

FOR SUBLEASE



FREESTANDING INDUSTRIAL BUILDING

215 Courtneypark Drive East, Mississauga

GREG LOFFREE* SIOR
Senior Vice President
Greg.loffree@cushwake.com
905 501 6447

NANCY CARTER*
Vice President
Nancy.carter@cushwake.com
905 501 6410

JOSH BAIRD*
Associate
Josh.baird@cushwake.com
905 501 6419



PROPERTY HIGHLIGHTS

Total Building area: 103,593 SF

Warehouse area: ~98,593 SF

Office area: ~5,000 SF

Site Area: 4.25 acres

Clear Height: 28 Feet

Shipping
3 Drive-in doors
8 Truck level doors

Power: 1200 amps

Zoning: E2 – Industrial

TMI: \$3.95psf

Asking Rate: \$13.75psf with \$.50 annual escalation
Contact Listing Agents for additional information

Available: Immediate / Flexible

Head Lease: Expires April 30, 2028

Additional Features:

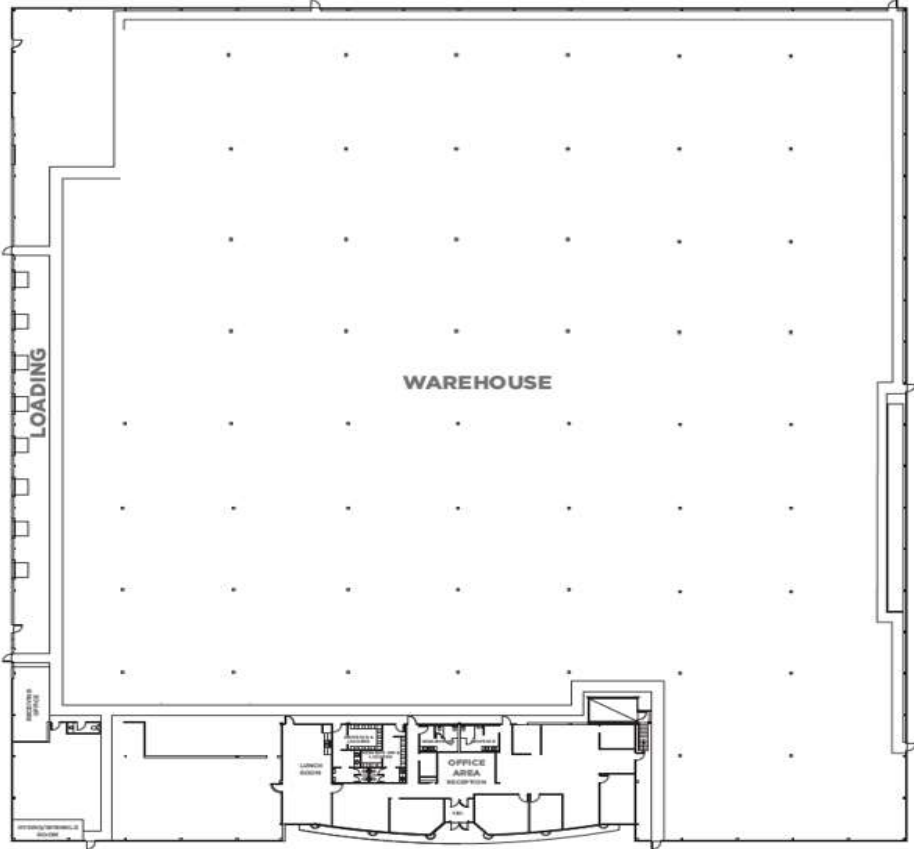
- Prime Mississauga-Gateway location
- Office space includes open workspace, private offices, Boardroom, Lunchroom, server room
- LED lighting with motion sensors in warehouse
- ESFR sprinklers
- Ample truck turning radius and employee parking



