

REDUCED ASKING PRICE!

1200 FEWSTER DRIVE | MISSISSAUGA, ON

EASTGATE PKW

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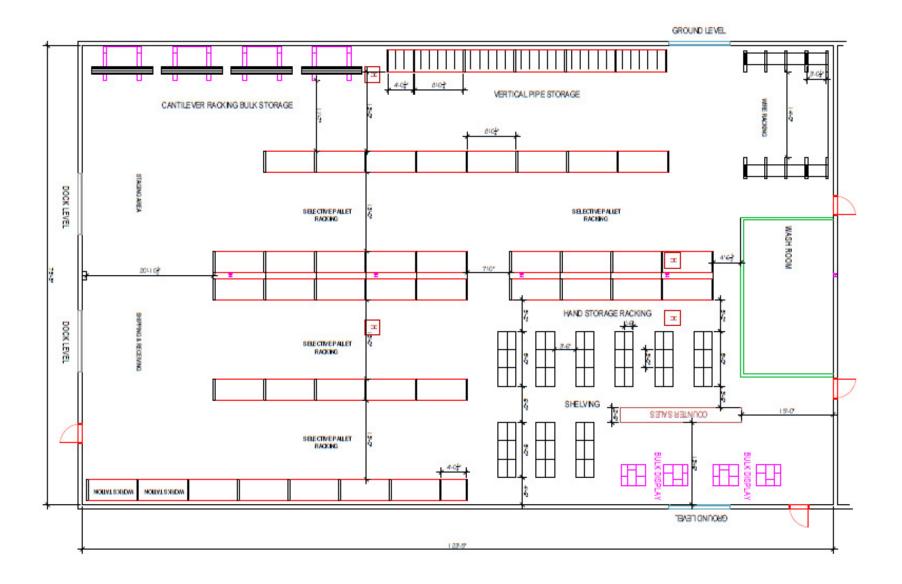
PROPERTY SPECIFICATIONS

Total Area:	11,340 sf			
Office Area:	10%			
Lot Size:	0.686 acres			
Clear Height:	14'			
Shipping:	1 TL, 3 DI			
Sale Price:	\$6,250,000 \$5,895,000			
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 			

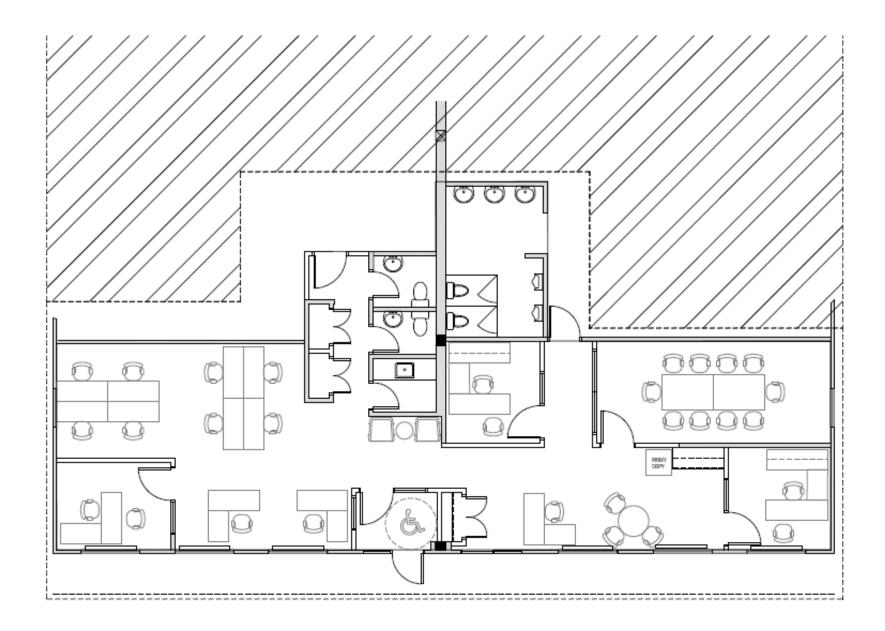
WAREHOUSE PHOTOS



WAREHOUSE PLAN



OFFICE PLAN



AERIAL PHOTOS









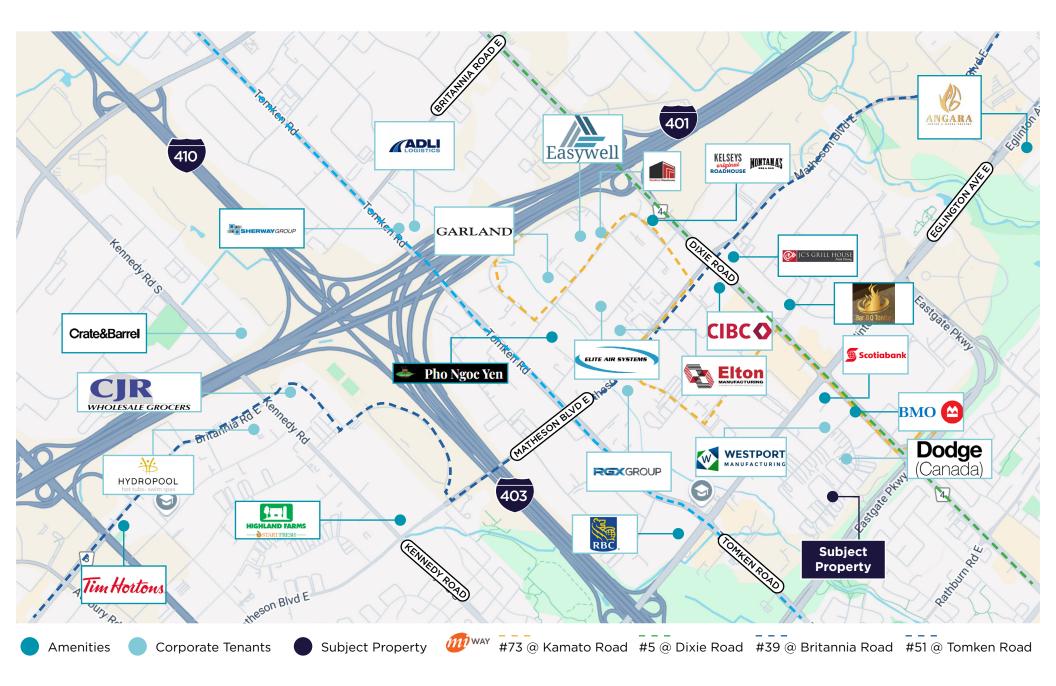
EXTERIOR PHOTOS



OFFICE PHOTOS



STRATEGIC LOCATION



DEMOGRAPHIC STATISTICS



		5 km	10 km	15 km	
ເຕີຕິງ	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 <u>www.mississauga.ca</u>

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FOR MORE INFORMATION, CONTACT:

MICHAEL YULL*, SIOR Executive Vice President 647 272 3075 Michael.Yull@cushwake.com

RORY MACNEIL* Senior Associate* 289 221 0356

Rory.MacNeil@cushwake.com

CUSHMAN & WAKEFIELD ULC. 1 Prologis Blvd, Suite 300 Mississauga, ON L5W 0G2 cushmanwakefield.com

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