

# For Lease

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## 2390 Drew Road Unit 1, Mississauga

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±30,225 Sq. Ft. | Available Immediately

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**PHILLIP CHEUNG\***  
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**CBRE**  
\*Sales Representative

# Property Details

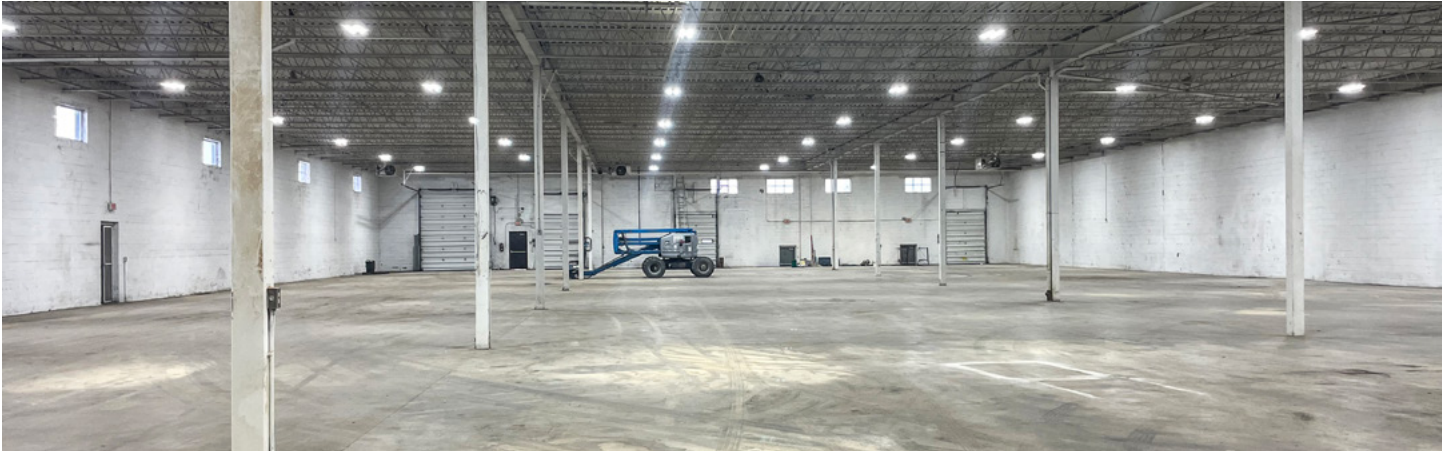
LOCATION	Drew Road & Torbram Road
BUILDING SIZE	±30,225 Sq. Ft. (±10% Office)
ASKING RATE	\$18.50 Per Sq. Ft. Net
T.M.I. (EST. 2024)	\$4.50 Per Sq. Ft.
SHIPPING	5 Truck Level Doors 1 Drive-In Door (Oversized)
CLEAR HEIGHT	±18'
ZONING	E2
POSSESSION	Immediate

### COMMENTS

- Ideal proportion of office and warehouse space.
- Good office layout with large front reception / showroom area, a large lunchroom, and an office.
- Very functional warehouse space.
- Prominent location in close proximity to various amenities, public transit, Highway 427, 410 & 407 and minutes to Toronto Pearson Airport.



# Photos



# Property Zoning - E2

## PERMITTED USES

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### OFFICE

- ◆ Medical Office
- ◆ Office

### BUSINESS ACTIVITIES

- ◆ Broadcasting / Communications Facility
- ◆ Manufacturing Facility
- ◆ Science and Technology Facility
- ◆ Truck Terminal
- ◆ Warehouse/Distribution Facility
- ◆ Wholesaling Facility
- ◆ Waste Processing Station (1)
- ◆ Waste Transfer Station (1)
- ◆ Composting Facility (1)
- ◆ Self Storage Facility
- ◆ Contractor Service Shop
- ◆ Medicinal Product
- ◆ Manufacturing Facility (0055-2015) (14)
- ◆ Medicinal Product Manufacturing Facility - Restricted (0055-2015)

### COMMERCIAL

- ◆ Restaurant (1)
- ◆ Convenience Restaurant (0018-2015) (1)(13)

- ◆ Take-out Restaurant (1)

- ◆ Commercial School

- ◆ Financial Institution (0191-2009), (0018-2015)(12)

- ◆ Veterinary Clinic

- ◆ Animal Care Establishment

### MOTOR VEHICLE SERVICE

- ◆ Motor Vehicle Repair Facility - Restricted
- ◆ Motor Vehicle Rental Facility
- ◆ Motor Vehicle Wash Facility - Restricted
- ◆ Gas Bar (0018-2015) (1)(2)(13)
- ◆ Motor Vehicle Service Station (0018-2015) (13)
- ◆ Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles (1)

### HOSPITALITY

- ◆ Banquet Hall/Conference
- ◆ Centre/Convention Centre
- ◆ Night Club (1)(3)
- ◆ Overnight Accommodation

