



Colliers

Flexible Configurations For Lease

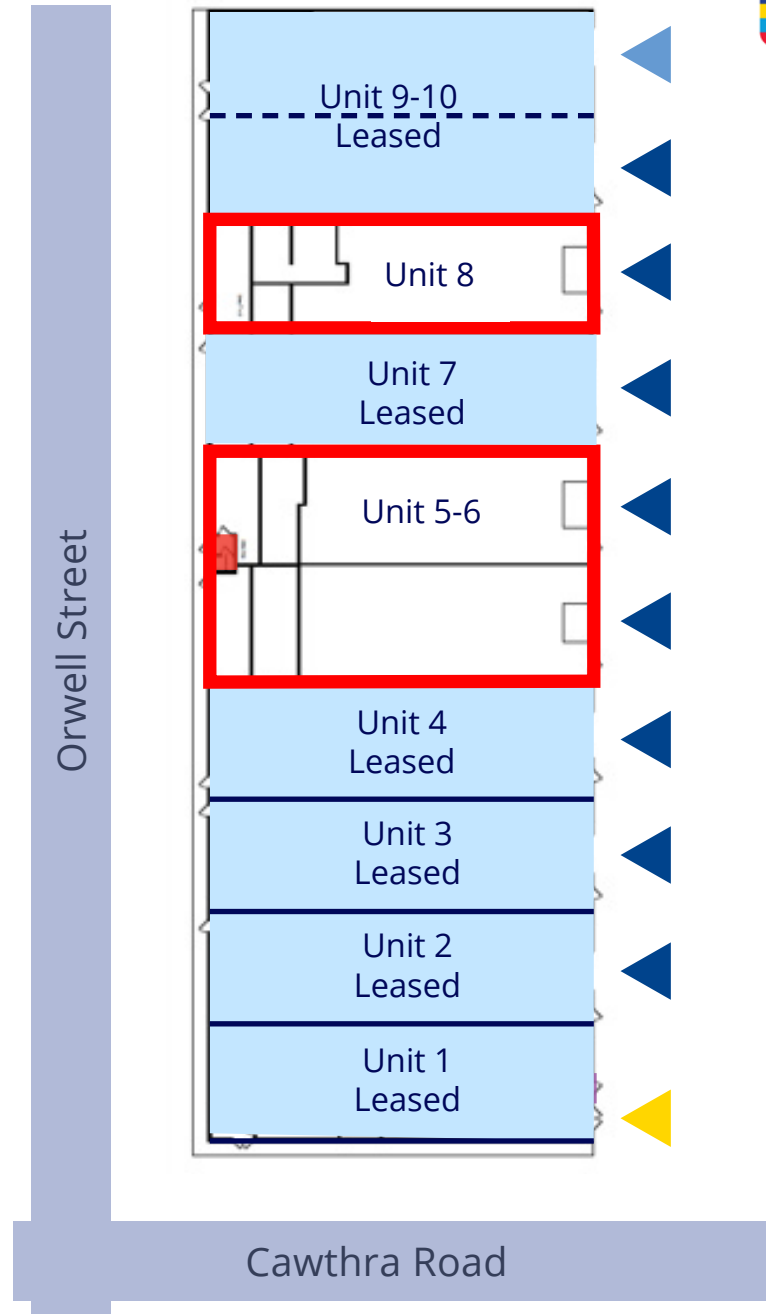
2390 Cawthra Road
Mississauga, ON

Nicole Carmichael
Sales Representative
+1 647 453 6061
nicole.carmichael@colliers.com

Sam Sgambelluri*
Senior Vice President
+1 647 620 2856
sam.sgambelluri@colliers.com

Available *Units*

	Unit 5-6	Unit 8
Available Area	6,138 SF	3,124 SF
Office Area (ability to reduce)	15%	20%
Clear Height	14' Clear Height	
Shipping	2 DI	1 DI
T.M.I.	\$6.38 PSF	
Pricing	\$19.75 PSF Net	



E2-131 Zoning

E2-131 is a specific exception within the E2 Employment Zone in the City of Mississauga's Zoning By-law. It generally permits heavy industrial uses like manufacturing and processing, but with specific limitations on what can be manufactured and how. The E2-131 zone also has restrictions on uses like private schools and motor vehicle repair facilities.

Permitted Uses:

- General Manufacturing – includes a wide range of non-restricted manufacturing activities
- Warehouse – for storage and distribution of goods
- Industrial Sales & Service – retail or services supporting industrial operations
- Laboratory – research/testing facilities
- Contractor's Establishment – for trade contractors and their offices/tools
- Custom Workshop – specialized fabrication or repair workshops
- Vehicle Repair Shop – full-service auto repair
- Vehicle Service Shop – servicing of light vehicles, including open storage under conditions
- Vehicle Depot – storage and dispatch facility for vehicles
- Shipping Terminal or Transportation Use – freight and transport operations
- Public Utility – e.g., transformer or gas regulator stations (must be

An aerial photograph of an industrial area. A large, dark-roofed building is the central focus, with a white location pin icon placed on its roof. Surrounding buildings, parking lots with cars and trucks, and roads are visible. The image is partially overlaid by a dark blue sidebar on the left and a white box with a mouse cursor on the bottom right.

