

NEW STATE-OF-THE-ART DISTRIBUTION FACILITY



2645 Royal Windsor Drive, Mississauga, ON

60-90 Day Occupancy | Short And Long Term Leases

Get more information

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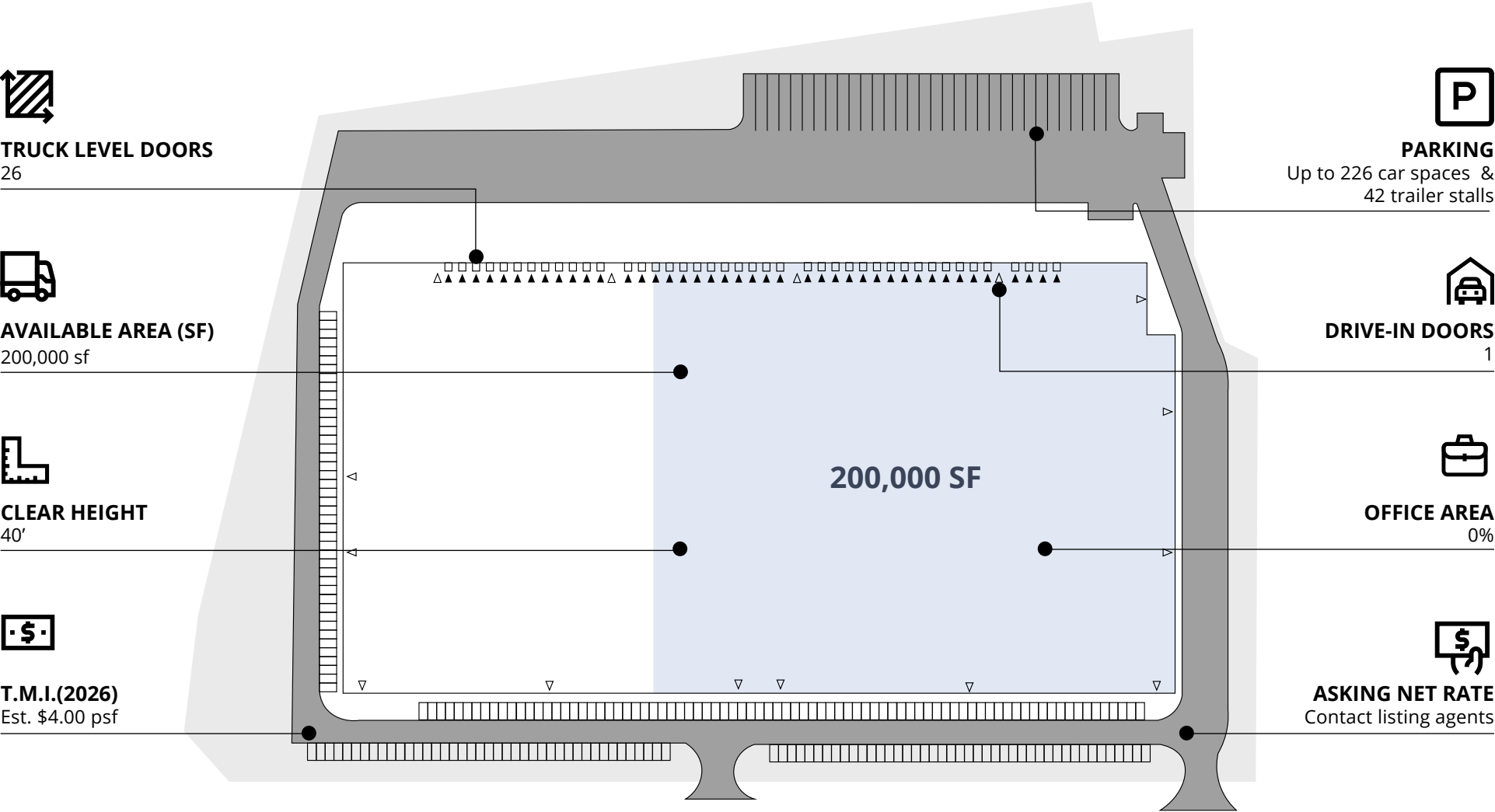
**AVISON
YOUNG**

