

# 1771

## AIMCO BOULEVARD

MISSISSAUGA, ON



# FOR SALE

## OPPORTUNITY FOR OWNER-OCCUPIER/DEVELOPER



CUSHMAN &  
WAKEFIELD





# PROPERTY DETAILS

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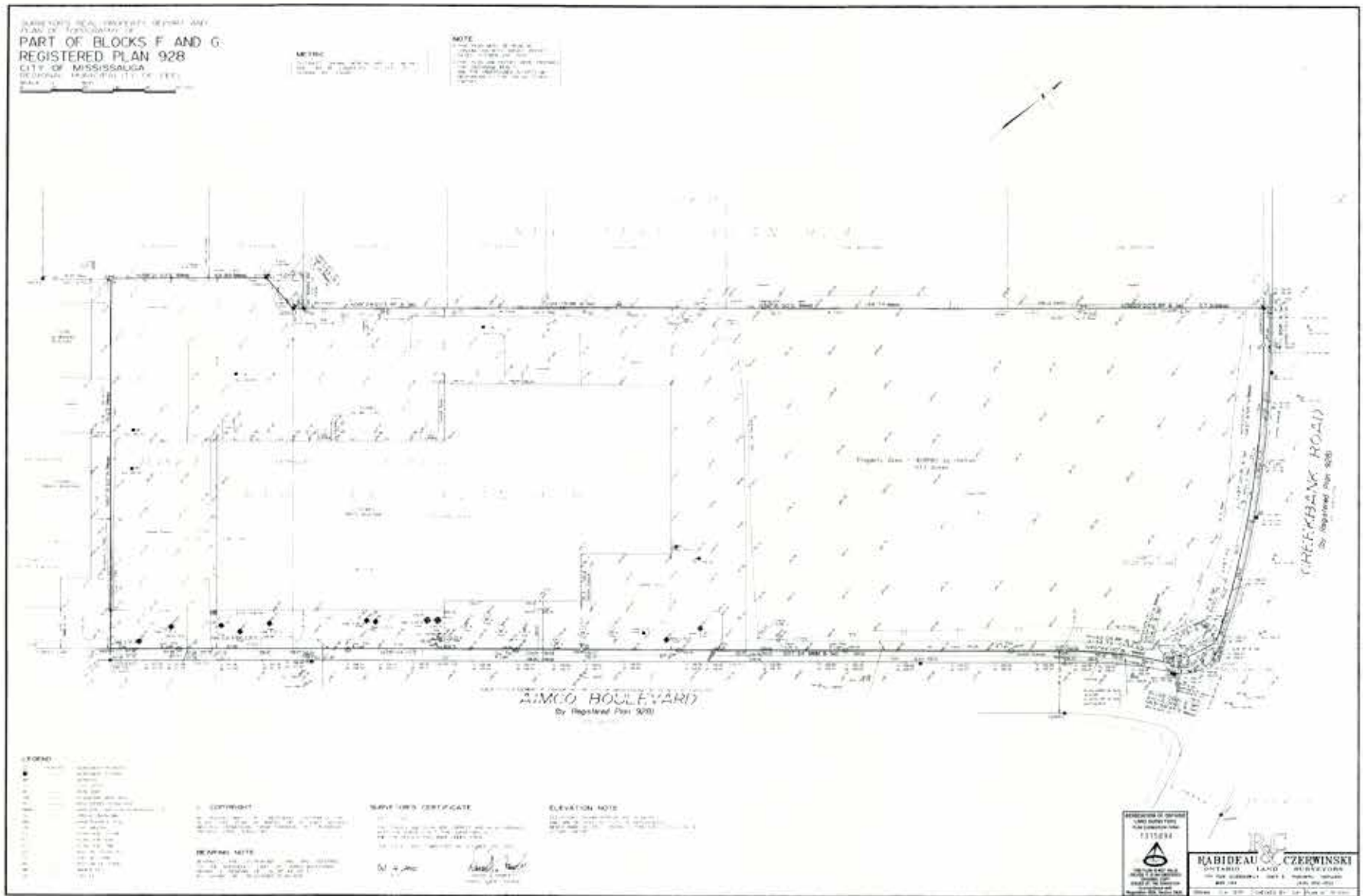
PIN	132970219
Legal Description	BLK G PL 928 EXCEPT PTS 3 & 4, 43R21288, T/W RO1109160; PT BLK F PL 928; PTS 1 & 2, 43R786; S/T VS201242 CITY OF MISSISSAUGA
Land Area	10.12 acres
Excess Land Area	Approximately 5 acres
Lot Dimensions (est.)	1,138 ft x 360 ft
Building Area	<b>95,317 sf</b>
Office	7,445 sf
Warehouse	86,687 sf
Mezzanine	1,185 sf
Clear Height	18'2" ft - 22'4" ft
Shipping Doors	13 Truck Level Doors 1 Drive-In Door
Coverage	22%
Zoning	E2 - Employment
Official Plan	Business Employment
Power	4000 A/600V
Price	Unpriced
Realty Taxes	\$118,257.00 (2023)





