

Dundas Street West

Dunwin Drive



Investment Opportunity

# High Quality, Small-Bay Industrial Complex

2150-2180 Dunwin Drive, Mississauga, ON

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# The Offering

Colliers International (the "Agent") has been retained by Artis Dunwin Ltd. (the "Vendor") as exclusive agent to arrange for the offering and sale of a 100% freehold interest of an approximately 5.72 acre site improved with four multi-tenant industrial buildings, municipally described as 2150 - 2180 Dunwin Drive, Mississauga (together, "the Property").

The Property is a modern, institutionally owned and maintained, multi-tenant industrial complex with a combined rentable area of approximately 75,900 square feet. The Property benefits from 18'6" clear height, ample car parking, three site access points, a low 30% building to lot coverage ratio, and a combination of truck and grade level shipping doors

The Property is centrally located within the premier industrial submarket of Mississauga within close proximity to 400 series highways, retail amenities, and public transit.

The unit sizes, building features, and location of the Property provides an opportunity to significantly increase rental rates and/or convert the Property to strata condo units which can then be sold for a significant premium.

## Opportunity at a Glance

75,900

Rentable Area (SF)

18'6"

Clear Height

19

Number of Tenants

93%

Occupancy





## Property Specifications

	2150 Dunwin	2160 Dunwin	2170 Dunwin	2180 Dunwin
# of Tenants	3	5	6	5
Rentable Area	12,420 SF	17,331 SF	20,122 SF	26,027 SF
Shipping	4 GL	6 GL	5 TL / 2 GL	7 TL / 1 GL
<b>Total Rentable Area 75,900 SF</b>				

## Property Highlights

- Irreplaceable “small-bay” industrial multi-tenant in central Mississauga location
- Highly functional units with good clear height and shipping door ratios
- Three access points offering good site circulation
- Abundant parking, centrally located within complex
- Attractive curb appeal
- Landlord friendly net leases allowing for management fees and recovery of capital expenditures
- Institutionally maintained and professionally managed



# Investment Highlights



## **Irreplaceable “Small Bay” Industrial Multi-Tenant**

The Property is a rare “small bay” industrial complex offering modern construction, 18’6” clear height and both grade level and truck level shipping doors. Due to rising replacement costs, there have been very few developments of “small bay” industrial buildings within the past 20 years. The lack of new development/supply of this building type continues to put tremendous upwards pressure on rental rates for existing “small bay” industrial buildings. This offering therefore provides an opportunity to significantly increase rental rates upon tenant renewals. The Property also lends itself to a condo-conversion due to the unit sizes, building features and location.



## **High Quality and Institutionally Maintained Buildings**

The Property has been institutionally maintained and professionally managed throughout the Vendor’s ownership. The buildings benefit from attractive architectural features, attractive curb appeal, a highly functional design, with good site circulation, convenient accessibility and ample parking.



## **Strategic, Central Mississauga Location**

The Property is located just north of Dundas Street West between Highway 403 & The Queen Elizabeth Way in the premier industrial submarket of Mississauga. Close proximity to two 400 series highways provide immediate access to the backbone of Canada’s transportation networks. The Property also benefits from the convenience of many nearby retail amenities and public transit along Dundas Street West.

# Offering Details

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this Offering.

Please [click this link](#) for a copy of the Confidentiality Agreement.

**A date for submission of offers will be communicated through the Agent.**

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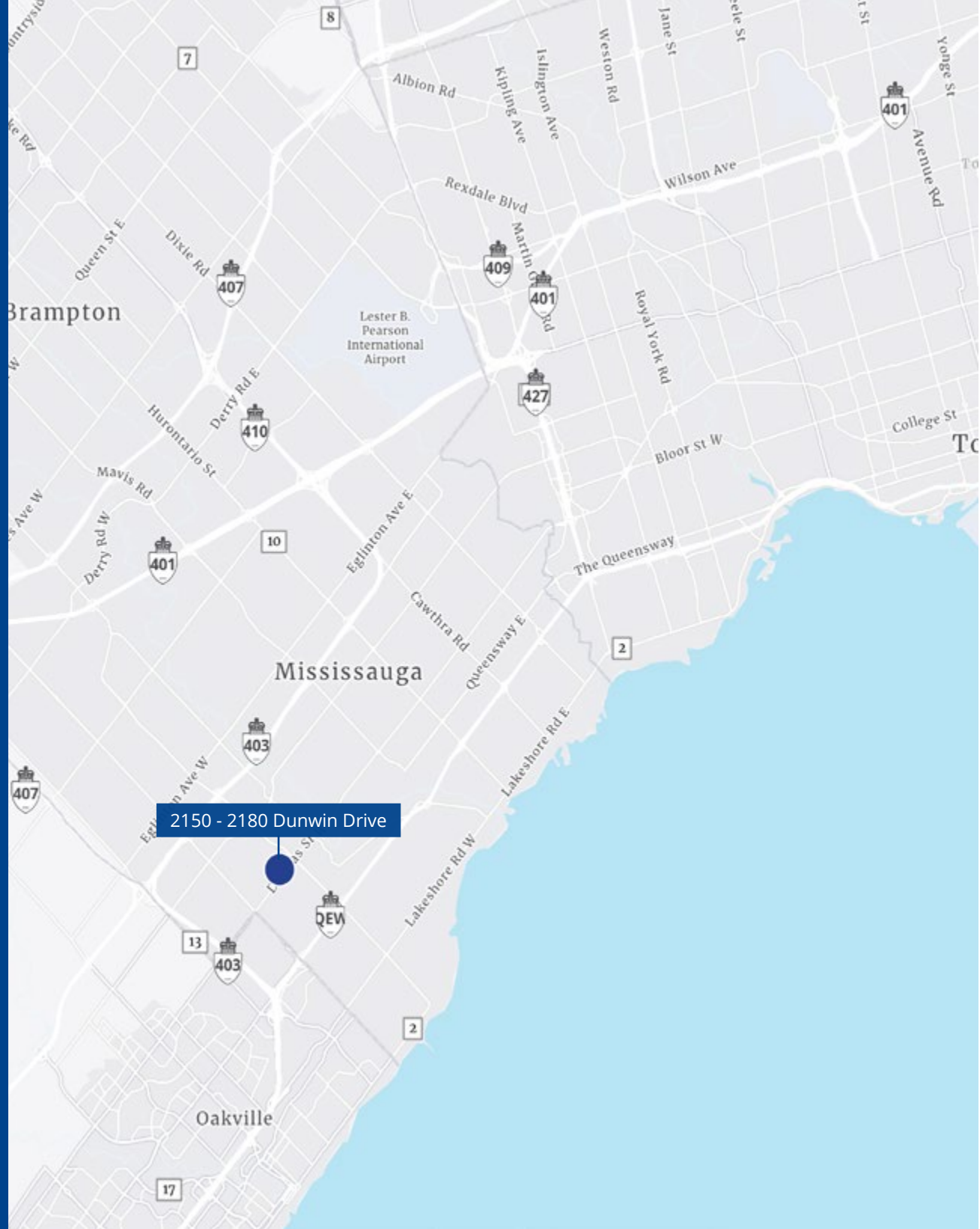
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