

3130 UNIVERSAL DRIVE, MISSISSAUGA

FREE STANDING INDUSTRIAL SPACE FOR LEASE



Free-standing industrial building in East Mississauga. With 12200 sq ft space, it features upgraded office areas, two warehouse areas (that can be blended), 2 truck level shipping with angled loading, 14' clearance in the warehouse, side drive-in door, 200 amps, 600 volts power, plus front and side car parking. Currently divided into two units (great for blended company options), or it can be easily blended back into one singular unit.

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PROPERTY OVERVIEW

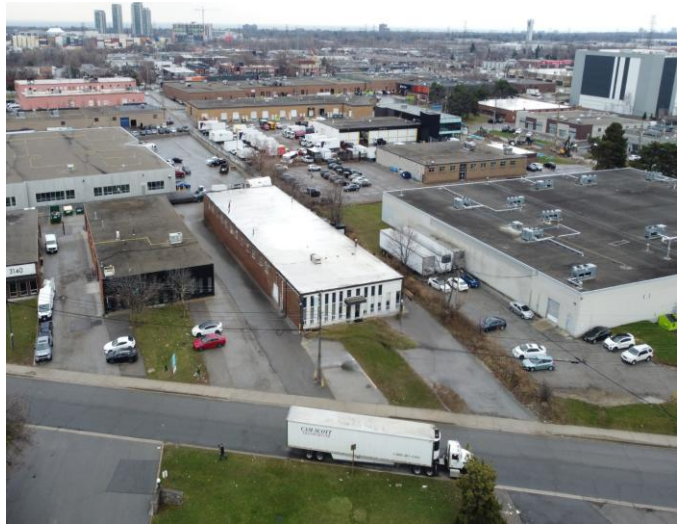
Location	East Mississauga Dundas Street East and Wharton Way
Size	Office area: 1400 sq. ft. Industrial area: 10800 sq. ft. Total area: 12200 sq. ft.
Lot Size	31270 sq. ft.
Shipping	<ul style="list-style-type: none">• 2 truck level door with angled loading (10' x 10' and 8' x 8')• 1 drive-in door (side)
Clear Height	14' clearance
Amps	200
Volts	600
Zoning	E2 - 132
T.M.I	\$4.27 per sq. ft. (2025)
PRICE	\$15.95 SQ. FT. NET

KEY FEATURES

- Currently divided into two units, ideal for blended company options, or it can be easily blended back into one singular unit.
- Free-standing, well-maintained industrial building with updated office areas
- Ample car parking located at the front, side and rear of the building
- 1.7 KM from highway 427 and in proximity to Highway 401 & Gardiner Expressway



