



1244 KAMATO ROAD | MISSISSAUGA

BID DATE NOTICE: FOR SALE BY COURT-APPOINTED RECEIVER



WATCH PROPERTY VIDEO



FOR SALE - TRANSPORTATION TERMINAL

PROPERTY SPECIFICATIONS

Total Area:	25,000 sf
Office Area:	5,000 sf
Lot Size:	2.659 acres
Clear Height:	16'
Shipping:	4 TL, 4 DI
Sale Price:	\$16,500,000
Taxes (2024):	\$72,000 (tbc)
Possession:	Immediate
Zoning:	E2

Comments:

- **Bid date is September 8th, 2025 by 5:00 pm E.S.T.**
- Court appointed receivership sale
- Turnkey transportation terminal in highly sought after Hwy 401/Dixie Road transportation hub
- 3 repair bays, one 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



DOWNLOAD CONFIDENTIALITY AGREEMENT
FOR DATA ROOM ACCESS



WAREHOUSE PHOTOS



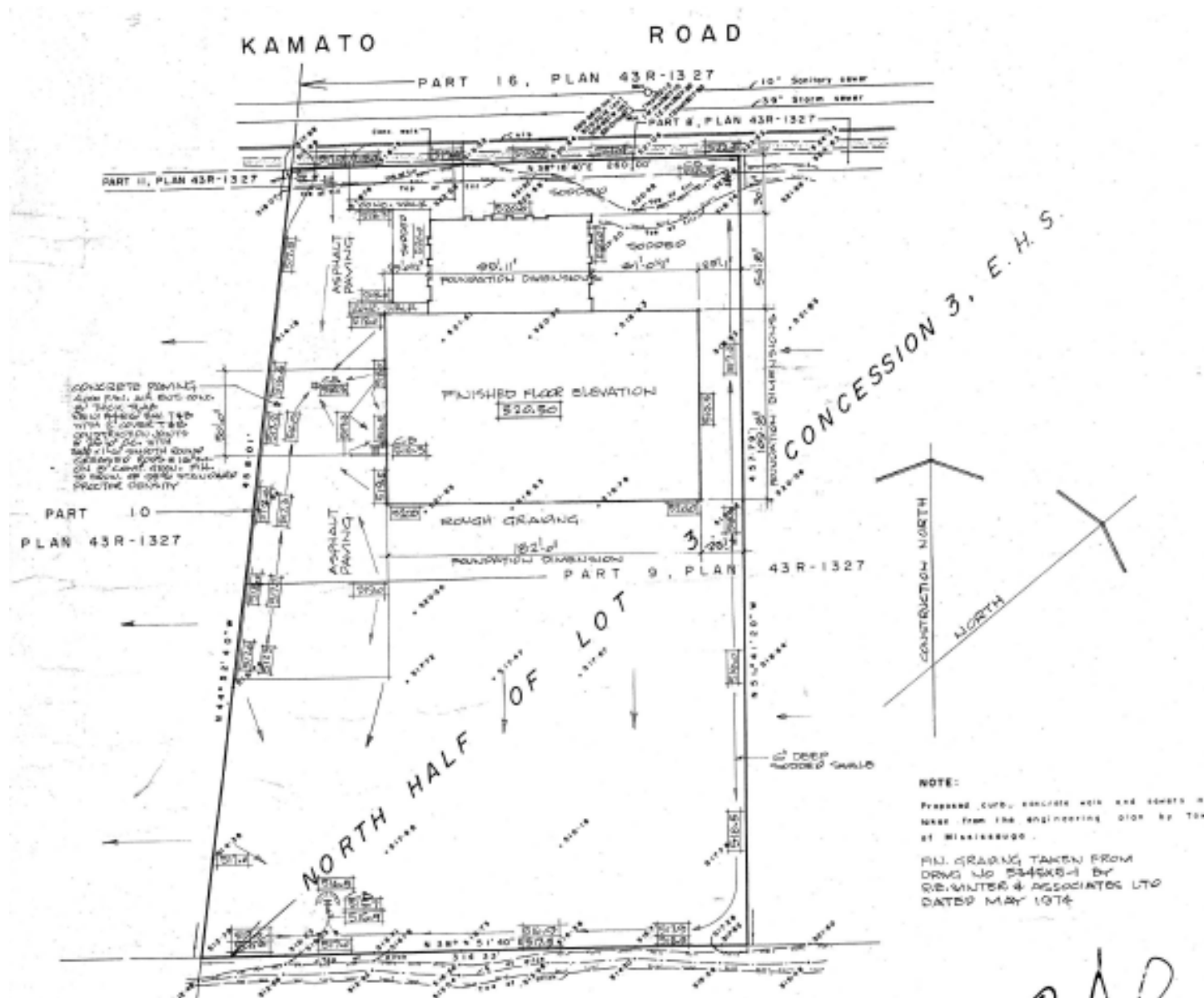
AERIAL PHOTOS



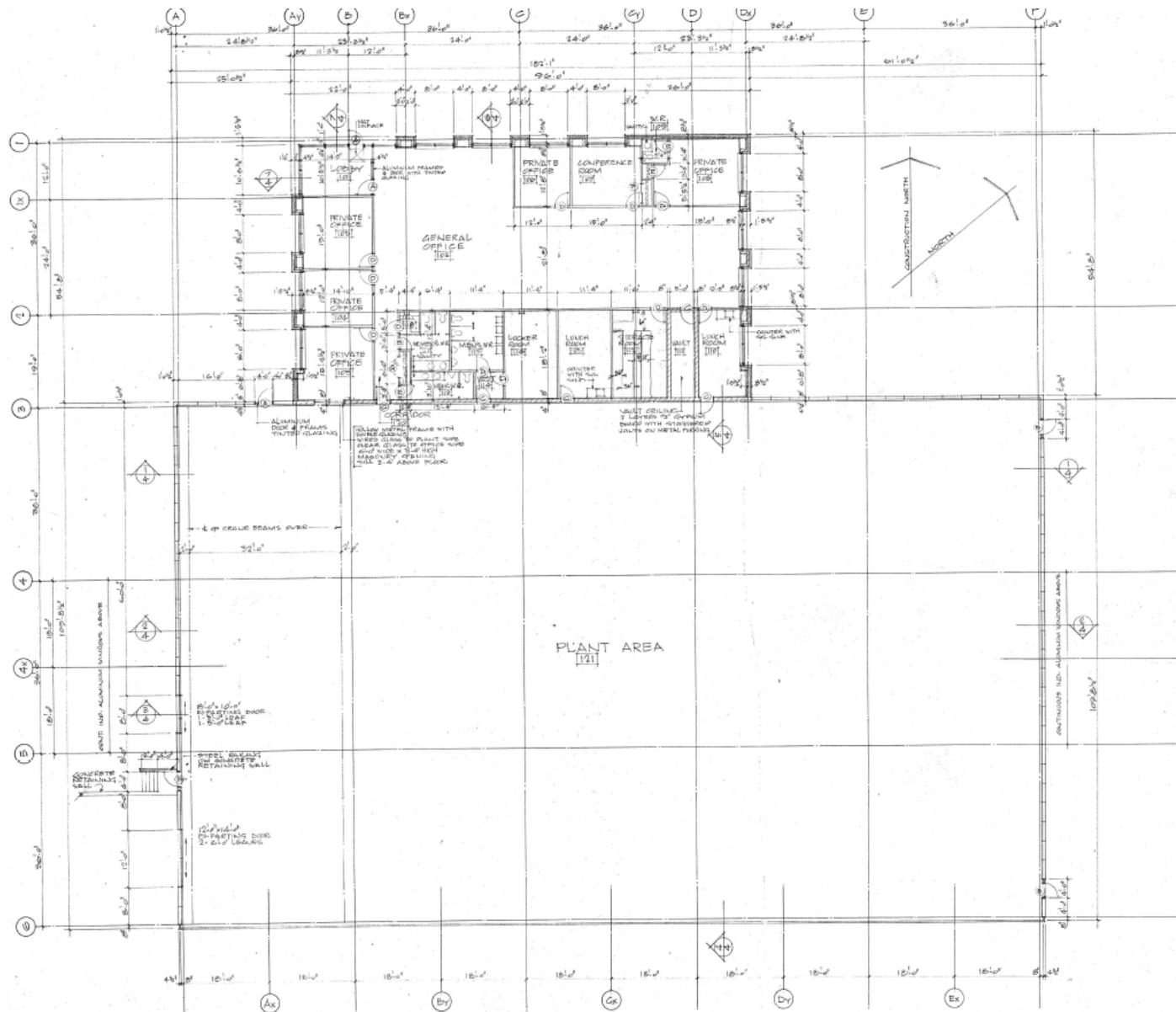
OFFICE PHOTOS



SITE SURVEY

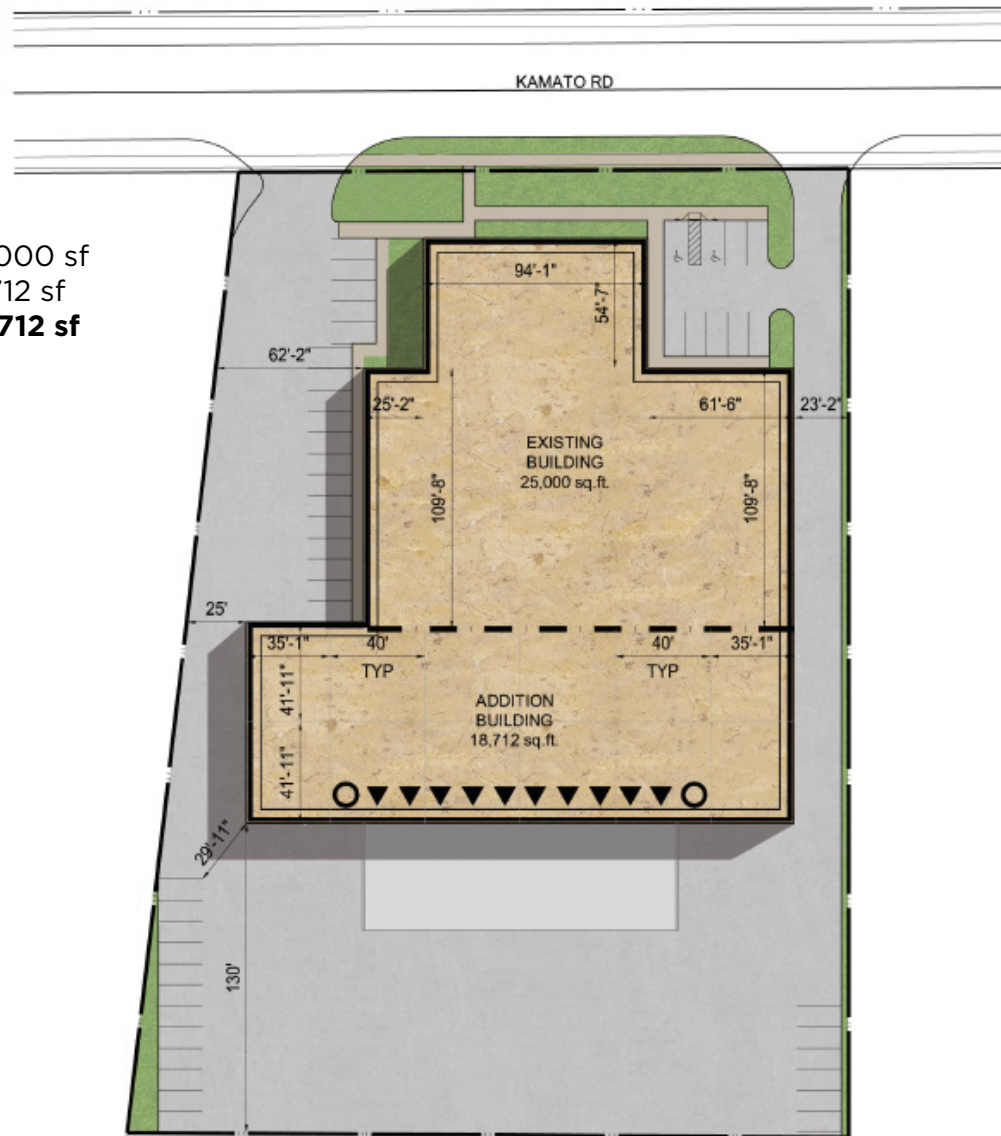


FLOOR PLAN



CONCEPTUAL PLAN (OPTION 1)

