



Industrial Units For Lease

2446 CAWTHRA ROAD, MISSISSAUGA

±2,273 Sq. Ft. & ±3,541 Sq. Ft. Available

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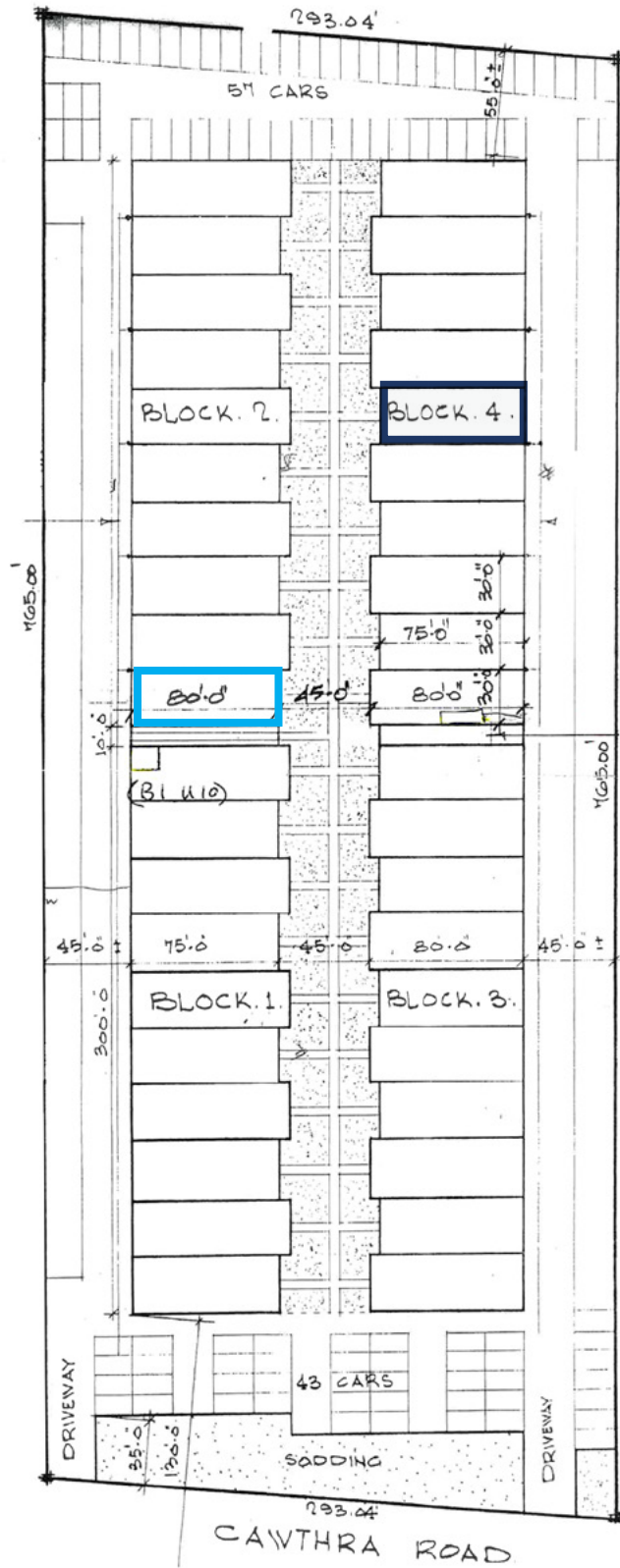
Property Details

	Bldg 2 Unit 1	Bldg 4 Unit 6
LOCATION	Cawthra Road & Queensway East	
TOTAL AREA	±3,541 Sq. Ft. (±10% Office)	±2,273 Sq. Ft. (±10% Office)
ASKING RATE	Negotiable	
ADDITIONAL RENT (EST. 2023)	\$5.20 Per Sq. Ft.	\$5.26 Per Sq. Ft.
CLEAR HEIGHT	14'	
SHIPPING	2 Truck Level Doors (1 is 8'x8')	1 Truck Level Door
POSSESSION	Immediate	Immediate
ZONING	E2-131	

- ◆ Professionally owned and managed
- ◆ Quick access to Highways 401, 403 and 410



