



# 1231 KAMATO ROAD | MISSISSAUGA



**FOR SUBLEASE 55,802 SF**



# PROPERTY SPECIFICATIONS



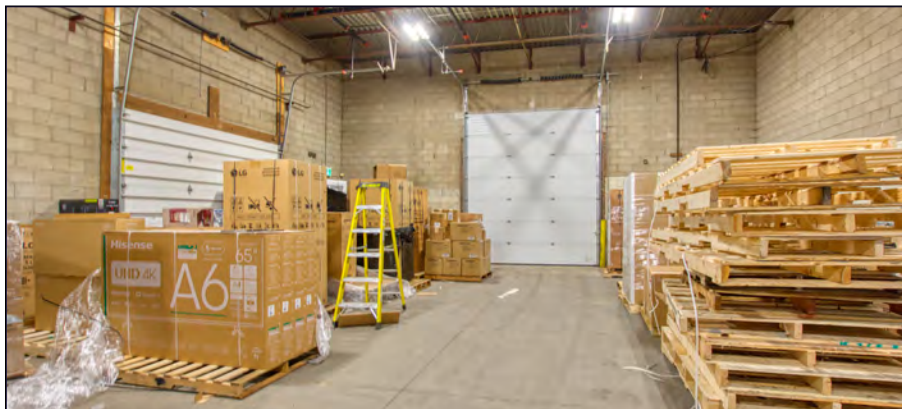
Total Area:	55,802 sf
Office Area:	7,182 sf
Lot Size:	2.982 acres
Clear Height:	18'
Shipping:	7 TL, 2 DI
Zoning:	E2
Possession:	Immediate
Asking Rate:	\$9.95 psf
TMI (2025):	\$4.46 psf
Sublease Expiry:	March 30, 2029

## Comments:

- Fully racked - available for purchase or Subtenant's use
- Yard can easily accommodate 20 trailer positions
- Secured 180' shipping court depth
- Fully fenced and secured yard
- Two gated entrances allowing for full truck circulation
- Warehouse lighting upgraded to LED
- Public transit at doorstep
- Conveniently located with direct access to Hwy 401 via Dixie Road



# WAREHOUSE PHOTOS





# AERIAL/EXTERIOR PHOTOS

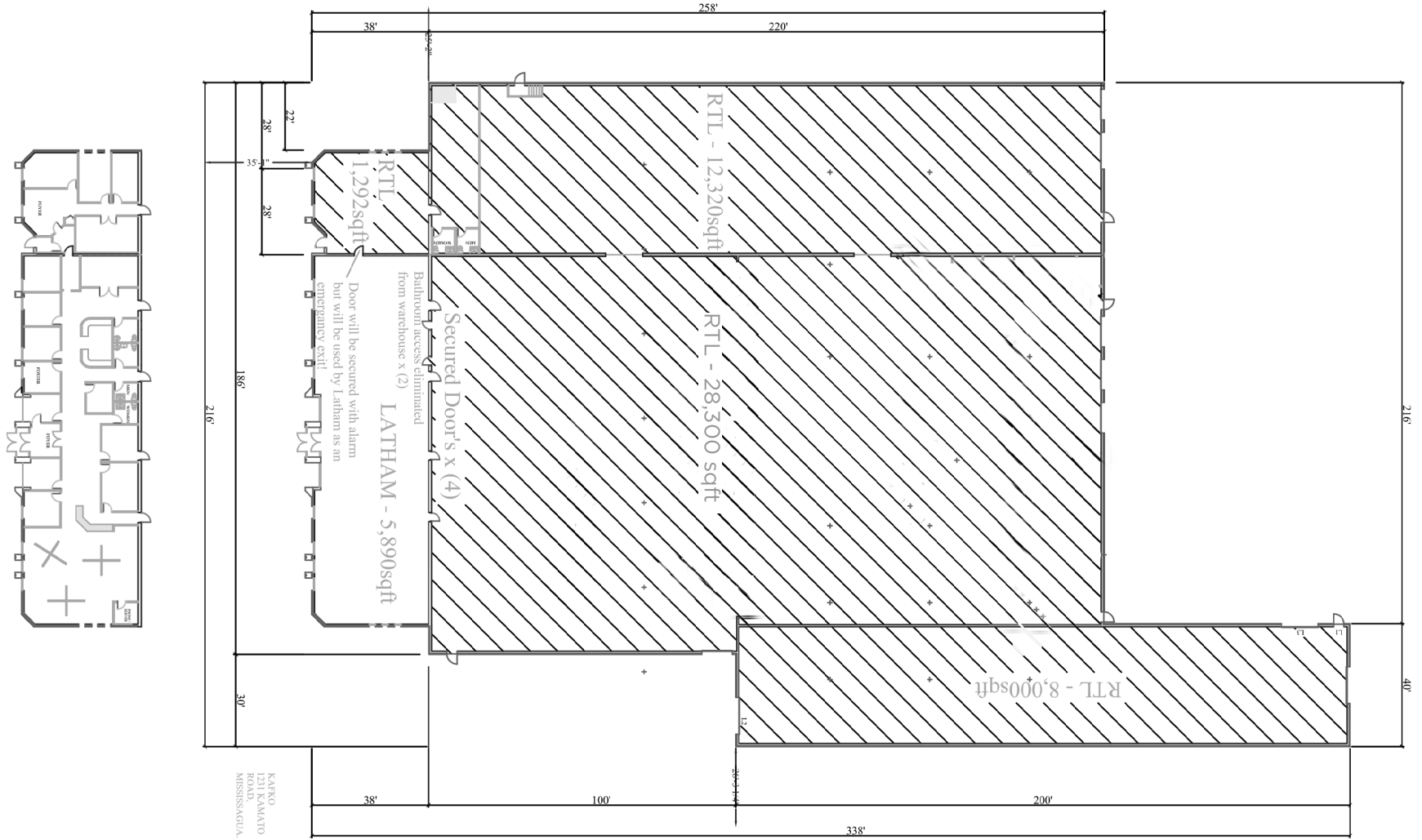




# OFFICE PHOTOS



# FLOOR PLAN





# STRATEGIC LOCATION



● Amenities   
 ● Corporate Tenants   
 ● Subject Property   
 --- mt WAY #73 @ Kamato Road   
 --- mt WAY #5 @ Dixie Road   
 --- mt WAY #39 @ Britannia Road

# ZONING: E2

The following are permitted uses in the E2 variation:

## 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

For more information on zoning, visit [www.mississauga.ca](http://www.mississauga.ca)







## FOR MORE INFORMATION, CONTACT:

**MICHAEL YULL\*, SIOR**  
Executive Vice President  
647 272 3075  
[Michael.Yull@cushwake.com](mailto:Michael.Yull@cushwake.com)

**RORY MACNEIL\***  
Senior Associate  
289 221 0356  
[Rory.MacNeil@cushwake.com](mailto:Rory.MacNeil@cushwake.com)

**CUSHMAN & WAKEFIELD ULC.**  
1 Prologis Blvd, Suite 300  
Mississauga, ON L5W 0G2  
[cushmanwakefield.com](http://cushmanwakefield.com)