



2433 MEADOWVALE BLVD | MISSISSAUGA

OPPORTUNITY FOR BUILDING EXPANSION OR INCREASED PARKING



MEADOWVALE BLVD

Outlines are approximate

AVAILABLE FOR SALE/LEASE

PROPERTY SPECIFICATIONS

Total Area: 20,026 sf

Warehouse Area: 10,662 sf

Office Area: 9,364 sf

Lot Size: 2.668 acres

Clear Height: 19'

Shipping: 2 TL, 1 DI

Sale Price: \$11,995,000

Lease Rate: \$17.95 psf (building only)

Taxes (2025): \$87,608.36

Possession: Flexible

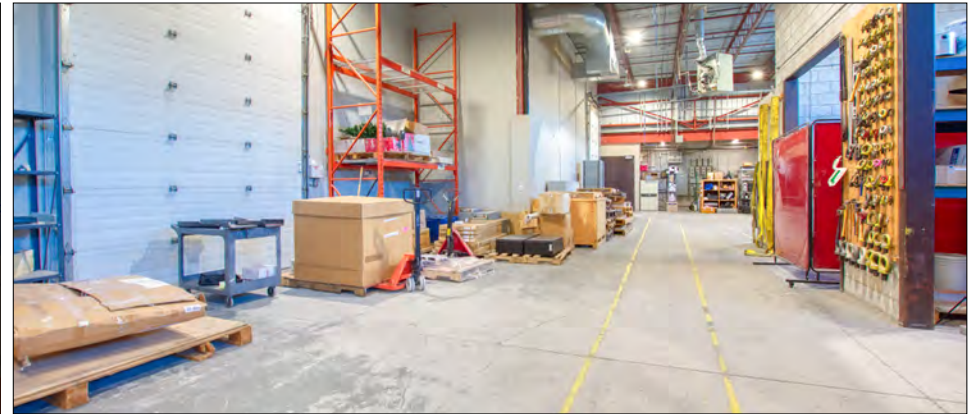
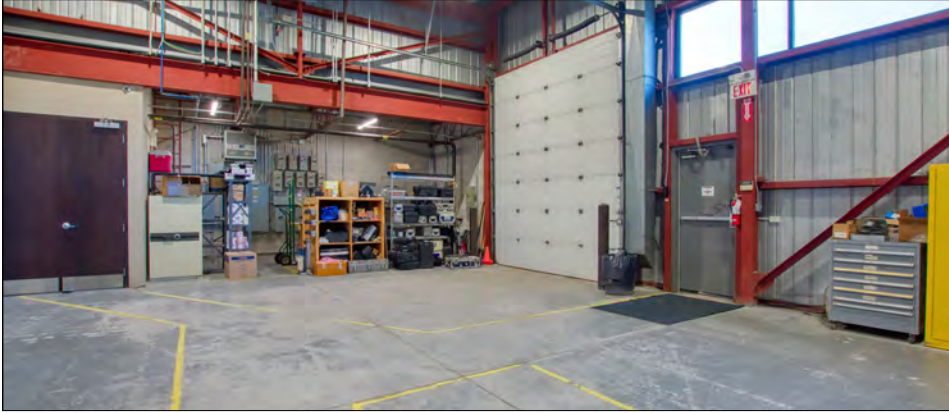
Zoning: E2-1

Comments:

- Located in Meadowvale, Mississauga's premier submarket
- Excellent curb appeal
- 120' depth truck court, allowing for efficient truck access and maneuverability
- Temperature-controlled showroom with diamond polished floors
- Opportunity for building expansion or increased parking
- Public transit at doorstep



