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Commercial Real Estate



Central Mississauga Industrial Freestand **For Sale**

3610 Mavis Road, Mississauga

Accelerating success.

Property Profile

Colliers International is pleased to offer for sale 3610 Mavis Rd, Mississauga (the "Property"). The Property is a 67,300 SF freestanding building located in Mississauga's Mavis-Erindale community, with good access to both labour pool and public transit. 3610 Mavis Rd enjoys close proximity to major highways (HWY 403, 401, 427, 407 and the QEW), major shopping centers, and many amenities. The Property is improved with a gated and secured yard, two access points, and a generous shipping apron. 3610 Mavis Rd features rare 2.1 Mega Amps power and \$40M worth of improvements and is well suited to those requiring high-end medical, food users, pharmaceutical and/or research facilities. An additional income stream from solar panels - Solar Panel lease until 2031 @ \$18,000/y. 3610 Mavis Rd, Mississauga is a unique opportunity to acquire an outstanding industrial asset in excellent condition.

Property Details

Building Area	67,300 SF
Office Area	6,260
Lot Area	3.11 AC
Year Built	1974
Lot Coverage	49%
Clear Height	16'
Shipping	2 Truck Level / 2 Drive In / 1 Van Level
Zoning	E2-19
Power	2.1 Mega Amps
Possession	60-90 Days
Solar Income	\$18,000/Year
Taxes	\$60,869.99 (2022)

Asking Price \$24,225,000



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Heavy Power
2.1 Mega Amps



Gated Secured Yard
With Two Access Points



Generous Shipping
Apron - 150 ft.



Central Mississauga
Location, Proximity To
Hwy 403



\$40M
Building Upgrades



HWY 403

BURNHAMTHORPE RD W

Subject Property

MAVIS ROAD

WOLFEDALE RD

CENTRAL PKWY W

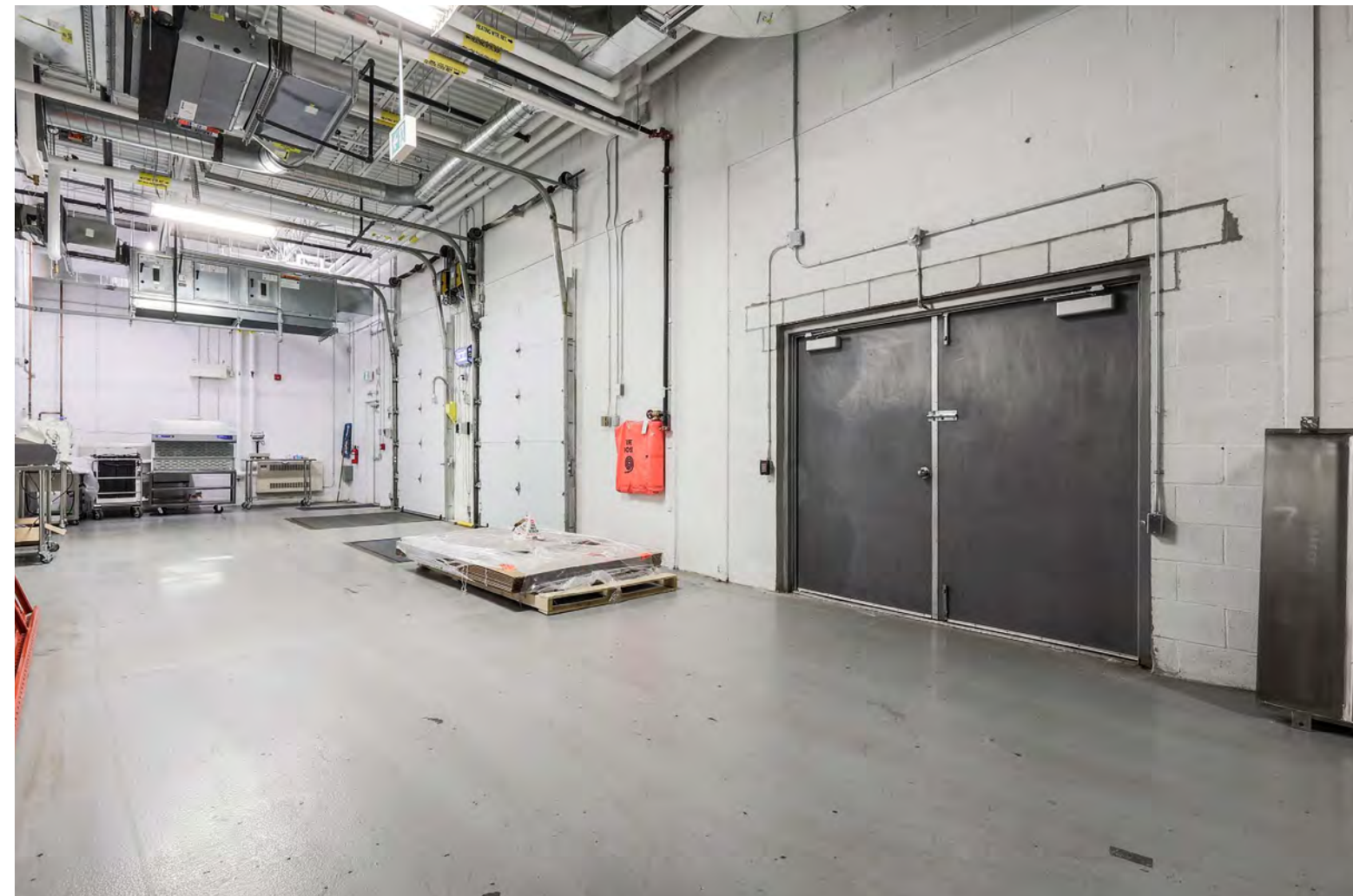
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Photos Exterior



