

1200 FEWSTER DRIVE | MISSISSAUGA, ON







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:	\$5,895,000				
Asking Rate:	\$17.95 psf				
Taxes (2024):	\$26,036				
Possession:	Flexible				
Zoning:	E2				
Legal Description:	Pt Lt 7 Con 2 Nds Toronto As In Vs180367 ; Mississauga				
Comments:	 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





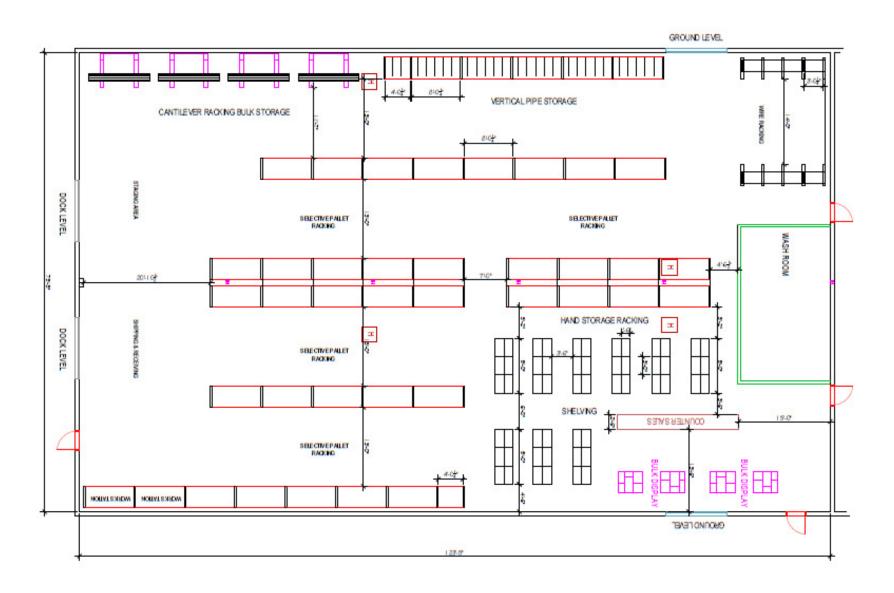




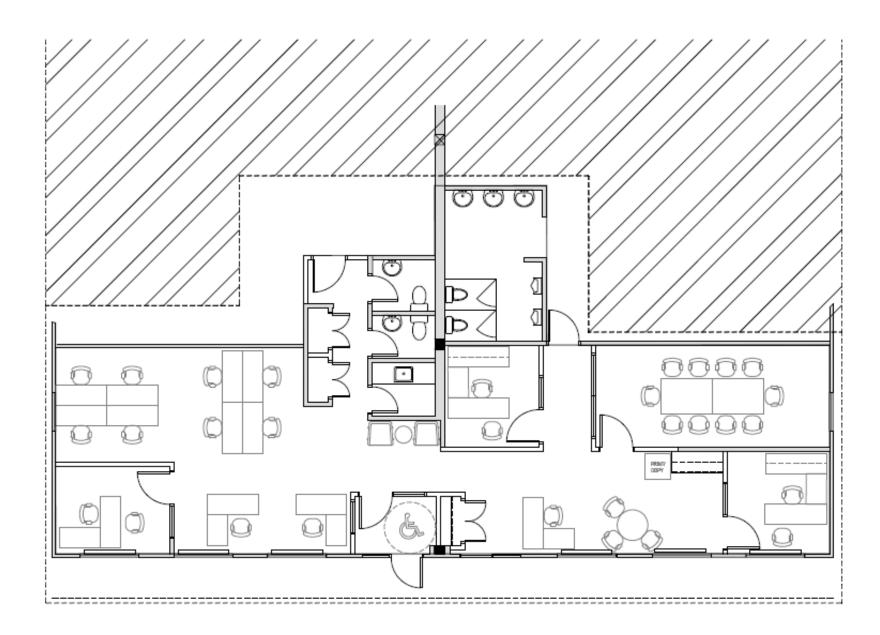




