



1200 FEWSTER DRIVE | MISSISSAUGA, ON



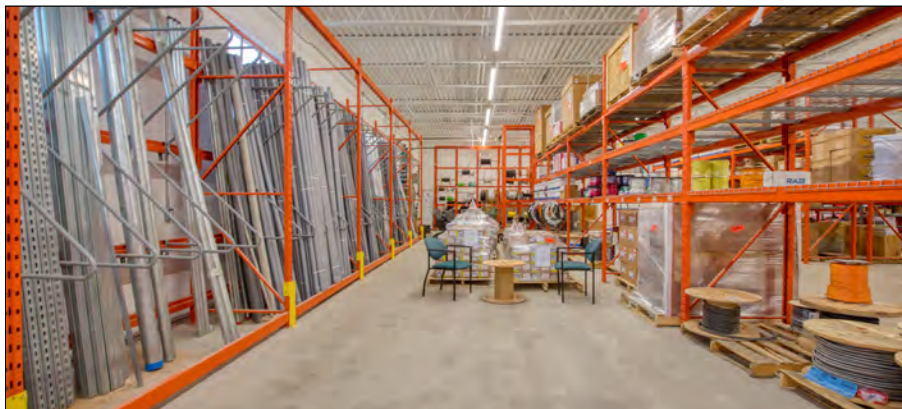
FOR SALE - RECENTLY UPGRADED FREESTAND

PROPERTY SPECIFICATIONS

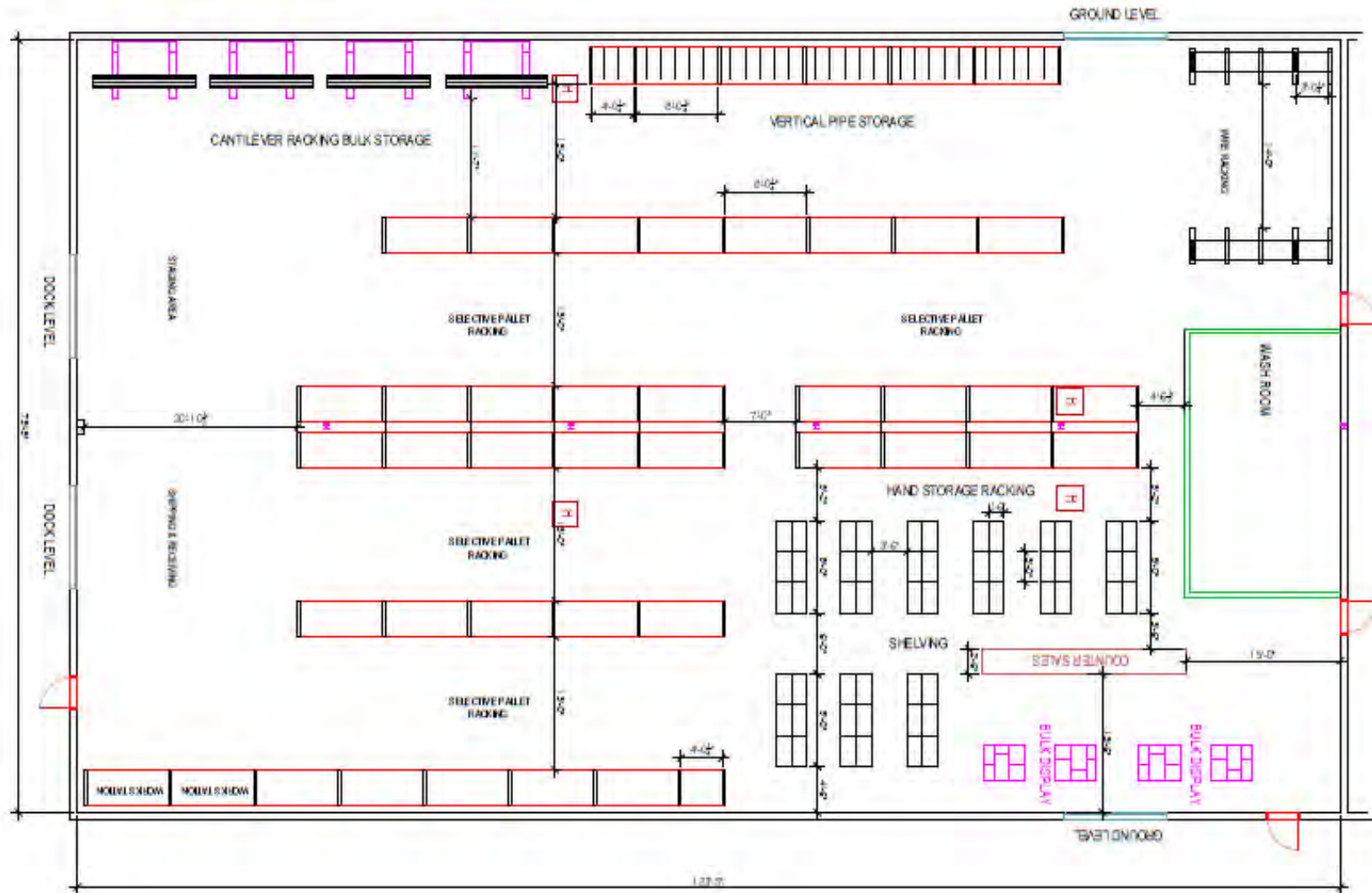


Total Area:	11,340 sf
Office Area:	10%
Lot Size:	0.686 acres
Clear Height:	14'
Shipping:	1 TL, 3 DI
Sale Price:	\$5,775,000
Taxes (2024):	\$26,036
Possession:	Flexible
Zoning:	E2
Legal Description:	Pt Lt 7 Con 2 Nds Toronto As In Vs180367 ; Mississauga
Comments:	<ul style="list-style-type: none">• Recently upgraded freestanding building with excellent proximity to Hwy 401/ Dixie Road, Hwy 403 and Hwy 410• White boxed warehouse with LED lighting and new office build-out• Roof replacement in 2016

