

350 ROAD HAZELHURST

**PRIME
INDUSTRIAL
FREESTANDING
PROPERTY**

IN MISSISSAUGA'S
EMERGING SUBMARKET

AVAILABLE FOR SALE



CUSHMAN &
WAKEFIELD



BMO Capital Markets®

dream 

221,011 SF FREESTANDING FACILITY

CLOSE TO THE FORD
ASSEMBLY PLANT
AND OTHER
INDUSTRIAL
HUBS

KEY DETAILS



For Sale

Sale Price: \$71,828,575 (\$325 psf)



Zoning

E3-1 (Supporting a range of industrial uses)



Loading

12 truck-level doors
4 drive-in doors



Parking

High parking ratio with secure shipping areas



Clear Height

23'



Heavy Power

3,000 amps



Solar Panels

Potential income available



Taxes (2024)

\$364,003.02

SPECIAL FEATURES

- Heavy-duty dock levelers
- 4 oversized drive-in doors
- 15 trailer parking stalls
- Public transit at the doorstep
- Large bays (50' x 50')
- 8,000 SF of plant employee amenities
- 3,000 amps (heavy power)

AVAILABILITY

221,011 SF on 11.112 acres

Industrial - 189,273 SF

Office - 31,738 SF



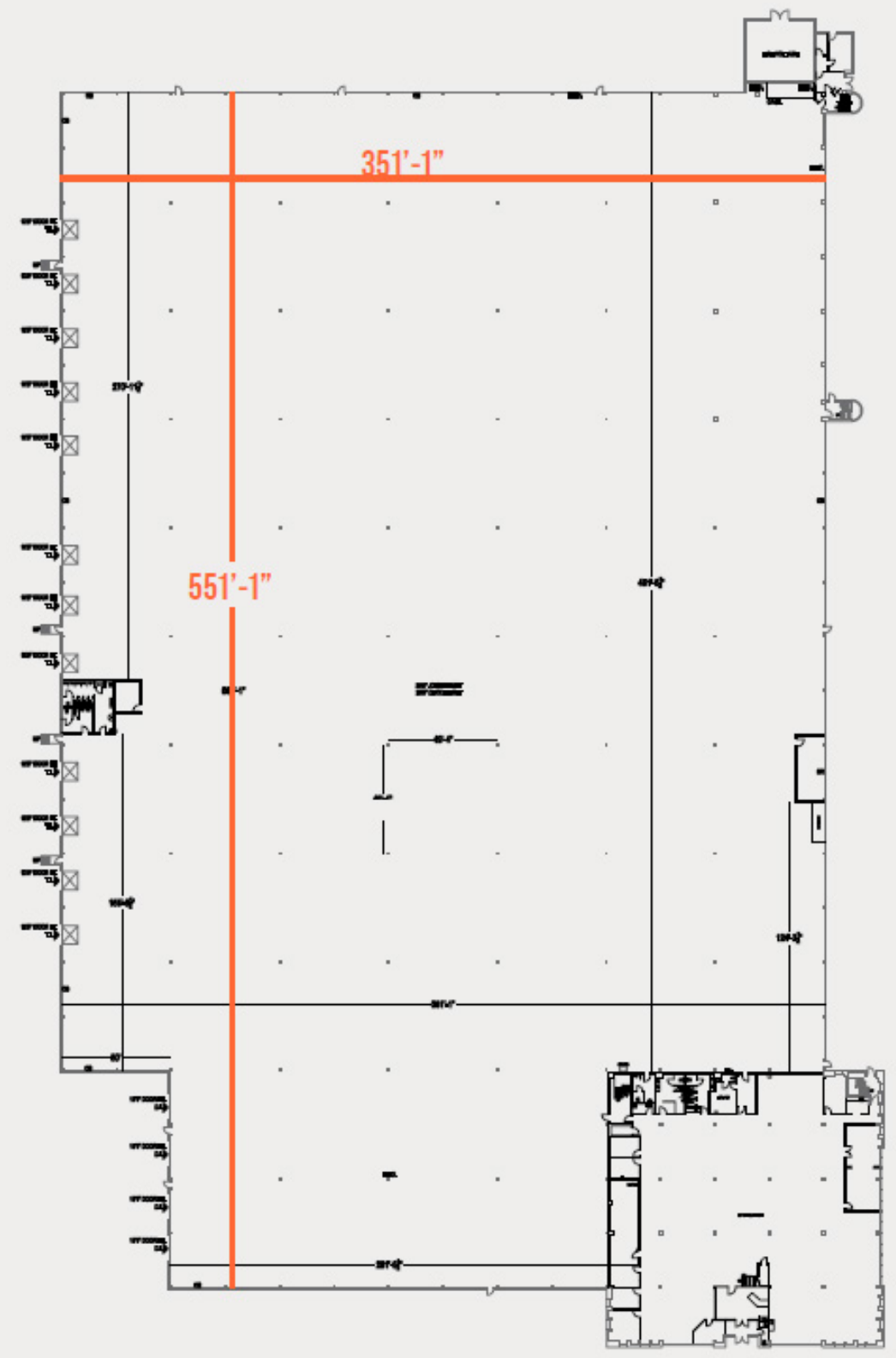
WATCH PROPERTY VIDEO



EXCELLENT BUILDING DESIGN

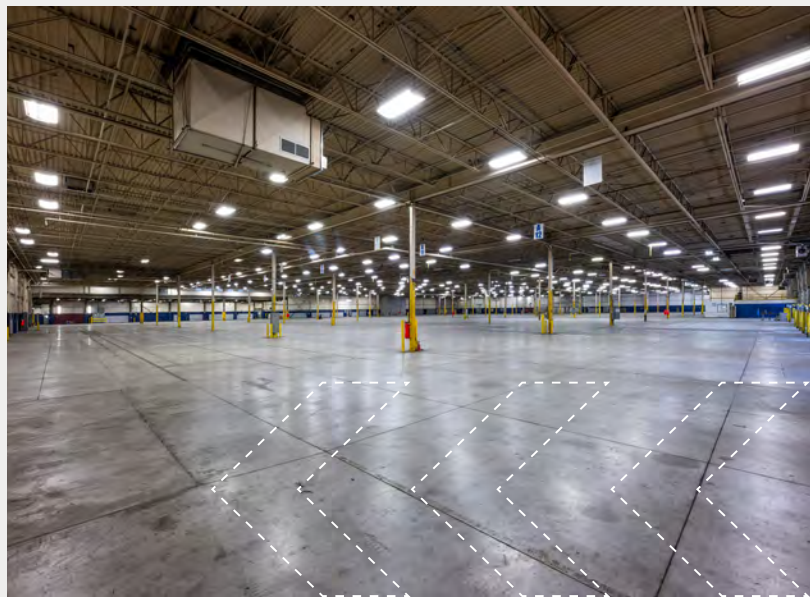
DESIGNED TO ACCOMMODATE AN ARRAY OF INDUSTRIAL USES

Plant layout ideal for manufacturing, warehousing or head office use



BUILDING RENTABLE AREA

PHOTOGRAPHY



STRATEGIC LOCATION

PREMIER ACCESS TO MAJOR HIGHWAYS AND PUBLIC TRANSIT

Easy access to highways 401, 403, and the QEW

Close proximity to Ford Assembly Plant and other industrial and commercial hubs

Public transit available right at the doorstep

Legend

- Driving Destinations
- GO Rail
- TTC Subway System
