

# FOR SUBLEASE



## FREESTANDING INDUSTRIAL BUILDING

**215 Courtneypark Drive East, Mississauga**

**GREG LOFFREE\*** SIOR  
Senior Vice President  
[Greg.loffree@cushwake.com](mailto:Greg.loffree@cushwake.com)  
905 501 6447

**NANCY CARTER\***  
Vice President  
[Nancy.carter@cushwake.com](mailto:Nancy.carter@cushwake.com)  
905 501 6410

**JOSH BAIRD\***  
Associate  
[Josh.baird@cushwake.com](mailto: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:

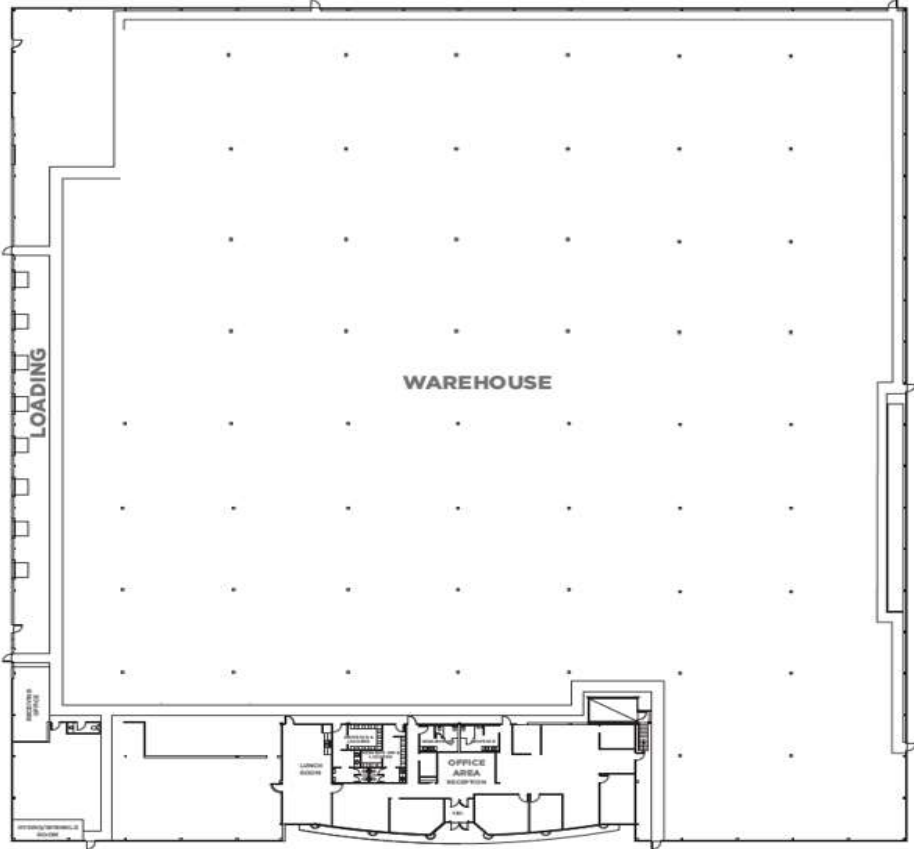
- Prime Mississauga-Gateway location
- Office space includes open workspace, private offices, Boardroom, Lunchroom, server room
- LED lighting with motion sensors in warehouse
- ESFR sprinklers
- Ample truck turning radius and employee parking



