

2585  
**DUNWIN DRIVE**



**FREESTANDING INDUSTRIAL FOR LEASE**  
**MISSISSAUGA, ONTARIO**

**JOHN PLANETA\***

Executive Vice President  
Global Supply Chain Practice  
416 798 6223  
john.planeta@cbre.com

**MICHAEL MOLYNEUX\***

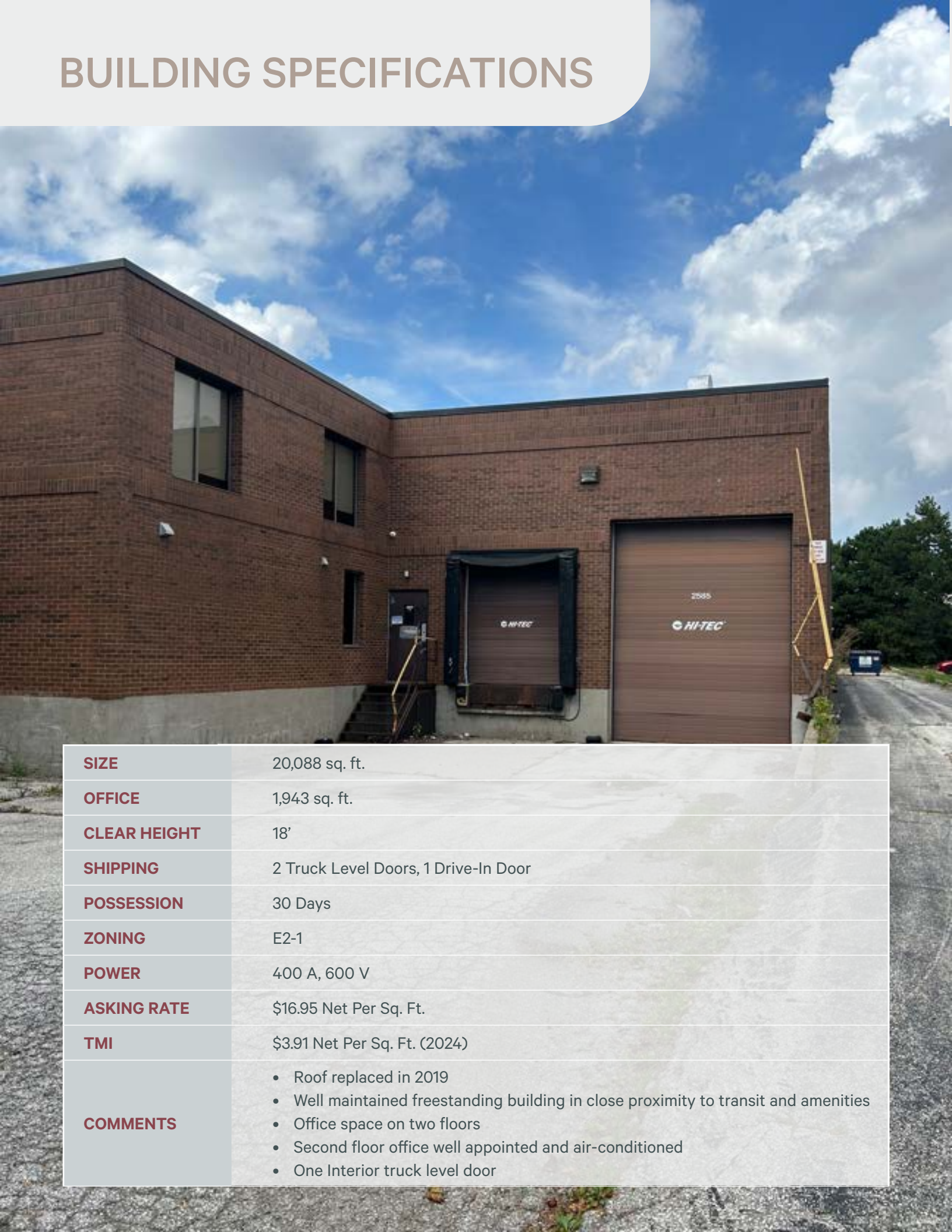
Vice President  
416 798 6241  
michael.molyneux@cbre.com