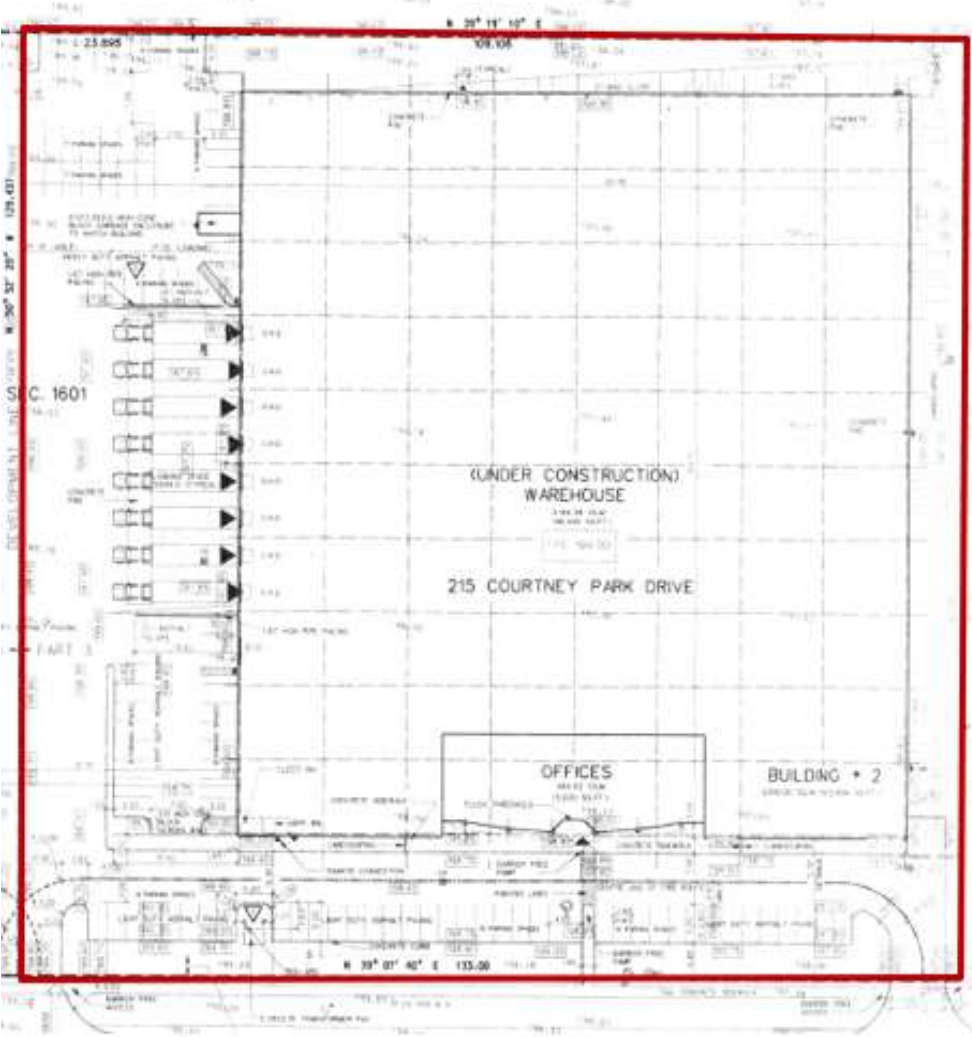




FLOOR PLAN



SITE PLAN



FLOOR PLAN AND SITE PLAN

Permitted Uses

EMPLOYMENT

- Medical office
- Office

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing facility
- Science and 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⁽¹⁴⁾
- Medicinal Product Manufacturing facility – restricted

COMMERCIAL

- Restaurant⁽¹⁾
- Convenience Restaurant⁽¹⁾⁽¹³⁾
- Take-out Restaurant⁽¹⁾
- Commercial School
- Financial Institution⁽¹³⁾
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