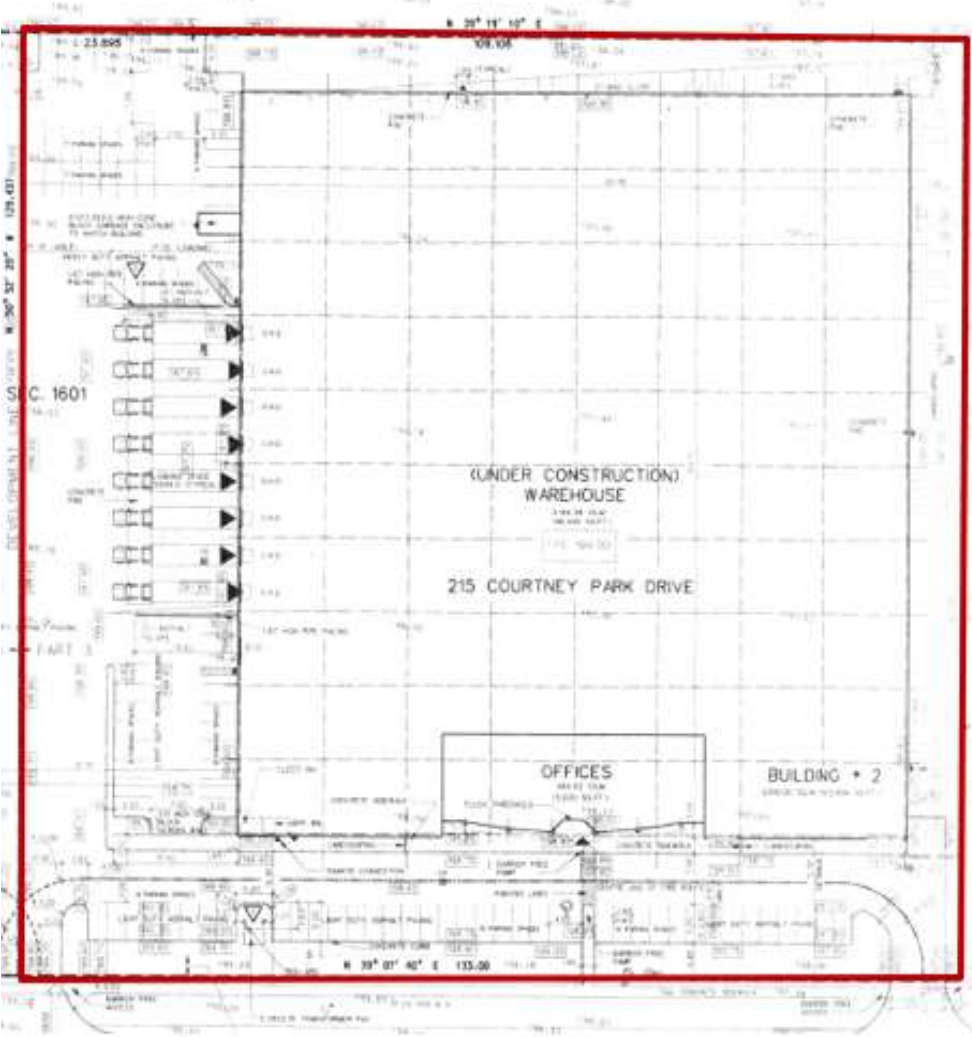




FLOOR PLAN



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<sup>(14)</sup>
- Medicinal Product Manufacturing facility – restricted

## COMMERCIAL

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

## MOTOR VEHICLE SERVICE

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

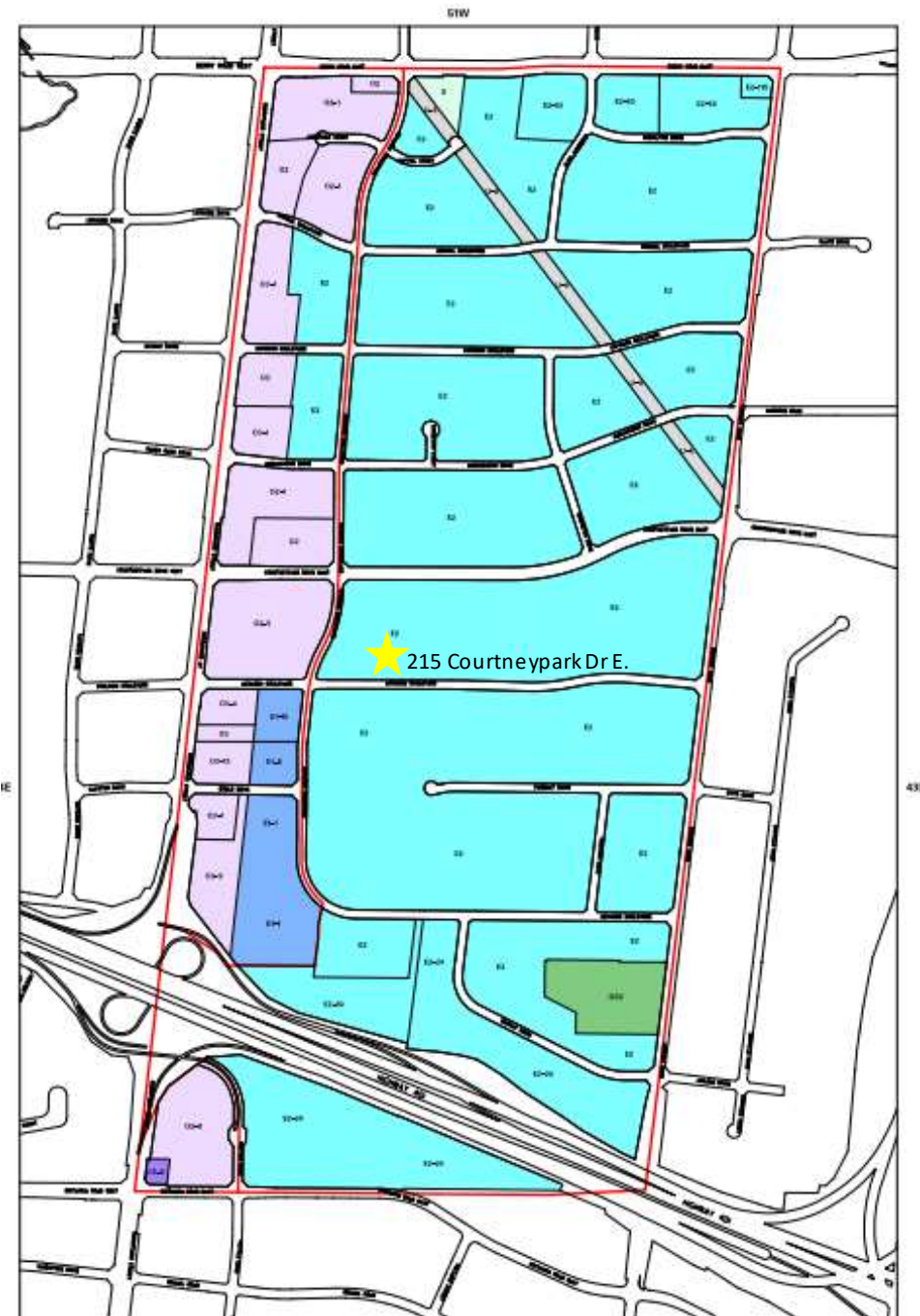
## HOSPITALITY

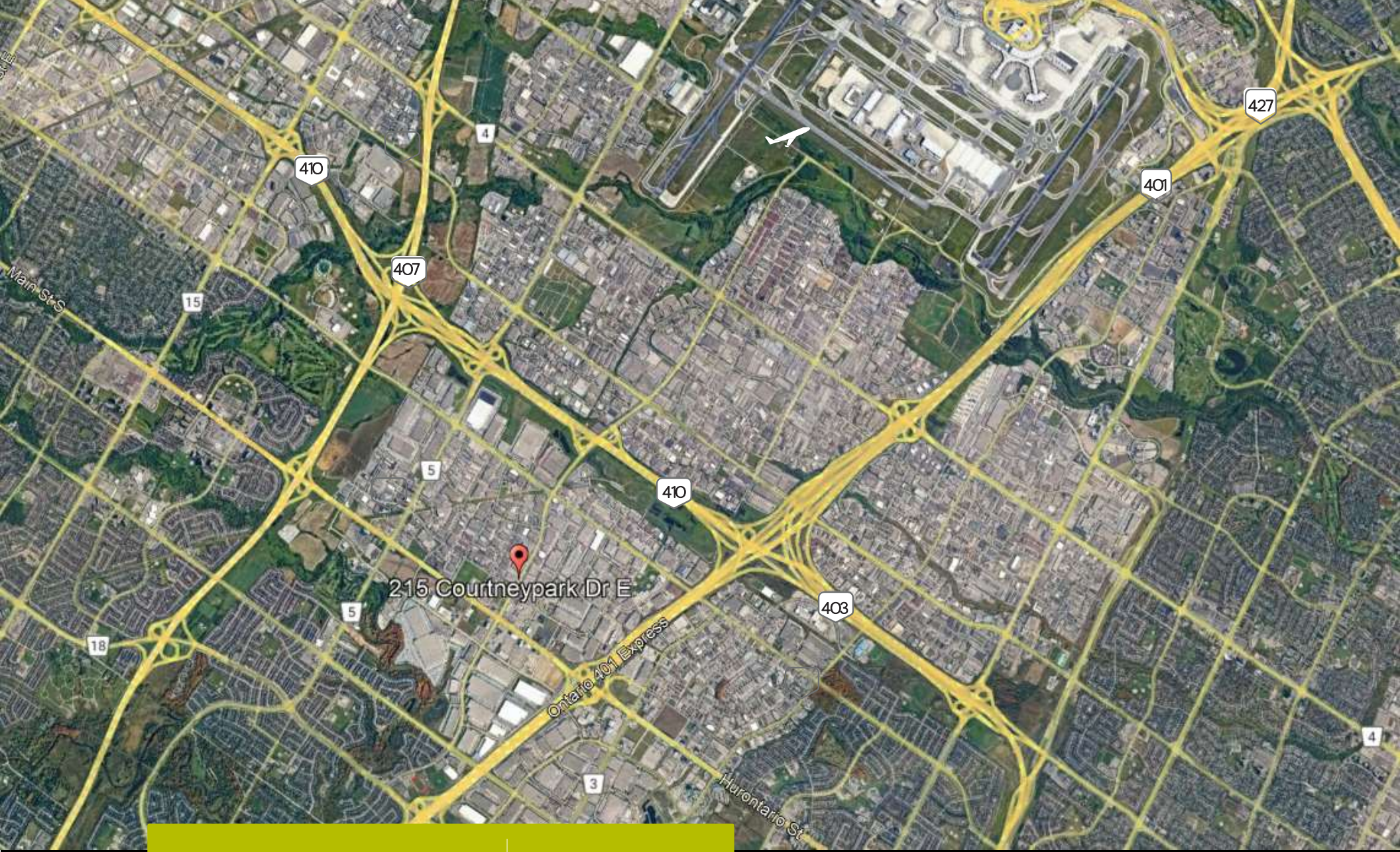
- Banquet Hall/Conference Centre/Convention Centre
- Night club<sup>(1)(3)</sup>
- Overnight accommodation






## OTHER

- Adult video store<sup>(1)</sup>
- Adult entertainment establishment<sup>(1)</sup>
- Animal boarding establishment<sup>(1)</sup>
- Active Recreational use
- Body-rub establishment<sup>(1)</sup>
- Truck fuel dispensing facility
- Entertainment establishment
- Recreational establishment
- Funeral establishment<sup>(4)</sup>
- 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

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Cushman & Wakefield ULC  
1 Prologis Blvd, Suite 300, Mississauga, ON L5W 0G2  
Office: 905 568 9500

\*Sales Representative