**CHRIS PLANETA\***

Senior Sales Associate  
416 798 6222  
chris.planeta@cbre.com

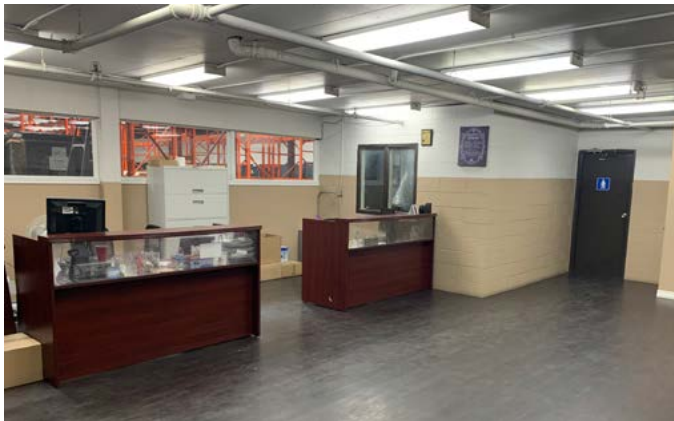
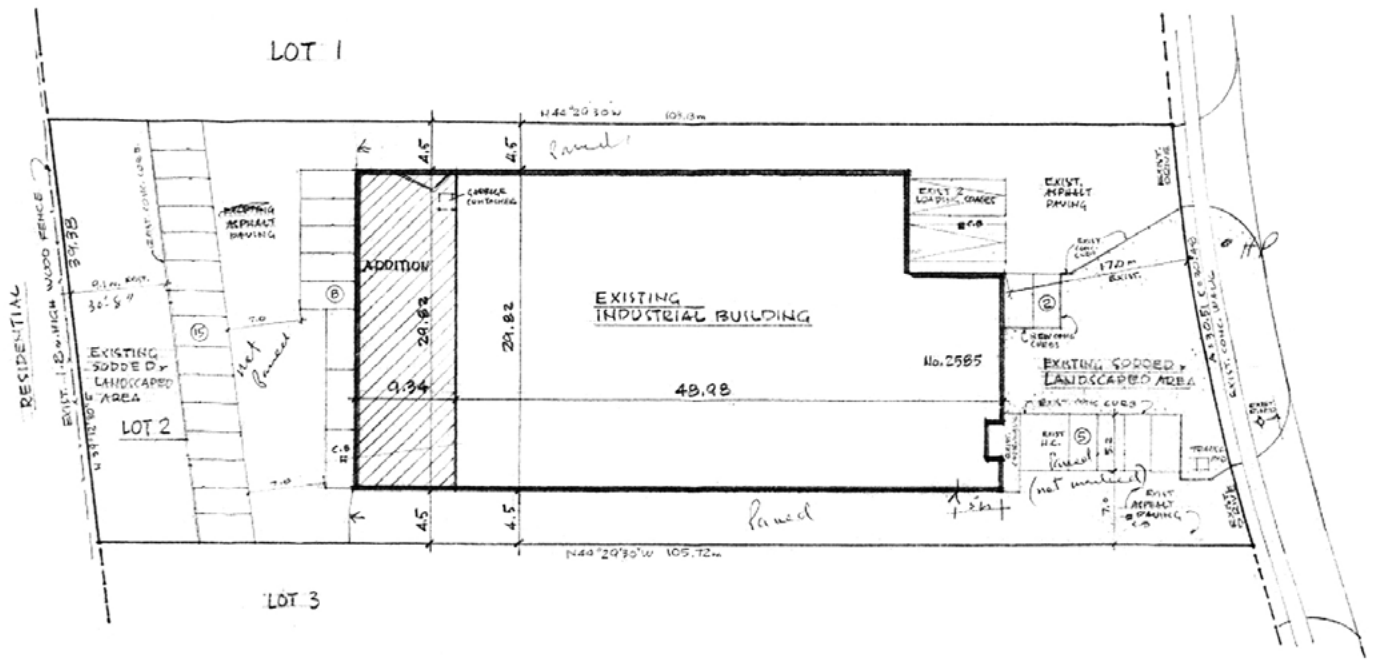
\*Sales Representative

# BUILDING SPECIFICATIONS



<b>SIZE</b>	20,088 sq. ft.
<b>OFFICE</b>	1,943 sq. ft.
<b>CLEAR HEIGHT</b>	18'
<b>SHIPPING</b>	2 Truck Level Doors, 1 Drive-In Door
<b>POSSESSION</b>	30 Days
<b>ZONING</b>	E2-1
<b>POWER</b>	400 A, 600 V
<b>ASKING RATE</b>	\$16.95 Net Per Sq. Ft.
<b>TMI</b>	\$3.91 Net Per Sq. Ft. (2024)
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• Roof replaced in 2019</li><li>• Well maintained freestanding building in close proximity to transit and amenities</li><li>• Office space on two floors</li><li>• Second floor office well appointed and air-conditioned</li><li>• One Interior truck level door</li></ul>

# FLOOR PLAN & PHOTOS



2585 DUNWIN DRIVE, MISSISSAUGA ON | FOR LEASE

# AMENITIES & TRANSIT MAP



**2585** DUNWIN  
DRIVE  
MISSISSAUGA, ON



**TRANSIT ROUTES**

-----  
MiWay Transit Route 101 - Dundas Express

-----  
MiWay Transit Route 45 - Winston Churchill

## FOR MORE INFORMATION, PLEASE CONTACT

JOHN PLANETA\*  
Executive Vice President  
Global Supply Chain Practice  
416 798 6223  
john.planeta@cbre.com

MICHAEL MOLYNEUX\*  
Vice President  
416 798 6241  
michael.molyneux@cbre.com

CHRIS PLANETA\*  
Senior Sales Associate  
416 798 6222  
chris.planeta@cbre.com

\*Sales Representative



CBRE Limited, Real Estate Brokerage | All Outlines are Approx. | 5935 Airport Rd, Suite 700, Mississauga, ON L4V 1W5 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth