



7585 DANBRO CRESCEENT | 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:	<ul style="list-style-type: none">• 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



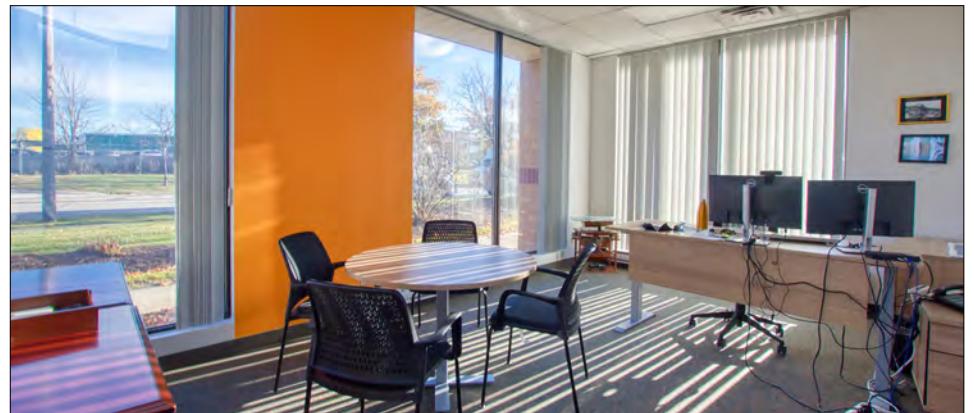
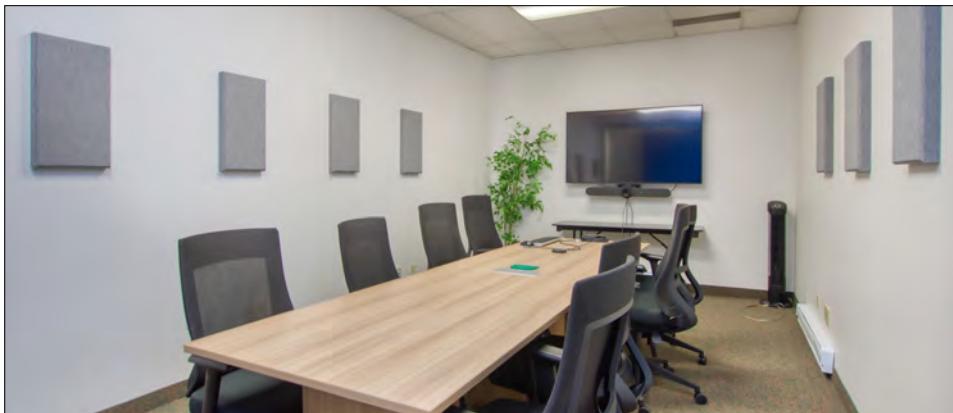
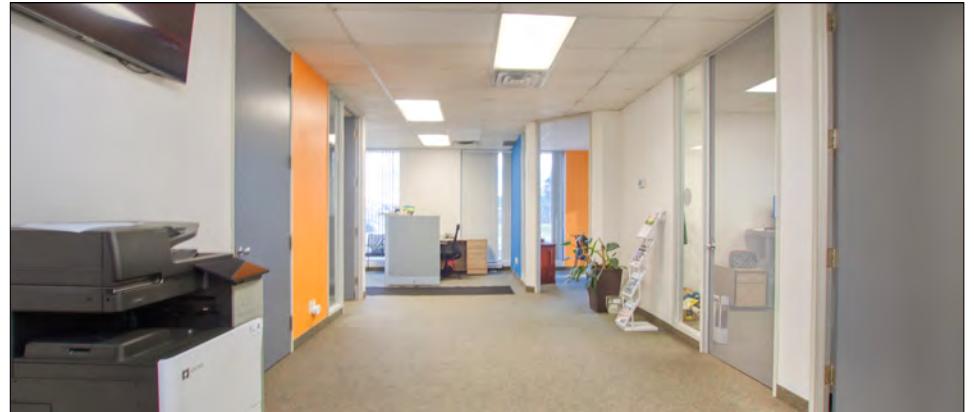
WAREHOUSE & LAB PHOTOS