WAREHOUSE PLAN



OFFICE PLAN



AERIAL PHOTOS













EXTERIOR PHOTOS













OFFICE PHOTOS

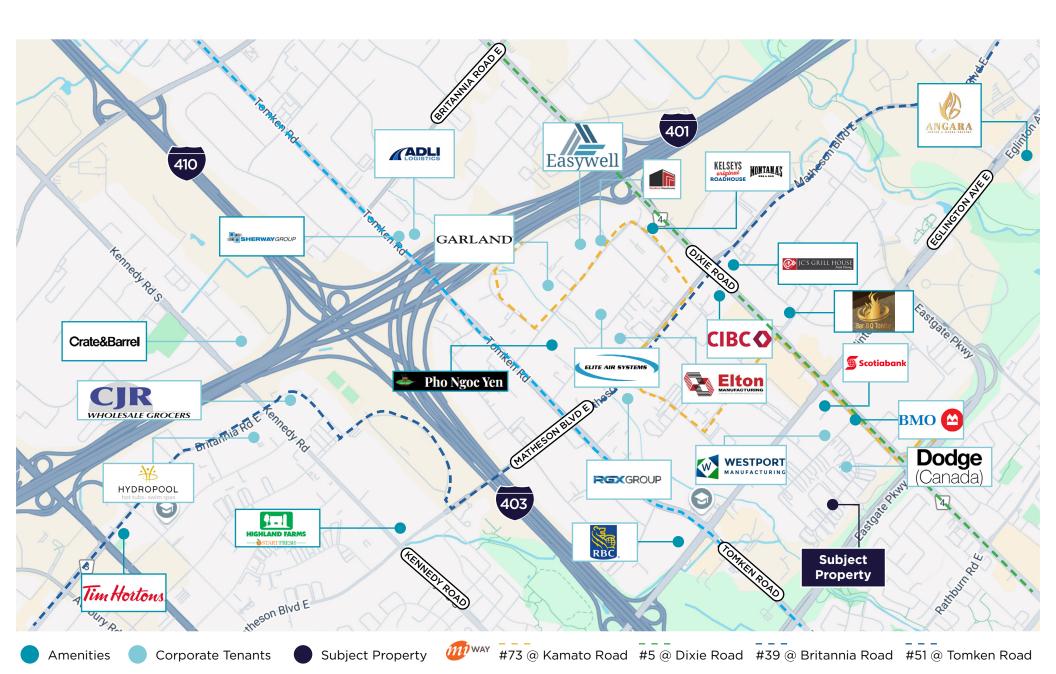




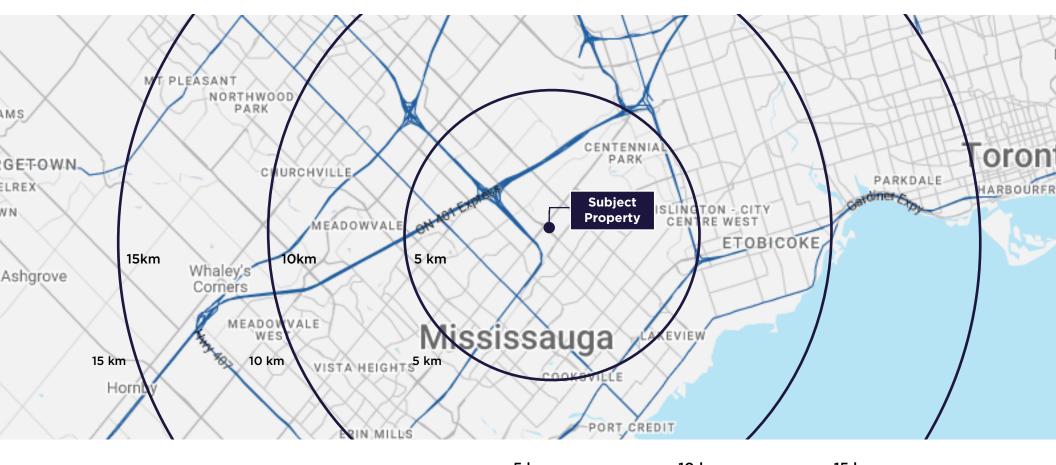




STRATEGIC LOCATION



DEMOGRAPHIC STATISTICS



		5 km	10 km	15 km	
ۯۺۺٛٲ	Population:	200,860	686,766	1,657,415	
8	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:

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