

FULLY DECOMMISSIONED!

MISSISSAUGA RD

FALCONER DR

FOR SALE

**8 FALCONER DRIVE**  
**MISSISSAUGA, ON**

137,736 SF SITUATED ON 6.06 ACRES

For more information, contact:

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WATCH DRONE VIDEO



**CUSHMAN &  
WAKEFIELD**



# 8 FALCONER DRIVE, MISSISSAUGA

## PROPERTY DETAILS

<b>Total Size</b>	137,736 sf (4,148 sf mezzanine not included in total area)
<b>Year Built</b>	1982 (expanded in 1990)
<b>Lot Size</b>	6.06 acres
<b>Shipping Doors</b>	12 TL
<b>Clear Height</b>	18' - 24'
<b>Power</b>	3,000 amp capacity
<b>Zoning</b>	E2-35 & C3
<b>Occupancy</b>	Immediate
<b>Asking Price</b>	\$36,500,040
<b>Taxes (2023)</b>	\$202,431.83

### The Offering

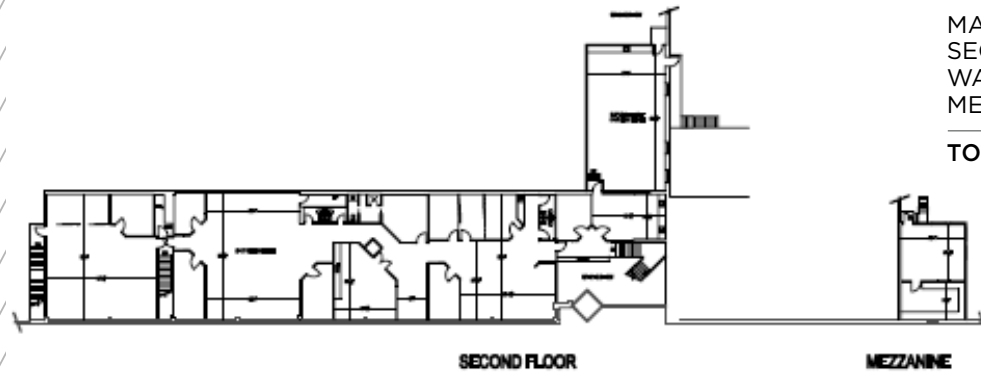
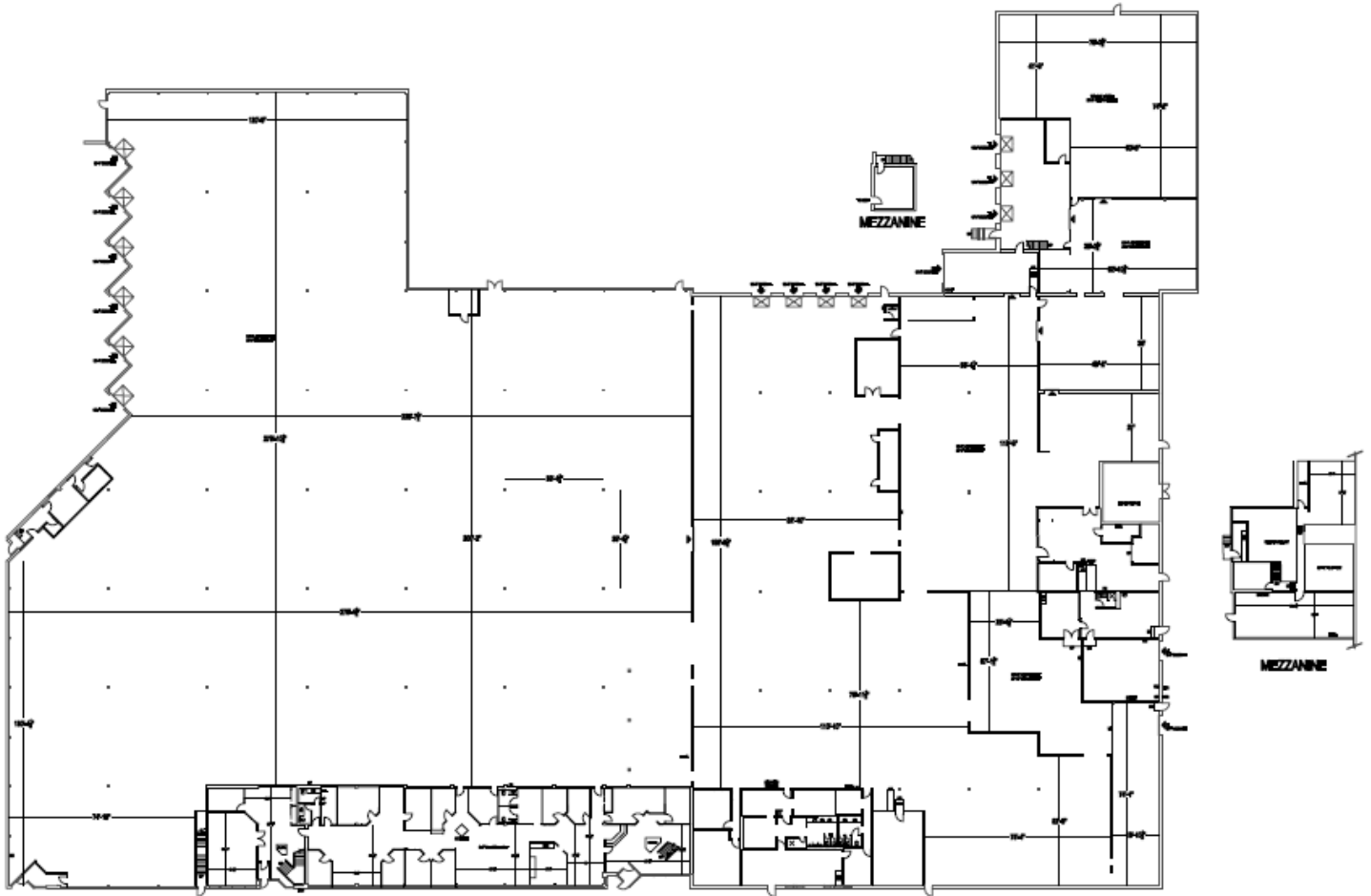
8 Falconer Drive represents a **137,736 sf** property situated on **6.06 acres** offering end users or investors a **rare opportunity** to acquire a large industrial building in West Mississauga. The property benefits from **multiple ingress/egress points** off Falconer Drive and Matlock Avenue, offers **quick access** to Hwy 401, 407 & 403, and public transit directly at its doorstep.

