



WATCH PROPERTY VIDEO

KAMATO ROAD

**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:

- 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

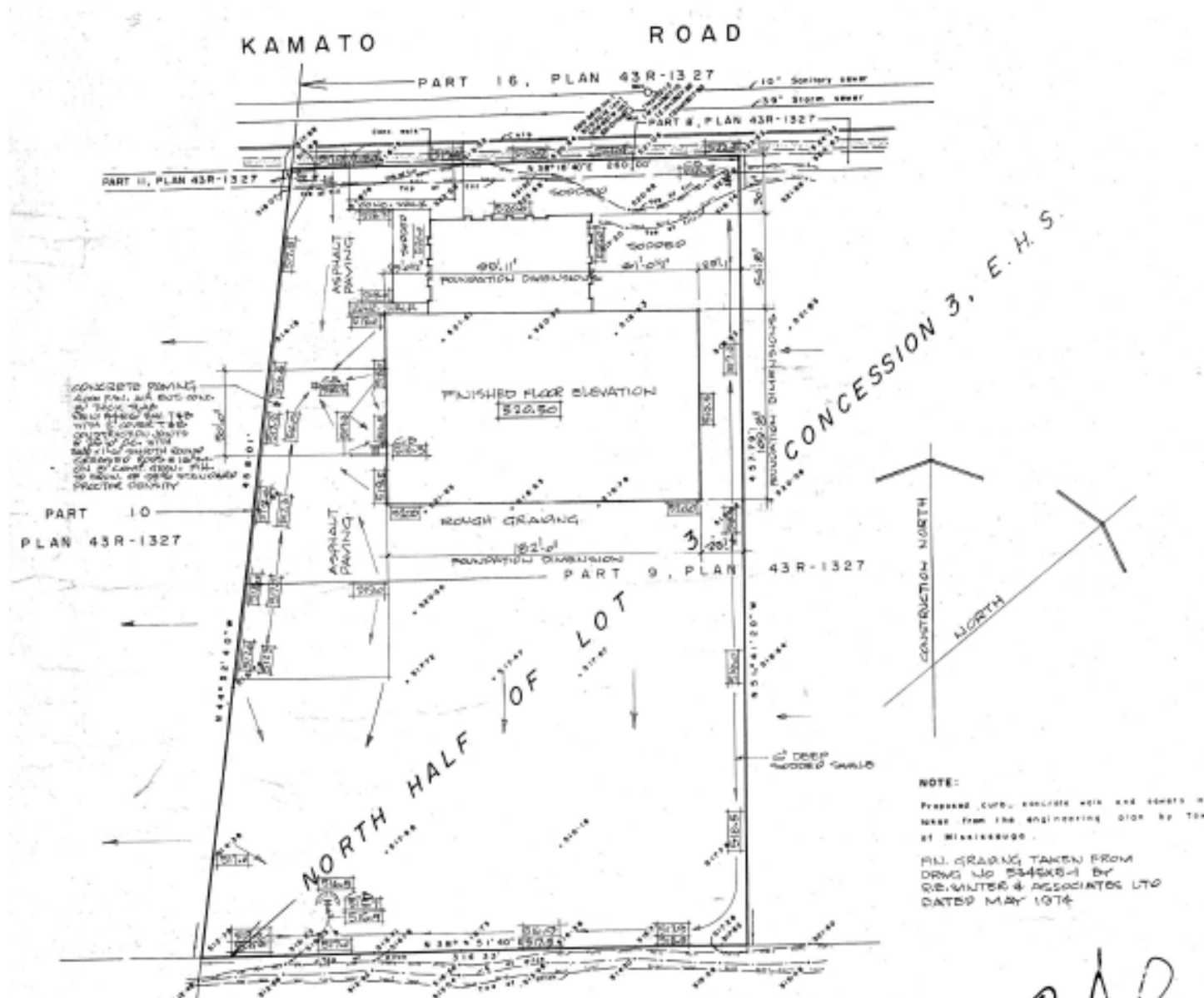




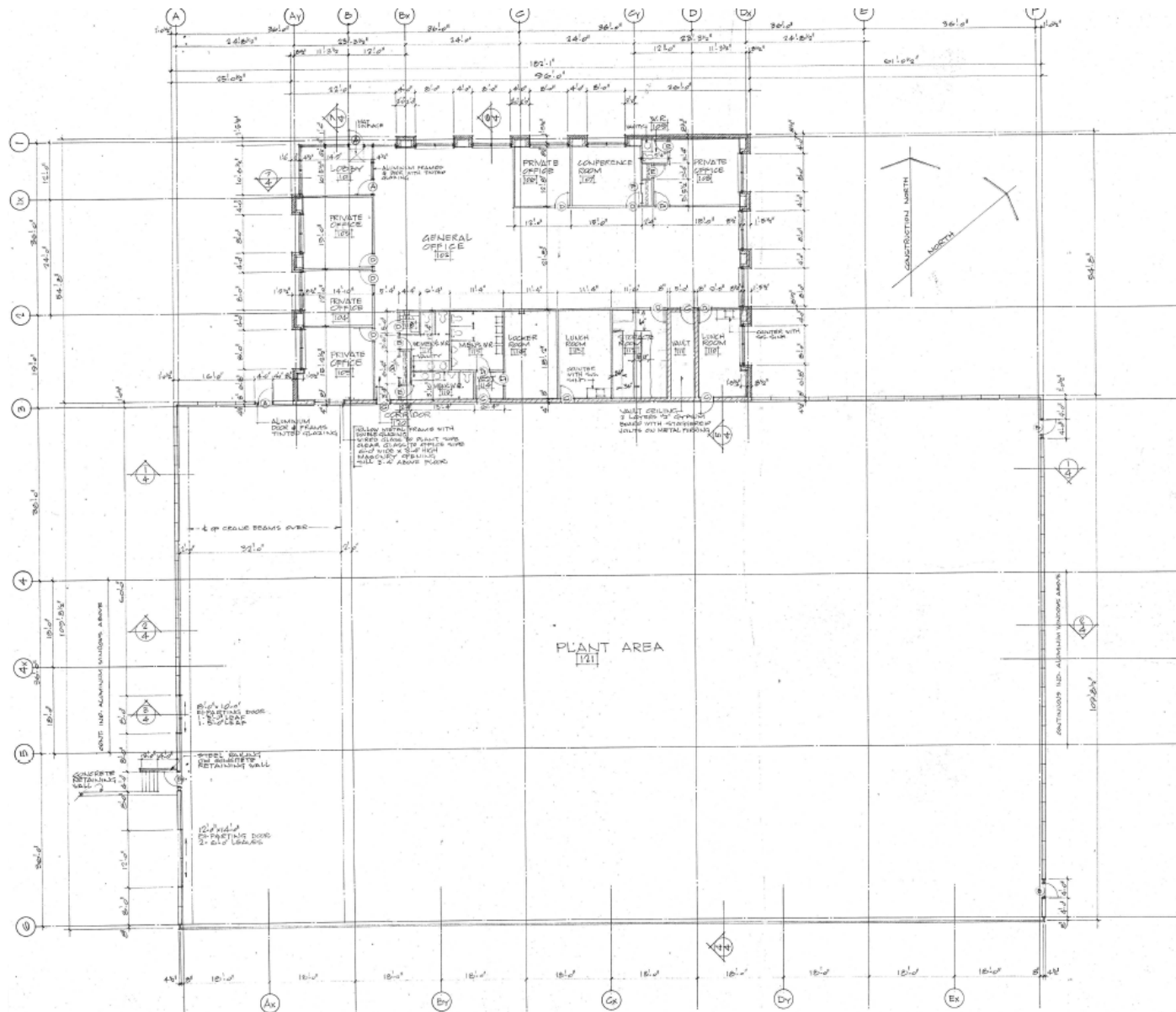
# OFFICE PHOTOS



# SITE SURVEY



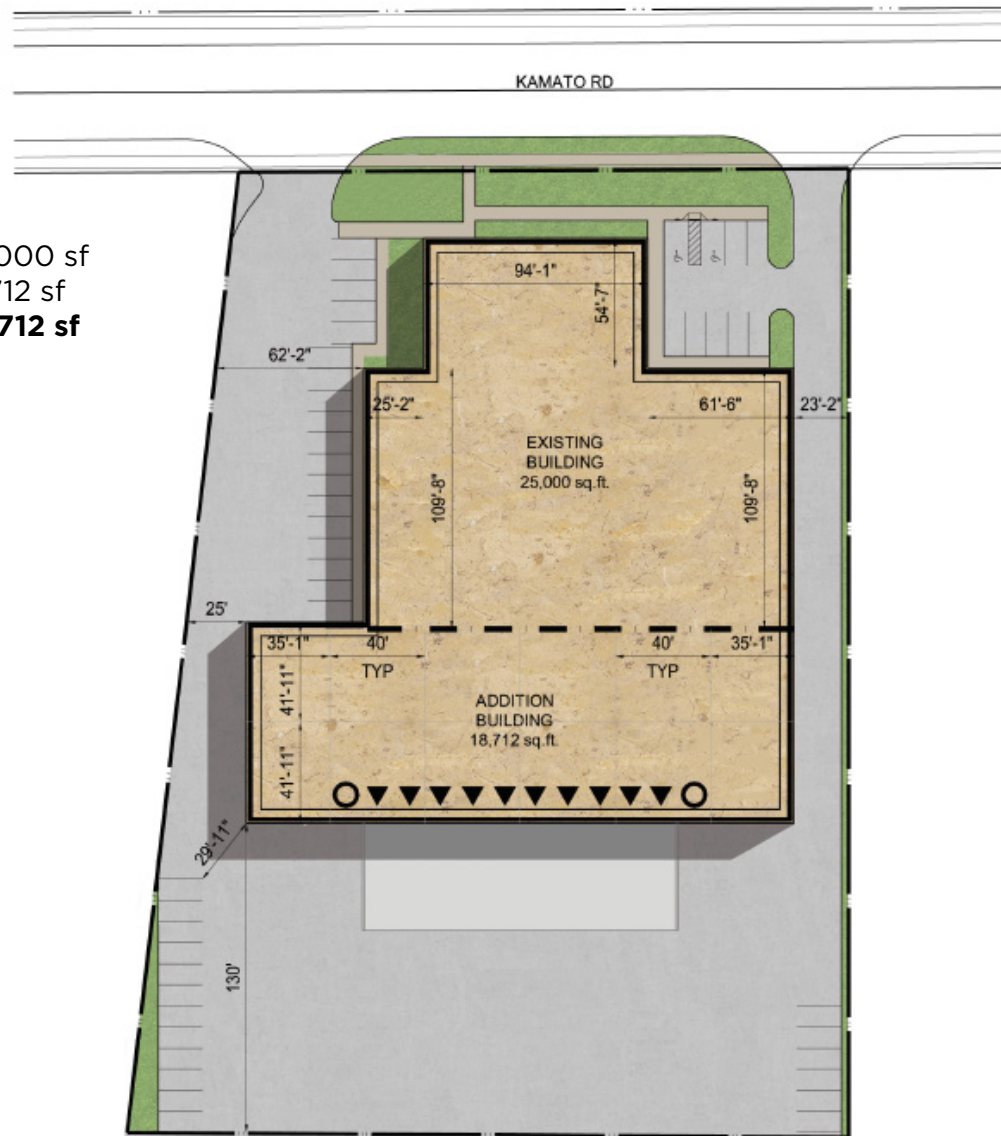
