



FOR SALE - TRANSPORTATION TERMINAL

PROPERTY SPECIFICATIONS



Total Area:	25,000 sf
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Office Area:	5,000 sf
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Lot Size:	2.659 acres
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Clear Height:	16'
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Shipping:	4 TL, 4 DI
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Sale Price:	Speak to Listing Team
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Taxes (2024):	\$72,000 (tbc)
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Possession:	August 1, 2025
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Zoning:	E2
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Comments:	
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- Turnkey transportation terminal in highly sought after Hwy 401/Dixie Road transportation hub
- 2 repair bays with pit, cross-dock capabilities, dispatch and administrative offices
- ~1.25 acres of excess land
- Yard is fully fenced, lit and secured by gate access
- Well maintained facility with precast construction and curb appeal

WAREHOUSE PHOTOS



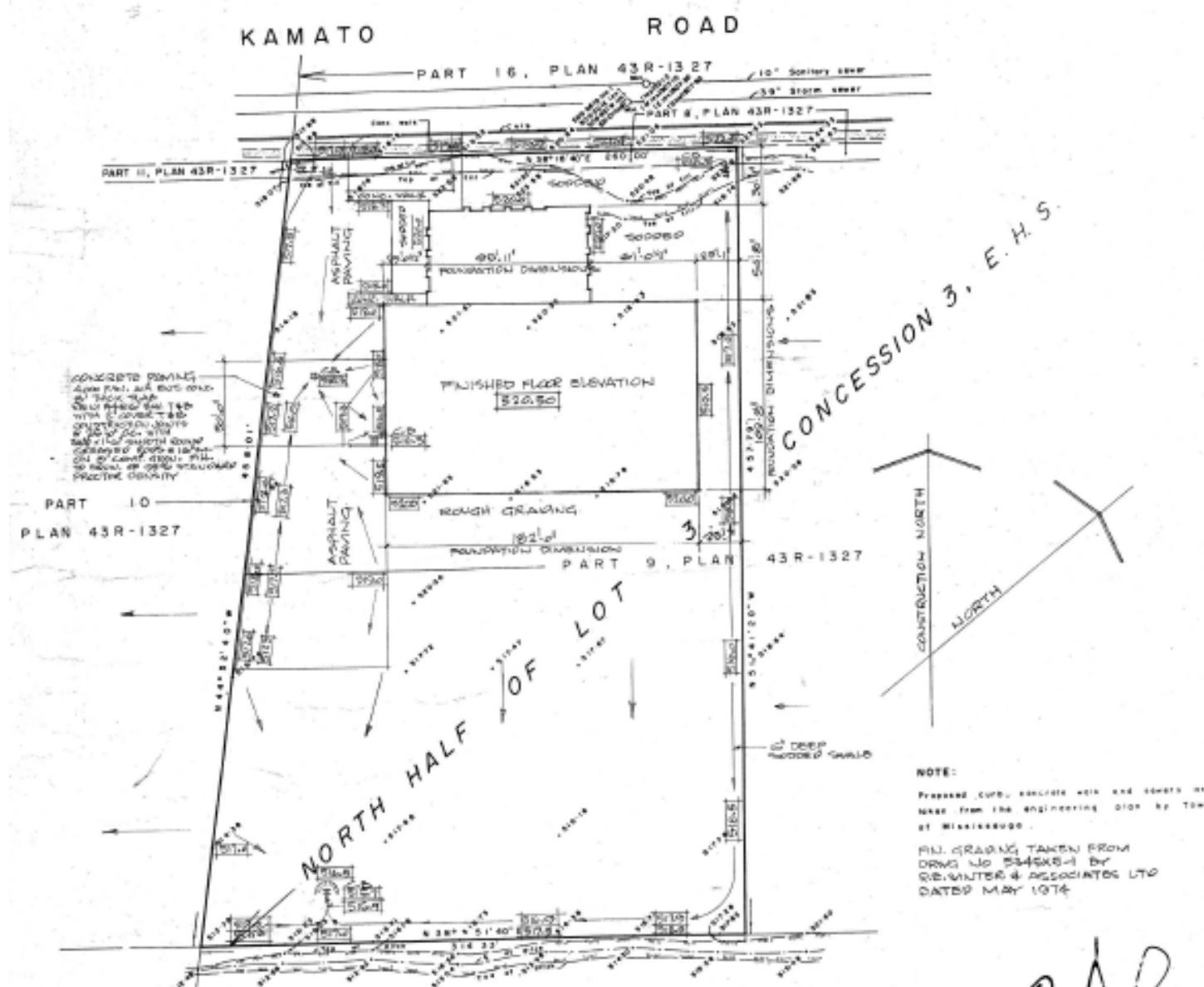
AERIAL PHOTOS



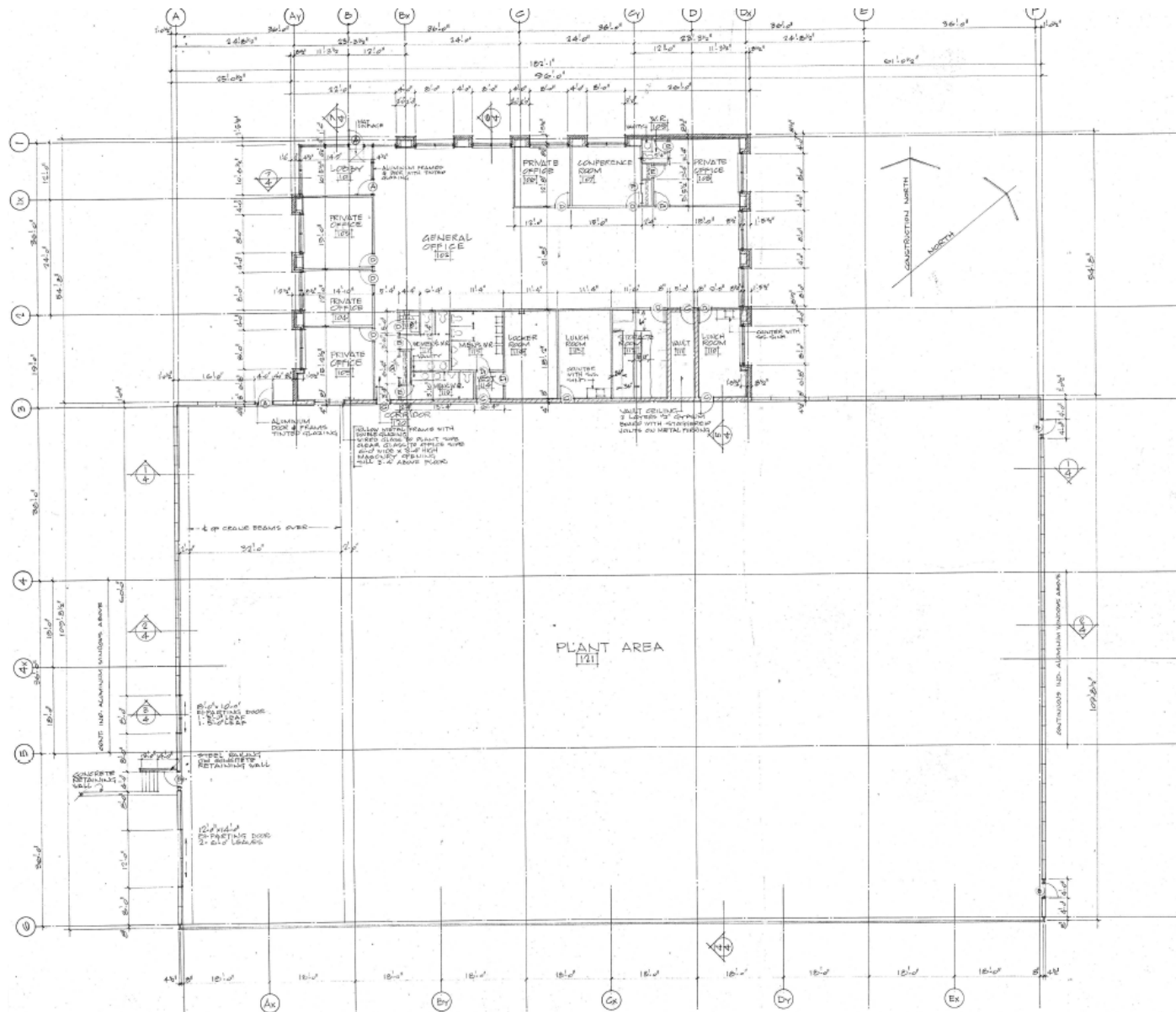
OFFICE PHOTOS



6

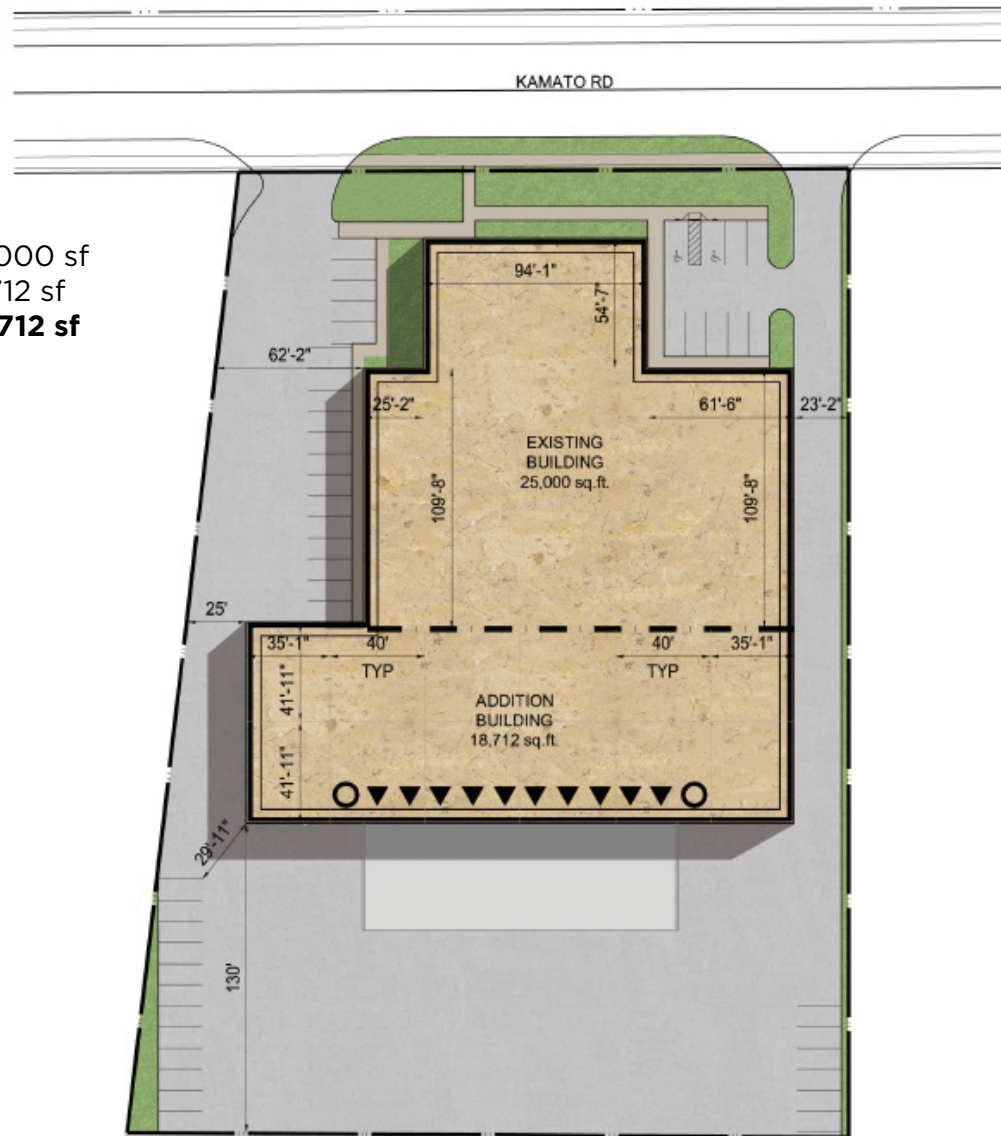


FLOOR PLAN



CONCEPTUAL PLAN (OPTION 1)