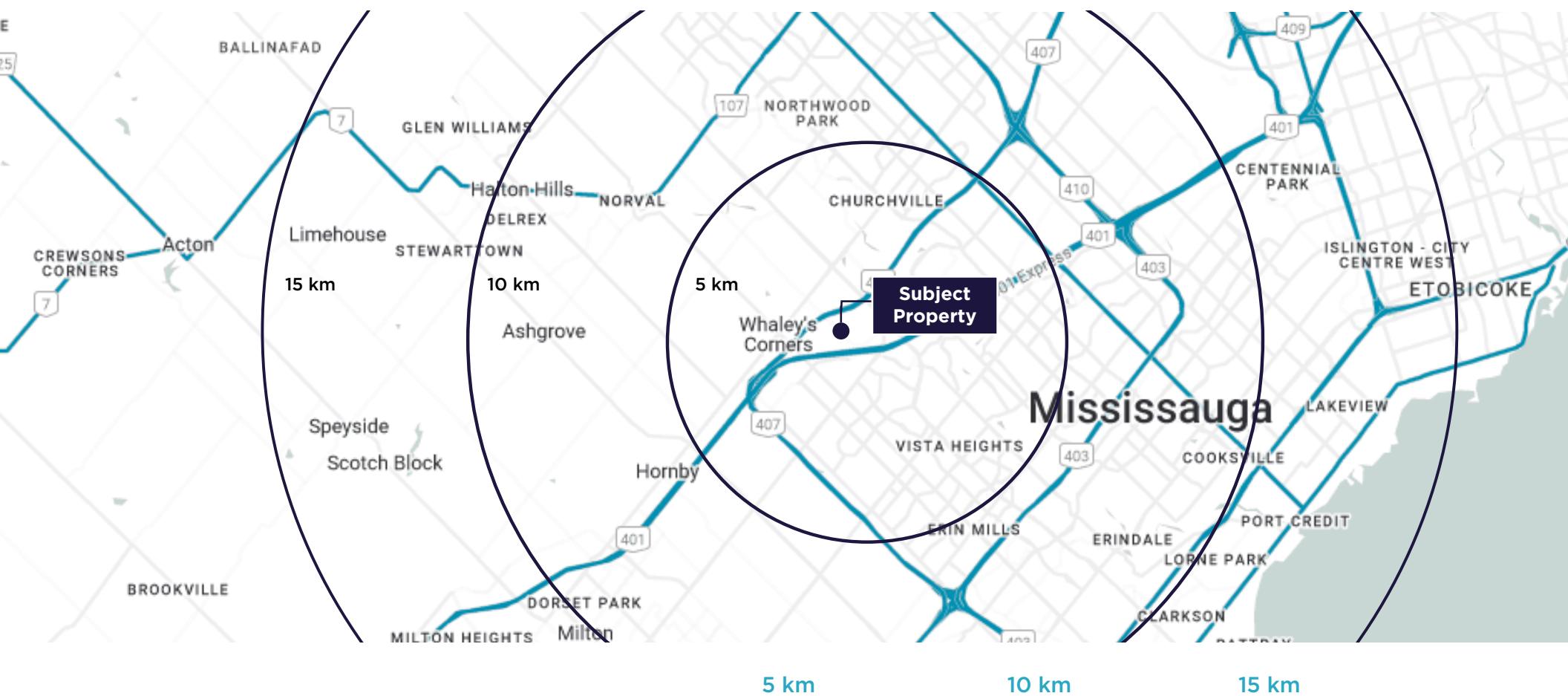
AERIAL PHOTOS



OFFICE PHOTOS

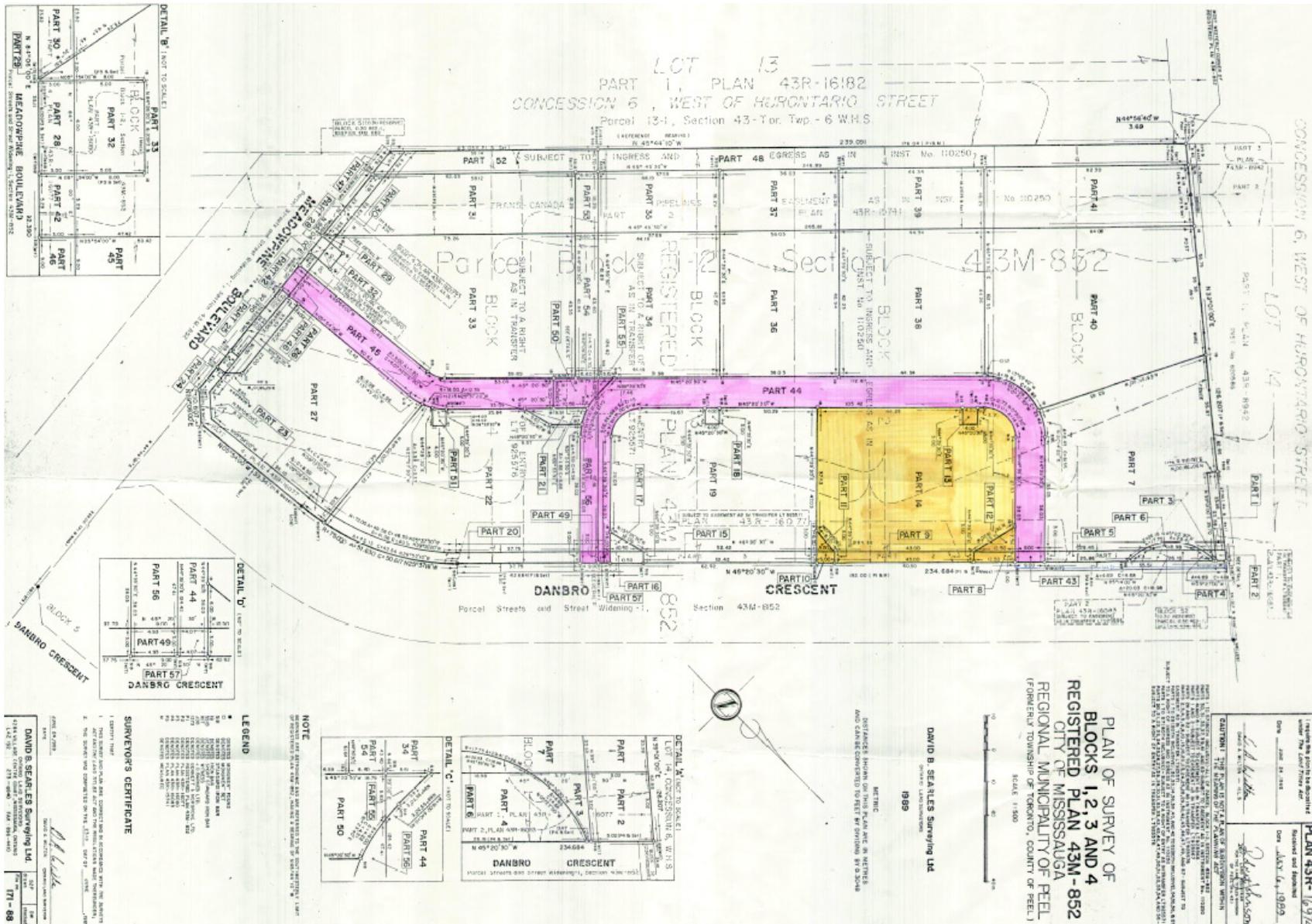


DEMOGRAPHIC STATISTICS



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

PROPERTY SURVEY



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





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