The property has recently undergone a **thorough decommissioning program** and is ready for **immediate vacant possession**. An updated BCA and Phase I ESA are in progress and will be made available to qualified purchasers.



# 8 FALCONER DRIVE, MISSISSAUGA

## FLOOR PLAN



MAIN FLOOR OFFICE:	8,319 SF
SECOND FLOOR OFFICE:	9,387 SF
WAREHOUSE AREA:	120,030 SF
MEZZANINE AREA:	4,148 SF
<b>TOTAL AREA:</b>	<b>141,884 SF</b>

[ACCESS 3D VIRTUAL TOUR](#) 



# 8 FALCONER DRIVE, MISSISSAUGA

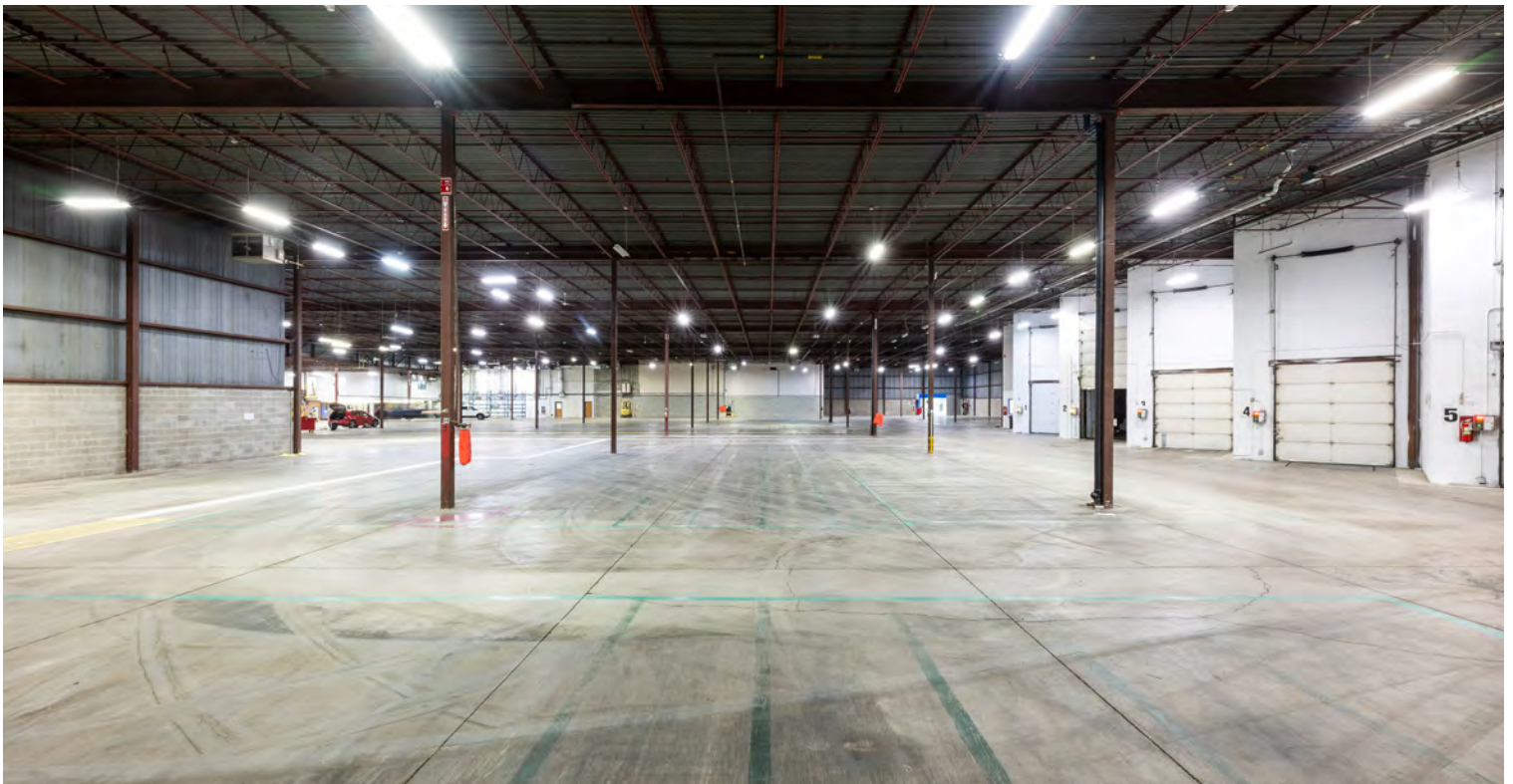
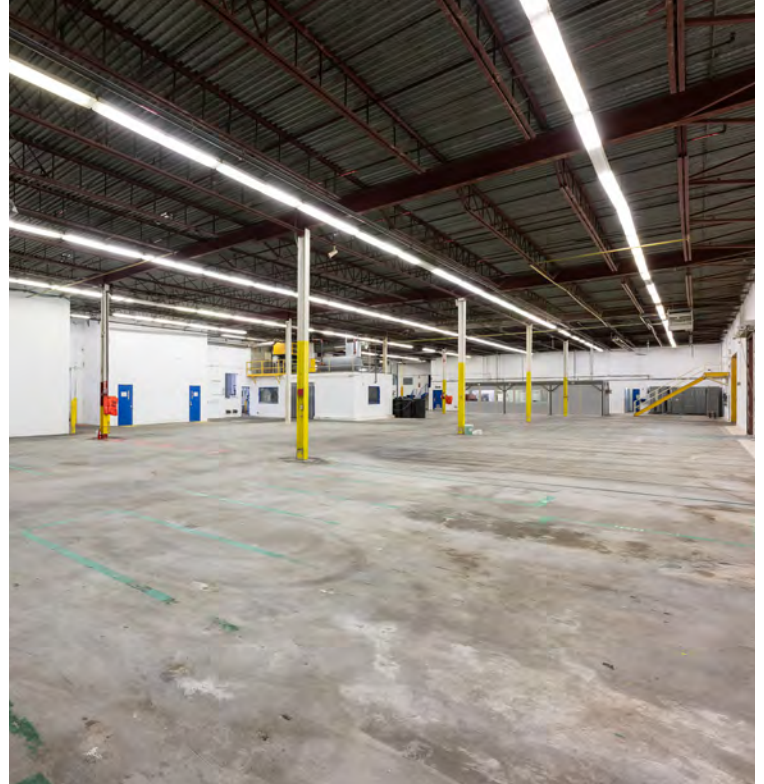
## INTERIOR PHOTOS





