

**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](http://www.mississauga.ca)





**For more information, please contact:**

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