

# 1295 Crestlawn Drive

Mississauga | ON

*Well Maintained Industrial Freestand with 13'4" Clear Height, 3 TL Doors\*\* and 1 DI Door*  
*NEW LED LIGHTING | VACANT | READY FOR OCCUPANCY*



## Contact:

**Gary Taylor\***

Senior Vice President

+1 416 798 6233

[gary.taylor@cbre.com](mailto:gary.taylor@cbre.com)



Generous parking/shipping area



Very clean and well maintained freestanding



Well laid out and updated offices



Ideal location, near highways and many amenities

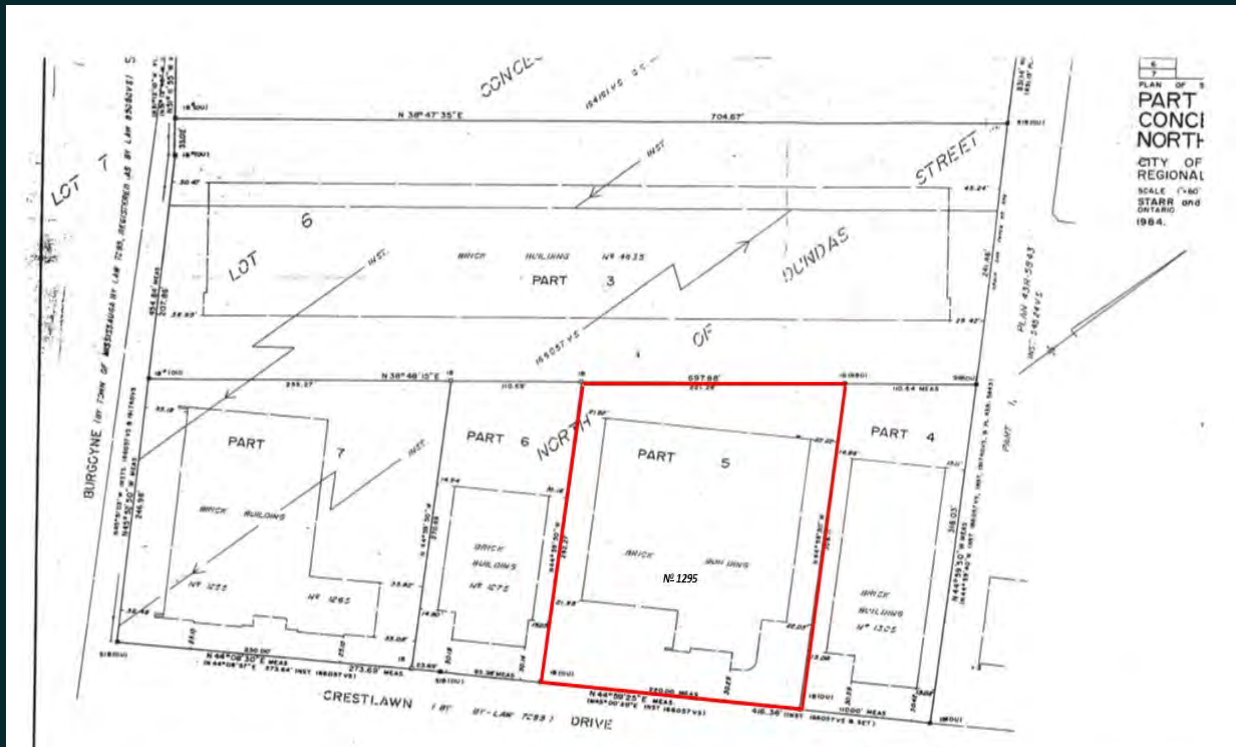
# Property Specifications

TOTAL AREA	33,200 sq. ft.
WAREHOUSE AREA	30,212 sq. ft.
OFFICE AREA	2,988 sq. ft.
CLEAR HEIGHT	13'4"
SHIPPING DOORS	3 Truck Level Doors** 1 Drive-In Door
POWER	600V/ 400A
ZONING	E2
OCCUPANCY	Immediate
T.M.I.	\$3.35 per sq. t.
ASKING RATE	\$17.25 net per sq. ft.

