



Colliers

# Industrial Freestand With Heavy Power Near Pearson Airport **For Lease**

2280 Drew Rd, Mississauga

Accelerating success.



# Property Profile

Colliers International is pleased to offer for lease 2280 Drew Road in Mississauga. This freestanding 46,945 SF building features a spacious 8,230 SF office area and 18 feet clear height. The Property is equipped with six truck-level and one drive-in door. The zoning permits a wide range of industrial uses, including automotive. 2280 Drew Road is located in close proximity to the Pearson Airport, Highways 401, 407, 427, 403 & 410, and is well serviced by public transit. The Property is also minutes away from two GO Train stations.

Property Details	
Total Area	46,945 SF
Office Area	8,230 SF
Warehouse Area	38,715 SF
Lot Size	1.95 AC
Clear Height	18'
Shipping	6 TL / 1 DI
Sprinklers	Yes
AC	Partial
Power	1200 A / 600 V
Zoning	E2
Vacant Possession	July 1, 2024
TMI	\$3.12 PSF (2023)
Asking Price	\$17.25 PSF Net



Freestand With Heavy Power  
1200 A / 600 V



Tenant Self-Manages



Competitive Additinal Rent



Mississauga Premium Location  
Close Proximity to Pearson Airport,  
Highways 401, 407, 427, 410 & 403



# Photos

## Exterior



The contents are not included in the sale. Please contact Listing Agent for details.



