



For Lease/Sale

User/Investment Opportunity
Immediate Possession

2505 Meadowvale boulevard, Mississauga

±37,504 Sq. Ft. | ±22' Clear Height | Potential To Expand Warehouse

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*Sales Representative

CBRE

Property Details

TOTAL SIZE	Main Floor Office:	±17,296 Sq. Ft.
	Second Floor Office:	±14,246 Sq. Ft.
	Warehouse Area:	±5,962 Sq. Ft.
	Total Area:	±37,504 Sq. Ft.
LOT SIZE	±3.0 Acres	
ASKING LEASE RATE	Please Speak with Listing Agents	
T.M.I. (EST. 2025)	CAM:	\$2.02
	PTax:	\$3.09
	Total:	\$5.11 Per Sq. Ft.
ASKING SALE PRICE	Please Speak with Listing Agents	
TAXES (EST.2024)	\$108,990.43	
SHIPPING	2 Truck Level Doors, 1 Drive-In Door	
CLEAR HEIGHT	±22'	
POSSESSION	Immediate (Vacant)	
ZONING	E3	

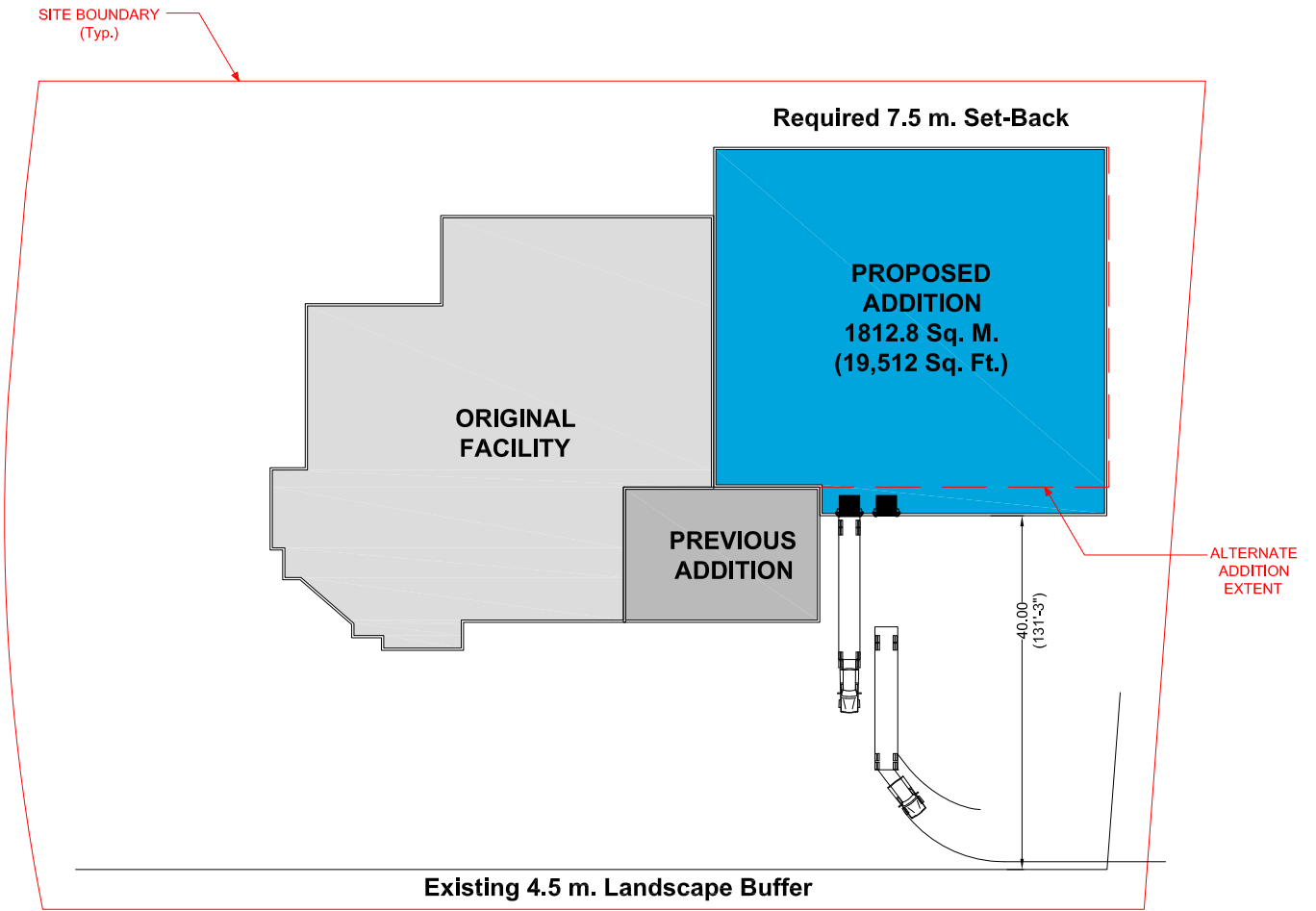
COMMENTS

- Great Freestanding Building in Mississauga
- Potential to Expand Warehouse, Please Speak with Listing Agents
- Conveniently Located In Proximity To 400 Series Highways
- Numerous Amenities Within 2Km Radius



