

2645 Royal Windsor Drive

Mississauga, ON

91,433 sf to 333,261 sf
For Lease



New State-Of-The-Art Distribution Facility | Q3 2023 Occupancy

Get more information

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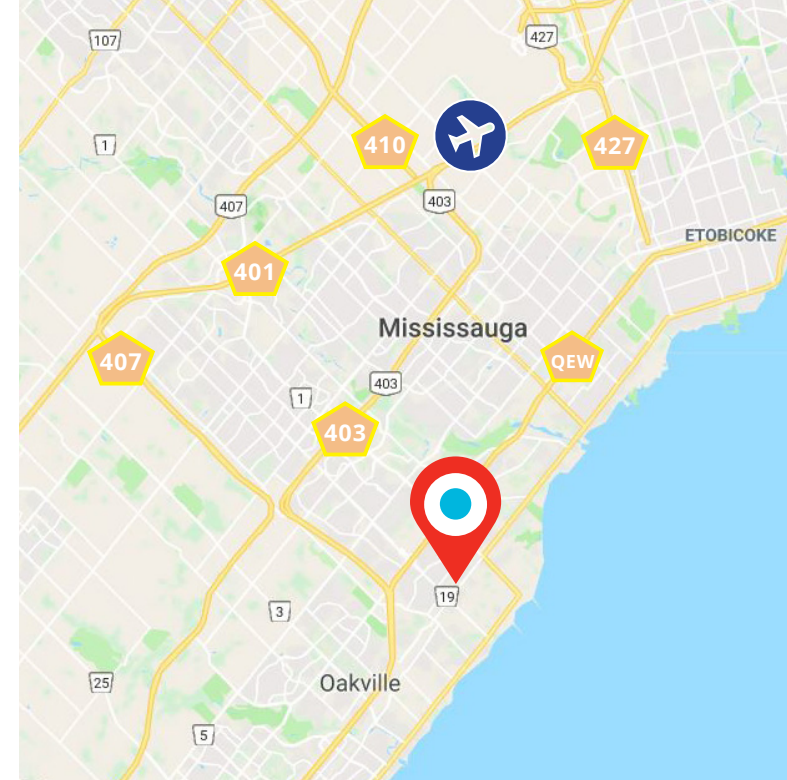
**AVISON
YOUNG**

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Property Summary*

	Units 1-3	Units 2-3	Units 1-2	Unit 1	Unit 2	Unit 3
 Available Area (sf)	333,261	218,276	206,418	114,985	91,433	126,843
 Office Area	3%	3%	3%	3%	3%	3%
 Clear Height	40'	40'	40'	40'	40'	40'
 Truck Level Doors	38	26	27	12	15	11
Drive-In Doors	2	1	1	1	0	1
 Parking	221 car spaces & 26 trailer stalls					
 T.M.I. (2022)	To be reassessed.					
 Asking Net Rate	Speak with Listing Agents.					

* **NOTE:** See current Site Plan on the following page for further details. The above building specifications is an estimate, all information to be confirmed, speak with listing agent for details.



