

WELL CONFIGURED UNIT WITH DRIVE-IN SHIPPING

FOR LEASE



# 1104 Fewster Drive | Units 10-11 Mississauga, ON

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**CBRE**





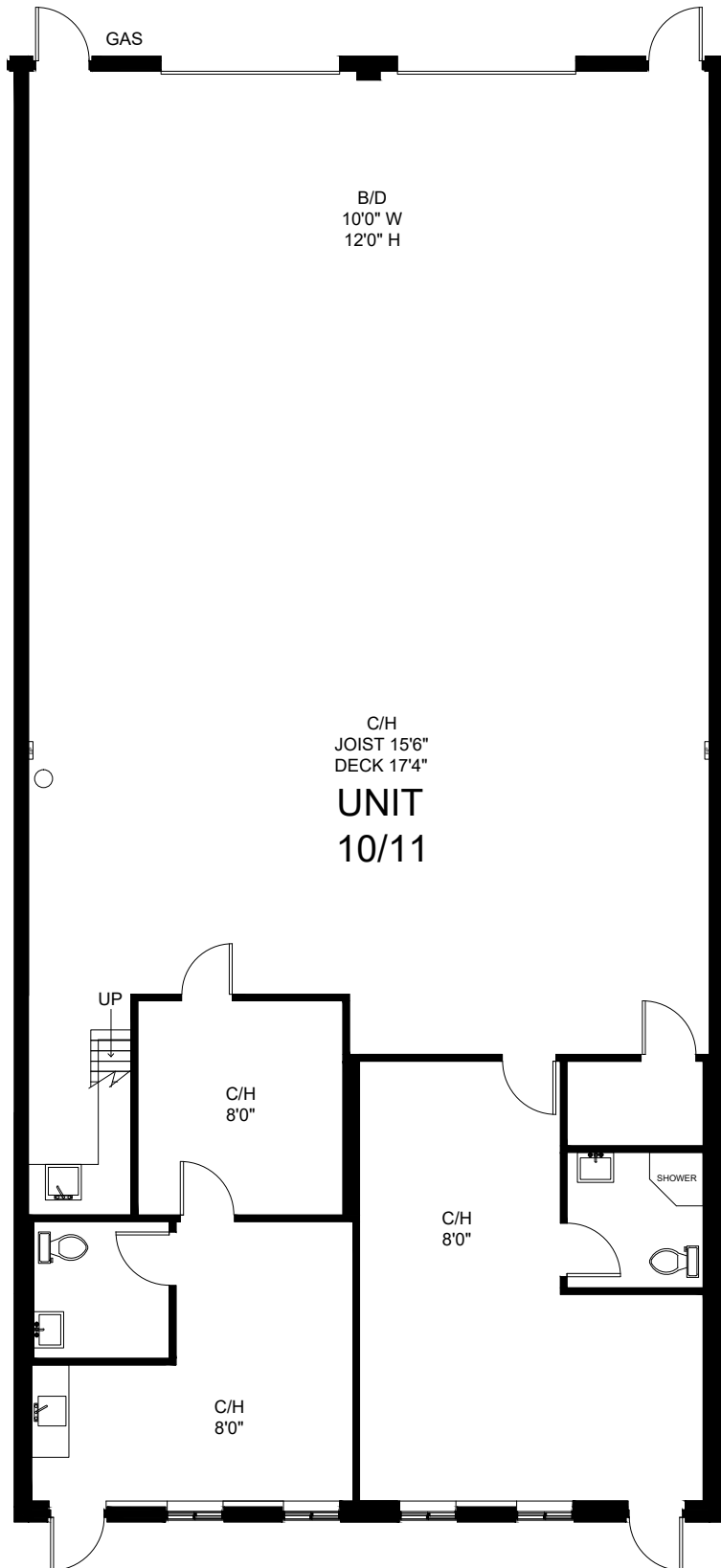
## PROPERTY DETAILS

<b>SIZE</b>	3,278 Sq. Ft
<b>OFFICE</b>	30 %
<b>CLEAR HEIGHT</b>	15'6"
<b>SHIPPING</b>	2 D/I
<b>HEAT</b>	Gas Forced Air Open
<b>POSSESSION</b>	April 1, 2024
<b>NET RENT</b>	\$17.95 Per Sq. Ft.
<b>TMI (2024)</b>	\$4.75 Per Sq. Ft.