*Sales Representative **Broker

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Site plan



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Highlights

- Brand new warehouse space, Q2 2026 completion
- Up to 200,000 square feet available - Space is divisible
- Short- and long-term lease opportunity - Possession 60 – 90 days
- Ideal for overflow storage, 3PL, warehousing, and distribution
- Part of a 325,000 sf State-of-the-Art Distribution Facility
- Exposure / signage along Royal Windsor Dr - Corner location at Winston Churchill Blvd
- Excellent access to 3 major Highways QEW, 403 and 407
- Public Transit Bus Service at doorstep with Clarkson GO Transit within close proximity
- Ample Trailer and Car parking available
- Tons of Power
- Realty Tax to be reassessed



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Zoning: E2-108 Employment Zone

Unless otherwise permitted, all uses in an **E2, Employment Zone** shall be located wholly within a building, structure or part thereof. The following uses are permitted:

Employment / Office Uses

- Medical Office Uses

Business Activities

- Broadcasting / Communication
- Manufacturing Facility
- Science And Technology
- Warehouse / Distribution Facility
- Wholesaling Facility
- Outdoor Storage/Outdoor Display
- Self-Storage Facility
- Medicinal Product Manufacturing

Commercial

- Restaurant - Convenience / Take-Out
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Facility

Hospitality

- Banquet Hall
- Private or Night Club
- Conference or Convention Centre
- Overnight Accommodation

Motor Vehicle Service

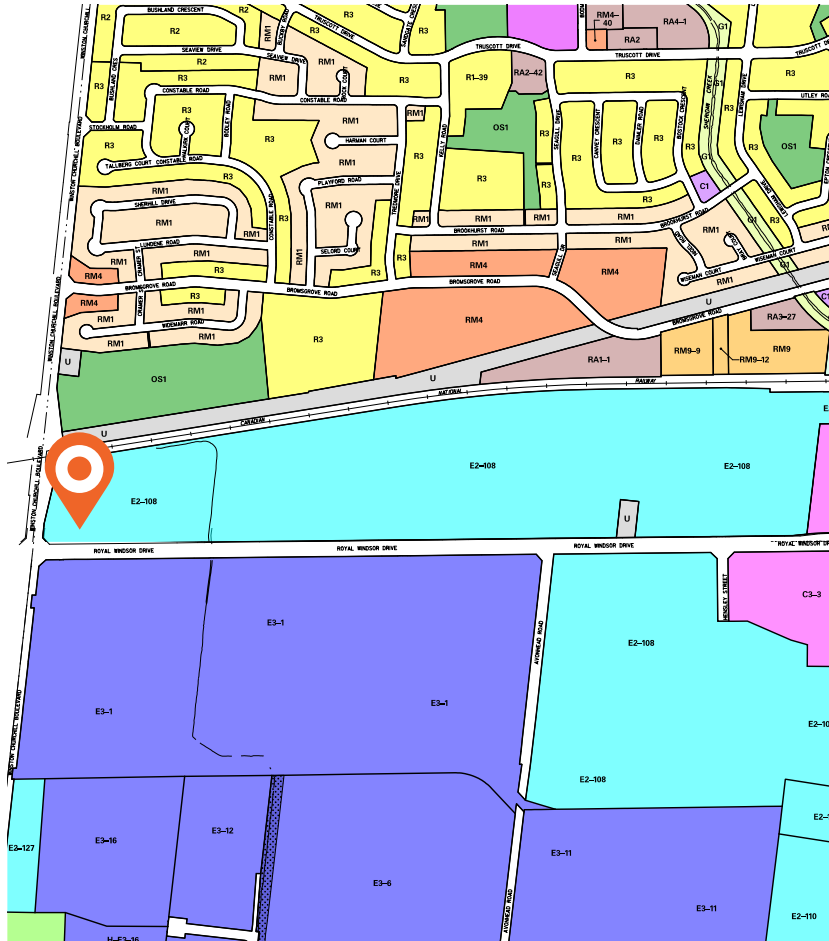
- Motor Vehicle Repair Facility
- Motor Vehicle Wash Facility
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing or Rental - Commercial Motor Vehicles