# 8 FALCONER DRIVE, MISSISSAUGA

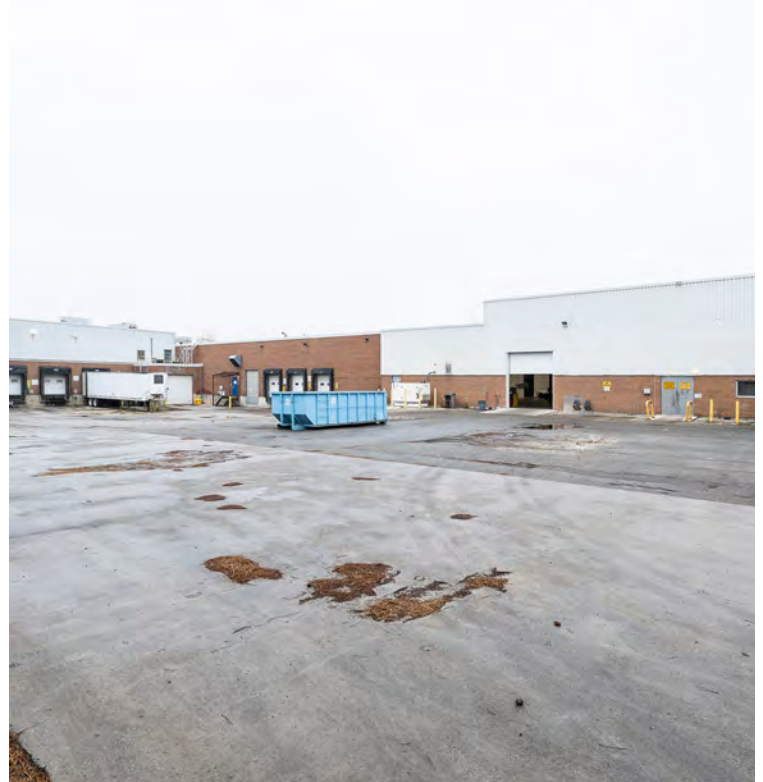
## INTERIOR PHOTOS





# 8 FALCONER DRIVE, MISSISSAUGA

## EXTERIOR PHOTOS





# 8 FALCONER DRIVE, MISSISSAUGA

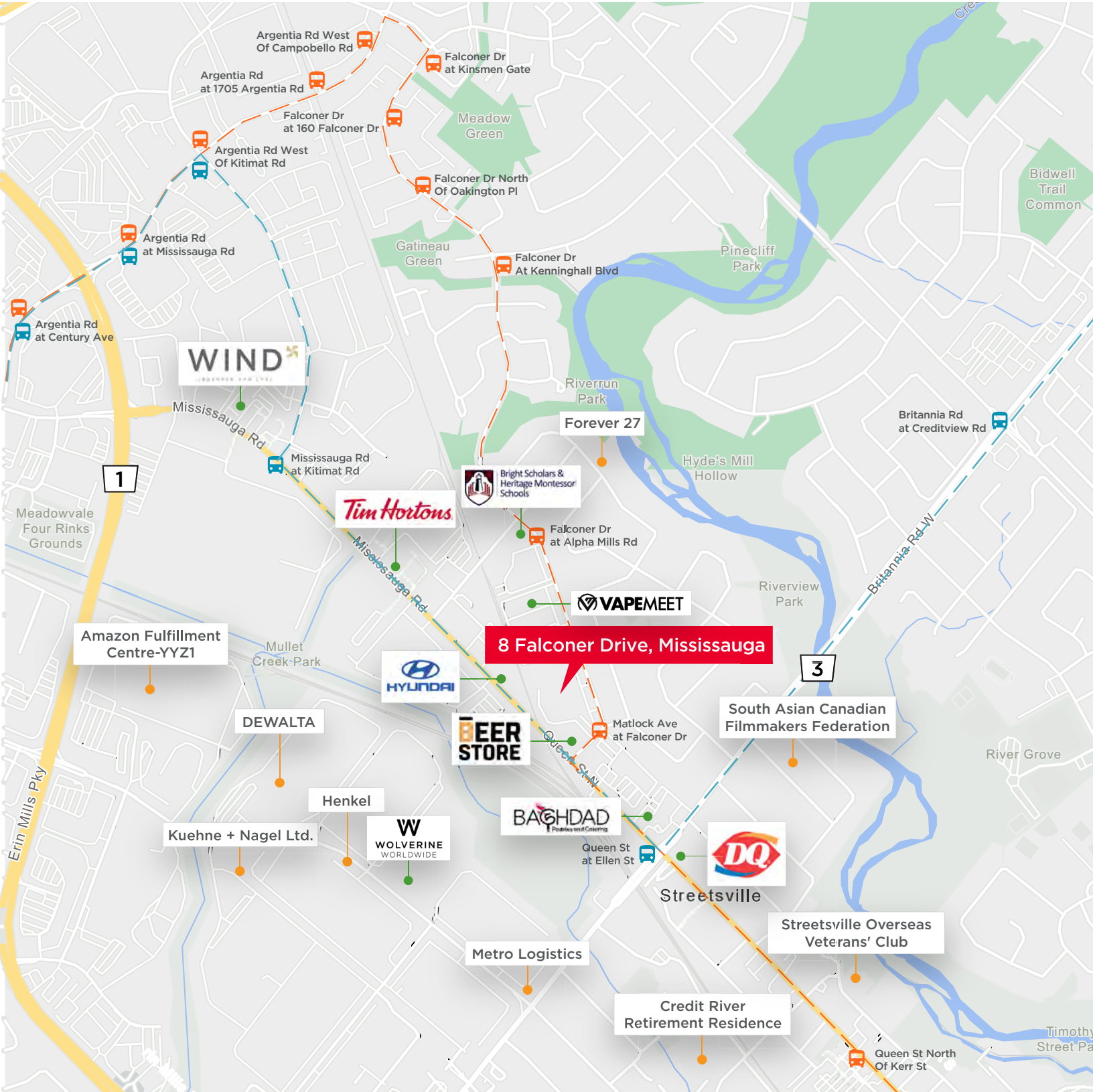
## AERIAL PHOTOS





# 8 FALCONER DRIVE, MISSISSAUGA

## LOCATION MAP



- Amenities
- Corporate Tenants
- Bus Route 44
- Bus Route 43



# 8 FALCONER DRIVE, MISSISSAUGA

FOR MORE INFORMATION ON ZONING, VISIT  
[WWW.MISSISSAUGA.CA](http://WWW.MISSISSAUGA.CA)

**ZONING: E2-35 & C3**

## E2-35 PERMITTED USES

### OFFICE

- Medical office
- Office

### BUSINESS ACTIVITIES

- Broadcasting/communication facility
- Manufacturing facility
- Science & 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
- Plant based manufacturing facility

### COMMERCIAL

- Restaurant
- Convenience restaurant
- Take-out restaurant
- Commercial school
- Financial institution
- Veterinary clinic
- Animal care establishment

### MOTOR VEHICLE SERVICE

- Motor vehicle repair facility
- Motor vehicle rental facility
- Motor vehicle wash facility
- Gas bar
- Motor vehicle service station
- Motor vehicle sales, leasing or rental facility

### HOSPITALITY

- Banquet hall/conference centre/convention centre
- Night club
- Overnight accommodation

### OTHER

- Adult video store
- Adult entertainment establishment
- Animal boarding establishment
- Active recreational use
- Body-rub establishment
- Truck fuel dispensing facility
- Entertainment establishment
- Recreational establishment
- Funeral establishment
- Private club
- Repair establishment
- Parking lot
- University/college
- Courier/messenger service

## C3 (GENERAL COMMERCIAL) PERMITTED USES

### RETAIL

- Retail store
- Motor vehicle sales, leasing and rental facility
- Motor vehicle rental facility

### SERVICE

- Restaurant
- Convenience restaurant
- Take-out restaurant
- Veterinary clinic
- Animal care establishment
- Funeral establishment
- Service establishment
- Commercial school
- Financial institution