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

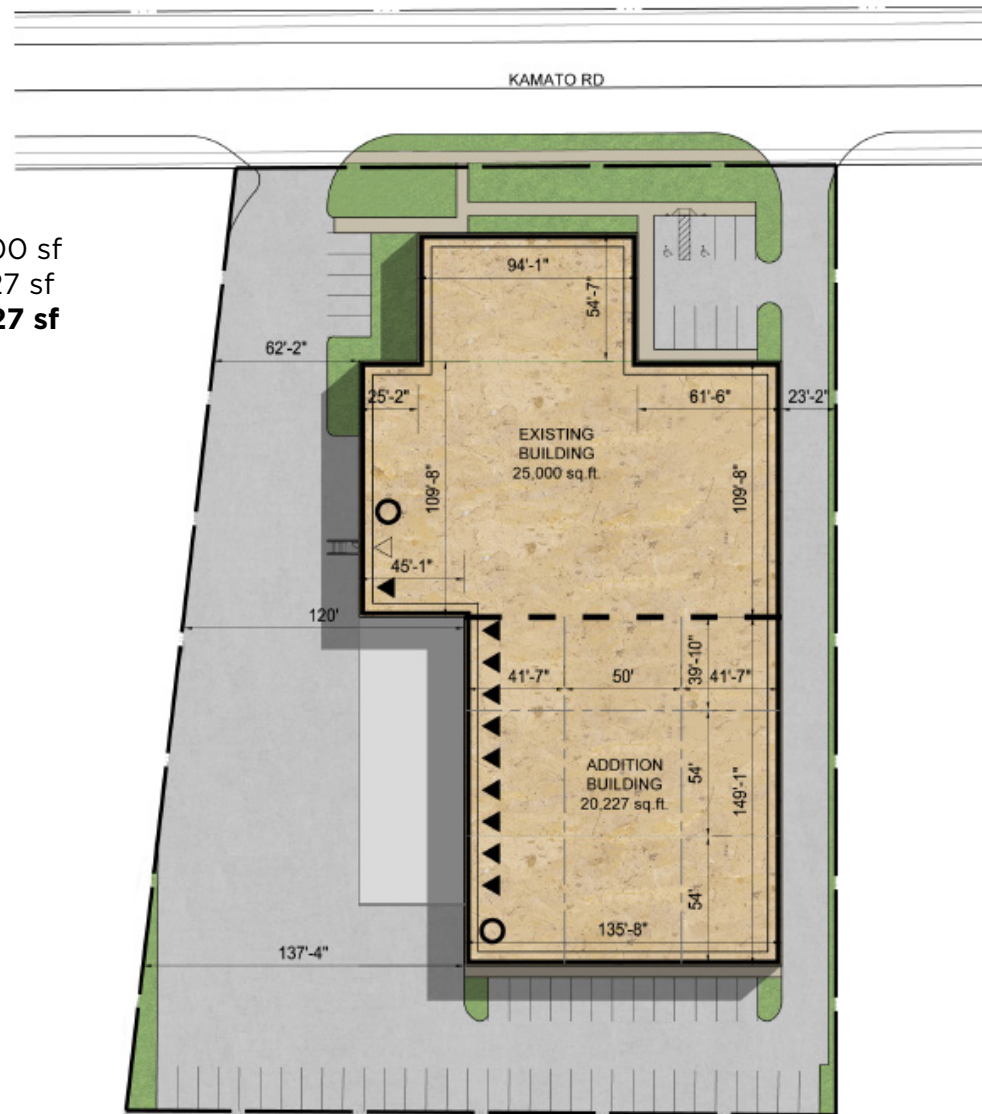


Site legend:

- ◄ Truck level door
- Drive-in door

CONCEPTUAL PLAN (OPTION 2)