# SURVEY

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## ZONING AND PERMITTED USES

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### → Permitted Uses

The Property benefits from a favourable land use designation. The E2-Employment zoning permits a wide range of uses as-of-right, including:

Medical Office	Plant-Based Manufacturing Facility	Night Club
Office	Restaurant	Overnight Accommodation
Broadcasting/Communication Facility	Convenience Restaurant	Adult Video Store
Manufacturing Facility	Take-out Restaurant	Adult Entertainment Establishment
Science and Technology Facility	Commercial School	Animal Boarding Establishment
Truck Terminal	Financial Institution	Active Recreational Use
Warehouse/Distribution Facility	Veterinary Clinic	Body-Rub Establishment
Wholesaling Facility	Animal Care Establishment	Truck Fuel Dispensing Facility
Waste Processing Station	Motor Vehicle Repair Facility - Restricted	Entertainment Establishment
Waste Transfer Station	Motor Vehicle Rental Facility	Recreational Establishment
Composting Facility	Motor Vehicle Wash Facility - Restricted	Funeral Establishment
Self Storage Facility	Gas Bar	Private Club
Contractor Service Shop	Motor Vehicle Service Station	Repair Establishment
Medicinal Product Manufacturing Facility	Commercial Motor Vehicle Sales, Leasing, Rental	Parking Lot
Medicinal Product Manufacturing Facility - Restricted	Banquet Hall/Conference /Convention Centre	University/College



## PROPERTY HIGHLIGHTS

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### → Strategic Location

The Property benefits from strategic positioning less than 2-kilometers from the Highway 401-Dixie Road interchange, providing easy access to Highways 410, 403, 407 and 427 which are within a 10-minute drive. Pearson International Airport is also located a short distance from the Property, processing 45% of Canada's cargo annually. The City of Mississauga is located in the heart of the Greater Toronto Area, the core of major rail and highway networks, and a day's drive from 130 million potential customers, nearly 7 million residents and 163,000 businesses. In addition to superior road access, the building benefits from efficient commuter access via public transit including Route 73 on Aimco Boulevard connecting the Property to the Dixie GO.

### → Desirable Owner-Occupier Building

The existing building represents a rare opportunity for an owner-occupier to acquire a functional industrial building in a premium GTA location. The facility is ideally suited for manufacturing with 4,000 Amp service to the building. In addition, the Property benefits from efficient logistics with 13 truck-level and 1 drive-in shipping door as well as trailer parking. The undeveloped portion of the site provides a number of options for an occupier including additional trailer or fleet parking, future expansion potential to grow in-place or a value creation strategy by severing and selling the parcel to an investor / developer.

### → Development Opportunity

The Property includes a total of 10.12 acres of prime employment land in the City of Mississauga, of which approximately 5-acres are surplus / undeveloped. This provides a significant development opportunity, whether for the entire site or the surplus portion. The entire site can be redeveloped to accommodate a new 200,000 square foot (estimated) warehouse / distribution facility or small to mid-bay product that could be offered to the market for lease or as condominiums. If the existing building is retained, an investor/developer can develop the excess portion or sever and sell it at a premium.

### → Strong Industrial Market Fundamentals

The GTA industrial market continues to experience low vacancy and increasing asking net rents. The west GTA, including the City of Mississauga, is the largest industrial market representing nearly 50% of the total inventory and has an overall vacancy rate of only 2.3% (as of Q3 2023) and average asking net rents of \$19.27 per square foot – by far the highest in the GTA and demonstrating the desirability of this location.