## 7





# CONCEPTUAL PLAN (OPTION 1)

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



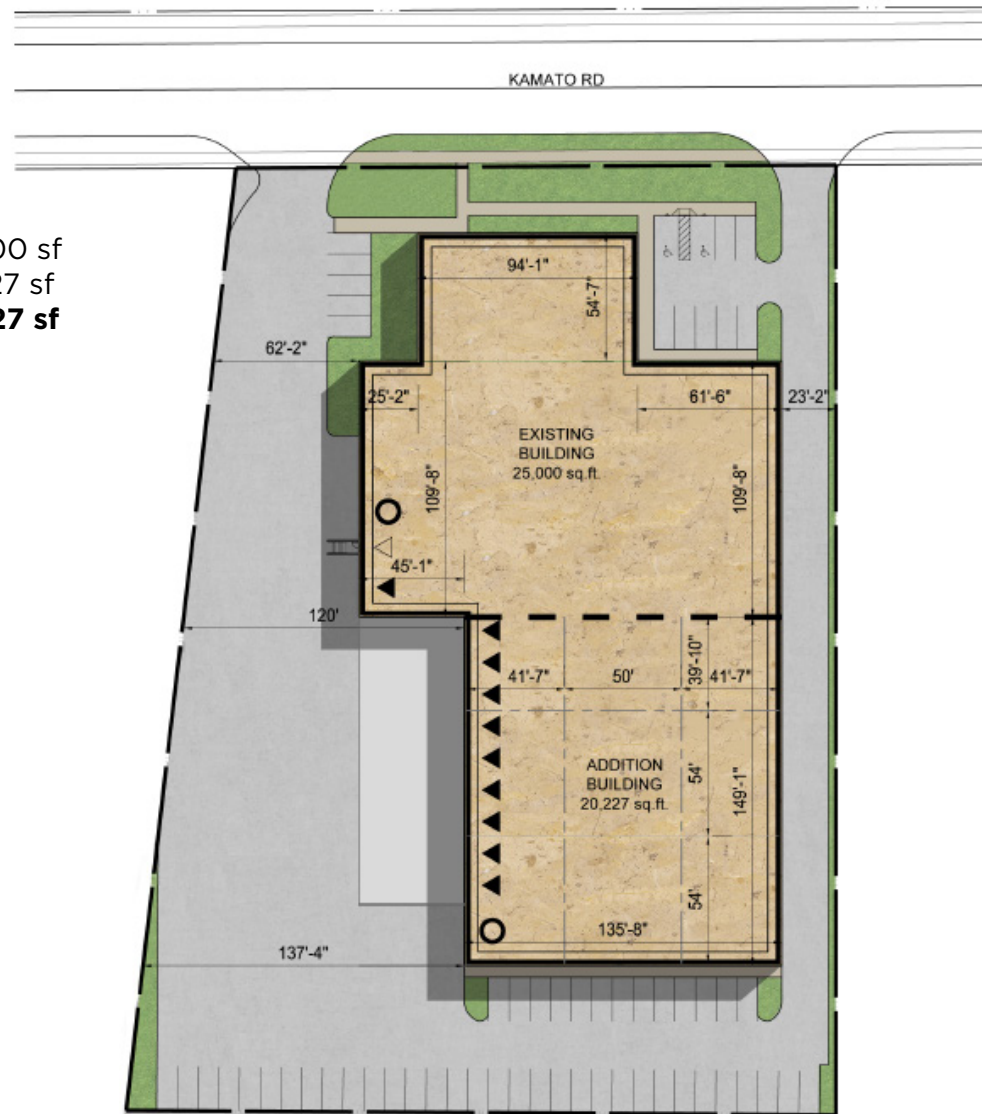
## Site legend:

- ◀ Truck level door
- Drive-in door



# CONCEPTUAL PLAN (OPTION 2)

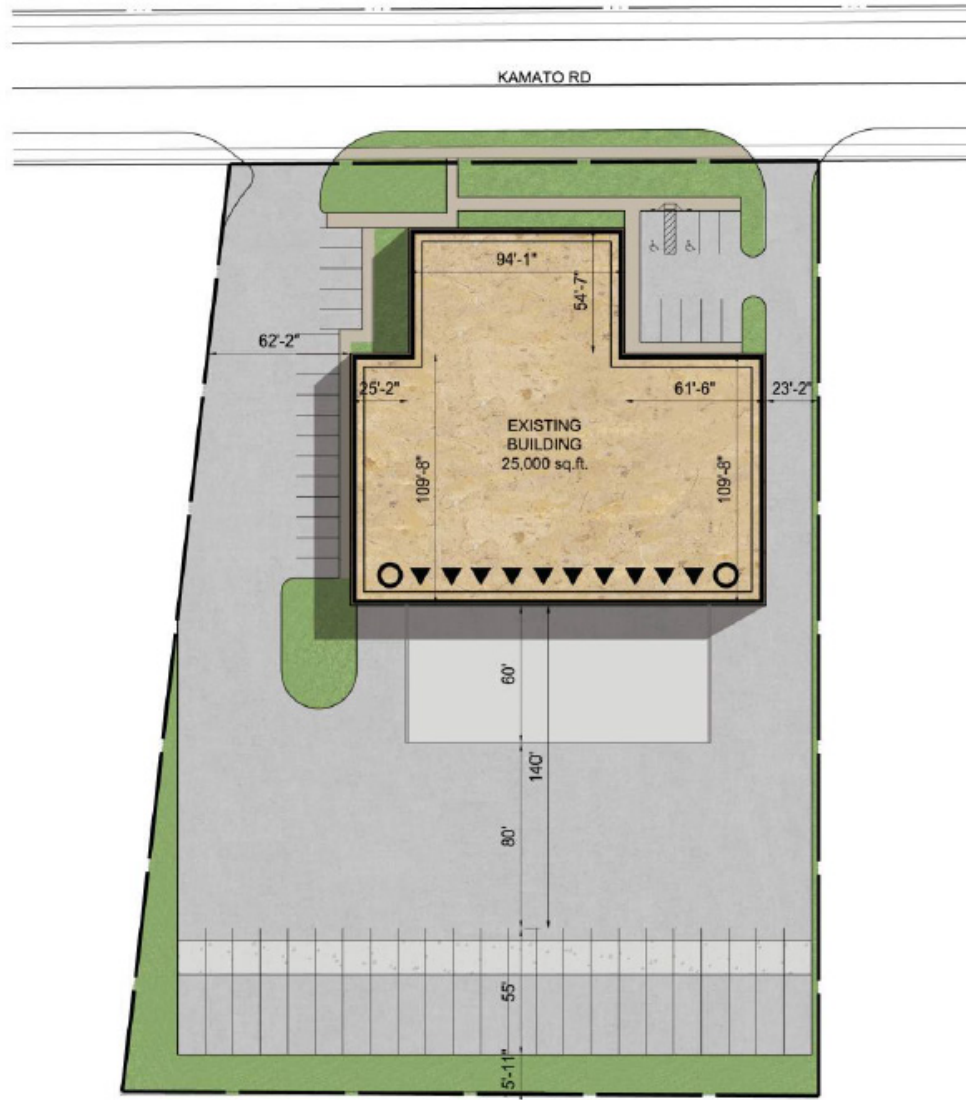
Existing building area: 25,000 sf  
Additional building area: 20,227 sf  
**Total area: 45,227 sf**



## Site legend:

- ◄ Truck level door
- Drive-in door

# CONCEPTUAL PLAN (OPTION 3)



Site legend:

- ◄ Truck level door
- Drive-in door



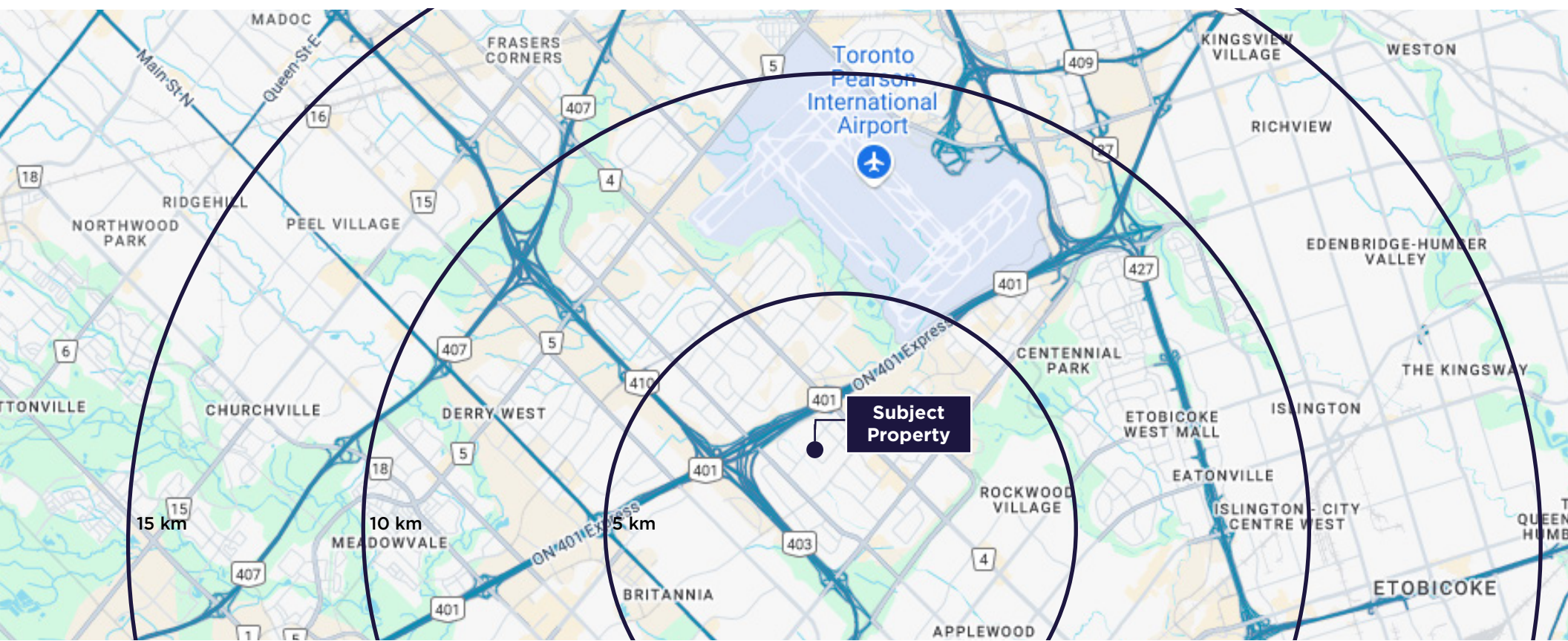
# STRATEGIC LOCATION







● Amenities   
 ● Corporate Tenants   
 ● Subject Property   
 --- **mi**WAY #73 @ Kamato Road   
 --- **mi**WAY #5 @ Dixie Road   
 --- **mi**WAY #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](http://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.





## FOR MORE INFORMATION, CONTACT:

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