CUSHMAN & WAKEFIELD

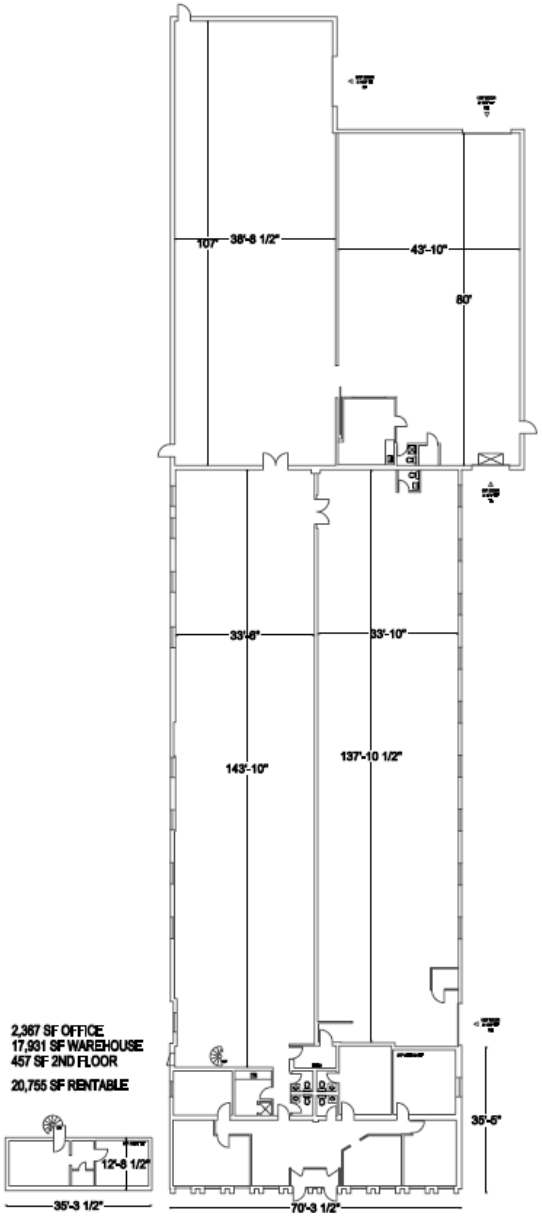
1280 FEWSTER DRIVE | MISSISSAUGA, ON

FOR SALE - CLOSE PROXIMITY TO HWY 401/DIXIE NODE

PROPERTY SPECIFICATIONS

Total Area:	20,755 sf
Office Area:	2,367 sf
Lot Size:	0.952 acres
Clear Height:	14’ - 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:	• 457 sf not included in total GFA • 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

FLOOR PLAN


107'
38'-6 1/2"
43'-10"
80'
33'-6"
33'-10"
143'-10"
137'-10 1/2"
35'-6"
2,367 SF OFFICE
17,931 SF WAREHOUSE
457 SF 2ND FLOOR
20,755 SF RENTABLE
12'-6 1/2"
35'-3 1/2"
70'-3 1/2"

WAREHOUSE PHOTOS

AERIAL PHOTOS

EXTERIOR PHOTOS

OFFICE PHOTOS

STRATEGIC LOCATION

Amenities · Corporate Occupiers · Subject Property · MiWAY · #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:

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