

NEWLY REDUCED ASKING PRICE!
\$36,500,040 \$29,950,000

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

Total Size	137,736 sf (4,148 sf mezzanine not included in total area)
Year Built	1982 (expanded in 1990)
Lot Size	6.06 acres
Shipping Doors	12 TL
Clear Height	18' - 24'
Power	3,000 amp capacity
Zoning	E2-35 & C3
Occupancy	Immediate
Asking Price	\$36,500,040 \$29,950,000
Taxes (2023)	\$202,431.83

The Offering

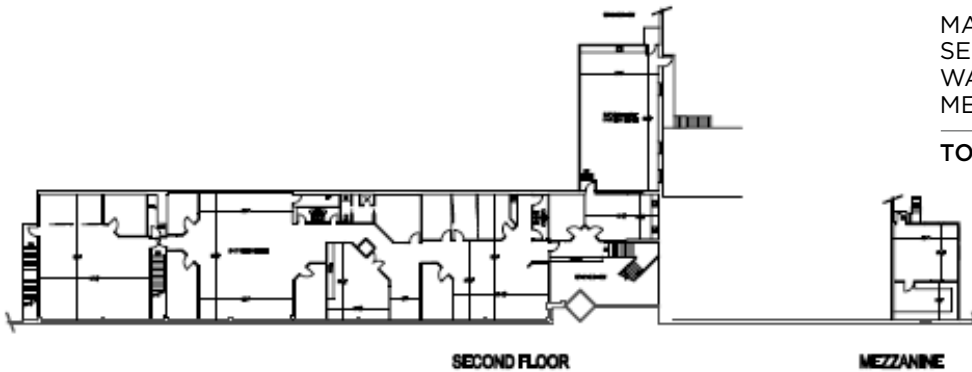
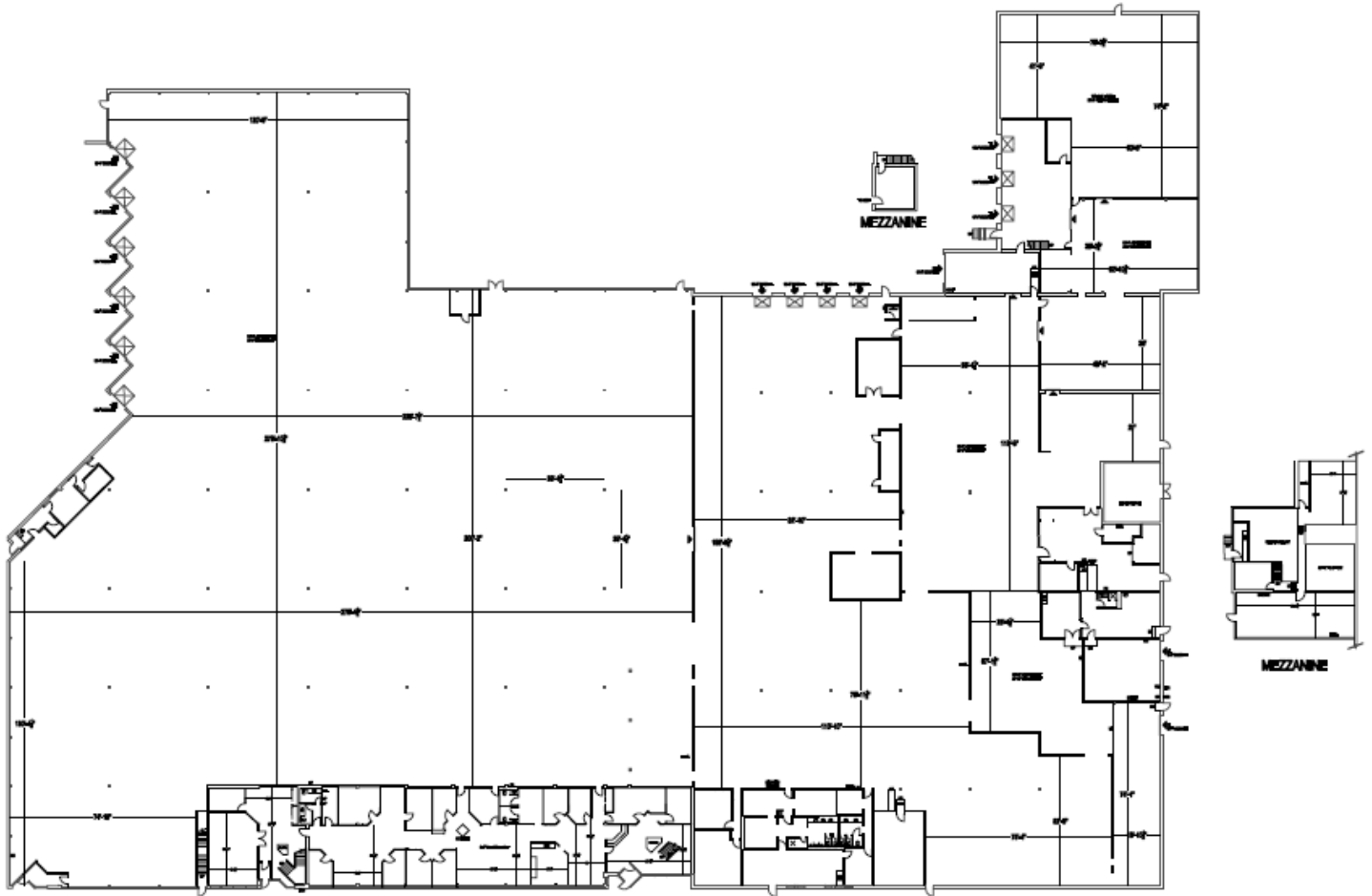
8 Falconer Drive represents a **137,736 sf** property situated on **6.06 acres** offering end users or investors a **rare opportunity** to acquire a large industrial building in West Mississauga. The property benefits from **multiple ingress/egress points** off Falconer Drive and Matlock Avenue, offers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