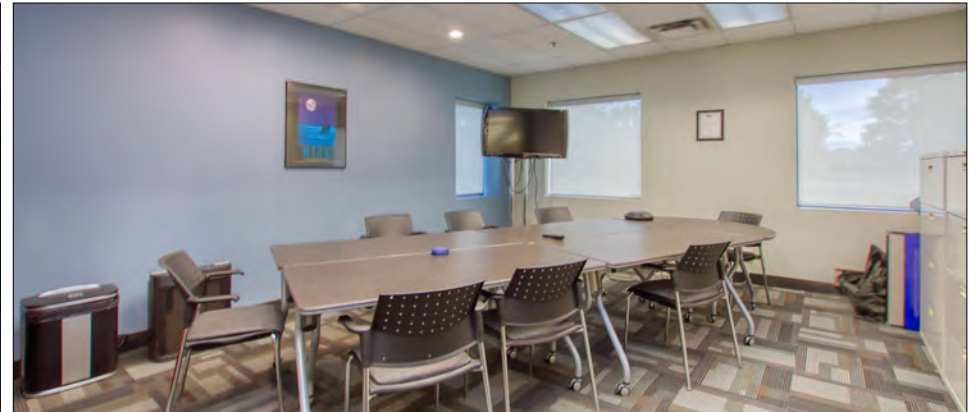
WAREHOUSE PHOTOS



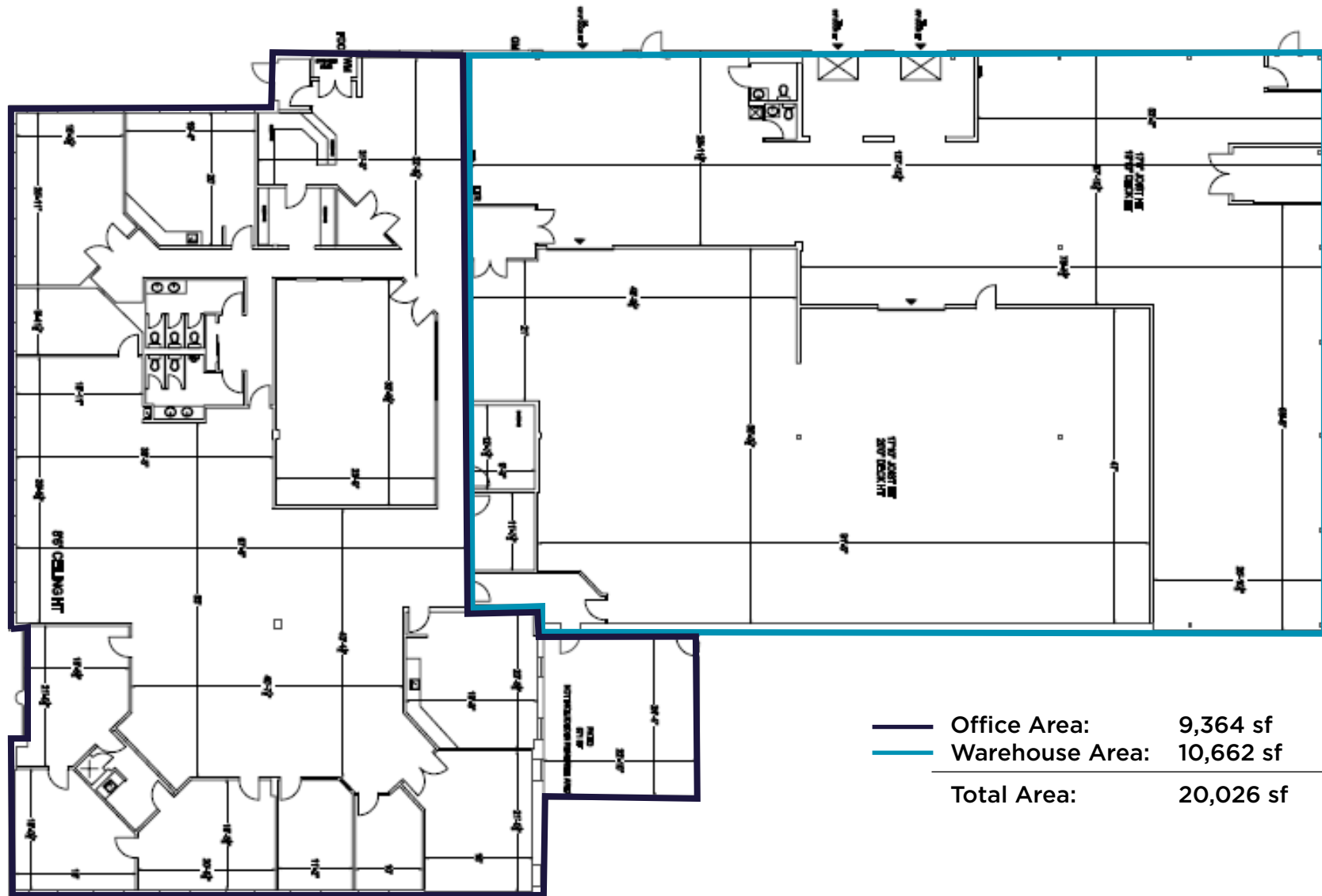
AERIAL PHOTOS



OFFICE PHOTOS



FLOOR PLAN



STRATEGIC LOCATION



DEMOGRAPHIC STATISTICS



		5 km	10 km	15 km
	Population:	148,968	587,700	1,286,638
	Average Household Income:	\$141,229	\$129,468	\$126,901
	Median Age	40	39	39
	Employment Rate	60%	57%	57%

ZONING: E2-1

The following are permitted uses in the E2-1 variation:

OFFICE

- Medical office
- Office

BUSINESS ACTIVITIES

- Broadcasting/communication facility
- Manufacturing facility
- Science & technology facility
- Warehouse/distribution facility
- Wholesaling 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
- Overnight accommodation

OTHER

- Adult video store
- Animal boarding establishment
- Active recreational use
- 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