### OFFICE

- Medical office
- Office

### HOSPITALITY

- Overnight accommodation
- Banquet hall/conference centre/convention centre

### ENTERTAINMENT/RECREATION

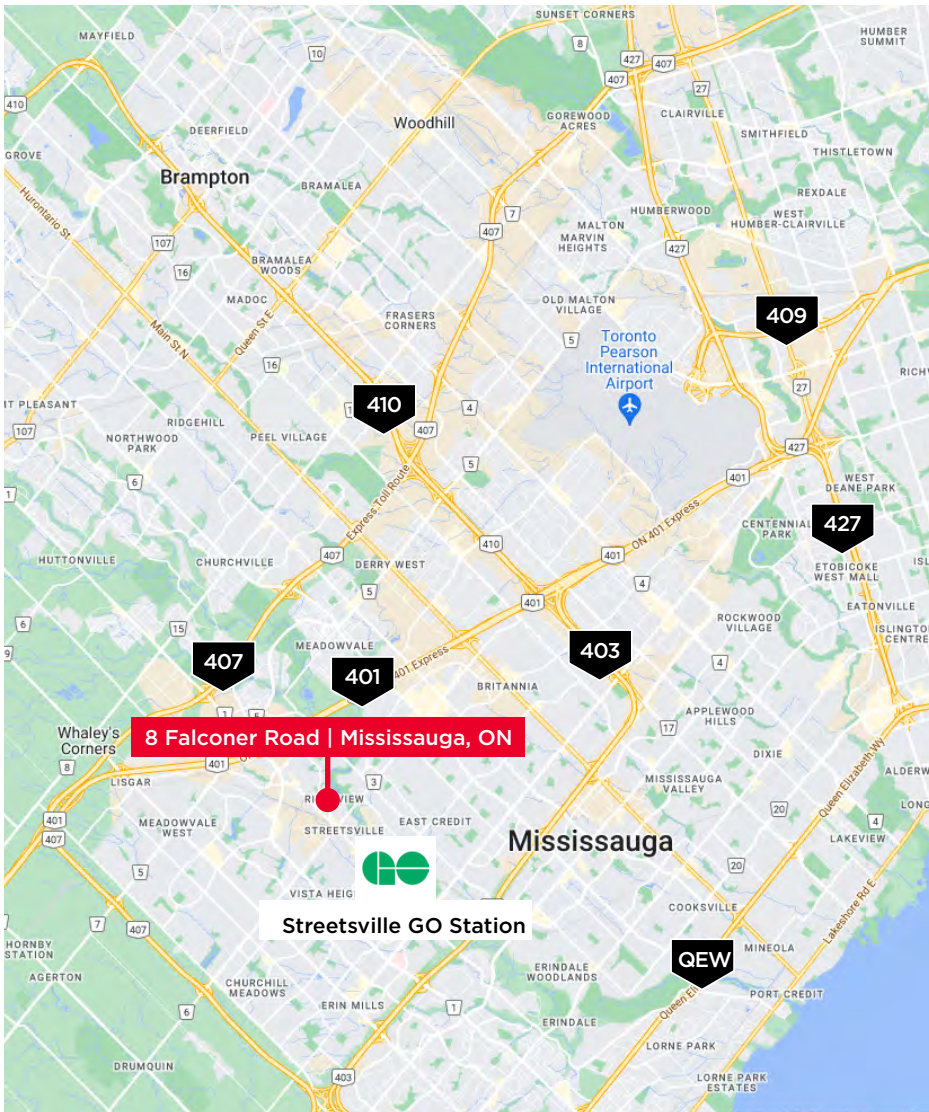
- Recreational establishment
- Entertainment establishment
- Private club

### OTHER

- University/college



# 8 FALCONER DRIVE, MISSISSAUGA



## DRIVE TIMES

**Highway 401**  
5 Minutes | 3.5 KM

**Highway 407**  
9 Minutes | 5.8 KM

**Highway 403**  
12 Minutes | 12.2 KM

**Highway 410**  
11 Minutes | 11.3 KM

**Highway 427**  
16 Minutes | 19.2 KM

**QEW**  
20 Minutes | 26.5 KM

**Pearson Airport**  
21 Minutes | 21.5 KM

**Streetsville GO Station**  
6 Minutes | 2.6 KM

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