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



8 FALCONER DRIVE, MISSISSAUGA

FLOOR PLAN

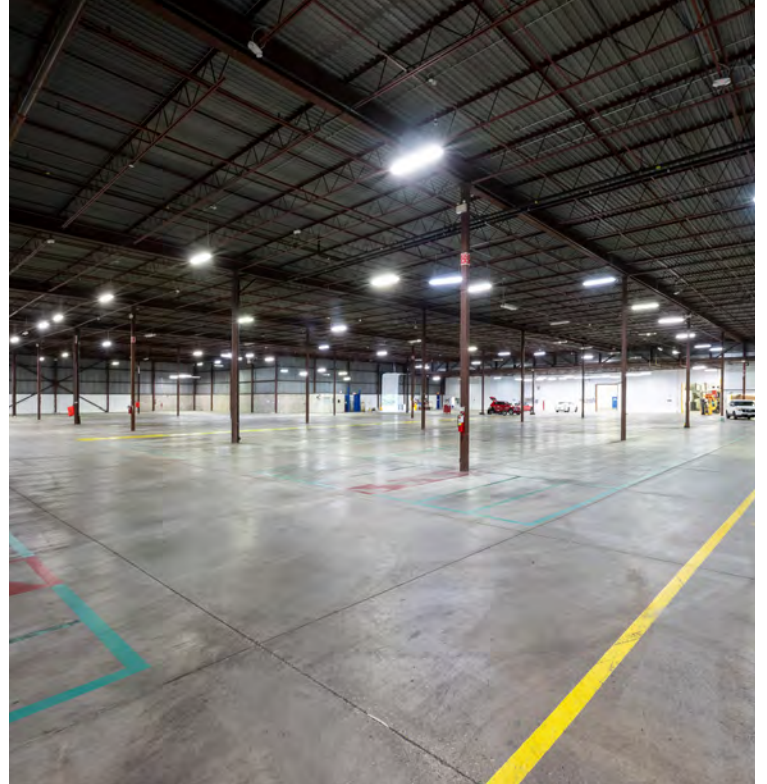


MAIN FLOOR OFFICE:	8,319 SF
SECOND FLOOR OFFICE:	9,387 SF
WAREHOUSE AREA:	120,030 SF
MEZZANINE AREA:	4,148 SF
TOTAL AREA:	141,884 SF