### → Near-Term Revenue Upside

The current lease expires within the next 12 months, with no options to renew, providing a near-term opportunity to bring rents up to market levels and increase net revenues. If a redevelopment is pursued, the property also offers holding income while taking the Property through the development application process.



# THE PROPERTY - OFFICE

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# THE PROPERTY - WAREHOUSE

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# THE PROPERTY - EXCESS LAND



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# DRIVE TIMES / DISTANCE

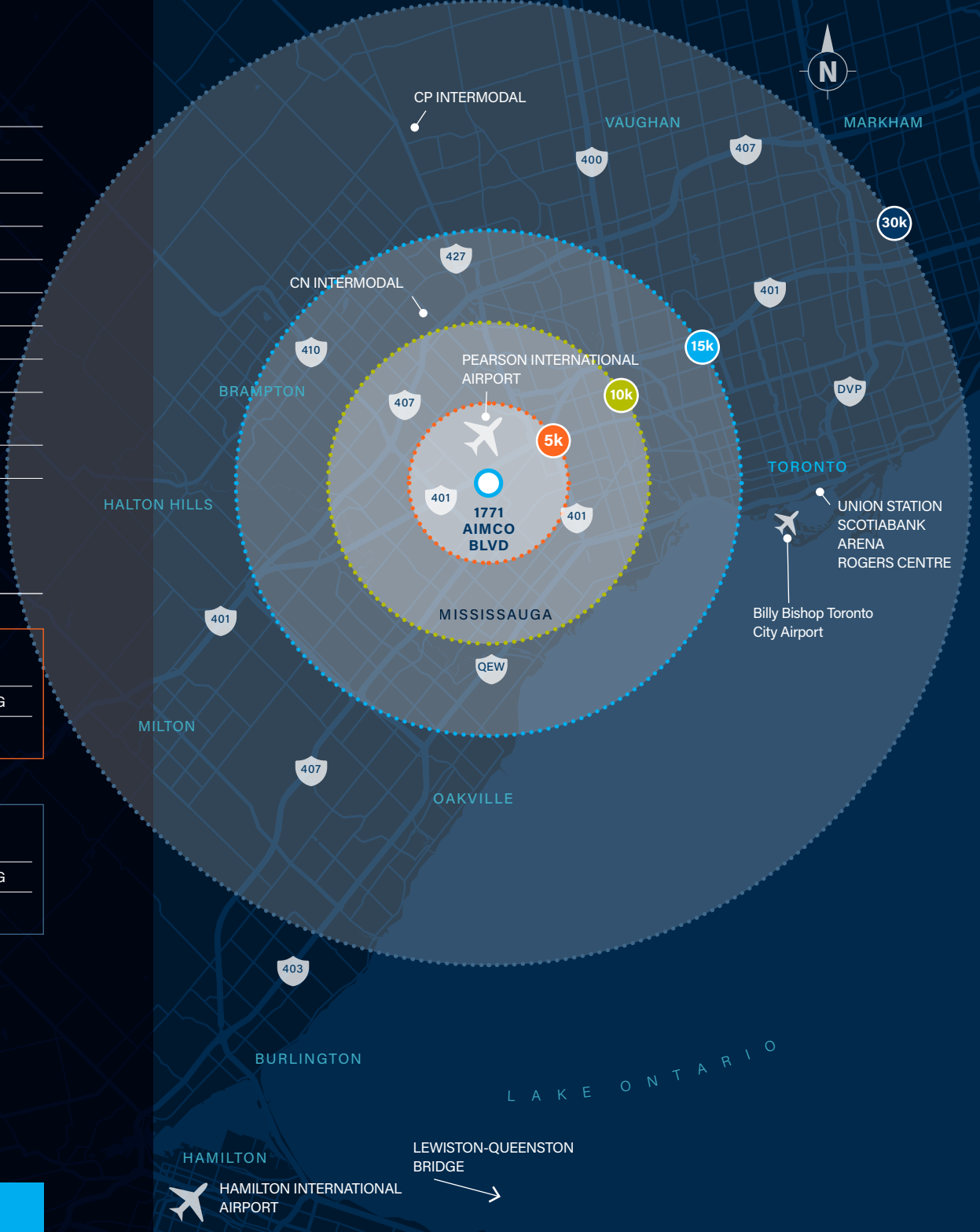
DESTINATION	DISTANCE	TIME
The Gardiner Expressway	24.2 km	19 min
Highway 427	11.1 km	14 min
Highway 403	9.7 km	11 min
Highway 401	10.0 km	8 min
Highway 407	12.4 km	10 min
Pearson International Airport	12.6 km	13 min
Billy Bishop Toronto City Airport	26.1 km	23 min
Hamilton International Airport	69.2 km	44 min
Lewiston-Queenston Bridge (Niagara Falls)	117 km	74 min
CP Intermodal	25.5 km	21 min
CN Intermodal	14.3 km	15 min

