



Square Feet Available:

94,737

6601 Goreway Drive, Unit 1 | Mississauga

Highway Fronting Industrial Facility For Lease

Austin Cook

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Gord Cook

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Property Overview

| | |
|-------------------------|--|
| Location: | West side of Highway 427, south of Rexdale Blvd. |
| Total Area: | 94,737 SF |
| Industrial Area: | 90,337 SF |
| Office Area: | 4,400 SF |
| Clear Height: | 24' |
| Shipping: | 9 Truck-Level & 1 Drive-In Door |
| Zoning: | E2 |
| Power: | 400 A / 600 V |
| Possession: | August 1st, 2024 |
| TMI: | \$4.13 PSF |
| Asking Price: | \$18.95 Net |



Close Proximity to Hwy 427, 401 & 409



10 Minutes from Pearson Airport



Vacant Possession August, 2024

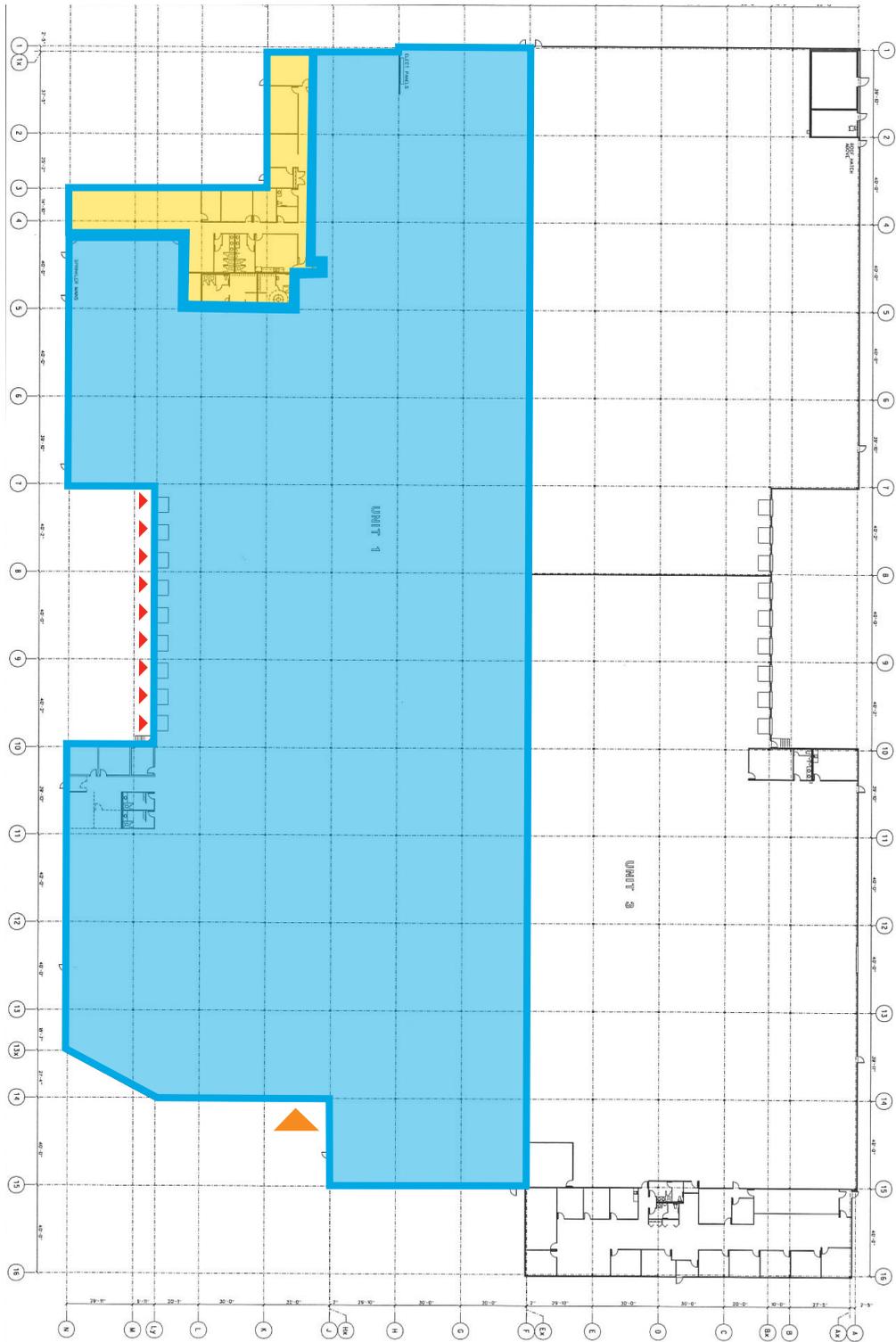


High Parking Ratio

Property Location



Site Plan

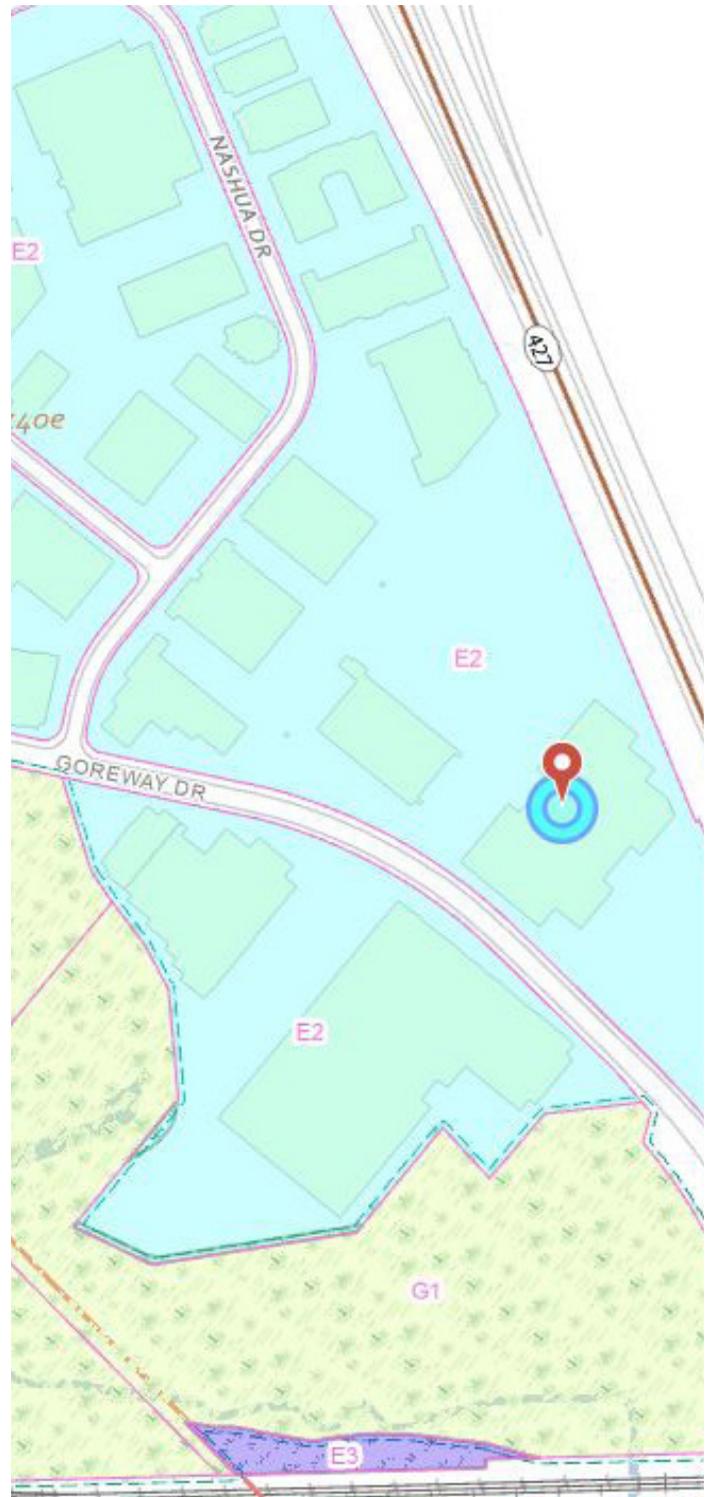


-  Office Area
-  Truck-Level Doors
-  Drive-In-Door

Zoning Overview

Permitted Uses (partial list):

- Manufacturing facility
- Warehousing and distribution facility
- Wholesaling facility
- Medicinal product manufacturing facility
- Commercial school
- Motor vehicle repair





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MANTELLA
CORPORATION
Since 1916

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HWY
427

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