Colliers

All Permitted Uses



Location Overview



Mississauga is a large city in Ontario, Canada, located just west of Toronto. It is one of the fastest-growing cities in the country and is part of the Greater Toronto Area (GTA). With a population of over 700,000, Mississauga is known for its diversity, modern infrastructure, and vibrant economy. The city is home to many corporate headquarters and benefits from being near Toronto Pearson International Airport, Canada's busiest airport.

CITIES

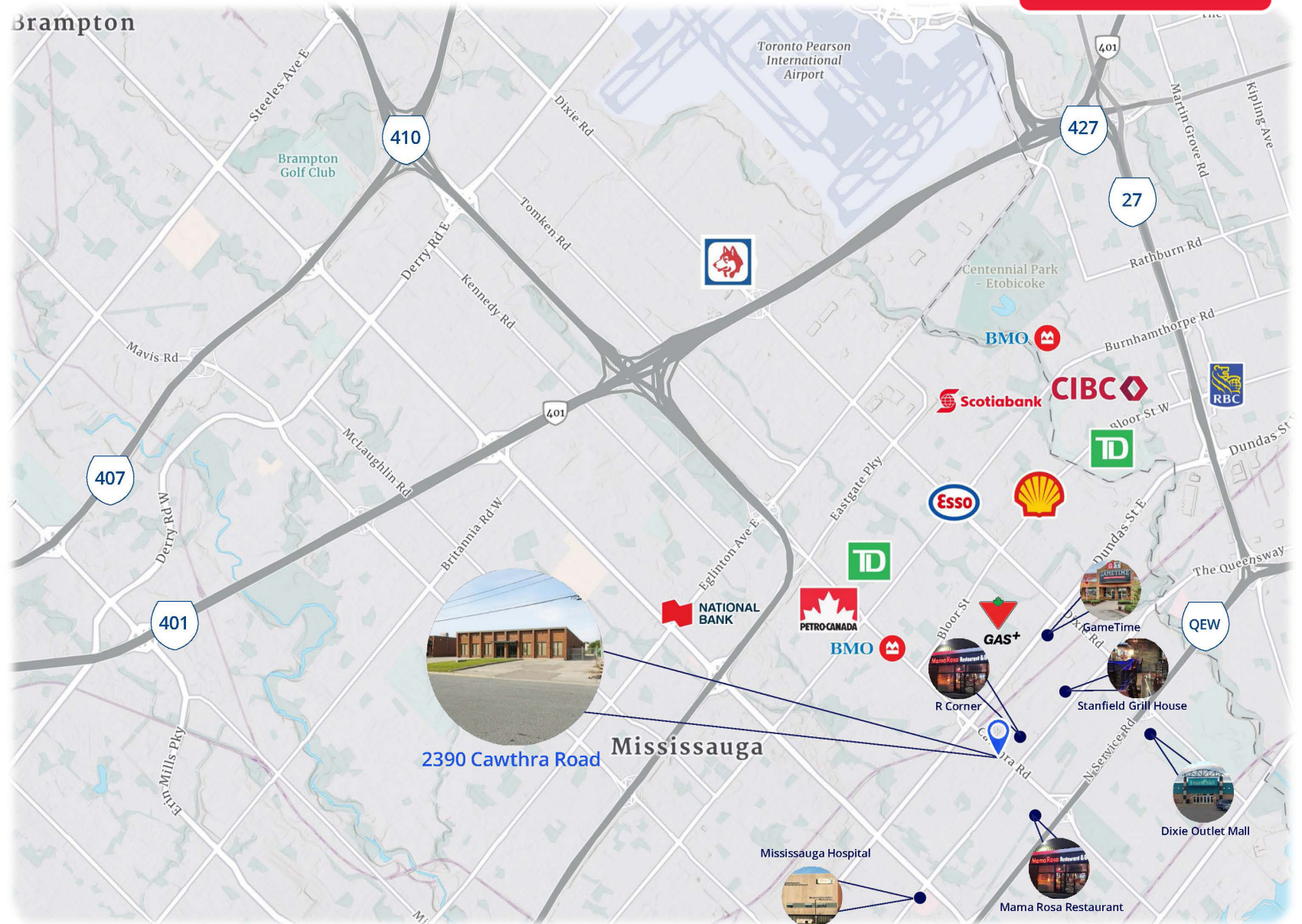
- Mississauga | Immediate
- Toronto 15 Mins | 12 KM
- Brampton | 20 Mins | 15 KM

HIGHWAYS

- QEW | 5 Mins | 3 KM
- Highway 410 | 10 Mins | 7 KM
- Highway 409 | 15 Mins | 10 KM

AIRPORTS

- YYZ Airport | 20 Mins | 20 KM
- YTZ Airport | 30 Mins | 29 KM





FOR LEASE

2390 Cawthra Road Mississauga, ON

Nicole Carmichael
Sales Representative
+1 647 453 6061
nicole.carmichael@colliers.com

Sam Sgambelluri*
Senior Vice President
+1 647 620 2856
sam.sgambelluri@colliers.com

collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage. *Sales Representative