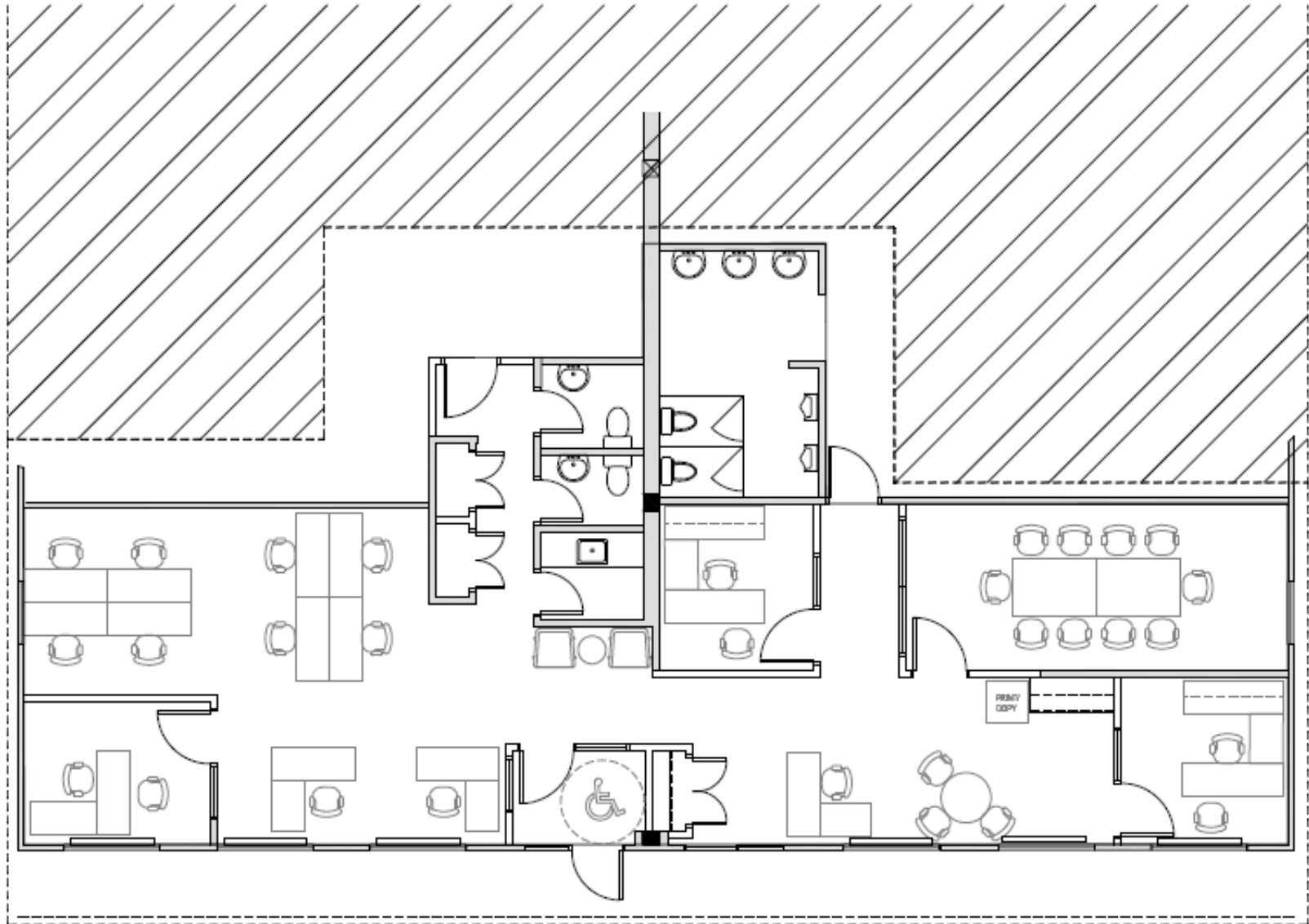
WAREHOUSE PHOTOS



WAREHOUSE PLAN



OFFICE PLAN



AERIAL PHOTOS



EXTERIOR PHOTOS



OFFICE PHOTOS







STRATEGIC LOCATION



● Amenities
 ● Corporate Tenants
 ● Subject Property
 — m1way #73 @ Kamato Road
 — #5 @ Dixie Road
 — #39 @ Britannia Road
 — #51 @ Tomken Road

DEMOGRAPHIC STATISTICS



		5 km	10 km	15 km
	Population:	200,860	686,766	1,657,415
	Average Household Income:	\$105,748	\$126,246	\$118,898
	Median Age	43	42	41
	Employment Rate	53%	54%	55%

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





FOR MORE INFORMATION, CONTACT:

MICHAEL YULL*, SIOR

Vice Chair
647 272 3075
Michael.Yull@cushwake.com

RORY MACNEIL*

Associate Vice President
289 221 0356
Rory.MacNeil@cushwake.com

CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300
Mississauga, ON L5W 0G2
cushmanwakefield.com