Existing building area: 25,000 sf
Additional building area: 18,712 sf
Total area: 43,712 sf

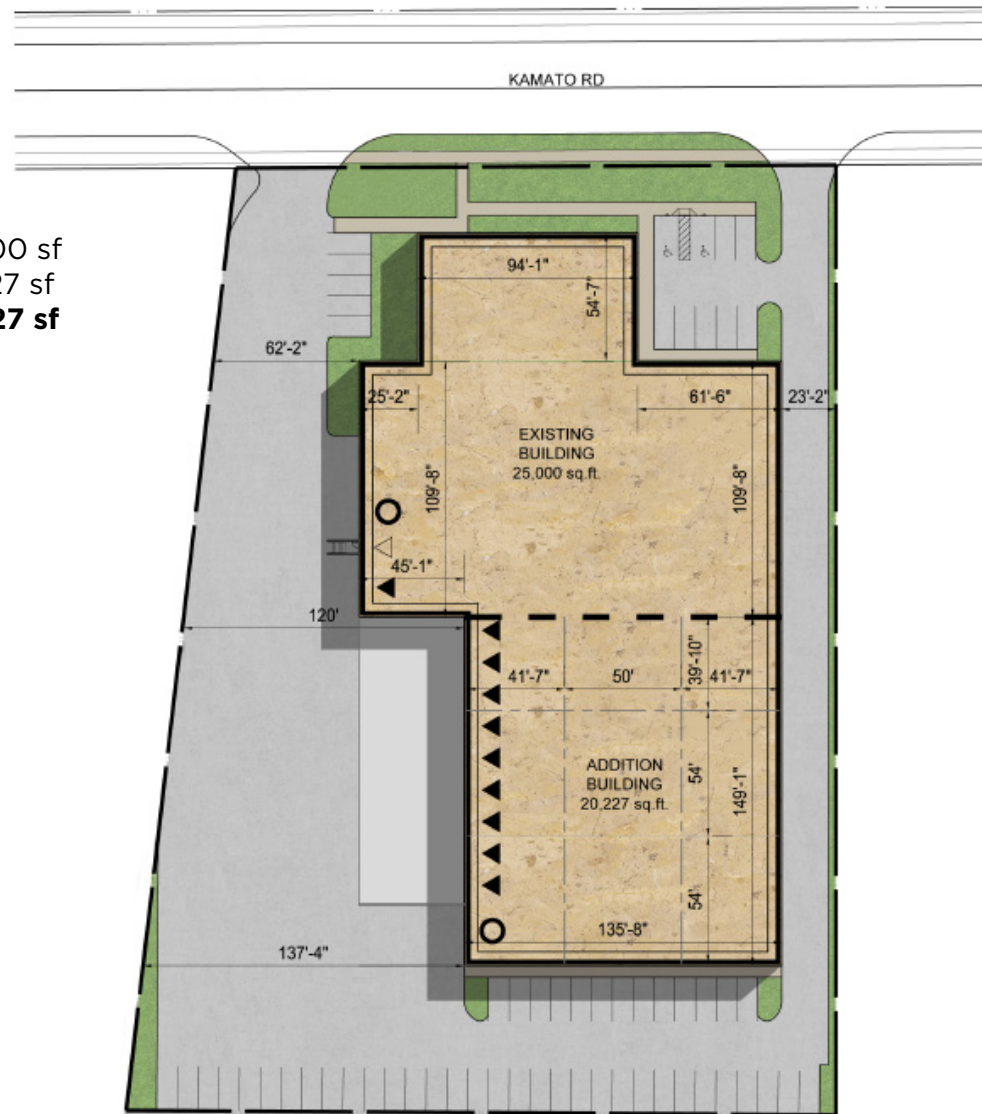


Site legend:

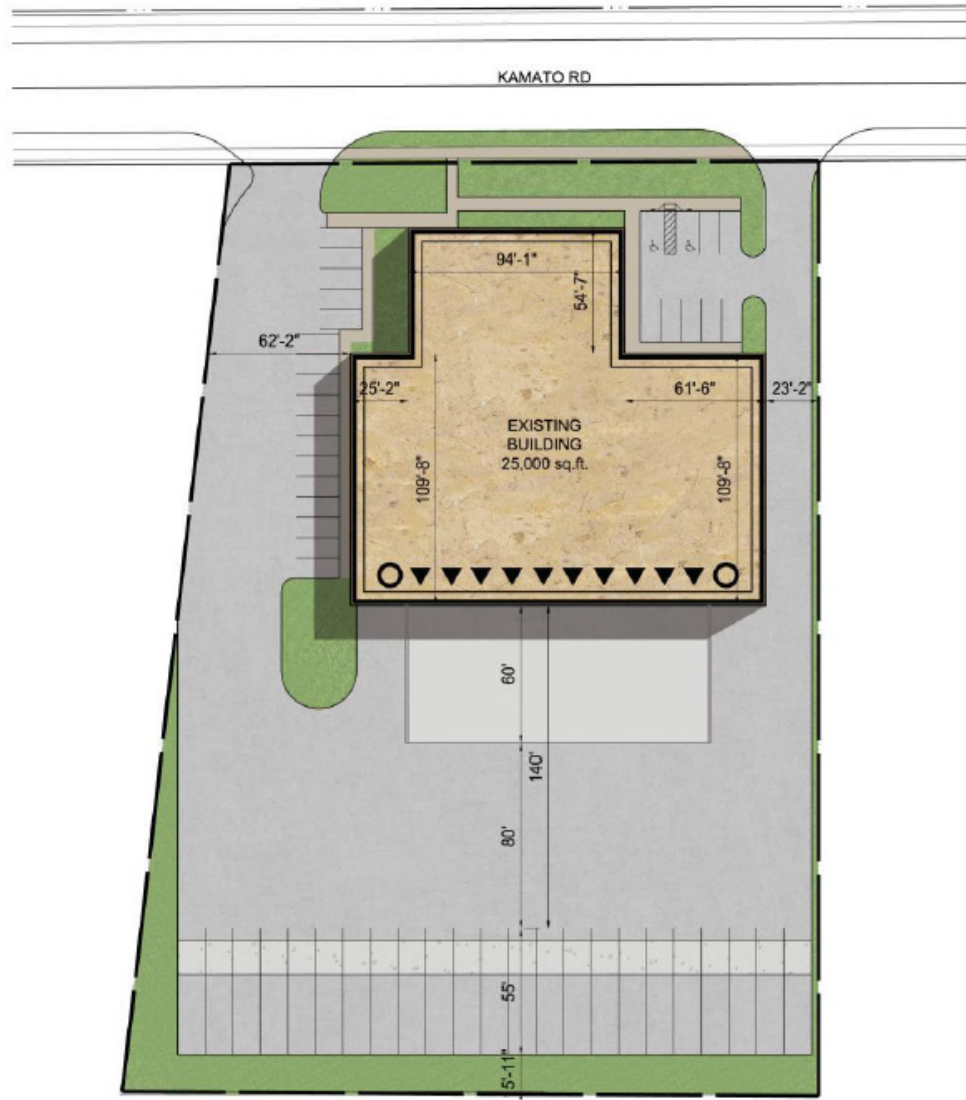
- ◄ Truck level door
- Drive-in door

CONCEPTUAL PLAN (OPTION 2)