### COMMENTS

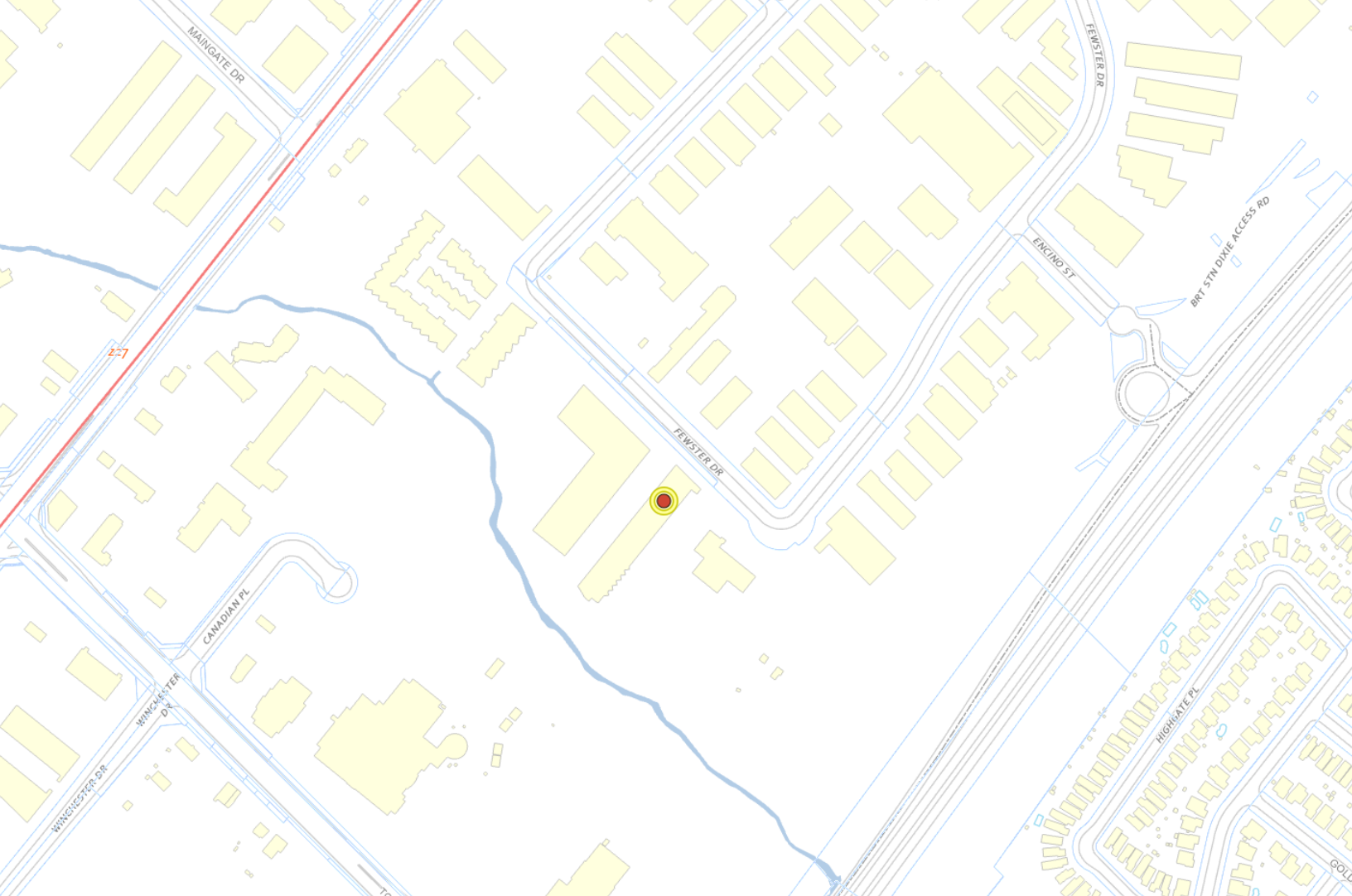
- Well configured small bay unit in professionally managed complex
- Drive-in doors are 10'5" wide x 12' tall
- Ideally suited for a variety of tenants including warehousing and light manufacturing
- Earlier possession possible, speak to listing team
- No automotive uses, recreational uses, or places of worship permitted by the Landlord

# FLOOR PLAN



Floor Plan May Not Be 100% Accurate



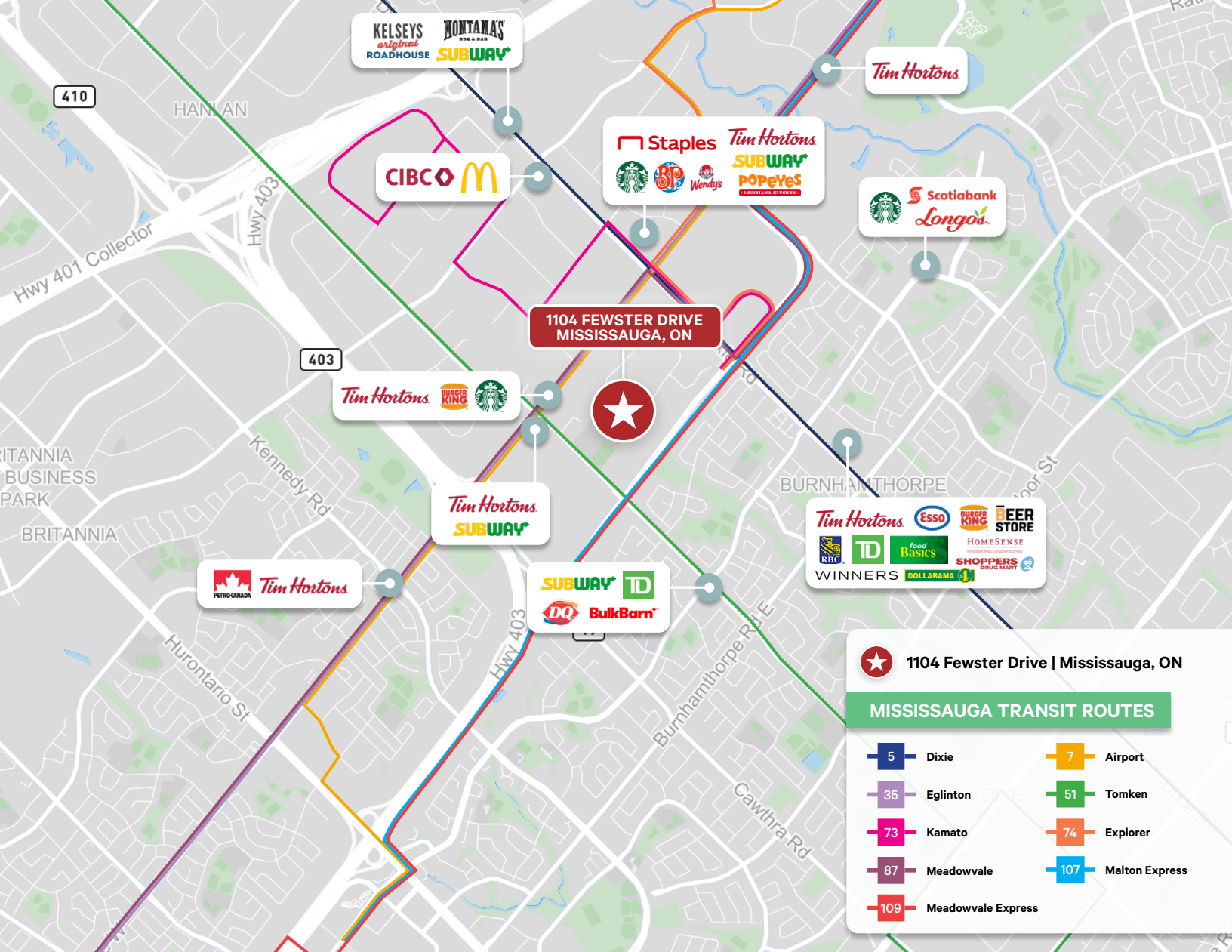


# PROPERTY ZONING

## E2 Permitted Uses<sup>(1)</sup>:










- » Medical Office
- » Office
- » Broad casting/Communication Facility
- » Manufacturing Facility
- » Science and Technology Facility
- » Truck Terminal
- » Warehouse/Distribution Facility
- » Wholesaling Facility
- » Waste Processing Station
- » Waste Transfer Station
- » 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
- » Truck Fuel Dispensing Facility
- » Entertainment Establishment
- » Recreational Establishment
- » Funeral Establishment
- » Private Club
- » Repair Establishment
- » Parking Lot
- » University/College
- » Courier/Messenger Service

Click [HERE](#) For More Zoning Information



 **1104 Fewster Drive | Mississauga, ON**

**MISSISSAUGA TRANSIT ROUTES**

-  **5** Dixie
-  **35** Eglinton
-  **73** Kamato
-  **87** Meadowvale
-  **109** Meadowvale Express
-  **7** Airport
-  **51** Tomken
-  **74** Explorer
-  **107** Malton Express

# 1104 FEWSTER DR, UNITS 10-11, MISSISSAUGA, ON

## Contact Us

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