

AVAILABLE FOR SALE

UNIQUE OWNER/USER OPPORTUNITY - IN PLACE RENT UNTIL JANUARY 1, 2028

310 MATHESON BLVD E

MISSISSAUGA, ON



48,242 SF SITUATED ON 2.246 ACRES



PROPERTY HIGHLIGHTS

Total Area: 48,242 sf

Office Size: 15%

Lot Size: 2.246 acres

Shipping:
3 truck level doors
1 drive-in door
1 grade-level door

Clear Height: 18'

Vacant Possession: January 1, 2028

Asking Price: \$21,120,000

Taxes (2025): \$114,300

Zoning: E2

Comments:

- Highly functional asset in one of Mississauga's most desirable industrial nodes
- Strong and diverse labour pool nearby
- Convenient access to public transit
- Full truck circulation around the building for efficient operations
- Facility well suited for manufacturing/warehousing



AERIAL PHOTOGRAPHY



EXTERIOR PHOTOGRAPHY



LOCATION MAP



● Amenities
 ● Corporate Tenants
 ● Subject Property

- - - - - #51 @ Tomken Road
 - - - - - #39 @ Britannia Road
 - - - - - #5 @ Dixie Road
 - - - - - Hurontario Street

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





For more information, please contact:

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