# KEY DEMOGRAPHICS

<p><b>5k</b></p> <p><b>4,297</b> WAREHOUSING</p> <p><b>5,408</b> MANUFACTURING</p> <p><b>55</b> UTILITIES</p>	<p><b>10k</b></p> <p><b>32,979</b> WAREHOUSING</p> <p><b>35,657</b> MANUFACTURING</p> <p><b>775</b> UTILITIES</p>
<p><b>15k</b></p> <p><b>77,500</b> WAREHOUSING</p> <p><b>88,915</b> MANUFACTURING</p> <p><b>1,712</b> UTILITIES</p>	<p><b>30k</b></p> <p><b>157,187</b> WAREHOUSING</p> <p><b>189,807</b> MANUFACTURING</p> <p><b>5,206</b> UTILITIES</p>

**100%**  
Location Suitability Score


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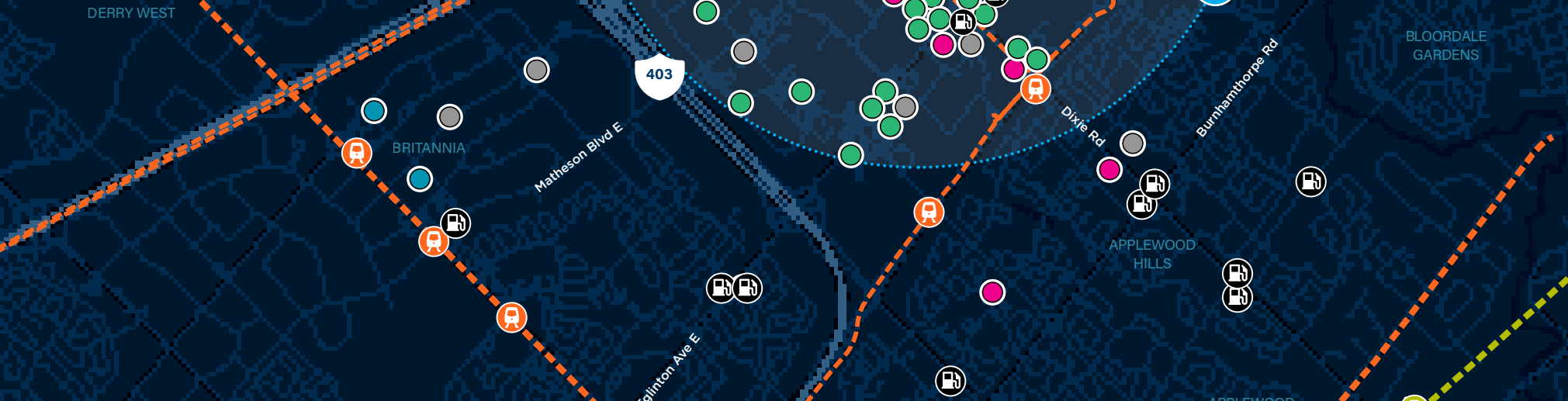
# AMENITIES & TRANSIT



-  **1771 AIMCO BLVD**
-  **31** RESTAURANTS / FAST CASUAL DINING LOCATIONS
-  **8** SHOPPING / DINING LOCATIONS
-  **13** GYM / FITNESS LOCATIONS
-  **12** HOTELS / LODGING LOCATIONS

## TRANSIT

-  Station GO Line
-  Station MiWay
-  Station Interchange
-  Rapid Transit Lines
-  MiWay Route
-  Go Line



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MISSISSAUGA, ON



## FOR MORE INFORMATION, CONTACT

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