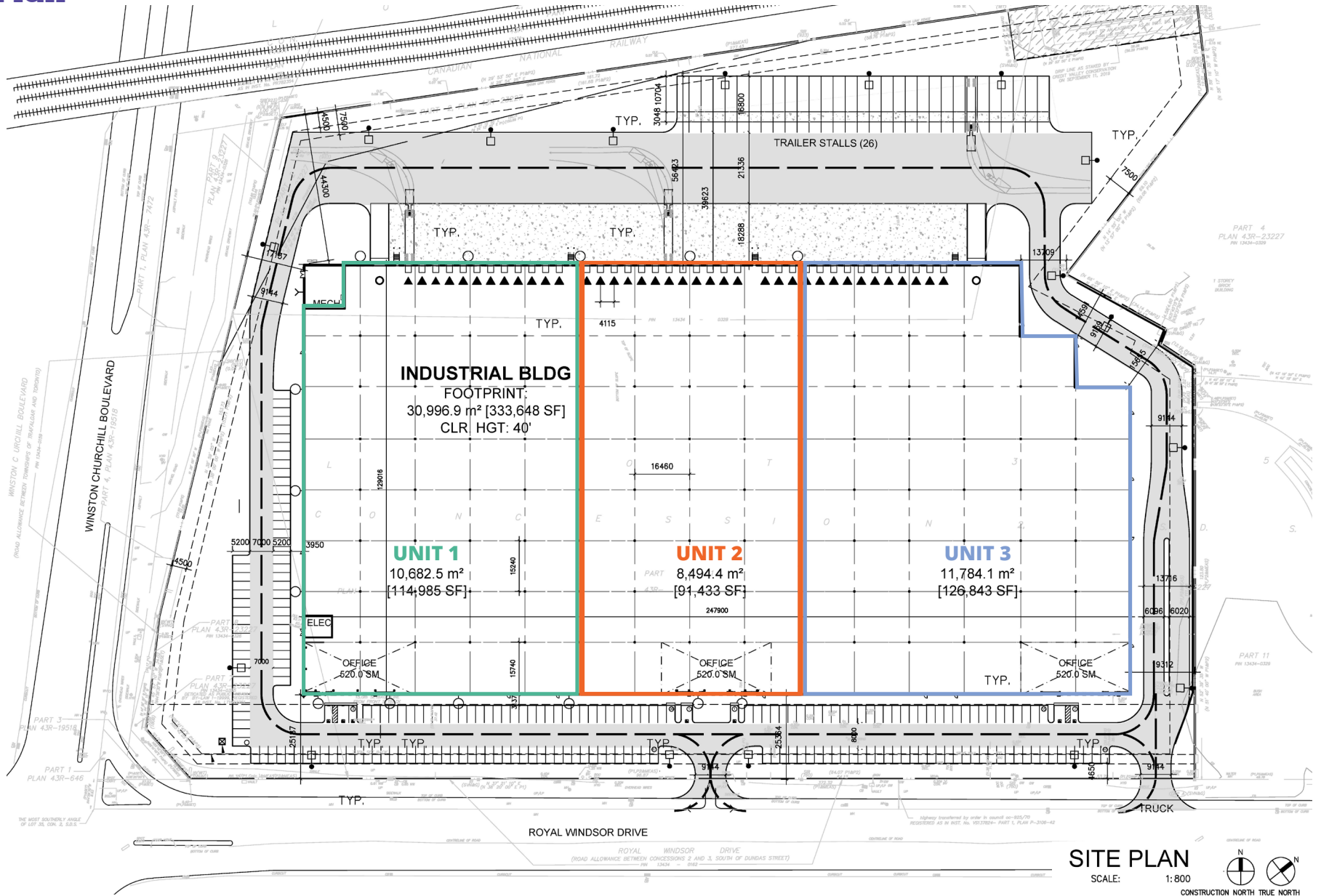
Highlights

- New State of Art Distribution Facility
- Q3 2023 Occupancy
- Corner location, northeast Royal Windsor Dr. & Winston Churchill Blvd.
- Exposure and Signage on two streets
- Served by three major Highways QEW, 403 and 407
- Excellent access to public transportation, at doorstep, via MiWay, Oakville and Clarkson GO station

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Site Plan



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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

