

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:

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Generous parking/shipping area



Very clean and well maintained freestanding



Well laid out and updated offices



Ideal location, near highways and many amenities

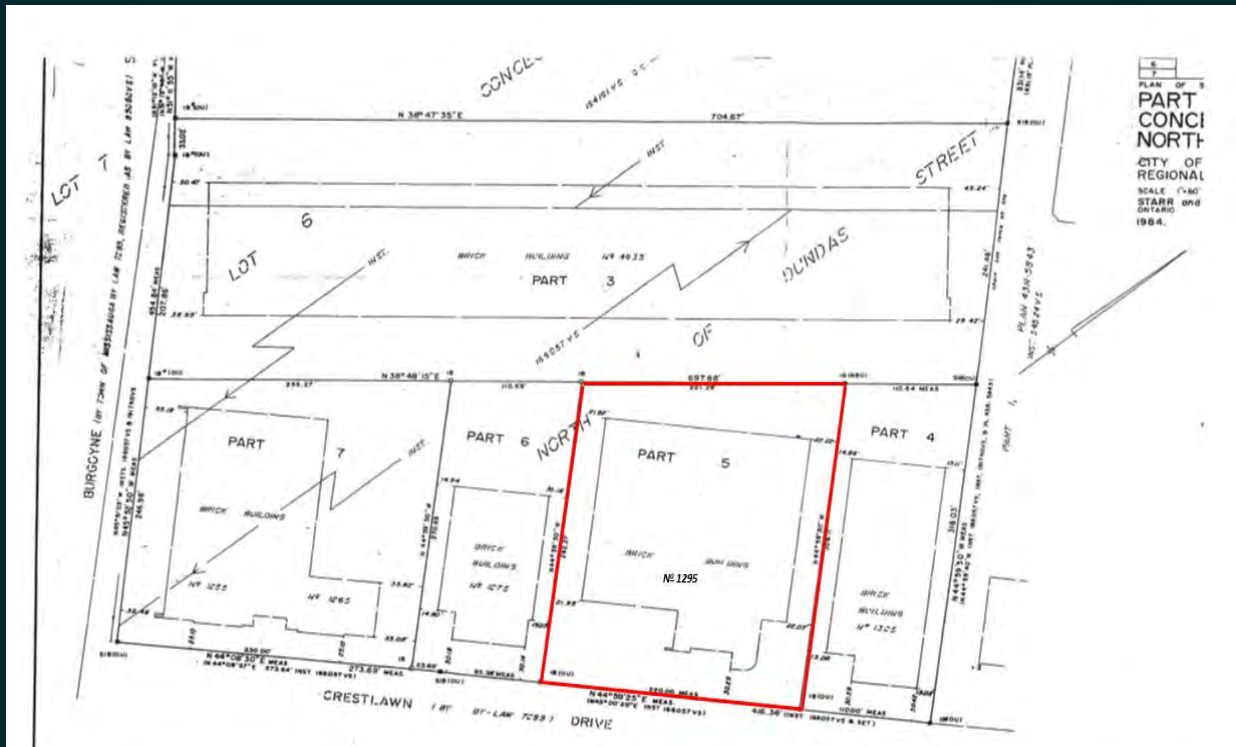
Property Specifications

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.

