

# CUSHMAN & 7381 BRAMALEA ROAD | MISSISSAUGA, ON



## PROPERTY SPECIFICATIONS

Total Area: 83,200 sf

Office Area: 8,000 sf

Clear Height: 22'

Shipping: 3 TL

**Zoning:** E3

**Possession:** Immediate

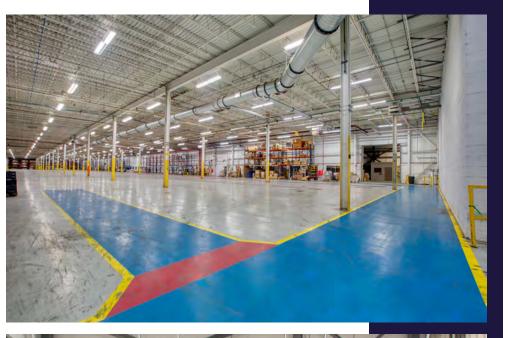
Asking Rate: \$8.95 psf

**TMI (2025):** \$3.67 psf

Sublease Expiry: November 30, 2031

Separate employee entrance

 Two points of ingress/egress off Bramalea Road & David Hunting Drive





**Comments:** 

### **OPTIMIZING TRUCK CIRCULATION**



## **WAREHOUSE PHOTOS**

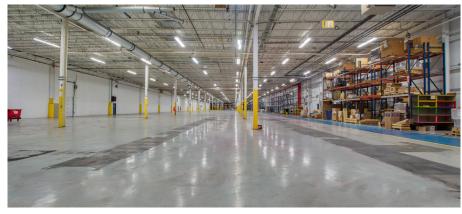












## **OFFICE PHOTOS**













## **AERIAL/EXTERIOR PHOTOS**













### SITE LAYOUT



### STRATEGIC LOCATION



### **ZONING: E3**

#### **PERMITTED USES:**

#### The following are permitted uses in the E3 variation:

#### **OFFICE**

- Medical office
- Office

#### **BUSINESS ACTIVITIES**

- Broadcasting/communication facility
- Manufacturing facility
- Science & technology facility
- Transportation Facility
- · Truck terminal
- Warehouse/distribution facility
- Wholesaling facility
- Waste processing station
- Waste transfer station
- Composting facility
- Power generating facility
- Self storage facility
- Outside storage
- Contractor service shop
- Contractor's yard
- Vehicle pound facility
- 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 body repair facility
- 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 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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