[ACCESS 3D VIRTUAL TOUR](#)

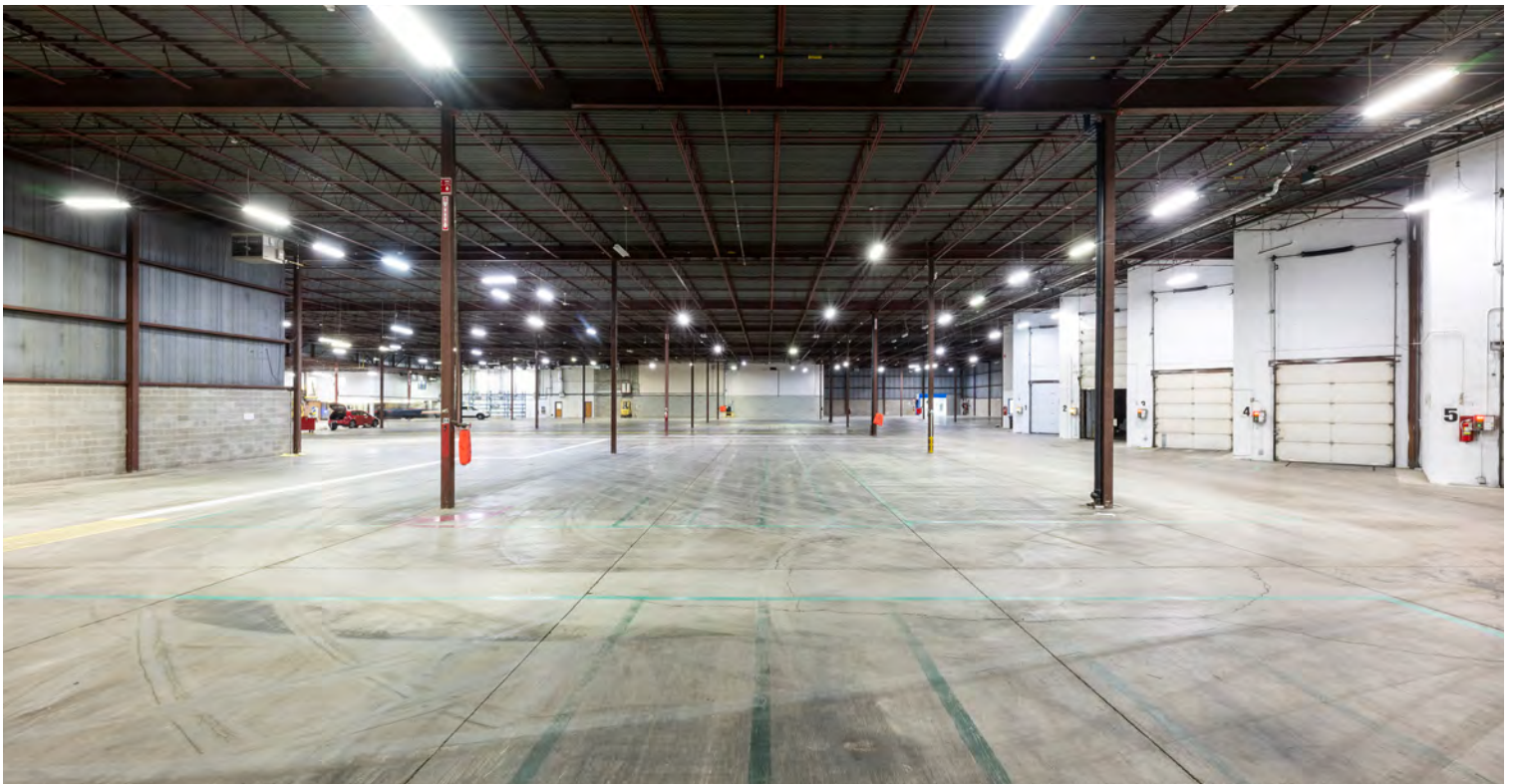
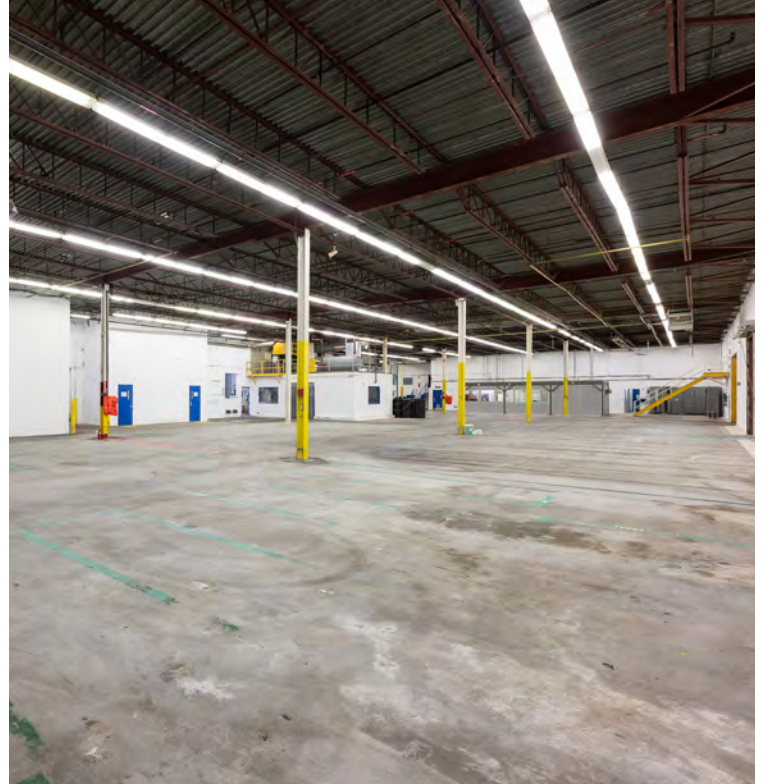
8 FALCONER DRIVE, MISSISSAUGA