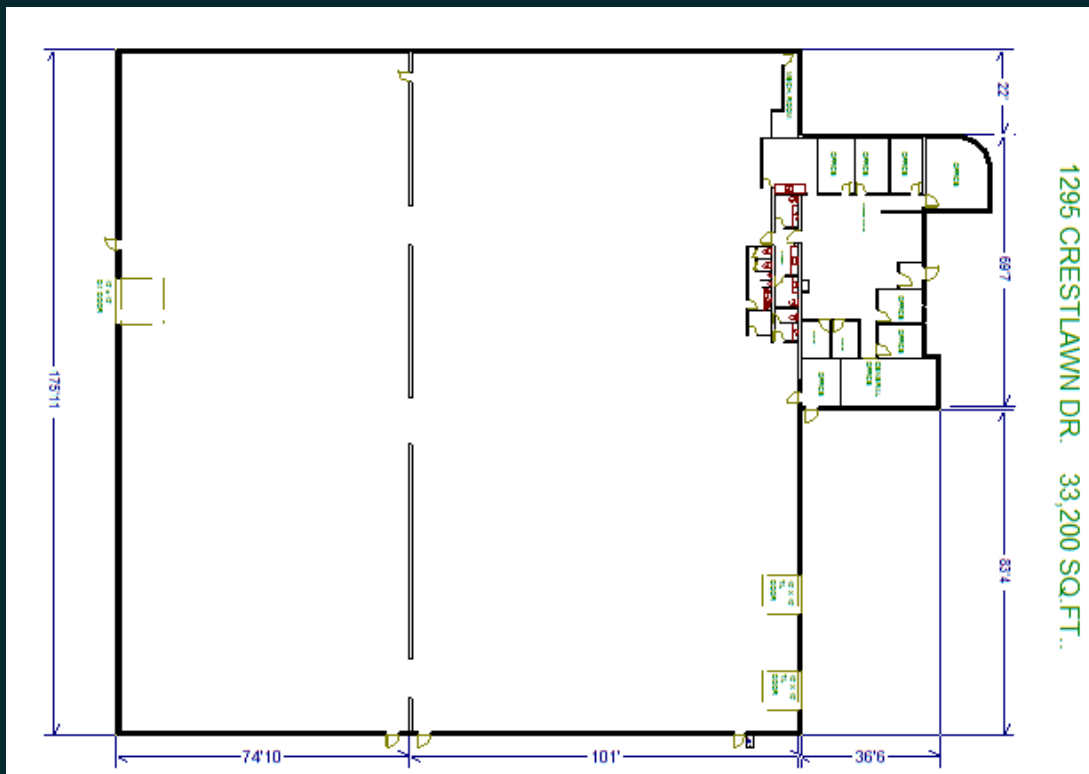
**Two existing Truck Level Doors with ability to add an additional Truck Level Door