EXTERIOR IMAGES



INTERIOR IMAGES – OFFICE



INTERIOR IMAGES – WAREHOUSE

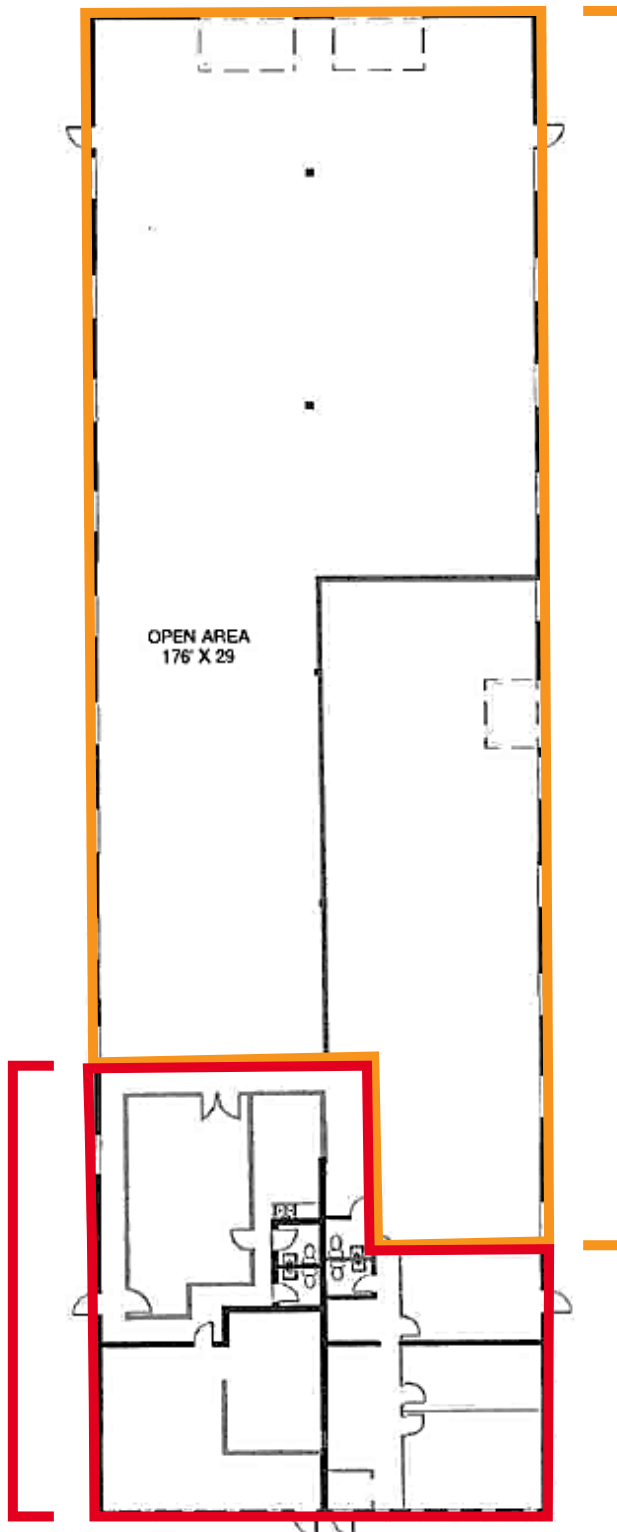


INTERIOR IMAGES – WAREHOUSE



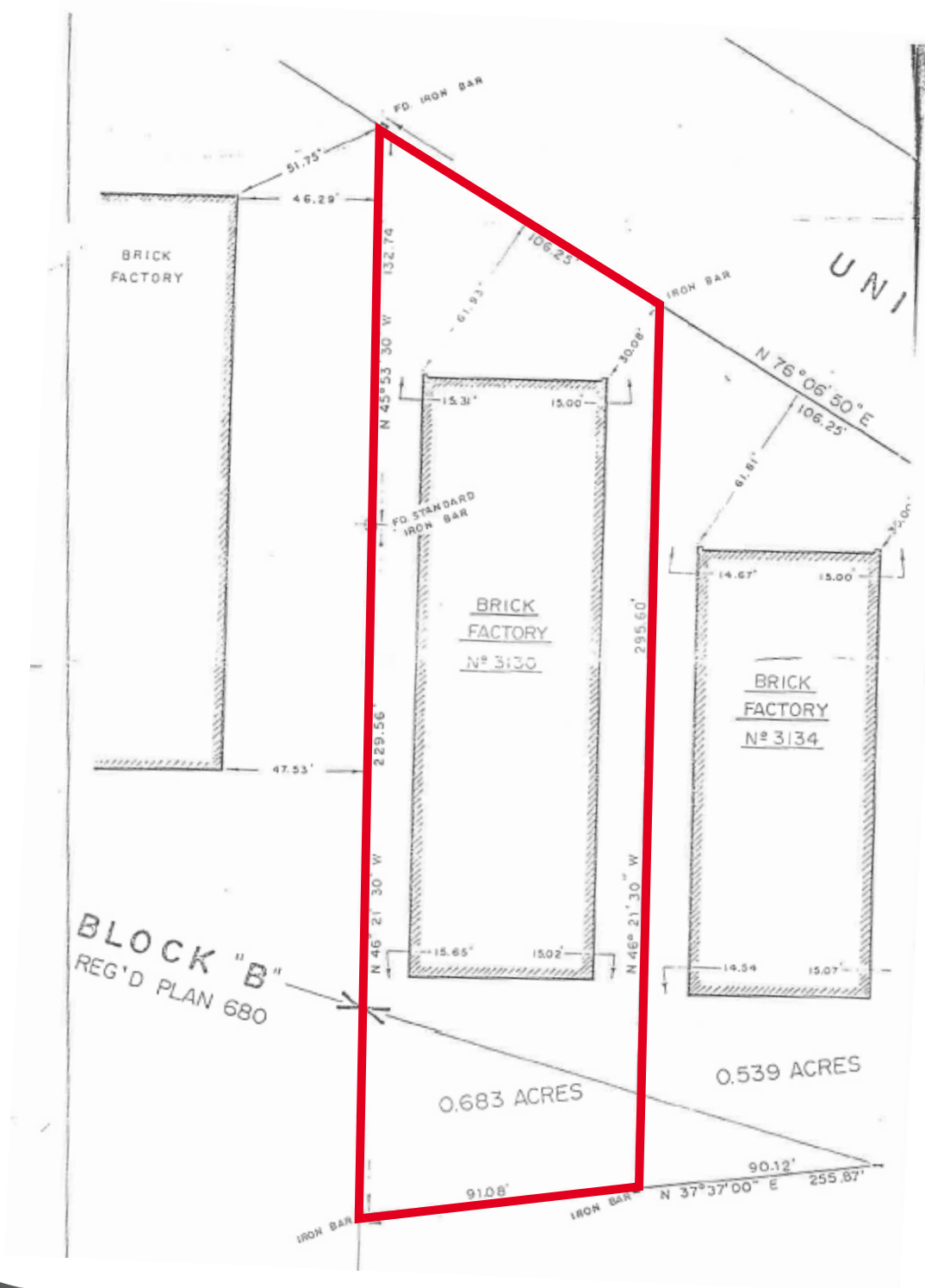
FLOOR PLAN – 12200 SQ. FT.

Office Area:
1400 sq. ft.



Warehouse Area:
10800 sq. ft.

SITE PLAN



LOCATION OVERVIEW



DIXIE, MISSISSAUGA

One of the city's most established and strategically located industrial corridors, forming part of the broader Highway 401–403 logistics node. The area is heavily concentrated with warehousing, distribution, and light manufacturing facilities, benefiting from direct connectivity to Highways 401, 403, 410, and 427, which allows for efficient regional and cross-border transportation. Its proximity to Toronto Pearson International Airport further enhances its appeal for time-sensitive logistics and freight operations, making Dixie a prime hub for businesses that rely on fast, reliable access across the GTA and beyond.

ZONING INFORMATION – PERMITTED USES

E2 -- 132

Office

- Medical Office
- Office

Business Activities

- Broadcasting/Communication Facility
- Science and Technology Facility
- Warehouse/Distribution Facility
- Waste Processing Station
- Self Storage Facility
- Medicinal Product Manufacturing Facility
- Plant-based Manufacturing Company
- Manufacturing Facility
- Truck Terminal
- Wholesaling Facility
- Waste Transfer Station
- Contractor Service Shop
- Medicinal Product Manufacturing Facility – Restricted

Commercial

- Restaurant
- Take-out Restaurant
- Financial Institution
- Animal Care Establishment
- Convenience Restaurant
- Commercial School
- Veterinary Clinic

Motor Vehicle Service

- Motor Vehicle Repair Facility – Restricted
- Motor Vehicle Wash Facility – Restricted
- Motor Vehicle Service Station
- Motor Vehicle Rental Facility
- Gas Bar
- Motor Vehicle Sales, Leasing and/or Rental Facility – Commercial Motor Vehicles

Hospitality

- Banquet Hall/Conference Centre/Convention Centre
- Overnight Accommodation
- Night Club

Other

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

Contact Us

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