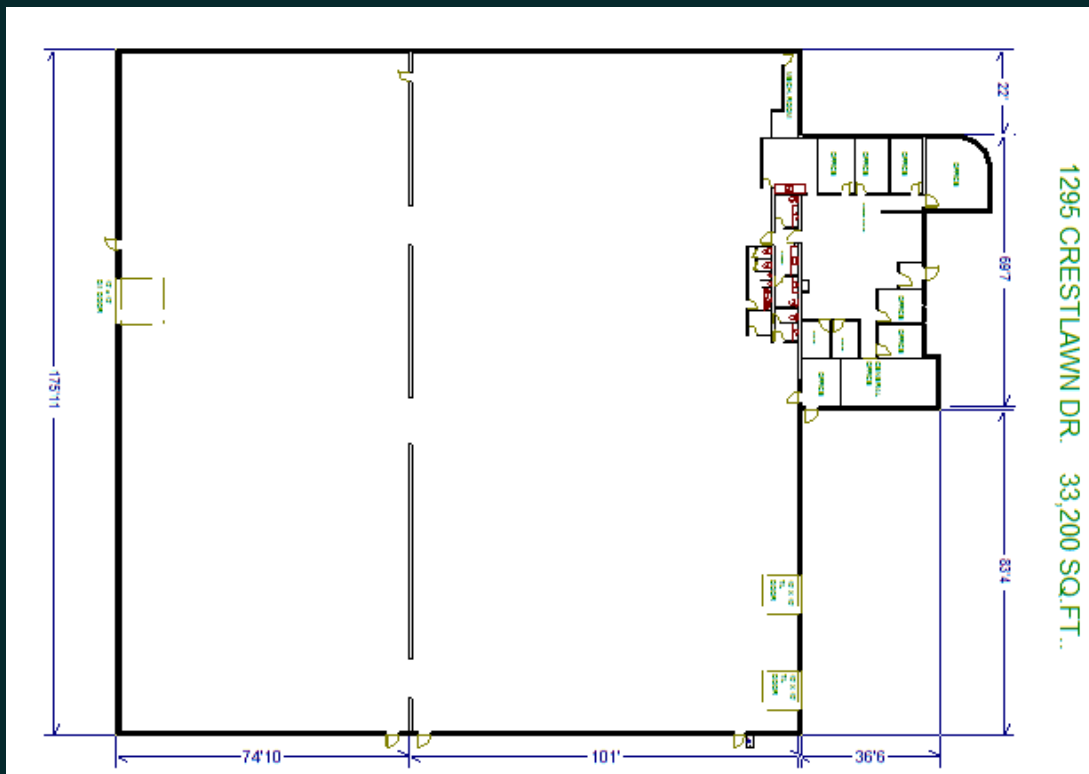
\*\*Two existing Truck Level Doors with ability to add an additional Truck Level Door