# Photos

## Interior



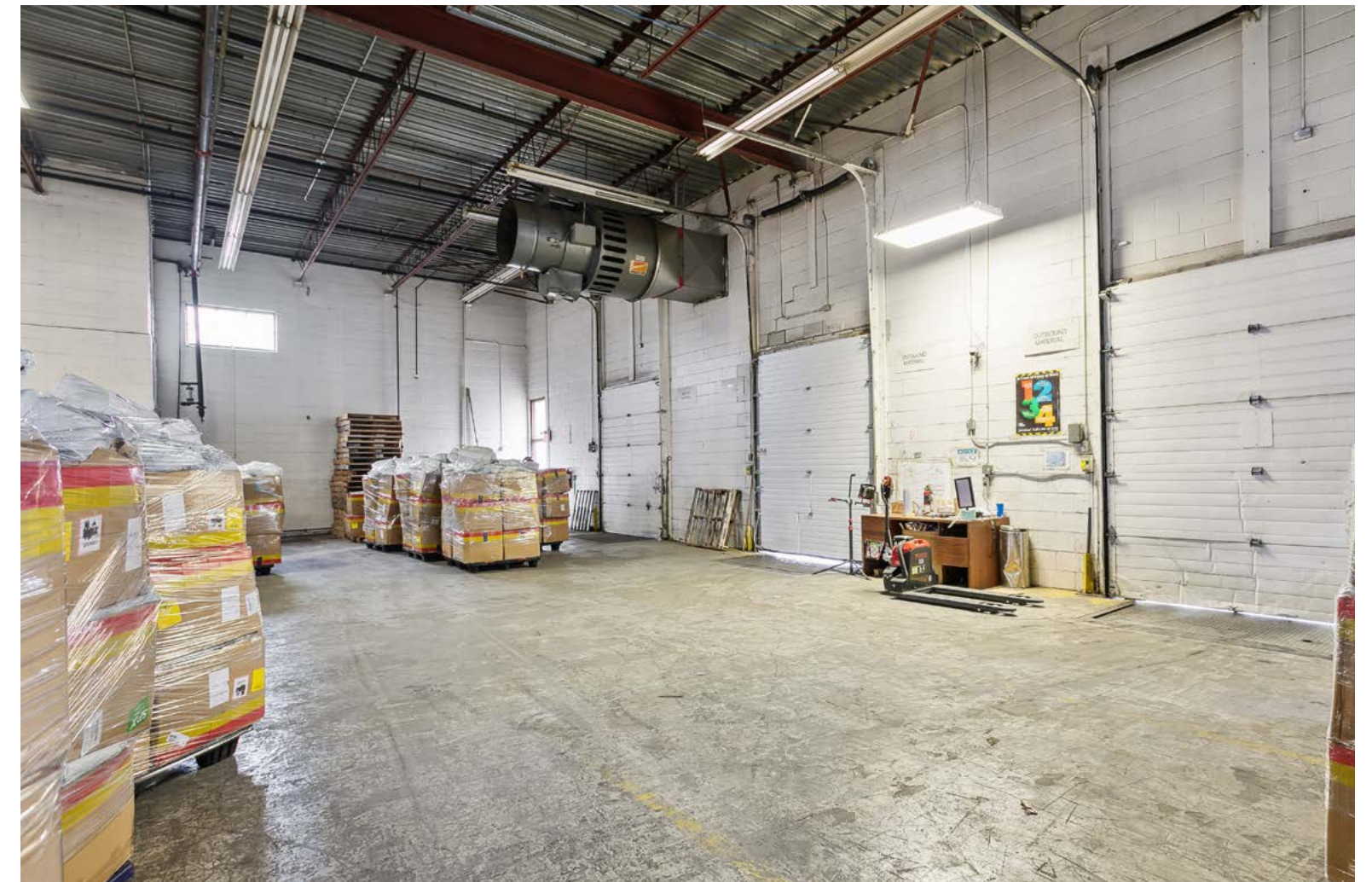
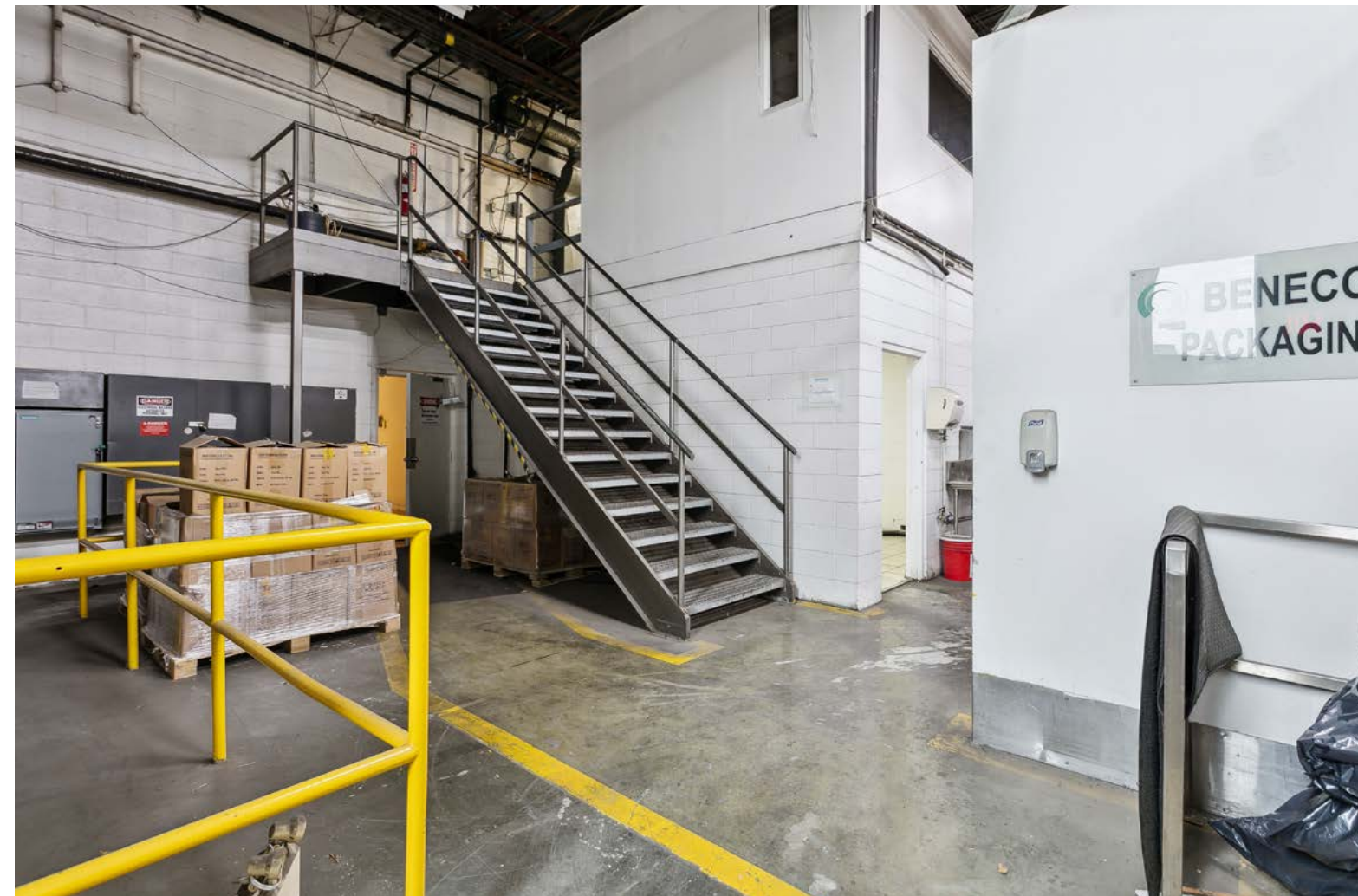