Existing building area: 25,000 sf
Additional building area: 20,227 sf
Total area: 45,227 sf



CONCEPTUAL PLAN (OPTION 3)



Site legend:

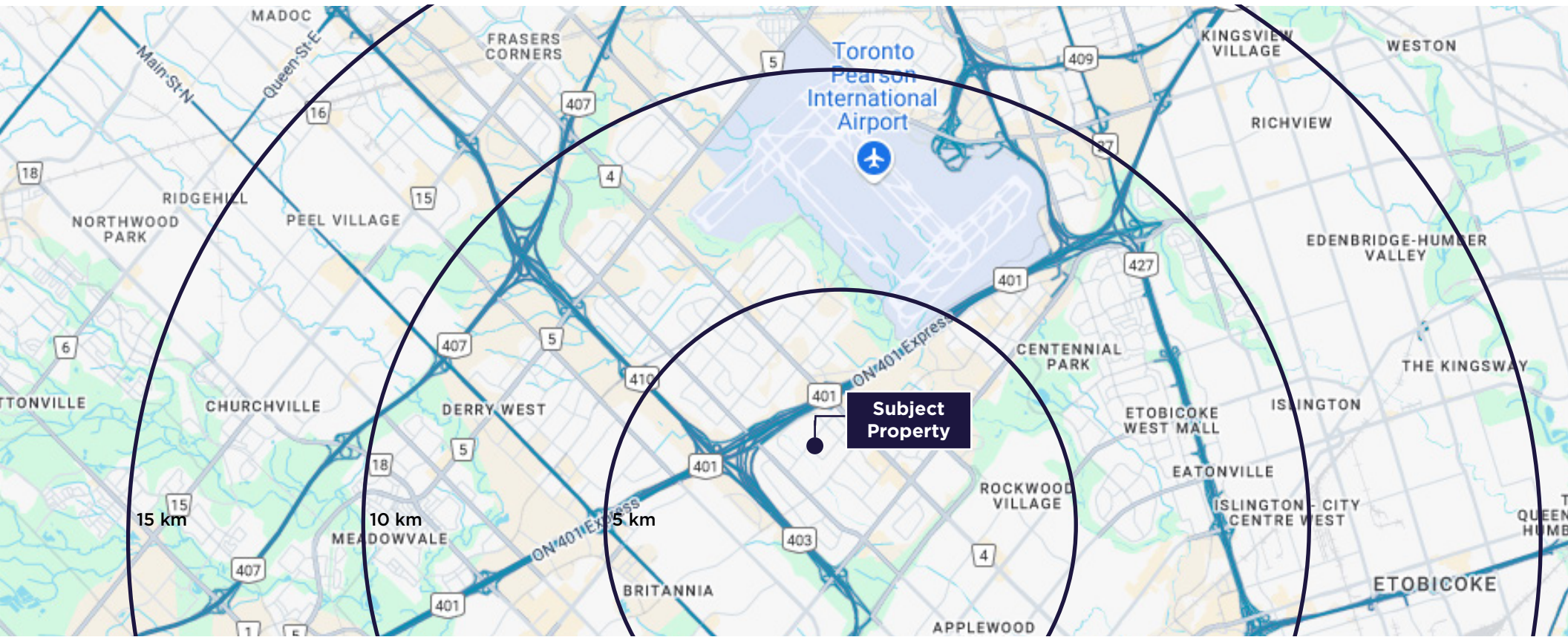
- ◀ Truck level door
- Drive-in door

STRATEGIC LOCATION



● Amenities
 ● Corporate Tenants
 ● Subject Property
 miWAY #73 @ Kamato Road
 miWAY #5 @ Dixie Road
 miWAY #39 @ Britannia Road

DEMOGRAPHIC STATISTICS



5 km

10 km

15 km



Population:

107,665

713,173

1,711,160



Average Household Income:

\$112,593.60

\$118,613.70

\$120,110.50



Median Age

44

41

40



Employment Rate

52%

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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