- Street Car



DESIGNED TO MEET THE NEEDS OF DIVERSE INDUSTRIAL USES

Zoning (E3-1) allows for a wide range of industrial uses, providing operational flexibility

IDEAL FOR AUTOMOTIVE,
GENERAL MANUFACTURING,
WAREHOUSING + MORE



CONVENIENCE AT YOUR FINGERTIPS

PREMIER NEIGHBORHOOD AMENITY ACCESS

Close proximity to key commercial amenities,
including restaurants, retail, and gyms

Nearby gas stations and transit for employee
and visitor convenience



BR
Burger King
Best Buy
Party City
LA Z BOY
CLUB PILATES
LA FITNESS
CHIPOTLE
CROSSFIT
STAPLES
CANADIAN TIRE
Panera
CrossFit Forging Elite Fitness

Residence INN BY MARRIOTT
SHERWIN WILLIAMS
Shell

DQ
Esso

McDonald's
Domino's PIZZA

metro
CANADIAN TIRE
LCBO

Quiznos
WWW...TOASTY!

350 ROAD
HAZELHURST

Tim Hortons
Wendy's

Home Hardware

Sobeys

Starbucks

Longos

Orangetheory FITNESS
WHOLE FOODS MARKET

LANDING RESTAURANT GROUP

BEERTOWN

Hilton Garden Inn
Fairfield Inn
Marriott

FAS



IN GOOD COMPANY

CORPORATE NEIGHBOURS

350 Hazelhurst Road is situated in Mississauga's emerging submarket, in close proximity to many industrial and commercial hubs.

The surrounding corporate neighbours features automotive, warehousing and manufacturing firms, as well as prominent multinational companies.



350 ROAD HAZELHURST

For more information on this opportunity or to schedule an exclusive tour, please reach out to:



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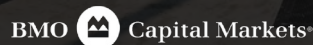


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