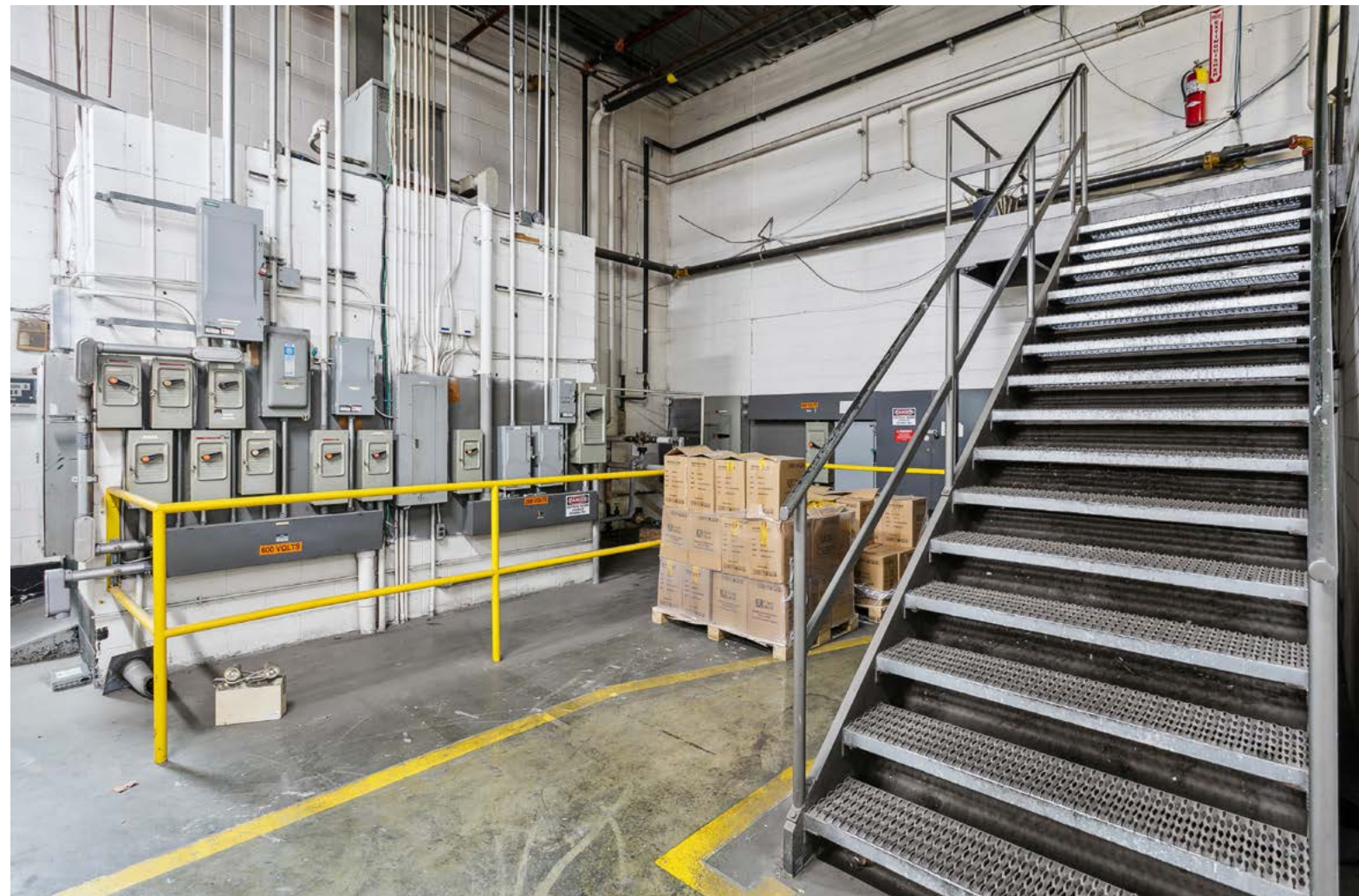
The contents are not included in the sale. Please contact Listing Agent for details.