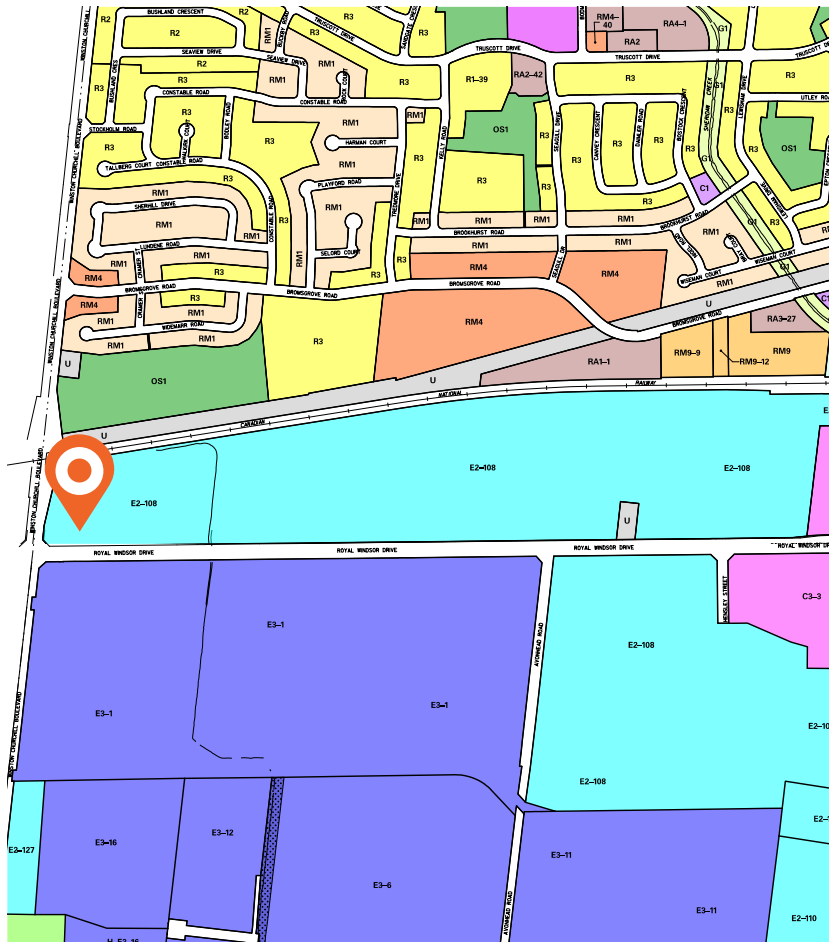
- Motor Vehicle Repair Facility
- Motor Vehicle Wash Facility
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing or Rental - Commercial Motor Vehicles

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

- 1 2645 Royal Windsor Dr is complemented with a variety of recently developed industrial, office, 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 throughout the Clarkson neighbourhood including Lake Ontario. The Clarkson 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 3km to the north is Clarkson Community Centre, which offers swimming pools, activity studios, arena, gymnasium and a library.

5  **ONTARIO RACQUET CLUB**

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.



Amenities within 5 km



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Accessibility

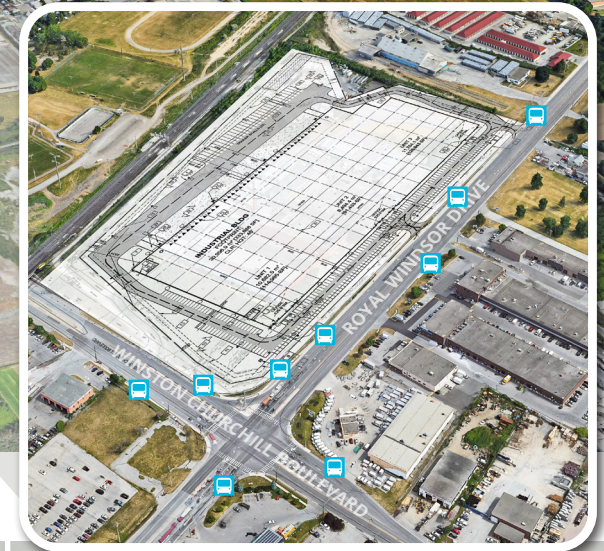
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GREAT ACCESSIBILITY | CONVENIENT TRAVEL TIMES

- 8 minutes
6.5 km to
Oakville GO
- 4 minutes
2.2 km to
Clarkson GO
- 3 minutes
2.9 km to
Queen Elizabeth Way
- 5 minutes
5.6 km to
Highway 403

DISTANCES FROM 2645 ROYAL WINDSOR DRIVE



PUBLIC TRANSIT

- | Oakville | Mississauga |
|---|--|
| 4 Speers-Cornwall | 45 Lorne Park Industrial |
| 11 Linbrook | 14A Winston Churchill |
| 12 Winston Park | GO Lakeshore West Train |

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