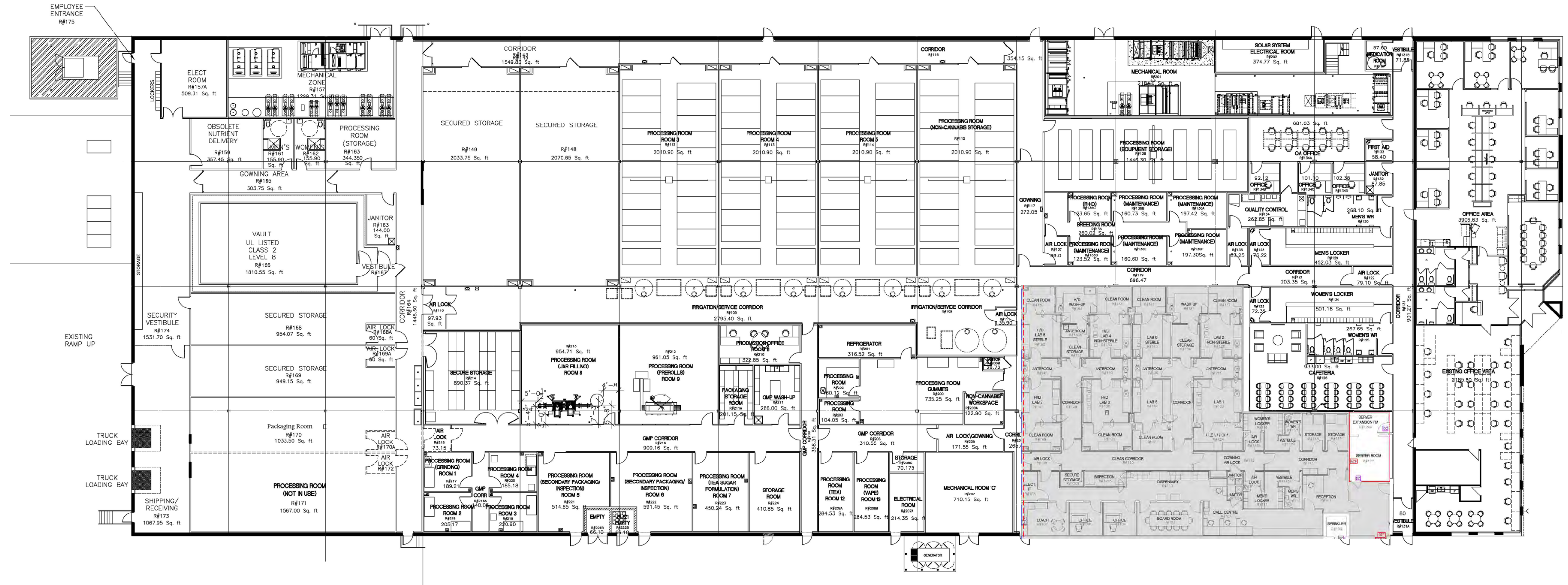
Photos

Interior



Floor Plan

3610 Mavis Rd, Mississauga



Speak to Listing Team with respect to reclaiming Warehouse & Distribution space to ~9% Office / ~91% Warehouse. 3610 Mavis Rd, Mississauga was most recently utilized as a fully licensed cannabis production and extraction facility.

Floor Plan

3610 Mavis Rd, Mississauga

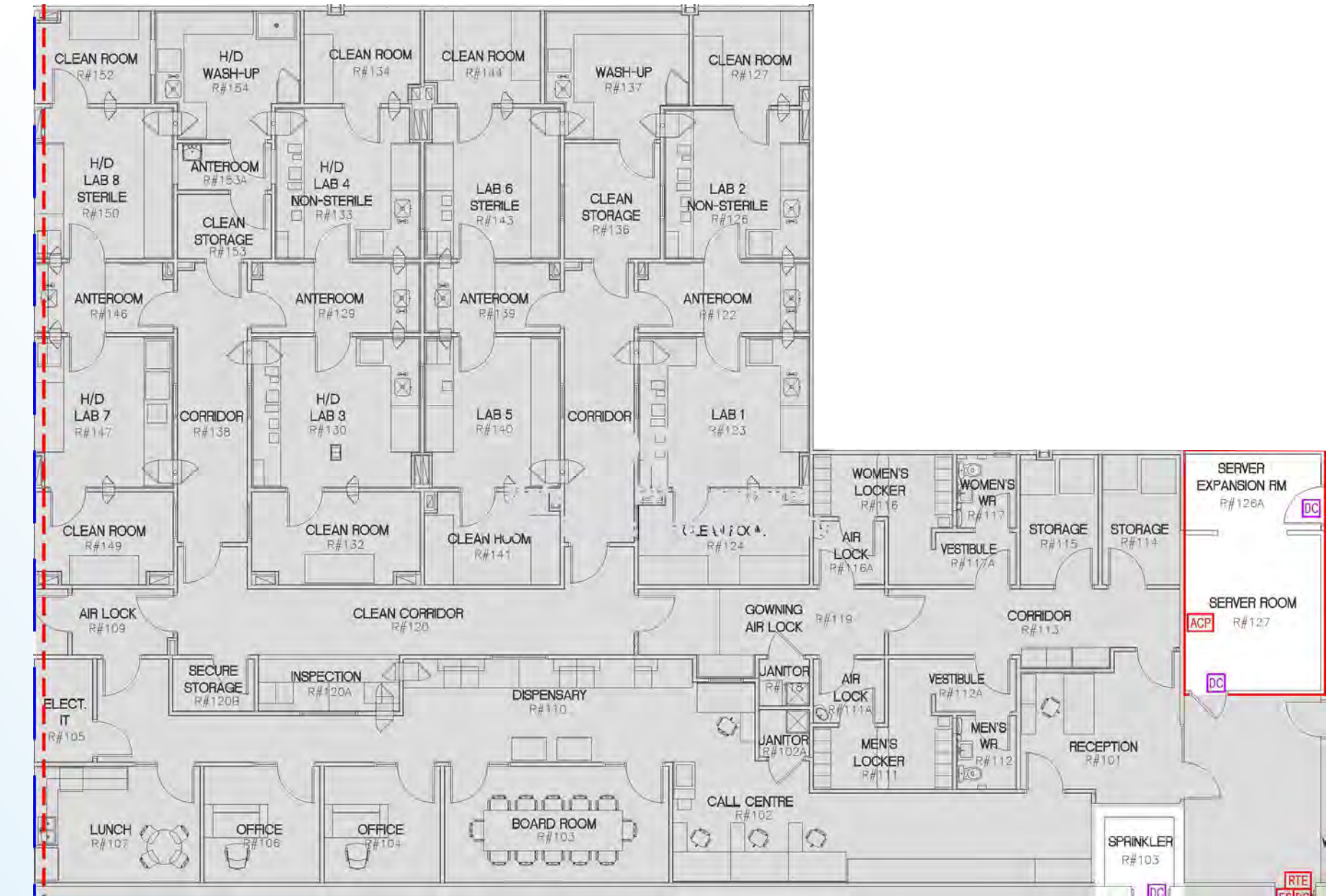
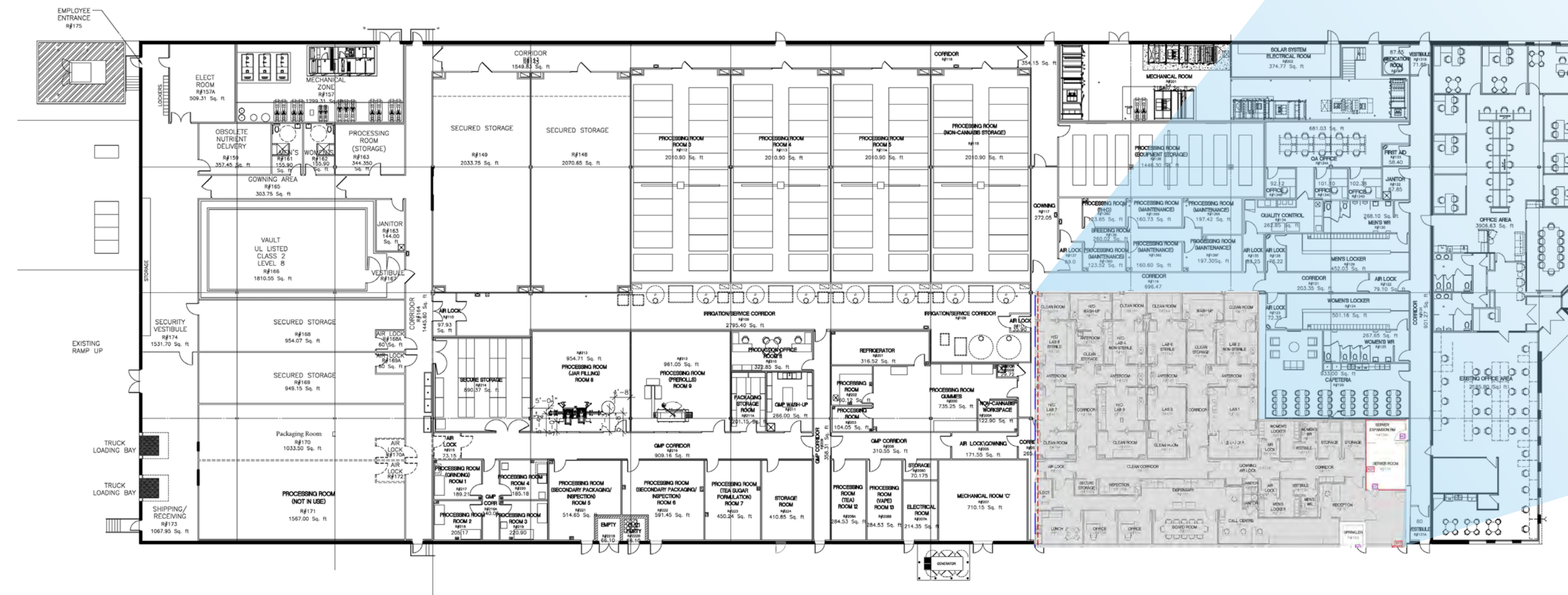
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Fully licensed cannabis cultivation and processing, and distribution facility. Well suited to those requiring high-end medical, food users, pharmaceutical and/or research facilities. Excess capital spent on building upgrades/improvements, equipment and systems, completed in 2019. Facility upgrades include:

- Heavy Power
- Sterile Lab Space (7,300 SF)
- Floor Drains
- Augmented HVAC & Irrigation Equipment
- Pressurized Rooms
- Storage Vault
- Internal and External security systems

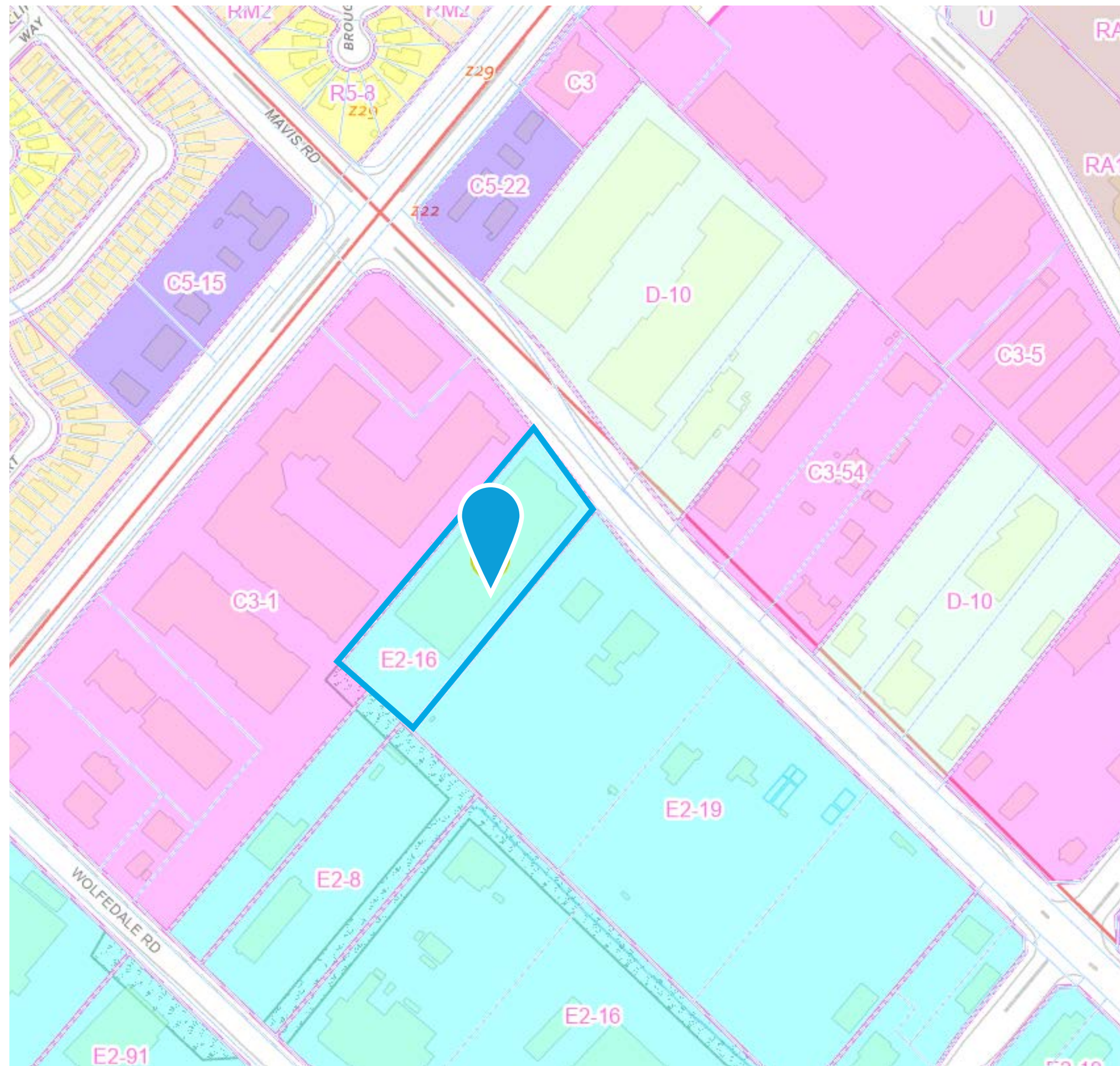
Extensive equipment also in place, which may be included in a sale transaction.



Zoning Overview

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Zone E2, Special Provision 43

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
- 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

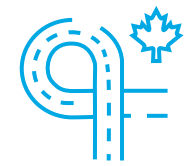
- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- University/College
- Courier/Messenger Service
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment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

Excluded Uses

- Transportation Facility
- Outdoor Display
- Outdoor Storage/Outdoor Display
- Contractor's Yard
- Vehicle Pound Facility
- Motor Vehicle Body Repair Facility
- Motor Vehicle Repair Facility
- Commercial Motor Vehicle
- Motor Vehicle Wash Facility
- Commercial Motor Vehicle

Additional conditions may apply. Interested parties are advised to consult the [zoning by-law](#), and the municipality.

Site Access



Highway 403
2 minutes



Mississauga
5 minutes

Burlington
24 minutes

Etobicoke
15 minutes

Downtown Toronto
25 minutes

Hamilton
35 minutes

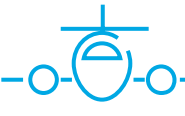


Public Transit
1 minute walk



GO Station - Trafalgar
8 minute drive

GO Station - Bronte
16 minute drive



Pearson International Airport
16 minute drive

Hamilton International Airport
35 minute drive





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[Click here to request access to the Data Room
with additional information about the Property](#)

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