# Photos

## Interior

Colliers



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# Floor Plan



## AREA SUMMARY

	RENTABLE AREA
OFFICE	8,230 S.F.
WAREHOUSE	38,715 S.F.
TOTAL	46,945 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO  
THE BOMA/SIOR INDUSTRIAL STANDARD  
ANSI / BOMA Z65.2 2019  
SINGLE TENANT OCCUPANCY

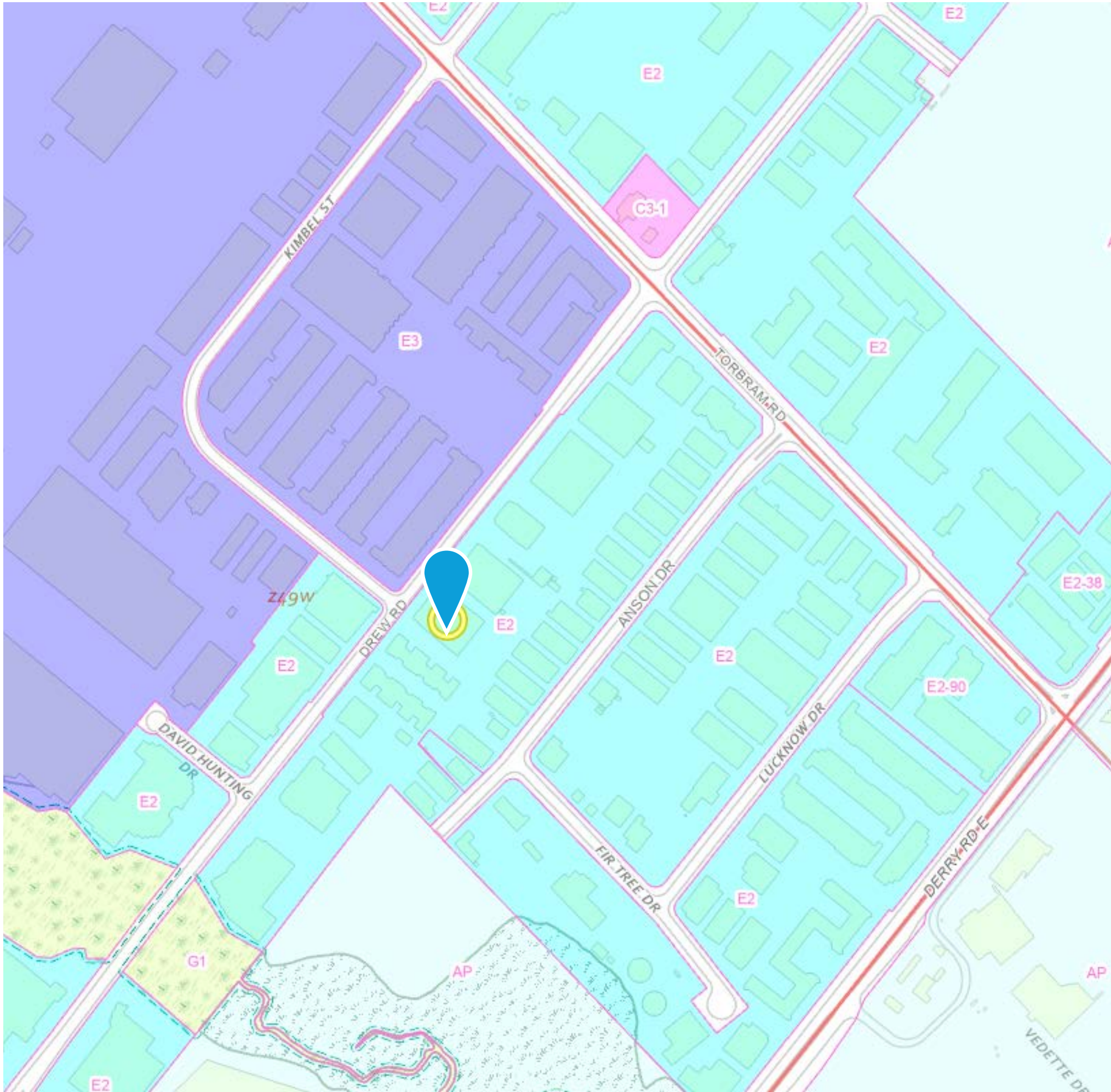
TEMPORARY MEZZ (RENTABLE EXCLUSION)

NO ACCESS AT TIME OF SURVEY





# Zoning Overview



## Zone E2

### Permitted Uses


- Medical Office
- Office
- 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
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/Convention Centre
- Night Club


- Overnight Accommodation
- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- University/College
- Courier/Messenger Service
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot


Additional conditions may apply. Interested parties are advised to consult the municipality.