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

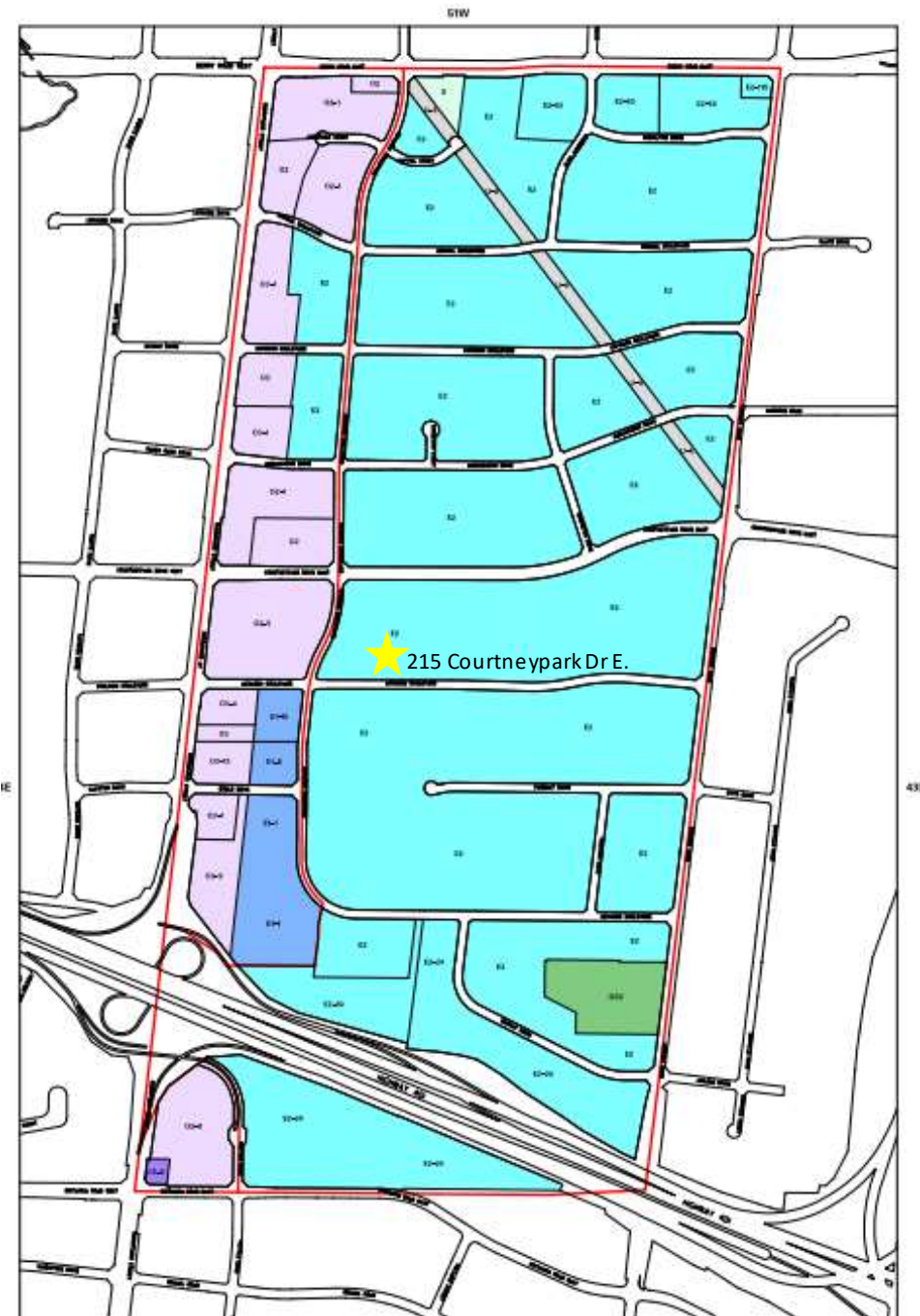
HOSPITALITY

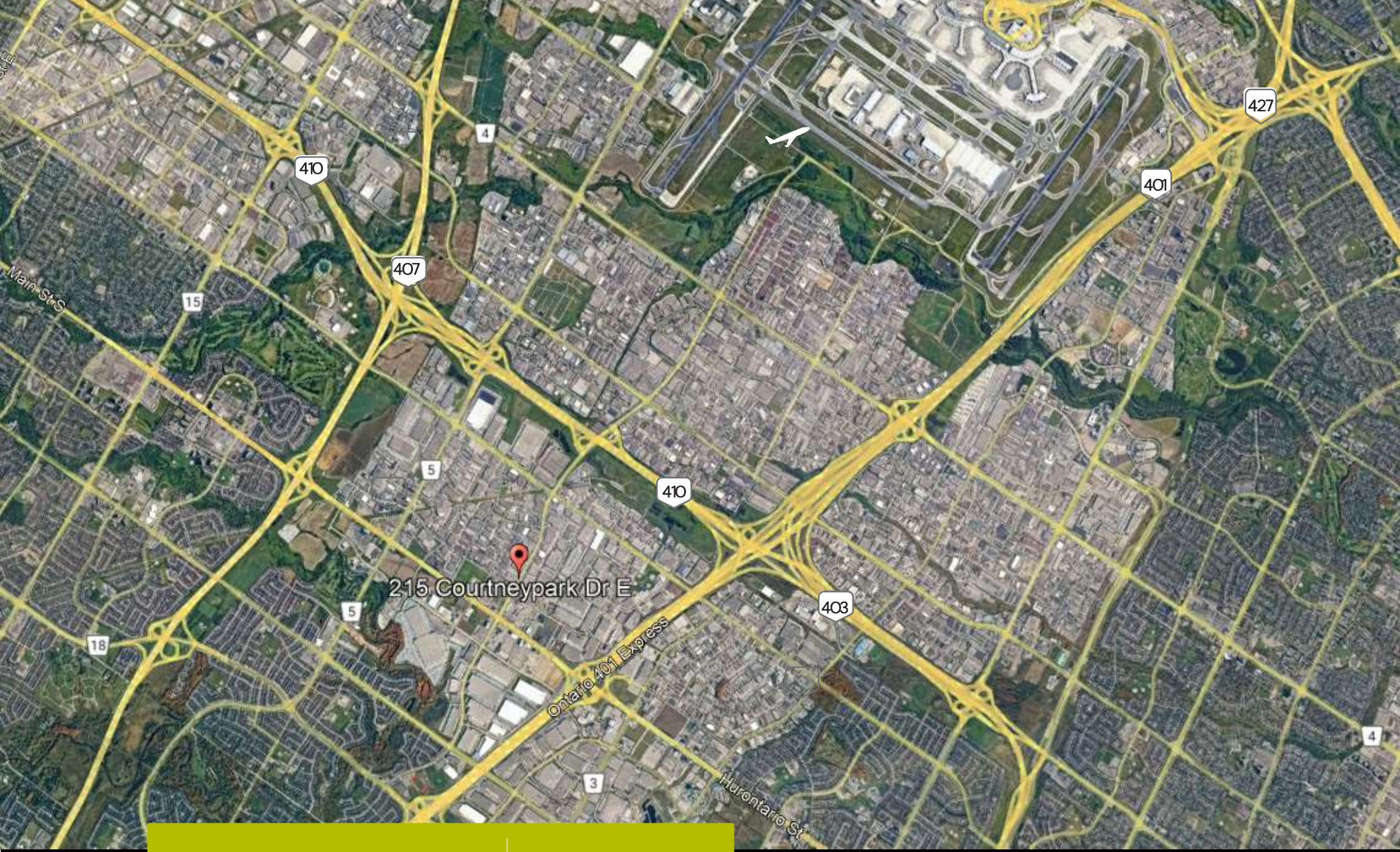
- Banquet Hall/Conference Centre/Convention Centre
- Night club⁽¹⁾⁽³⁾
- Overnight accommodation






OTHER

- Adult video store⁽¹⁾
- Adult entertainment establishment⁽¹⁾
- Animal boarding establishment⁽¹⁾
- Active Recreational use
- Body-rub establishment⁽¹⁾
- Truck fuel dispensing facility
- Entertainment establishment
- Recreational establishment
- Funeral establishment⁽⁴⁾
- Private club
- Repair establishment
- Parking lot
- University/College
- Courier/Messenger service

[Zoning Information and Uses](#)





 ± 2 km	 ± 2 km	 ± 8 km Toronto Pearson Airport
 ± 2 km	 ± 5 km	

LOCATION



CONTACT INFORMATION

GREG LOFFREE* SIOR

Senior Vice President

Greg.loffree@cushwake.com

905 501 6447

NANCY CARTER*

Vice President

Nancy.carter@cushwake.com

905 501 6410

JOSH BAIRD*

Associate

Josh.Baird@cushwake.com

905 501 6419



Cushman & Wakefield ULC

1 Prologis Blvd, Suite 300, Mississauga, ON L5W 0G2

Office: 905 568 9500

*Sales Representative