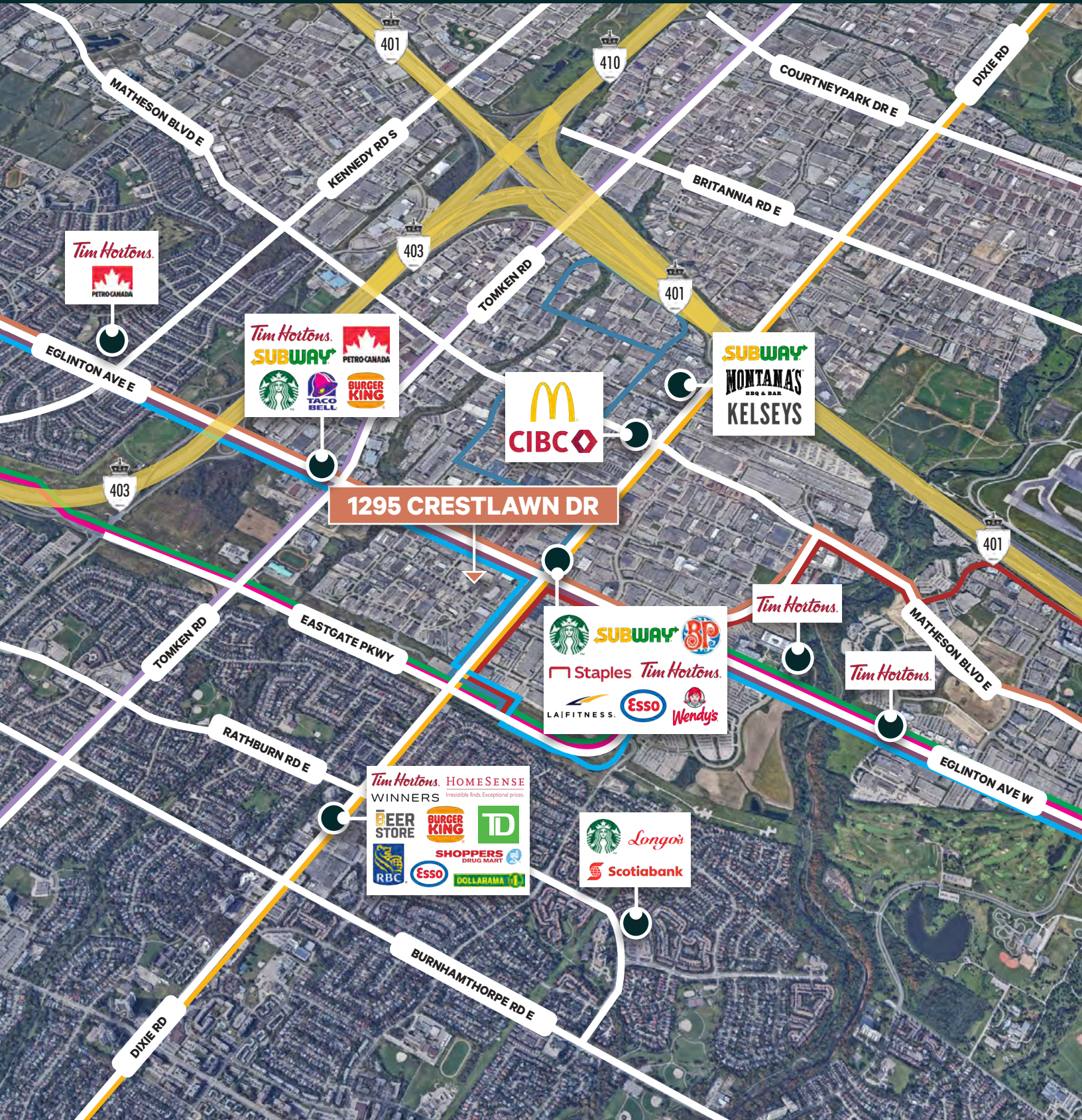
Site Plan



Floor Plan



Amenities / Transit Map



**MISSISSAUGA
BUS ROUTES:**

5

DIXIE

35

EGLINTON

73

KAMATO

87

MEADOWVALE-SKYMARK

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