Other

- Adult Video Store
- Animal Boarding Establishment
- Active Recreational Use
- Beverage / Food Preparation
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Repair Establishment
- Parking Lot
- University /College
- Courier / Messenger Service

E2-108 exception zone, which takes precedence over the E2 zones permitted uses and regulations does NOT allow the following uses:

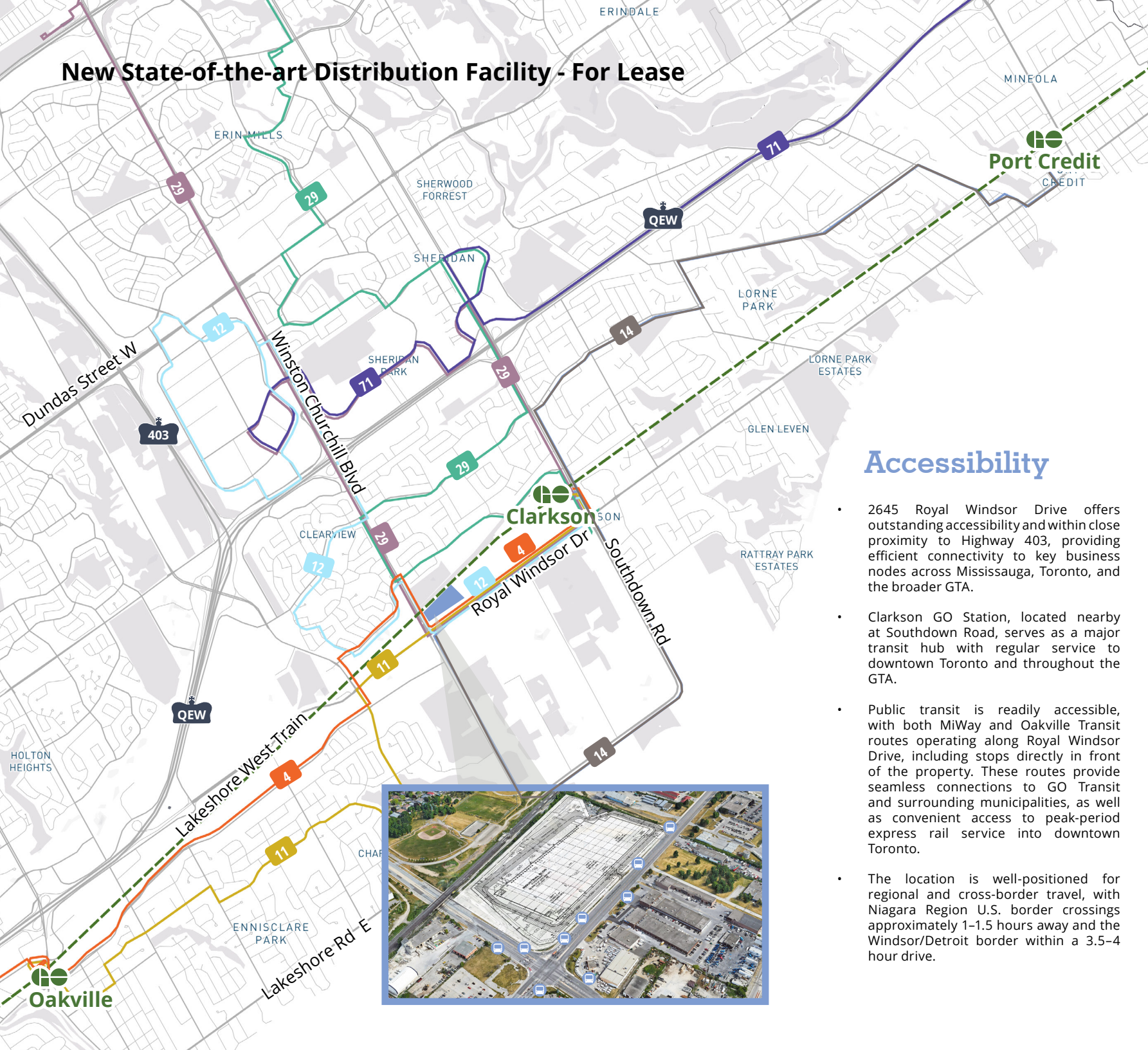
- Transportation Facility
- Truck Terminal
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Contractor Service Shop
- Adult Entertainment Establishment
- Body-Rub Establishment
- Truck Fuel Dispensing Facility