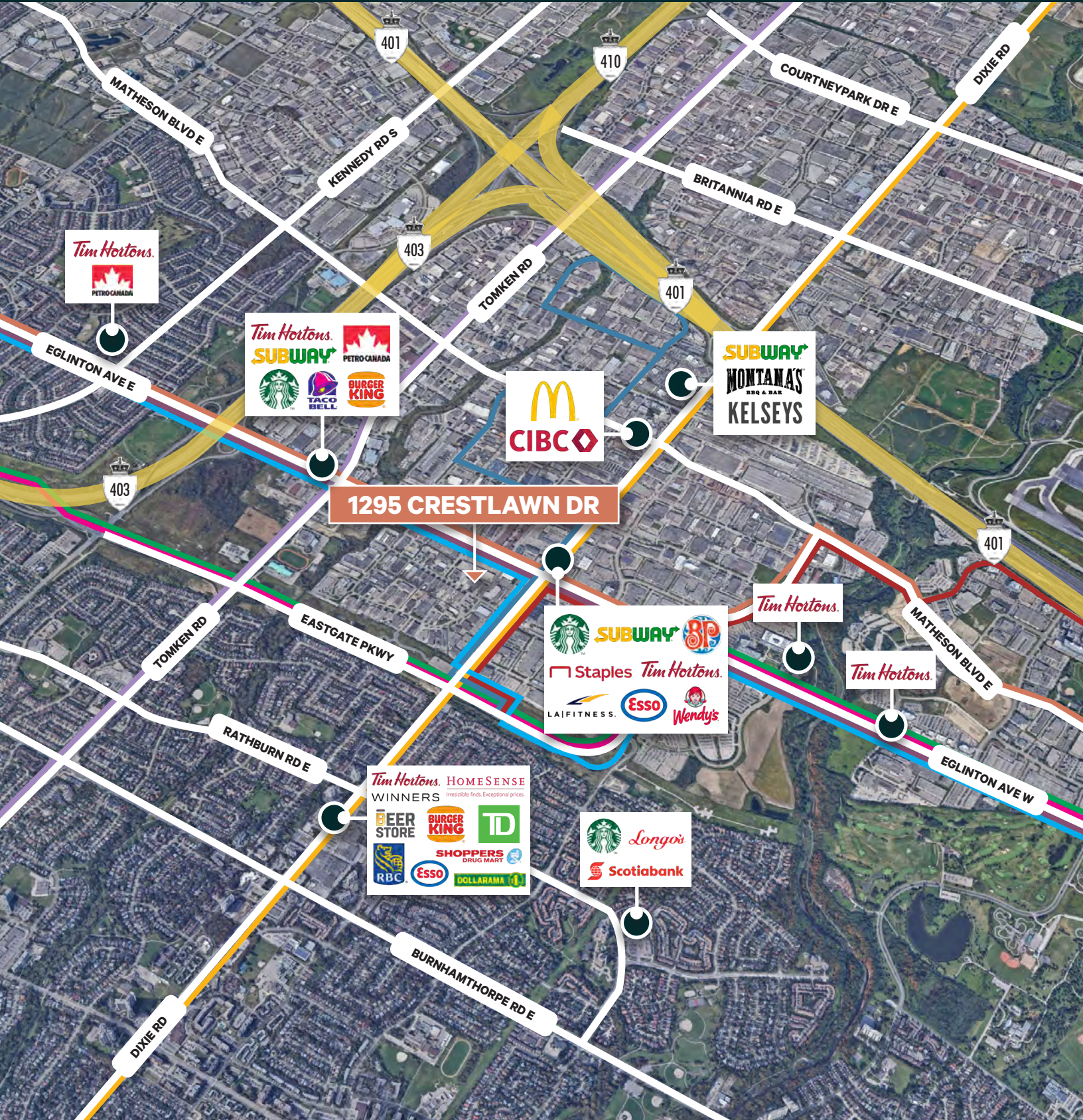
# Site Plan



# Floor Plan



# Amenities / Transit Map



**MISSISSAUGA  
BUS ROUTES:**

5

DIXIE

35

EGLINTON

73

KAMATO

87

MEADOWVALE-SKYMART

109

MEADOWVALE EXPRESS

7

AIRPORT

51

TOMKEN

74

EXPLORER

107

MALTON EXPRESS

# Zoning E2

## PERMITTED USES

### OFFICE

- Medical Office
- Office

### BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility

### COMMERCIAL

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

- Motor Vehicle Repair Facility
- Motor Vehicle Rental Facility
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility- Commercial Motor Vehicles

