



1280 FEWSTER DRIVE | MISSISSAUGA, ON



FOR SALE - CLOSE PROXIMITY TO HWY 401/DIXIE NODE

PROPERTY SPECIFICATIONS



Total Area:	20,230 sf
Office Area:	1,200 sf
Lot Size:	0.952 acres
Clear Height:	16' - 18'
Shipping:	1 TL, 3 DI
Sale Price:	\$8,395,000
Taxes (2026):	\$46,578.85
Possession:	Immediate
Zoning:	E2
Legal Description:	Pt Lt 6 Con 2 Nds Toronto As In Ro629849; Mississauga
Comments:	• Recent exterior stucco upgrades and new asphalt • Recently underwent a significant demolition program • Turnkey opportunity • LED warehouse lighting (partial) • Walking distance to miway BRT hub and full suite of amenities • Excellent proximity to highly sought after 401/Dixie node • Phase I and BCA available for qualified purchaser

WAREHOUSE PHOTOS



AERIAL PHOTOS



EXTERIOR PHOTOS



OFFICE PHOTOS



STRATEGIC LOCATION



● Amenities
 ● Corporate Occupiers
 📍 Subject Property
 mi WAY
 #73 @ Kamato Road
 #5 @ Dixie Road
 #39 @ Britannia Road
 #51 @ Tomken Road

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, CONTACT:

MICHAEL YULL*, SIOR

Vice Chair

647 272 3075

Michael.Yull@cushwake.com

RORY MACNEIL*

Associate Vice President

289 221 0356

Rory.MacNeil@cushwake.com

CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300

Mississauga, ON L5W 0G2

cushmanwakefield.com