### OTHER

- ◆ Adult Video Store (1)

- ◆ Adult Entertainment Establishment (1)

- ◆ Animal Boarding Establishment (1)

- ◆ Active Recreational Use

- ◆ Body-Rub Establishment (1)

- ◆ Beverage/Food Preparation Establishment

- ◆ Truck Fuel Dispensing Facility (0297-2013)

- ◆ Entertainment Establishment

- ◆ Recreational Establishment

- ◆ Funeral Establishment (4)

- ◆ Private Club

- ◆ Repair Establishment

- ◆ Parking Lot

- ◆ University/College

- ◆ Courier/Messenger Service

# Amenities



Property Location

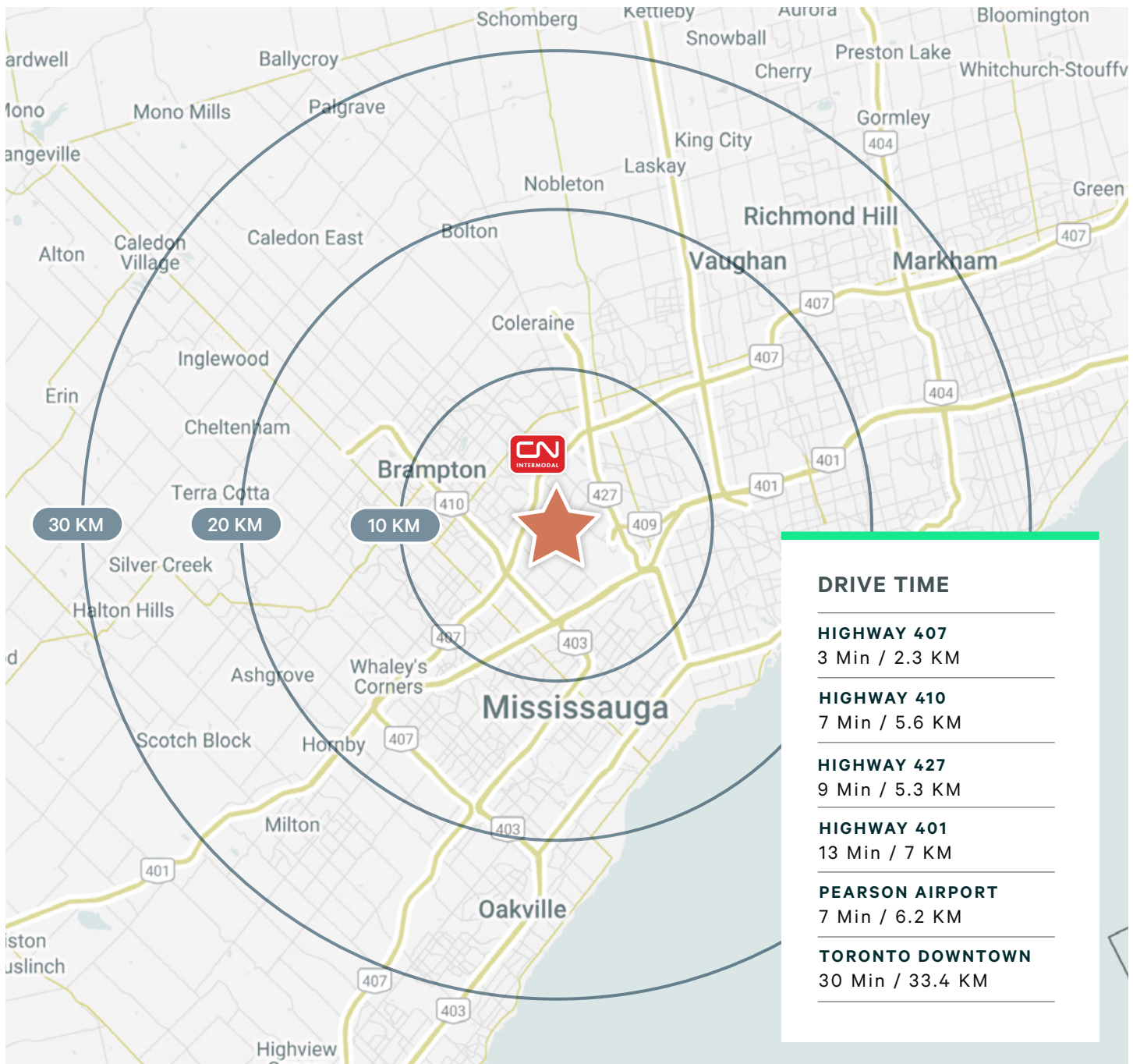
MiWay #15 - Drew Road

MiWay #42 - Derry Road

# Location & Demographics†

	10 KM	20 KM	30 KM
POPULATION	725,880	2,928,597	5,029,867
LABOUR FORCE	65.5%	66.9%	67.5%
MEDIAN AGE	37.7	38.8	39.0

†Estimates for 2023





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### Contact Us

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