



FOR LEASE

2311 ANSON DRIVE UNIT A, MISSISSAUGA, ON

WELL LOCATED INDUSTRIAL SPACE
WITH T / L & D / I SHIPPING

7,195 SF AVAILABLE



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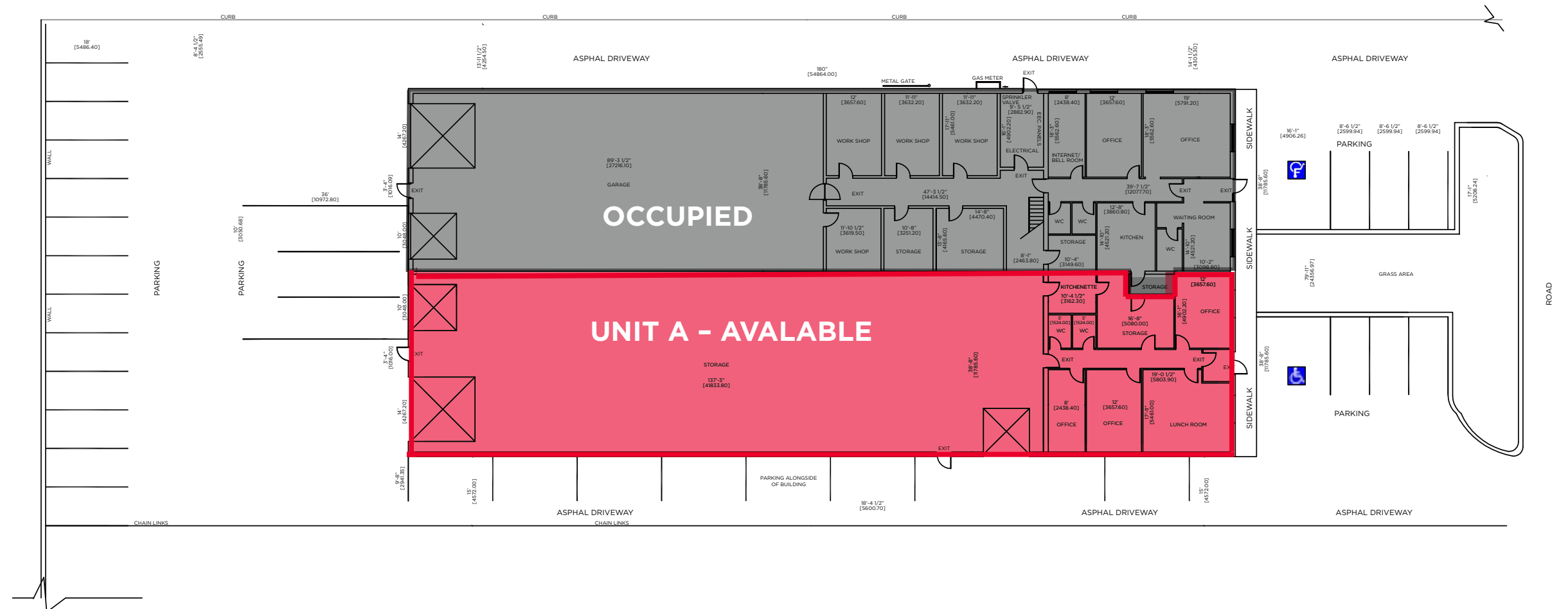


Building Highlights

Unit Size	7,195 SF
Office Size	1,641 SF
Warehouse Size	5,554 SF
Clear Height	17' 11"
Shipping	1 T/L & 2 D/I
Zoning	E2
Possession	Immediate
Net Rent	\$15.95 PSF
Est. T.M.I. (2024)	\$3.81 PSF

Comments

- Opportunity to lease well configured industrial building just north of Pearson International Airport
- 5 Minute drive to highway 407 and 10 minutes to highways 410 & 427
- Radiant heat in the warehouse
- Immediate access to MiWay bus
- Proximity to Malton Go, Bramlea Go & UP Express



E2 PERMITTED USES

FOR MORE INFORMATION ON ZONING, VISIT
WWW.MISSISSAUGA.CA

OFFICE	BUSINESS ACTIVITIES	COMMERCIAL
<ul style="list-style-type: none"> Medical Office Office 	<ul style="list-style-type: none"> Broadcasting/Communication Facility Manufacturing Facility Science and Technology Facility Truck Terminal Warehouse/Distribution Facility Wholesaling Facility Waste Processing Station Waste Transfer Station Composting Facility Medicinal Product Manufacturing Facility Medicinal Product Manufacturing Facility - Restricted Plant-Based Manufacturing Facility 	<ul style="list-style-type: none"> Restaurant Convenience Restaurant Take-out Restaurant Commercial School Financial Institution Veterinary Clinic Animal Care Establishment
MOTOR VEHICLE SERVICE	HOSPITALITY	OTHER
<ul style="list-style-type: none"> Motor Vehicle Repair Facility - Restricted Motor Vehicle Rental Facility Motor Vehicle Wash Facility - Restricted Gas Bar Motor Vehicle Service Station Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles 	<ul style="list-style-type: none"> Banquet Hall/Conference Centre/Convention Centre Night Club Overnight Accommodation 	<ul style="list-style-type: none"> 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



DRIVE TIMES

Highway 407
5 MIN. / 3.7 KM

Highway 410
10 MIN. / 5.7 KM

Highway 427
10 MIN. / 4.9 KM

Highway 401
17 MIN. / 9.6 KM

Highway 403
17 MIN. / 10.1 KM

Bramalea Go Train Station
10 MIN. / 5.8 KM

Malton Go Train Station
7 MIN. / 3.0 KM

Pearson International Airport / Up Express
20 MIN. / 9.1 KM



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