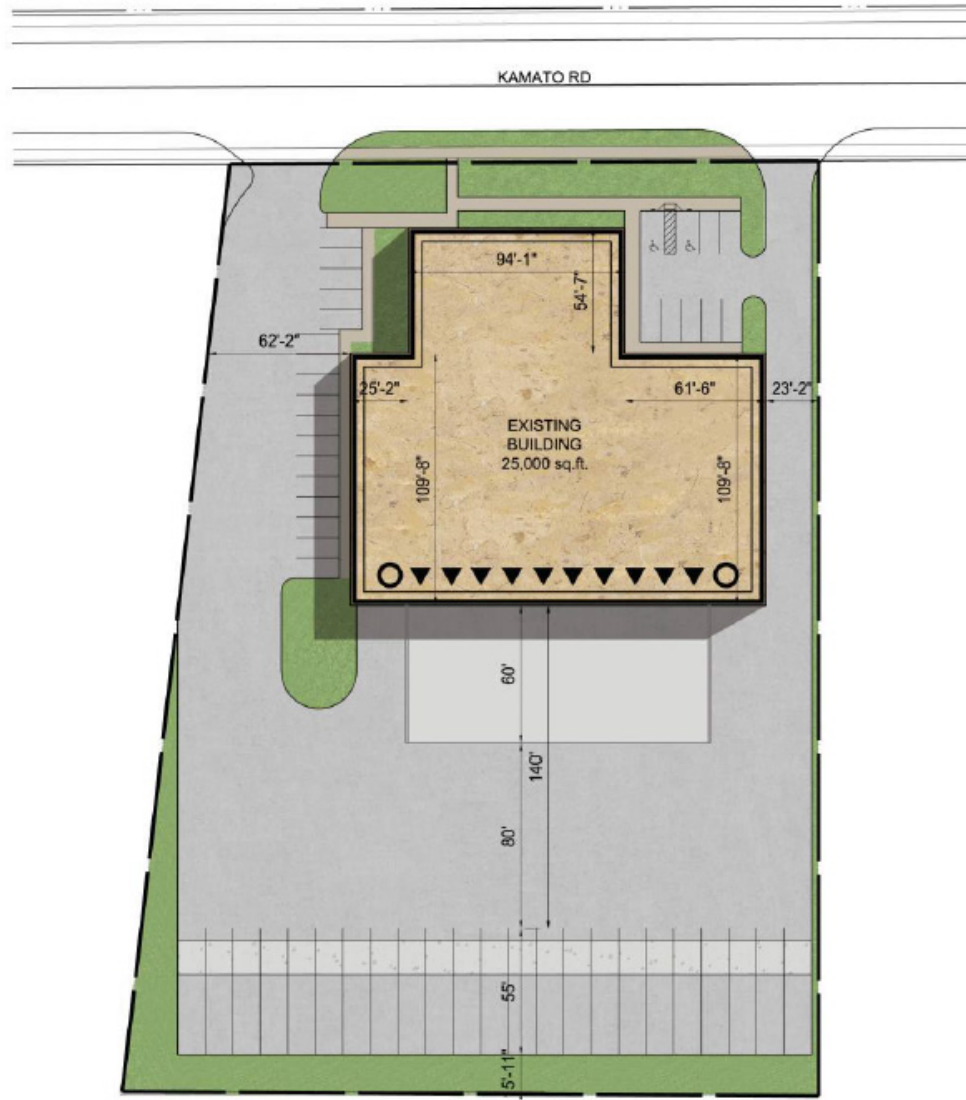
Existing building area: 25,000 sf
Additional building area: 20,227 sf
Total area: 45,227 sf



Site legend:

- ◄ Truck level door
- Drive-in door

CONCEPTUAL PLAN (OPTION 3)



Site legend:

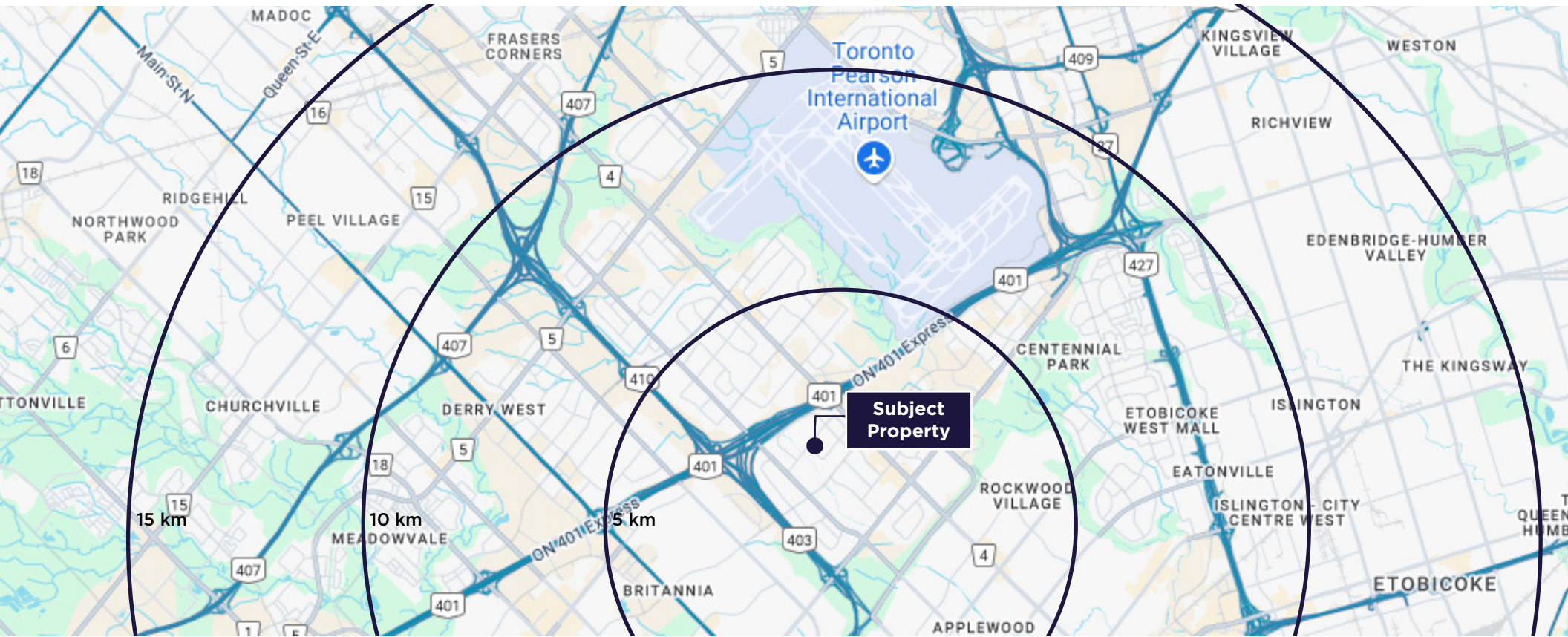
- ◄ Truck level door
- Drive-in door

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



OFFERING PROCESS

TERMS OF SALE:

Cushman & Wakefield ULC., Brokerage (the “Advisor”) has been retained by msi Spergel Inc. (“Receiver”), solely in its capacity of Court-Appointed Receiver, to offer for sale 1244 Kamato Road, Mississauga, ON (the “Property”).

Interested Buyers will be required to execute and submit the Confidentiality Agreement (“CA”) prior to receiving the information on the Property.

REPRESENTATION AND WARRANTIES:

Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building, size of the land, building and environmental condition, zoning, and financial information.

The Property will be sold on an “as-is where-is” basis and all parties will be responsible to perform their own investigations and due diligence.

CONFIDENTIALITY:

By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Receiver and Advisor. This information is provided solely for evaluating a potential purchase of the property.

ONLINE DATA ROOM:

Upon request, the Advisor shall provide access to an online data room to those prospective buyers who have executed the Advisor’s Confidentiality Agreement. The data room shall include documents for the review of prospective buyers. Relevant information related to the Property will be included therein for consideration of prospective buyers.

Bids are due Monday, September 8th, 2025 by 5:00 pm E.S.T.

All offers **MUST** be submitted using the Receiver’s form of Agreement of Purchase and Sale (“APS”), available in the data room. Prospective purchasers are strongly encouraged to submit their best and final offers for consideration.



FOR MORE INFORMATION, CONTACT:

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

FRASER PLANT*
Executive Vice President
416 505 1194
Fraser.Plant@cushwake.com

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