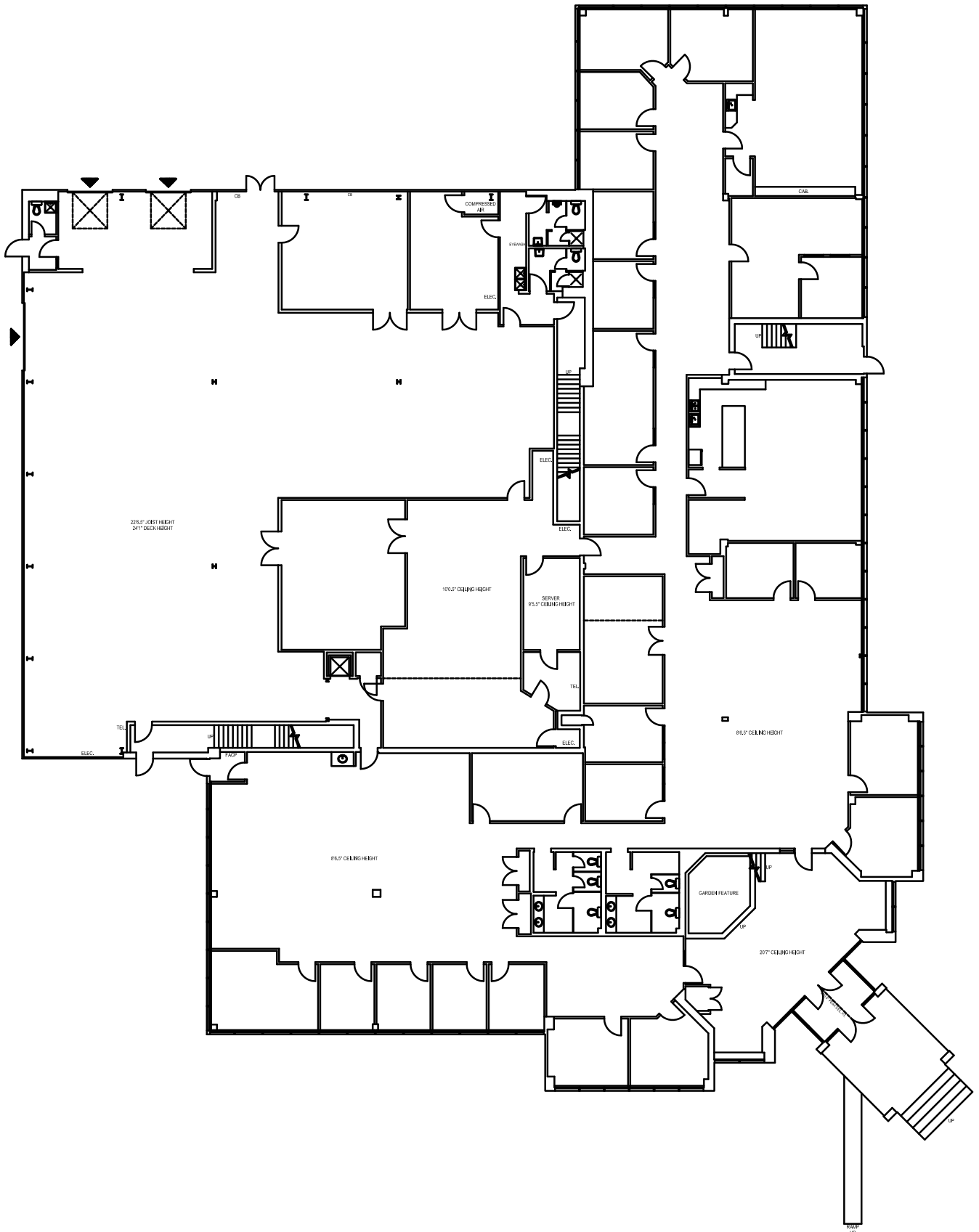
Site Plan

MEADOWVALE BLVD.