Outdoor Storage / Display permitted accessory to a permitted use, subject to conditions outlined and further defined in the City of Mississauga's zoning bylaw:

<http://www.mississauga.ca/portal/residents/zoningbylaw>

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Accessibility

- 2645 Royal Windsor Drive offers outstanding accessibility and within close proximity to Highway 403, providing efficient connectivity to key business nodes across Mississauga, Toronto, and the broader GTA.
- Clarkson GO Station, located nearby at Southdown Road, serves as a major transit hub with regular service to downtown Toronto and throughout the GTA.
- Public transit is readily accessible, with both MiWay and Oakville Transit routes operating along Royal Windsor Drive, including stops directly in front of the property. These routes provide seamless connections to GO Transit and surrounding municipalities, as well as convenient access to peak-period express rail service into downtown Toronto.
- The location is well-positioned for regional and cross-border travel, with Niagara Region U.S. border crossings approximately 1–1.5 hours away and the Windsor/Detroit border within a 3.5–4 hour drive.

8 MIN
6.5 KM
Oakville GO

4 MIN
2.2 KM
Clarkson GO

3 MIN
2.9 KM
QEW

5 MIN
5.6KM
Highway 503

Speers-Cornwall

Linbrook

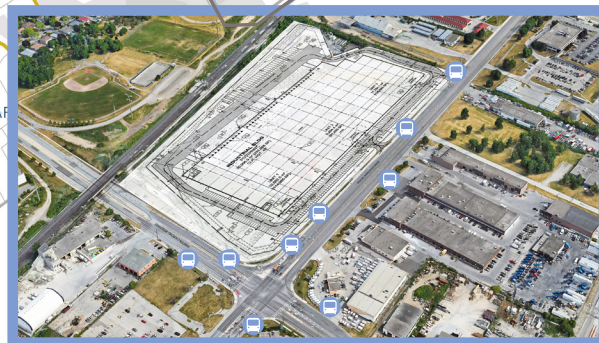
Winston Park

Sheridan

Lorne Park

Park Royal

Winston Churchill



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Amenities

- 1 2645 Royal Windsor Dr is complemented with a variety of recently developed industrial, commercial/retail properties along Royal Windsor Dr, including Clarkson Crossing Commercial Centre as well as residential redevelopment that is gentrifying the area.
- 2 Both Royal Windsor Dr and Winston Churchill Blvd provide connections to numerous amenities including Lake Ontario. The neighbourhood has 25 km of walking trails and access to a variety of quality parks including waterfront parks.
- 3 Just north of 2645 Royal Windsor Drive on the north side of the CNR tracks is Clarkson Park, a 19.62 acre park with a Baseball Diamond, Soccer and football Field that is lit and fenced.
- 4 Less than 3 km to the north is Clarkson Community Centre, which offers swimming pools, activity studios, arena, gymnasium and a library.
- 5 Canada's Leading premier sports club covering 150,000 sf on 8.5 acres, offering year-round squash, tennis, pickleball, badminton, golf, aquatics; over 100 weekly group fitness, yoga, spinning programs; sports training; fine dining; and parties and social events.



11

Hotels



169

Restaurants



214

Retail



15

Gas Stations



18

Banks



20

Fitness Centres

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200,000 SF AVAILABLE FOR LEASE | 60-90 DAY OCCUPANCY



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