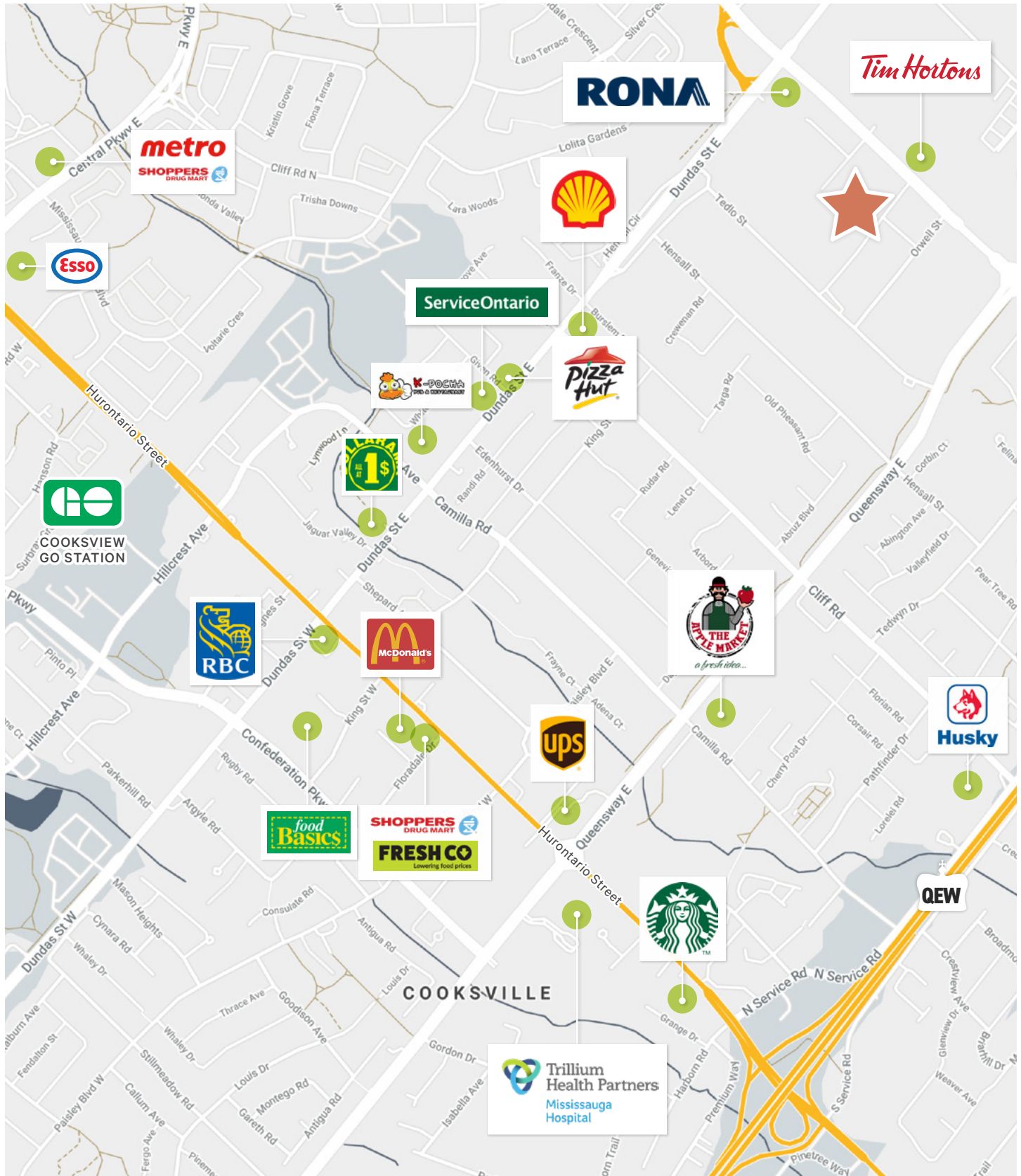
Site Plan



Building 2, Unit 1

Building 4, Unit 6

Location Overview



Zoning - E2-131

Permitted Uses

OFFICE

- ✓ Medical Office
- ✓ Office

COMMERCIAL

- ✓ Restaurant
- ✓ Convenience Restaurant (0018-2015)
- ✓ Take-out Restaurant
- ✓ Commercial School
- ✓ Financial Institution (0191-2009), (0018-2015)
- ✓ Veterinary Clinic
- ✓ Animal Care Establishment
- ✓ Motor Vehicle Repair Facility - Restricted
- ✓ Motor Vehicle Rental Facility
- ✓ Motor Vehicle Wash Facility - Restricted
- ✓ Gas Bar (0018-2015)
- ✓ Motor Vehicle Service Station (0018-2015)
- ✓ Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

BUSINESS ACTIVITIES

- ✓ Broadcasting / Communications 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 (0055-2015)
- ✓ Medicinal Product Manufacturing Facility - Restricted (0055-2015)

HOSPITALITY

- ✓ Banquet Hall/Conference Centre/ Convention Centre
- ✓ Overnight Accommodation

OTHER

- ✓ Adult Video Store

- ✓ Animal Boarding Establishment
- ✓ Active Recreational Use
- ✓ Beverage/Food Preparation Establishment
- ✓ Truck Fuel Dispensing Facility (0297-2013)
- ✓ Entertainment Establishment
- ✓ Recreational Establishment
- ✓ Funeral Establishment
- ✓ Private Club
- ✓ Repair Establishment
- ✓ Parking Lot
- ✓ University/College
- ✓ Courier/Messenger Service

Non-Permitted Uses

- ✗ Adult Entertainment Establishment
- ✗ Body-Rub Establishment
- ✗ Night Club

Additional Permitted Uses (E2-131)