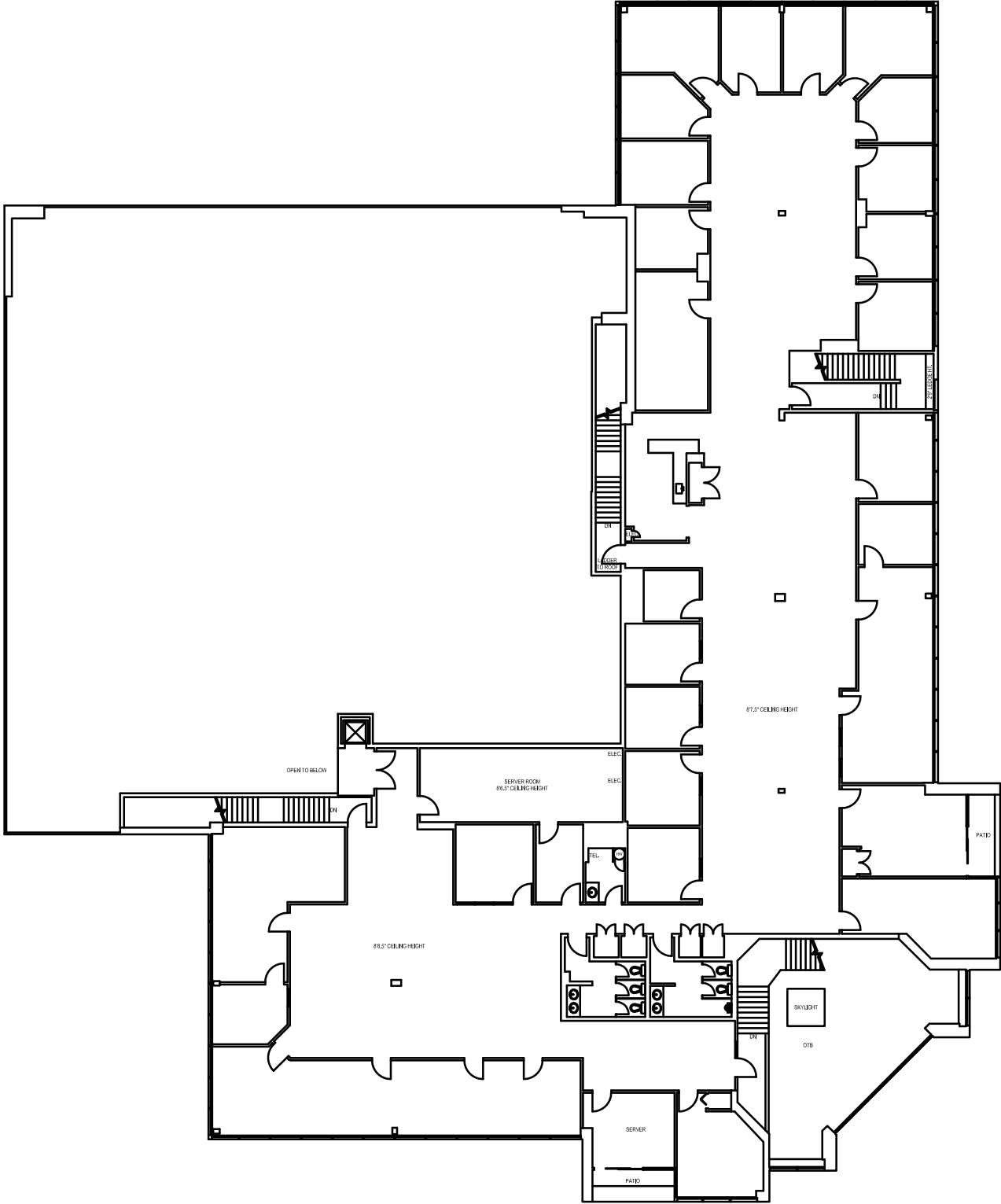
Floor Plan

Main Floor



Floor Plan

Second Floor



Photos



Location Overview

Convenient access to: highways, intermodals and Toronto Pearson International airport.
Prime network location in the heart of the GTA West.



SITE



MIWAY ROUTE #43
MISSISSAUGA - ARGENTIA



MIWAY ROUTE #42
DERRY



MIWAY ROUTE #38
CREDITVIEW

Zoning - E2-1 Employment

Permitted Uses

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting / Communications facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station (1)
- Wzaste Transfer Station (1)
- Composting Facility (1)
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product
- Manufacturing Facility (0055-2015) (14)
- Medicinal Product Manufacturing Facility - Restricted (0055-2015)

COMMERCIAL

- Restaurant (1)

- Convenience Restaurant (0018-2015) (1)(13)
- Take-out Restaurant (1)
- Commercial School
- Financial Institution (0191-2009), (0018-2015)(12)
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar (0018-2015) (1)(2)(13)
- Motor Vehicle Service Station (0018-2015) (13)
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles (1)

HOSPITALITY

- Banquet Hall/Conference
- Centre/Convention Centre
- Night Club (1)(3)

