



# 7585 DANBRO CRESCENT | MISSISSAUGA

CLEAN AND FUNCTIONAL FREESTANDING INDUSTRIAL BUILDING



Outlines are approximate

AVAILABLE FOR SALE



# PROPERTY SPECIFICATIONS

Total Area: 9,374 sf

Warehouse Area: 1,700 sf

Office Area: 7,674 sf

Lot Size: 0.701 acres

Clear Height: 14'

Shipping: 1 TL

Sale Price: \$4,640,130

Taxes (2025): \$34,539.21

Possession: Flexible

Zoning: E2-19

## Comments:

- A clean and functional freestanding industrial building with a mix of warehouse, office and specialized lab space
- Part of the building is currently used as a food testing lab with a small walk-in fridge and freezer
- Well maintained office area with updated finishes
- Transit is right at the doorstep and the property is minutes from Hwy 401 and 407
- Truck level punch out exists to add additional truck level door





# WAREHOUSE & LAB PHOTOS





# AERIAL PHOTOS

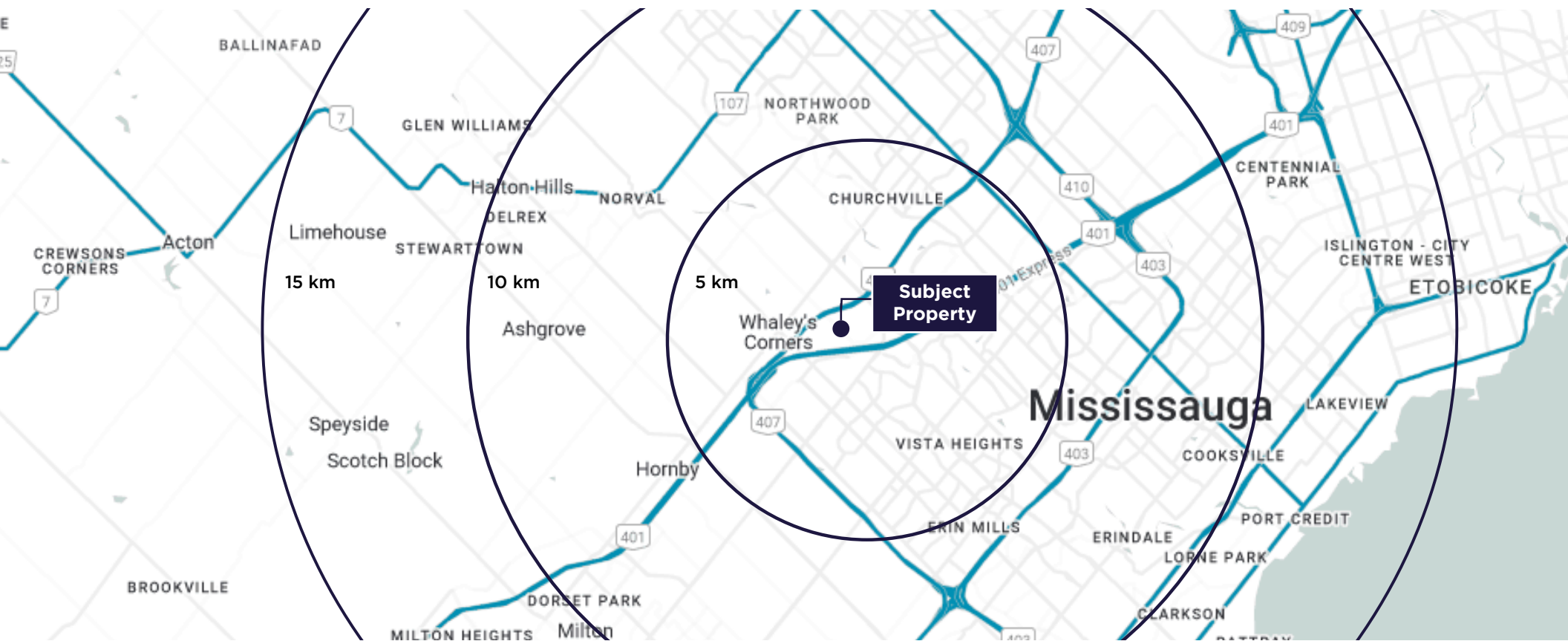






# OFFICE PHOTOS



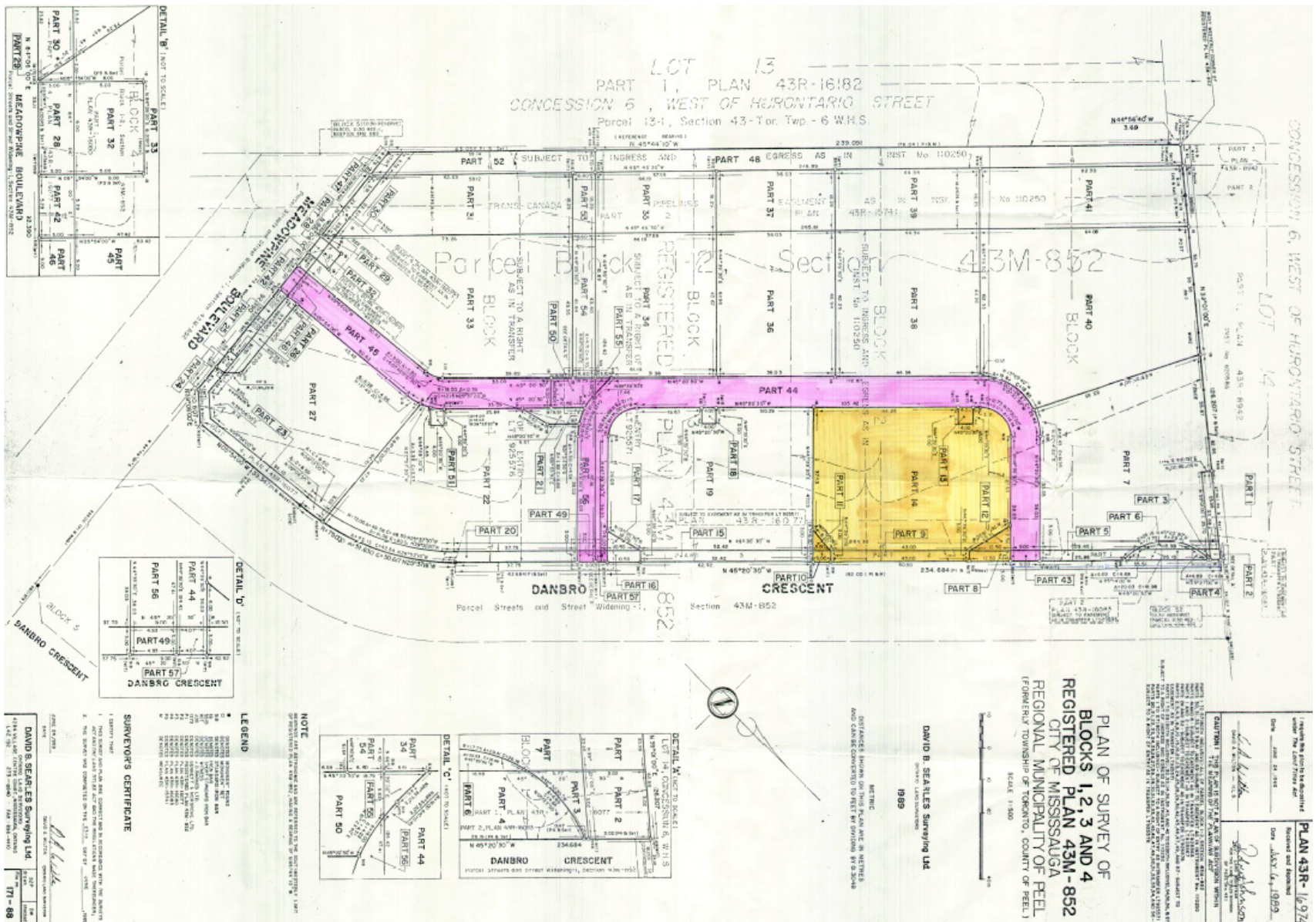
# DEMOGRAPHIC STATISTICS



	5 km	10 km	15 km
 <b>Population:</b>	106,462	554,474	1,233,192
 <b>Average Household Income:</b>	\$140,951	\$134,074	\$125,854
 <b>Median Age</b>	39	39	39
 <b>Employment Rate</b>	60.5%	58%	57.5%



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# STRATEGIC LOCATION





# ZONING: E2-19

The following are permitted uses in the E2-19 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)







## FOR MORE INFORMATION, CONTACT:

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