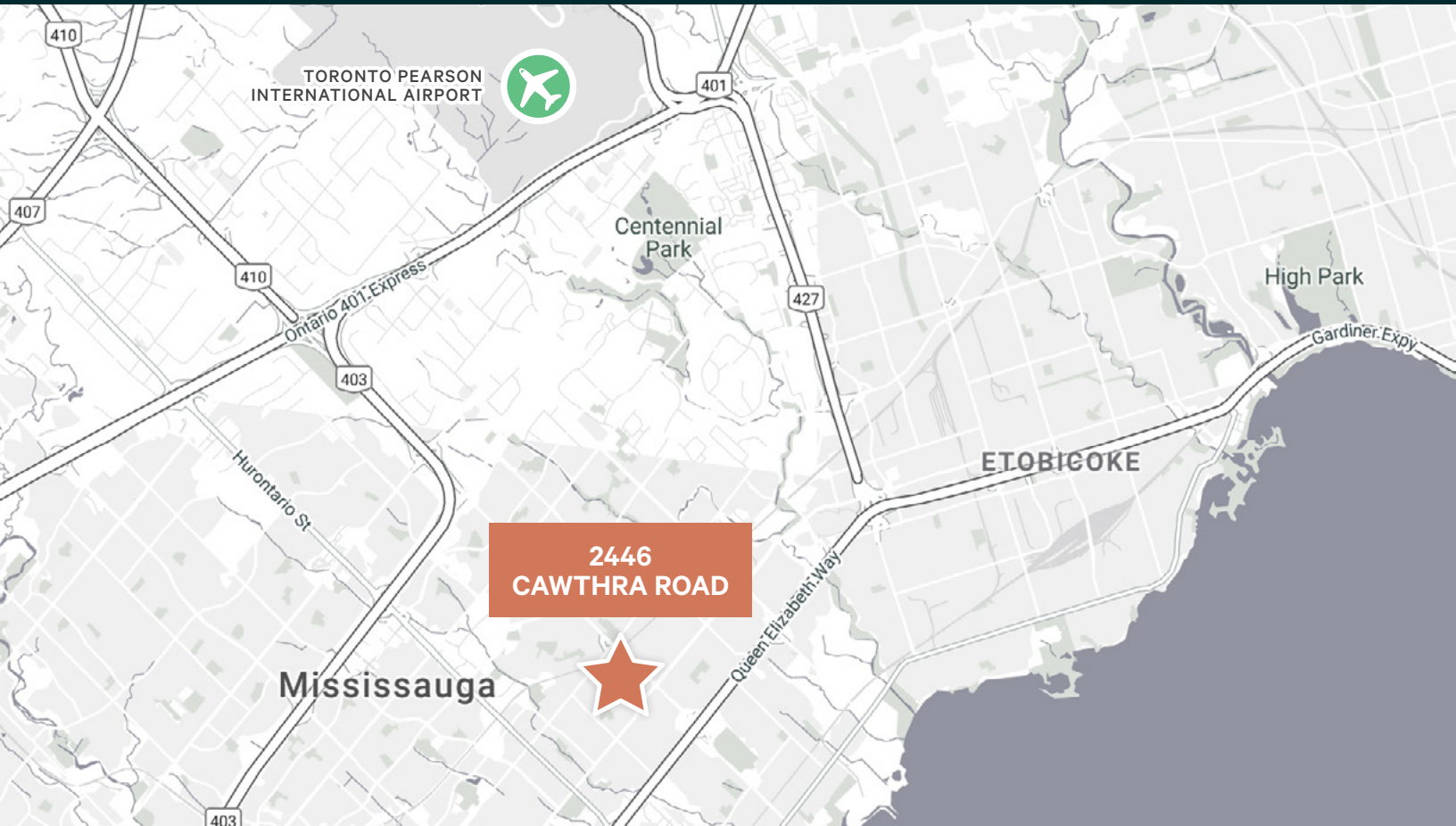
- ✓ Asbestos products manufacturing legally existing on the date of passing of this By-law
- ✓ Cement manufacturing legally existing on the date of passing of this By-law
- ✓ Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law
- ✓ Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law
- ✓ Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law
- ✓ Phosphate or Sulphur products and manufacturing legally existing on the date of passing of this By-law
- ✓ Smelting or foundry operations legally existing on the date of passing of this By-law
- ✓ Solvent manufacturing legally existing on the date of passing of this By-law
- ✓ Tannery legally existing on the date of passing of this By-law
- ✓ Tar and asphalt manufacturing legally existing on the date of passing of this By-law
- ✓ Composting facility legally existing on the date of passing of this By-law
- ✓ Motor vehicle wrecking yard legally existing on the date of passing of this By-law

Non-Permitted Uses

- ✗ Asbestos Products Manufacturing
- ✗ Cement manufacturing
- ✗ Gypsum or limestone processing and by-product manufacturing
- ✗ Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing
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- ✗ Composting Facility
- ✗ Motor Vehicle Wrecking Yard

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TRAVEL TIMES

QEW 3 MIN / 1.7 KM	HIGHWAY 427 7 MIN / 6.6 KM	GARDINER EXPRESSWAY 7 MIN / 7 KM	HIGHWAY 401 11 MIN / 9.8 KM
PEARSON I'NTL AIRPORT 13 MIN / 15.7 KM	CN INTERMODAL BRAMPTON 20 MIN / 20.8 KM	CP INTERMODAL VAUGHAN 29 MIN / 33 KM	DOWNTOWN TORONTO 20 MIN / 21.2 KM

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