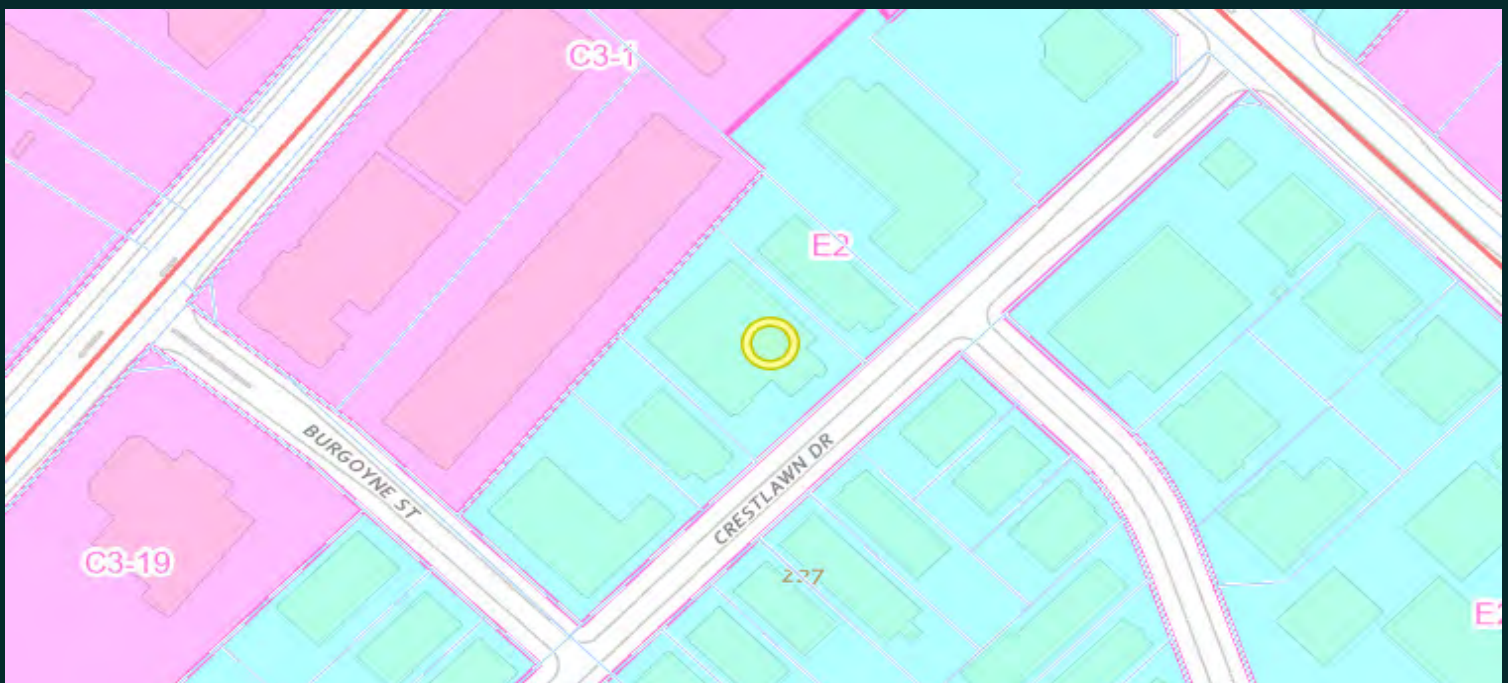
### HOSPITALITY

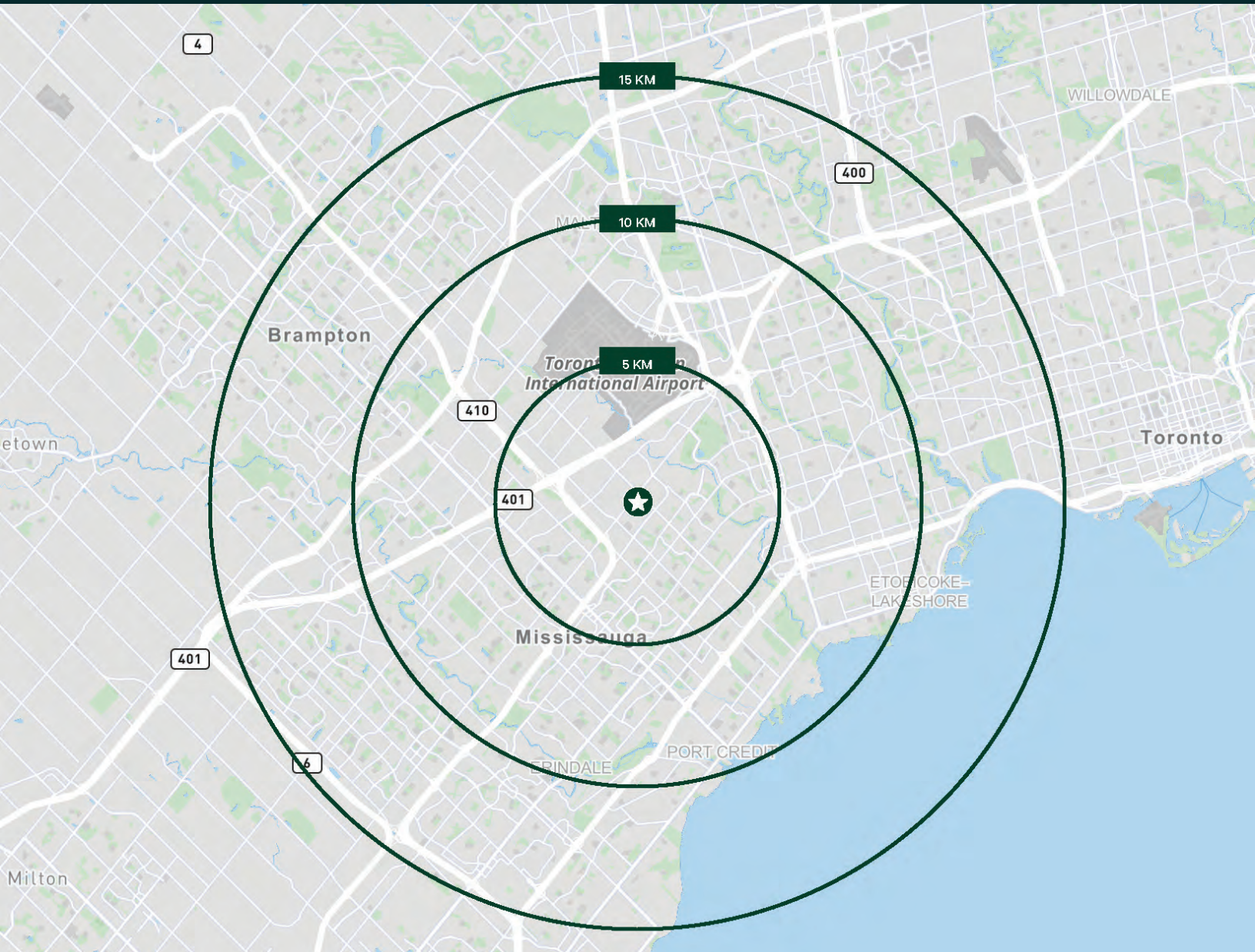
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation

### OTHER

- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Beverage/Food Preparation Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

## ZONING MAP





## Contact:

**Gary Taylor\***

Senior Vice President

+1 416 798 6233

[gary.taylor@cbre.com](mailto:gary.taylor@cbre.com)

\*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("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](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth