCONER DRIVE, MISSISSAUGA

## LOCATION MAP





# 8 FALCONER DRIVE, MISSISSAUGA

FOR MORE INFORMATION ON ZONING, VISIT  
[WWW.MISSISSAUGA.CA](http://WWW.MISSISSAUGA.CA)

**ZONING: E2-35 & C3**

## E2-35 PERMITTED USES

### OFFICE

- Medical office
- Office

### BUSINESS ACTIVITIES

- Broadcasting/communication facility
- Manufacturing facility
- Science & 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
- Plant based manufacturing facility

### COMMERCIAL

- Restaurant
- Convenience restaurant
- Take-out restaurant
- Commercial school
- Financial institution
- Veterinary clinic
- Animal care establishment

### MOTOR VEHICLE SERVICE

- Motor vehicle repair facility
- Motor vehicle rental facility
- Motor vehicle wash facility
- Gas bar
- Motor vehicle service station
- Motor vehicle sales, leasing or rental facility

### 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

## C3 (GENERAL COMMERCIAL) PERMITTED USES

### RETAIL

- Retail store
- Motor vehicle sales, leasing and rental facility
- Motor vehicle rental facility

### SERVICE

- Restaurant
- Convenience restaurant
- Take-out restaurant
- Veterinary clinic
- Animal care establishment
- Funeral establishment
- Service establishment
- Commercial school
- Financial institution

### OFFICE

- Medical office
- Office

### HOSPITALITY

- Overnight accommodation
- Banquet hall/conference centre/convention centre

### ENTERTAINMENT/RECREATION

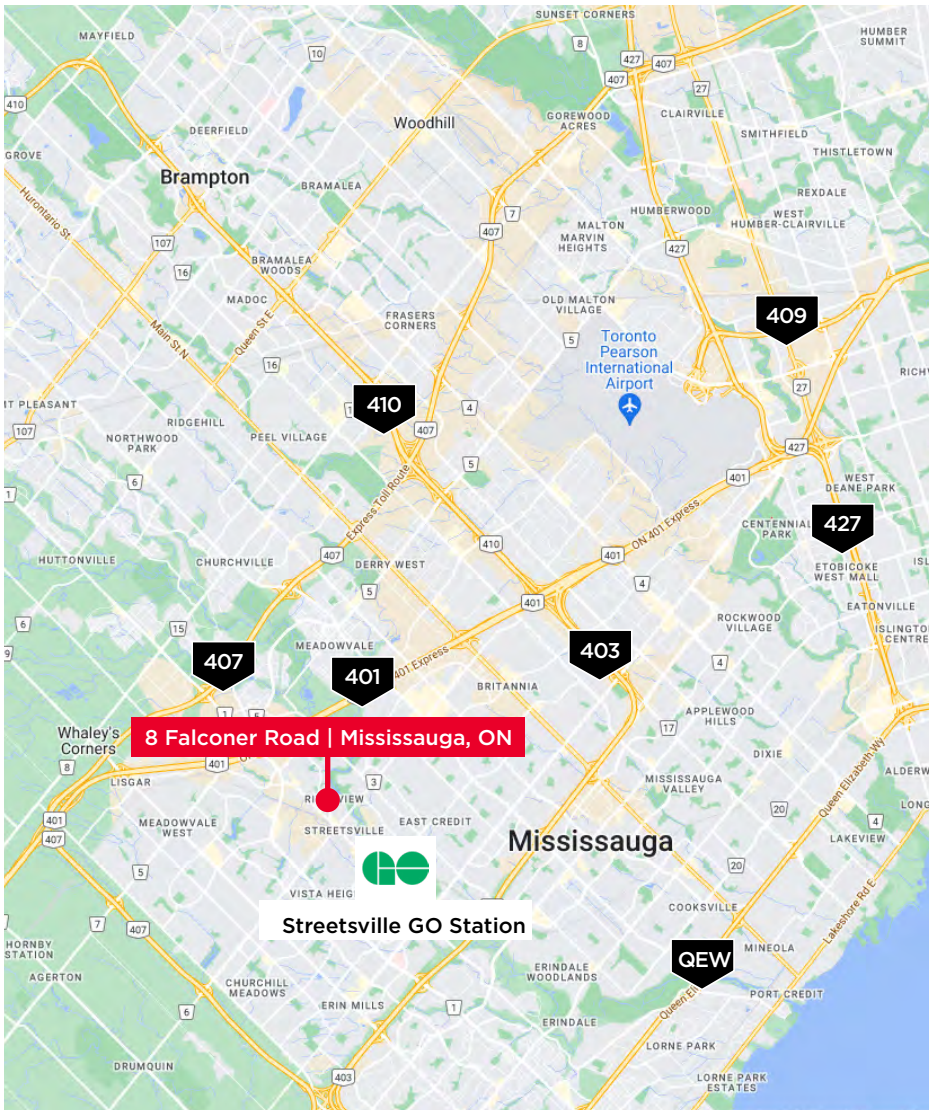
- Recreational establishment
- Entertainment establishment
- Private club

### OTHER

- University/college



# 8 FALCONER DRIVE, MISSISSAUGA



## DRIVE TIMES

### Highway 401

5 Minutes | 3.5 KM

### Highway 407

9 Minutes | 5.8 KM

### Highway 403

12 Minutes | 12.2 KM

### Highway 410

11 Minutes | 11.3 KM

### Highway 427

16 Minutes | 19.2 KM

### QEW

20 Minutes | 26.5 KM

### Pearson Airport

21 Minutes | 21.5 KM

### Streetsville GO Station

6 Minutes | 2.6 KM

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