INTERIOR PHOTOS



8 FALCONER DRIVE, MISSISSAUGA

INTERIOR PHOTOS



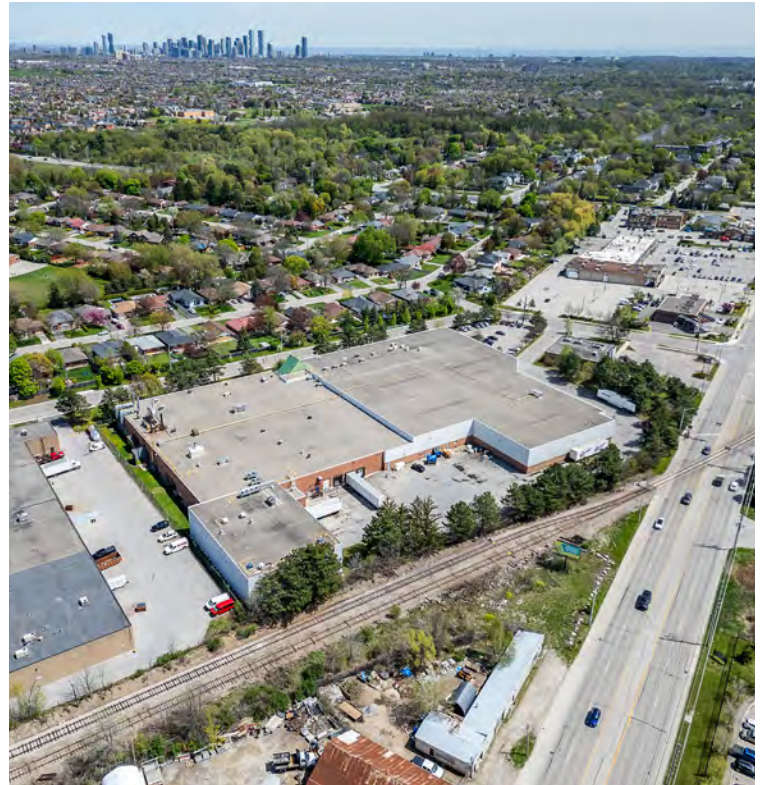
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EXTERIOR PHOTOS



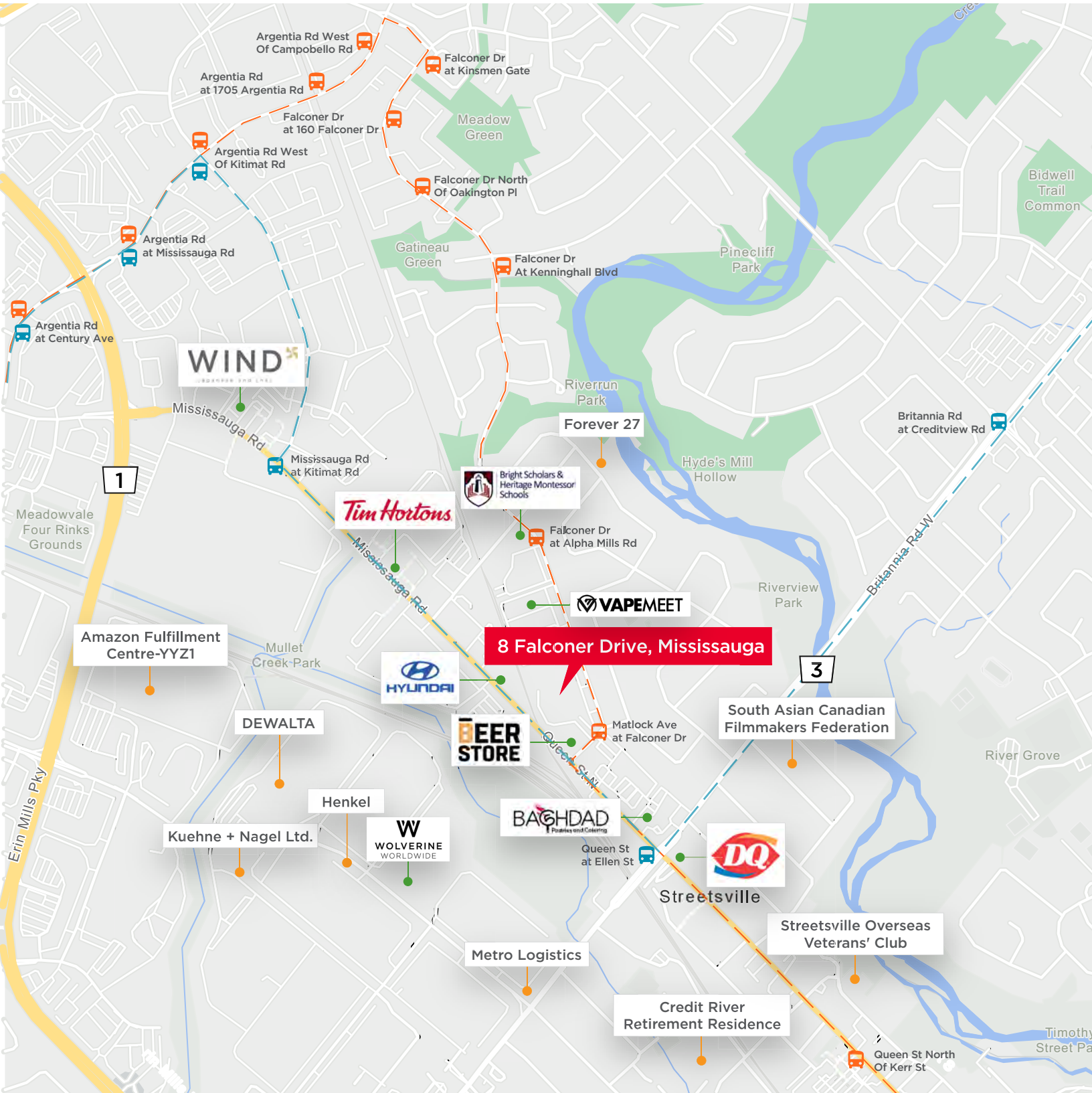
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AERIAL PHOTOS



8 FALCONER DRIVE, MISSISSAUGA

LOCATION MAP



8 FALCONER DRIVE, MISSISSAUGA

FOR MORE INFORMATION ON ZONING, VISIT
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

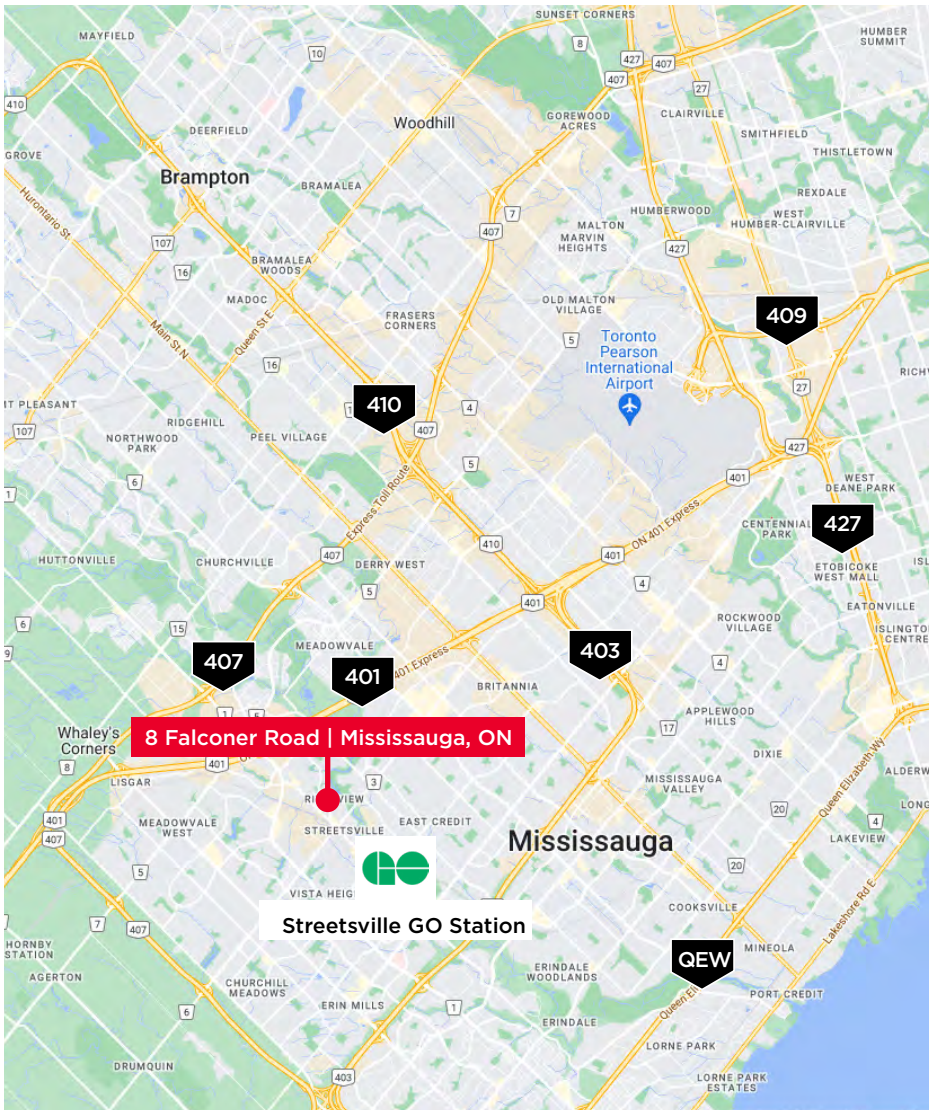
ENTERTAINMENT/RECREATION

- 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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