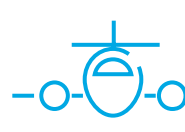
# Site Access

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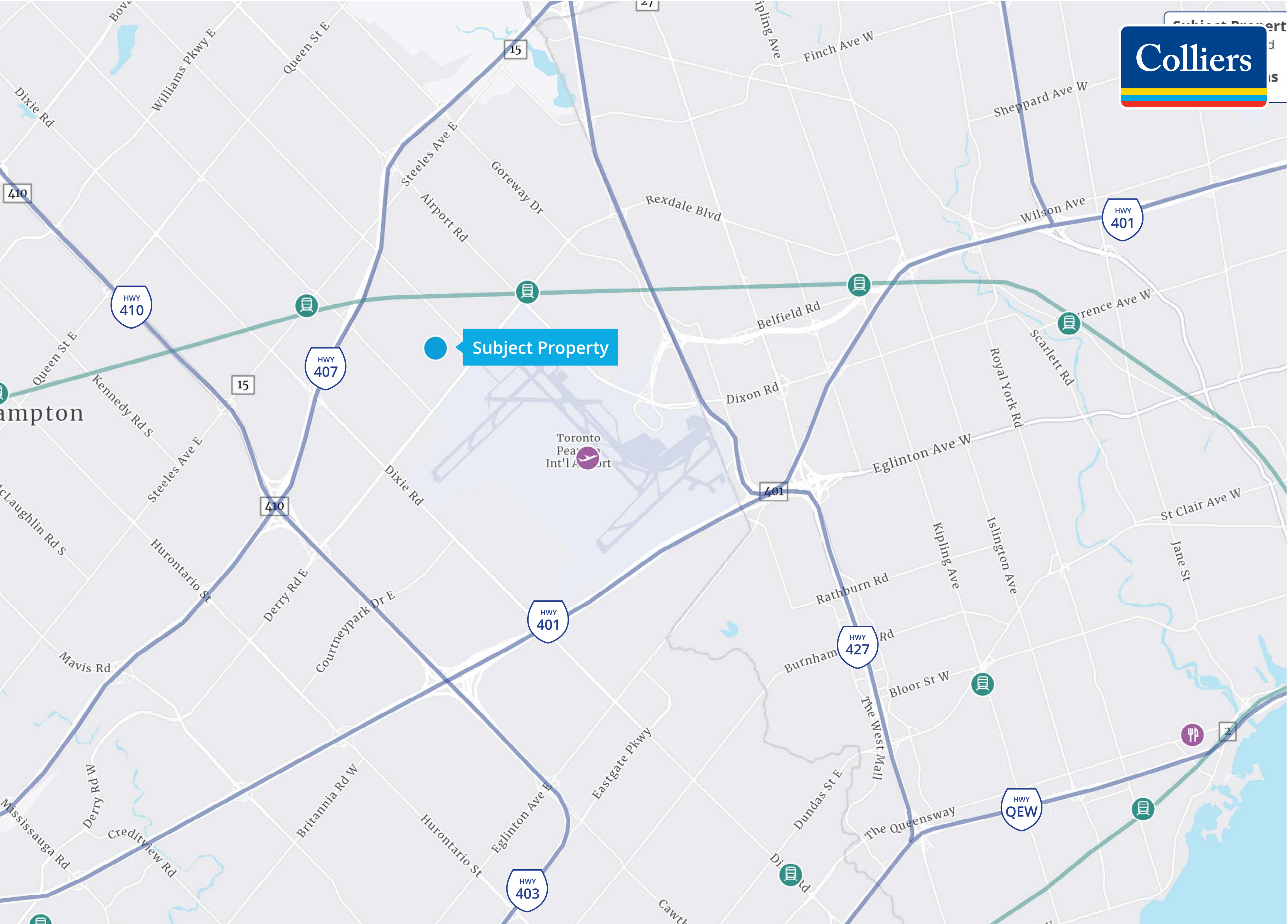
**Highway 403**  
1 minutes
- 

**Mississauga - Square One**  
16 minutes
- Etobicoke**  
20 minutes
- Downtown Toronto**  
25 minutes
- Oakville**  
26 minutes
- Burlington**  
40 minutes
- 

**Public Transit**  
1 minute walk
- 

**GO Station - Malton**  
5 minute drive
- GO Station - Bramalea**  
6 minute drive
- 

**Pearson International Airport**  
2 minute drive
- Hamilton International Airport**  
1 hour drive







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\*Sales Representative