- Overnight Accommodation

OTHER

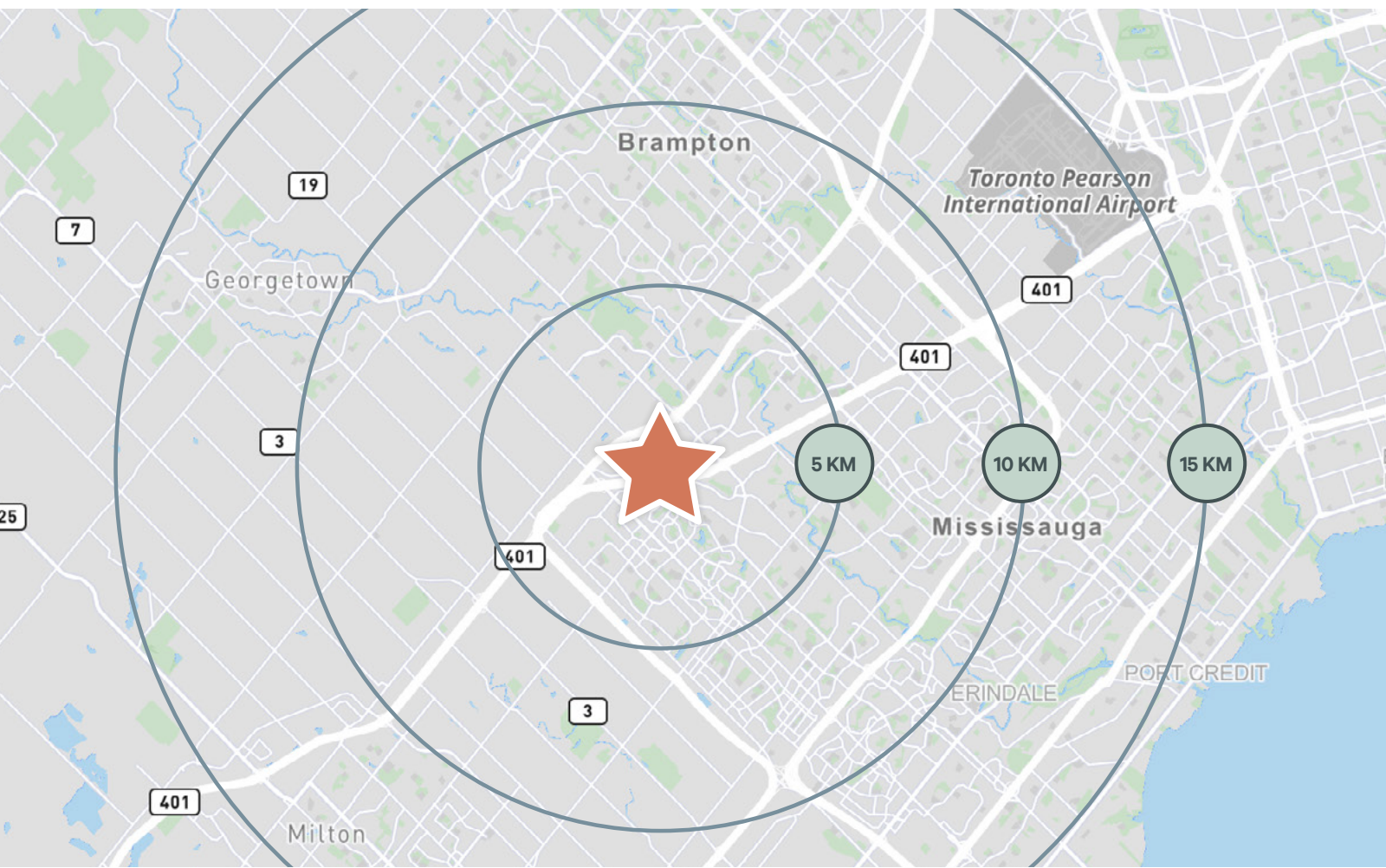
- Adult Video Store (1)
- Adult Entertainment Establishment (1)
- Animal Boarding Establishment (1)
- Active Recreational Use
- Body-Rub Establishment (1)
- Beverage/Food Preparation Establishment
- Truck Fuel Dispensing Facility (0297-2013)
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (4)
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

Exception E2-1

In an E2-1 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:

USES NOT PERMITTED

- | | | |
|--|--|---|
| <ol style="list-style-type: none"> 1. Truck Terminal 2. Waste Processing Station | <ol style="list-style-type: none"> 3. Waste Transfer Station 4. Composting Facility 5. Body-Rub Establishment | <ol style="list-style-type: none"> 6. Adult Entertainment Establishment 7. Night Club |
|--|--|---|



Travel Times

Highway 403
15 Min / 12.1 km

Highway 410
9 Min / 11.7 km

Highway 401
4 Min / 2.3 KM

Highway 407
4 Min / 2 km

Pearson I'ntl Airport
21.7 Min / 22 km

CN Intermodal Brampton
18.3 Min / 16 km

CPKC Intermodal Vaughan
30.8 Min / 26 km

Downtown Toronto
38.9 Min / 35 km

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