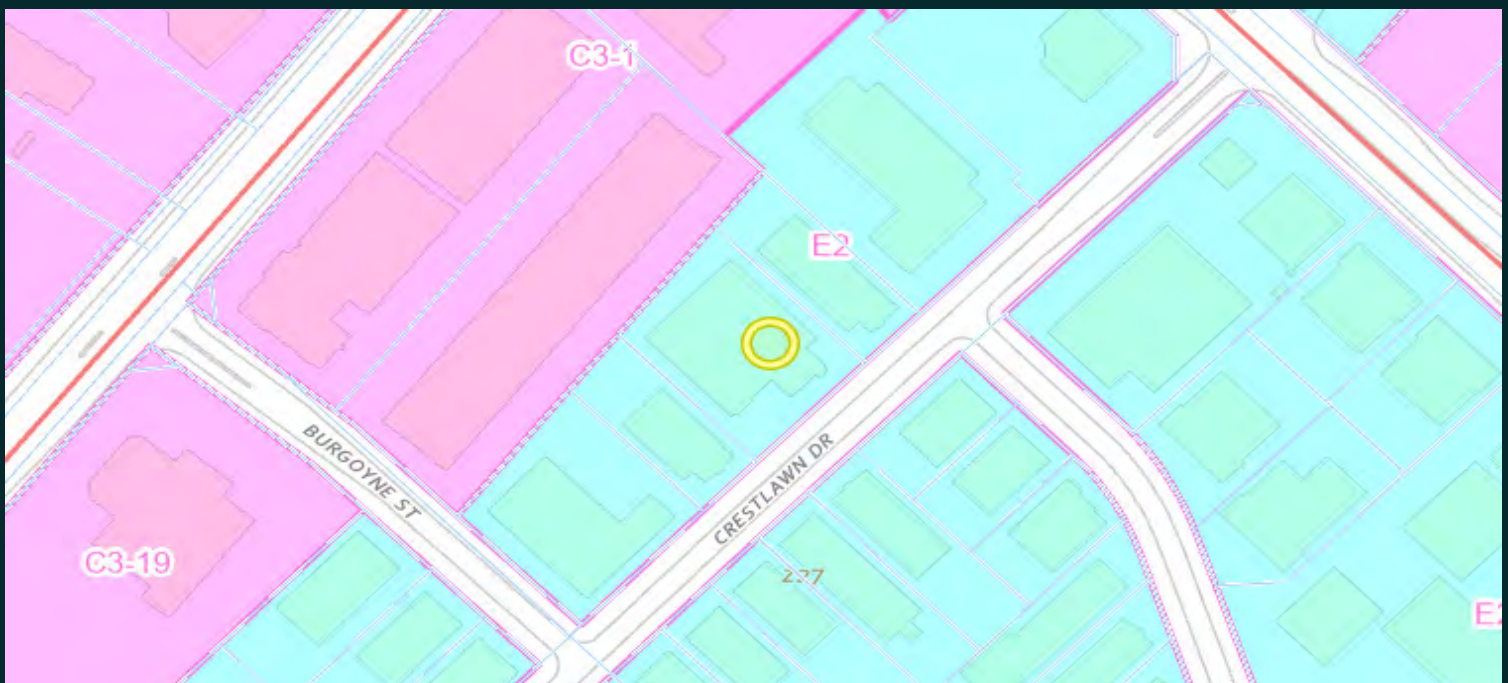
HOSPITALITY

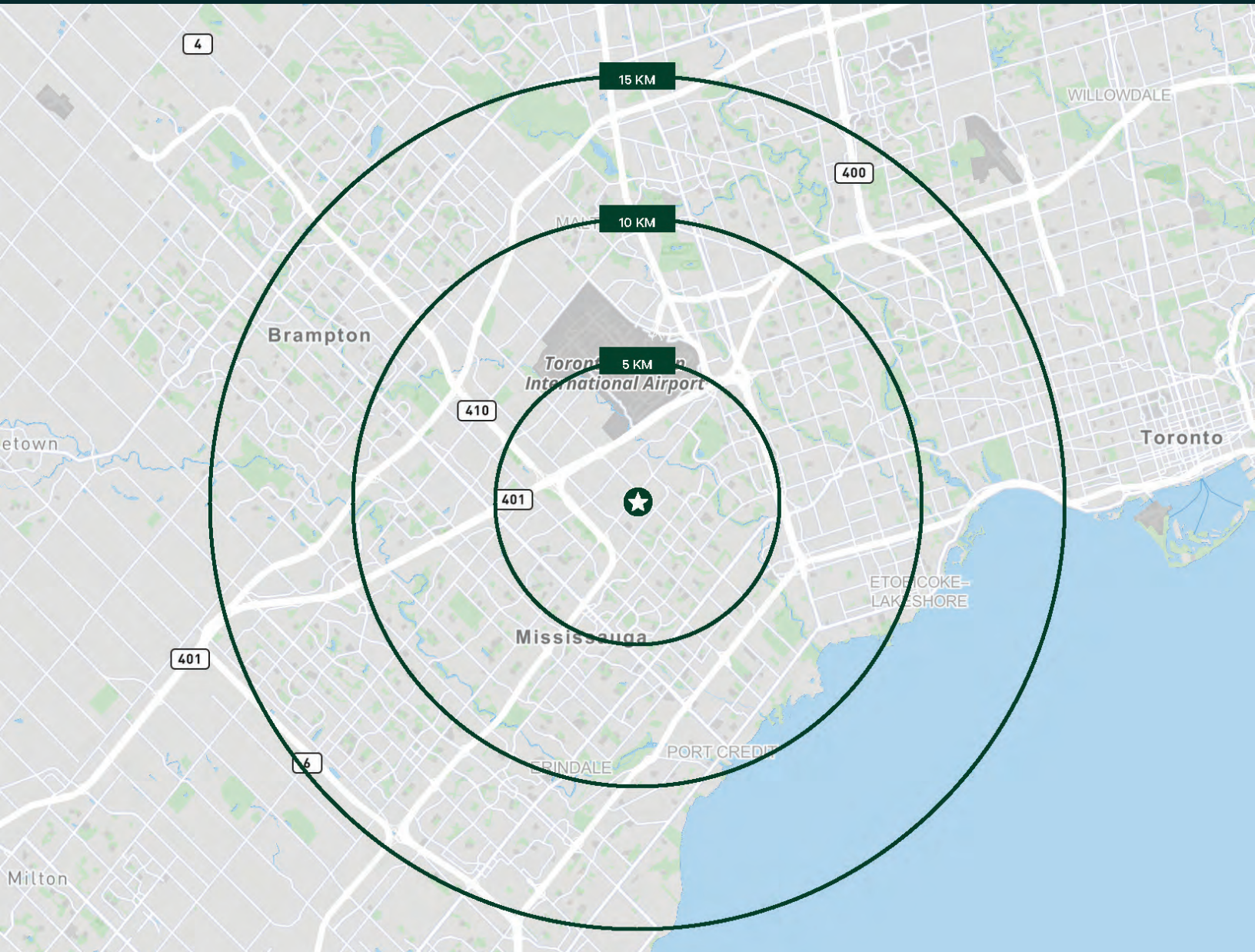
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation

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





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