

2200

DREW ROAD

MISSISSAUGA, ON

48,307 SF freestand
building with 1/3
acre of surplus land
available and 9 truck
level doors **for lease.**



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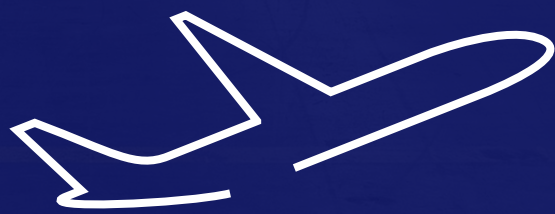
Accelerating success.

Building Specifications

ADDRESS	2200 Drew Road, Mississauga
BUILDING AREA	48,307 SF
OFFICE AREA	6,476 SF
LOT AREA	2.52 AC with additional 1/3 acre of surplus land available for lease*
POWER	600 Amps, 600 Volts
CLEAR HEIGHT	18'
SHIPPING	9 TL / 2 DI 1 dock per 4,600 SF of warehouse area
ZONING	E2 Clean uses only*
AIR CONDITIONING	Partial
SPRINKLERS	Yes
TMI	\$4.45 (2026)
POSSESSION	Immediate
TERM LENGTH	Short Term Lease - up to 3 year term with termination clause required in the lease agreement*
ASKING PRICE	\$12.95 PSF Net

**speak to listing agents for more information.*

Tenant/Tenant's Agent to verify all information.



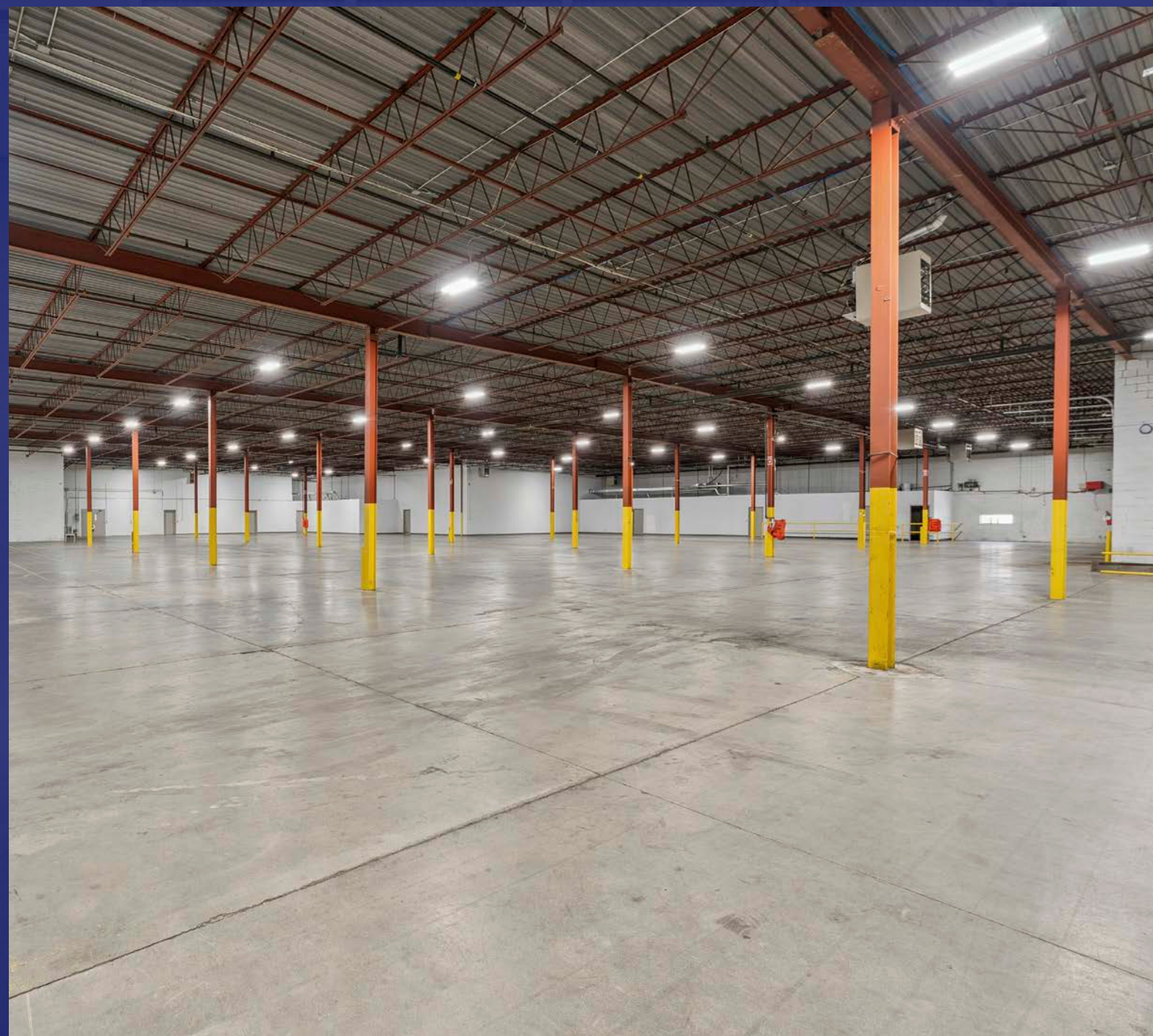
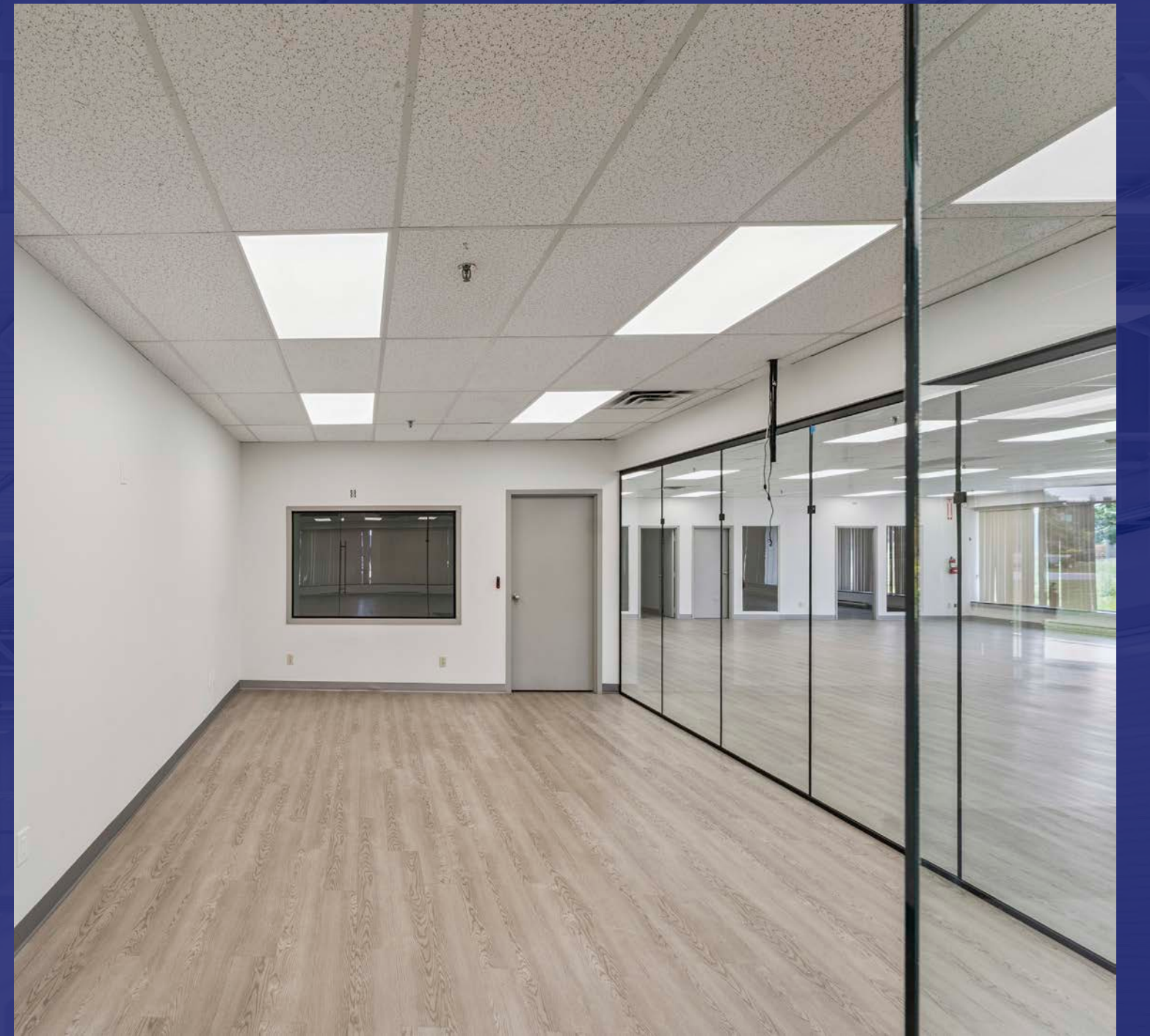
Within 1 km
of Pearson
Airport



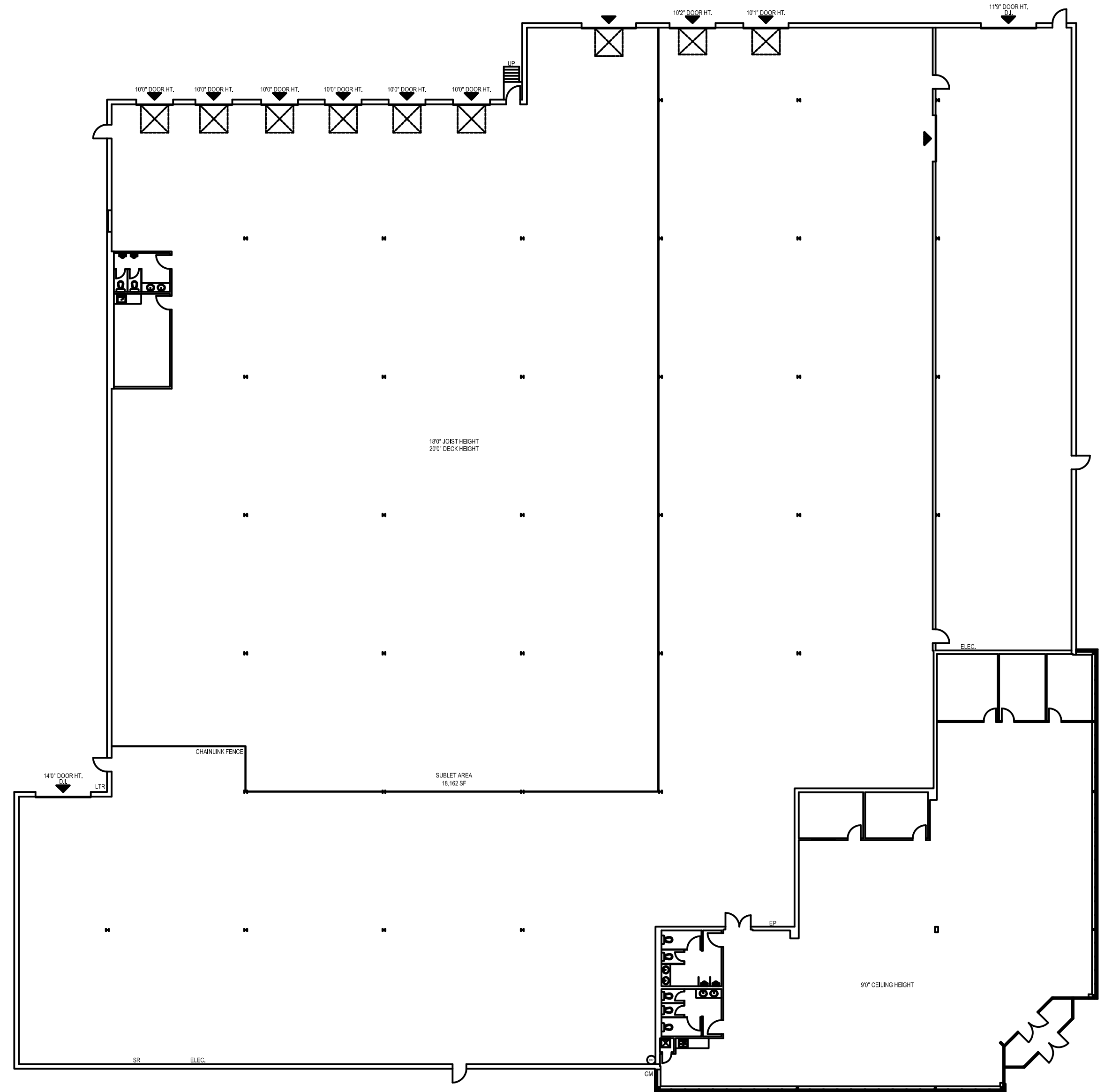
Rare NINE
(9) truck
level doors



1/3 acre of
surplus land
available



High-functioning, ready-to-operate industrial facility



Connectivity & Access

Located in northeast Mississauga, 2200 Drew Road serves as a strategic hub for logistics and distribution in Ontario. With direct access to Highways 427, 409, and 401 and just minutes from Toronto Pearson International Airport, the property is at the core of one of the country's most important transportation networks (CN and CP). This location enables efficient movement of goods across the Greater Toronto Area, throughout Canada, and internationally.

The surrounding industrial zone features a wide range of distribution centres, freight operators, and third-party logistics providers. This cluster of activity has contributed to a 20% growth in Mississauga's logistics sector over the past five years, making it one of the fastest-growing in the country.

DRIVE TIMES			
Highway 407	2 min 2.1 km	Toronto Pearson Int. Airport	10 min 6.2 km
Highway 401	12 min 11.5 km	Dixie GO	16 min 20 km
Highway 410	7 min 5.3 km	Bramalea GO	6 min 3.2 km
Square One	15 min 16 km	Erindale GO	16 min 20.8 km
Downtown Etobicoke	20 min 26 km	Cooksville GO	16 min 19 km
Downtown Toronto	50 min 30.2 km		



Site Amenities

20+

Restaurants & Cafes

8+

Shopping Centres

3+

Grocery Stores

7+

Gyms & Recreation

8+

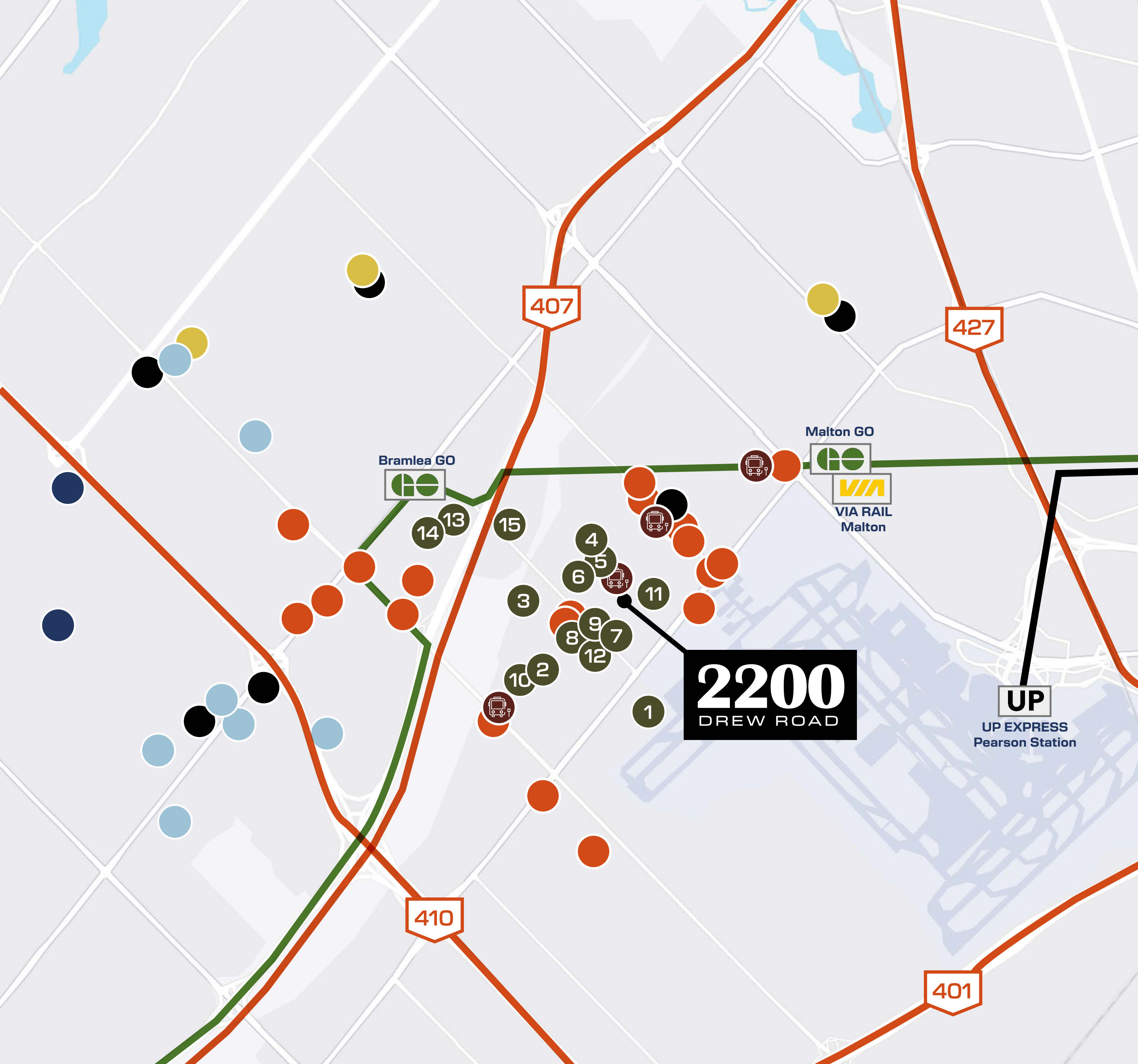
Transit Stations

15+

Corporate Neighbours

CORPORATE NEIGHBOURS

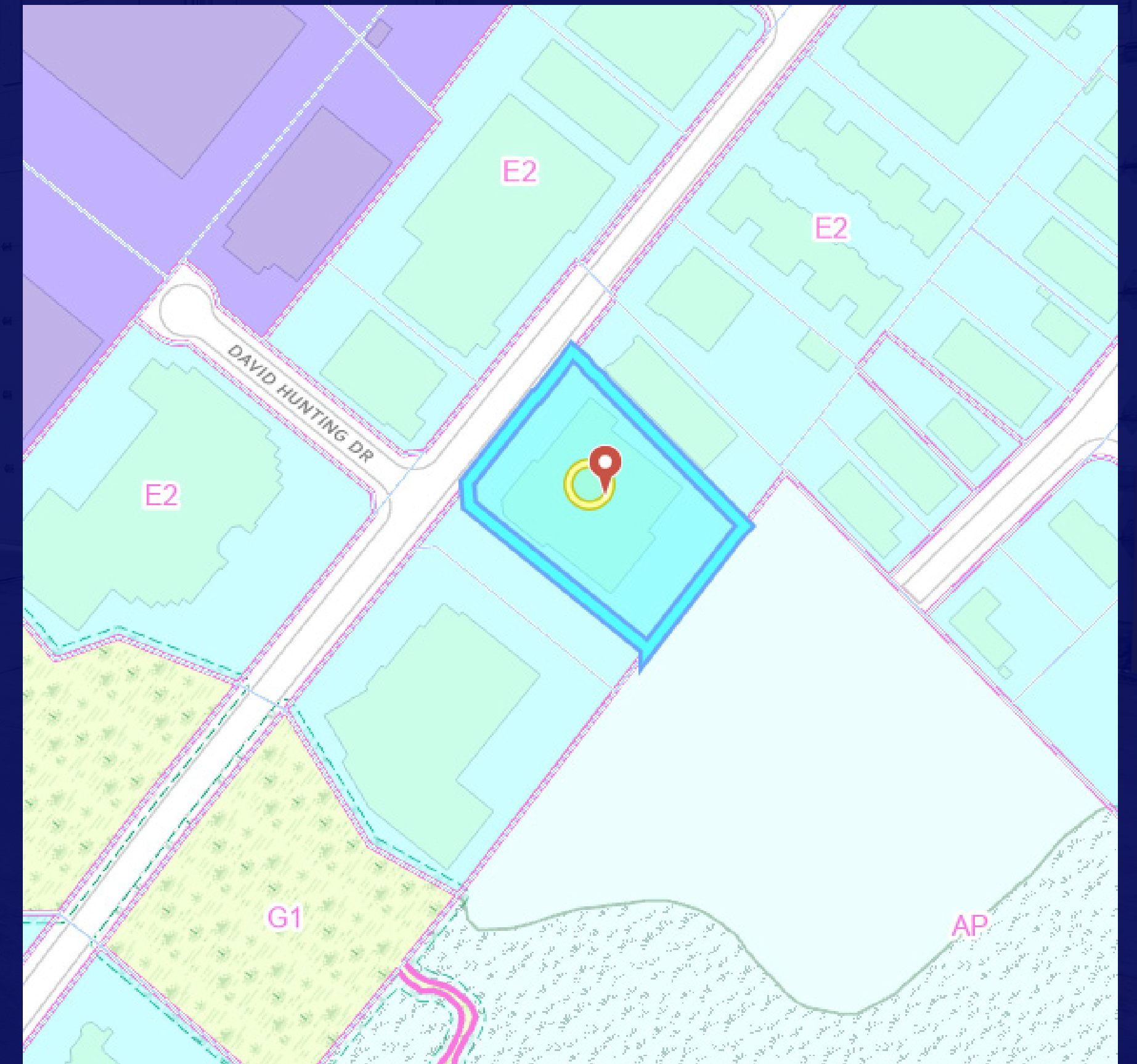
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|---|----------------------------|----|---|----|--------------------------------------|
| 1 | Bombardier Canada | 6 | ACCO Brands Canada, Inc. | 11 | City Of Mississauga: Malton Site |
| 2 | Canam Group - Plant | 7 | CAE Aviation Training & Services Toronto | 12 | A-1 Truck & Forklift Training School |
| 3 | Simard Logistics Solutions | 8 | Star Plastics Inc. | 13 | XTL Distribution |
| 4 | DWS Logistics | 9 | Air Canada Flight Operations Headquarters | 14 | Indigo Online Distribution Centre |
| 5 | UPS-SCS | 10 | GXO Logistics | 15 | Vision Transportation Inc. |



E2 Zoning Permitted Uses

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

- Manufacturing Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Contractor Service Shop
- Science and Technology Facility
- Truck Fuel Dispensing Facility
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing, and/or Rental Facility - Commercial Motor Vehicles
- Wholesaling Facility Medical
- Office
- Broadcasting/Communication Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- 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 Wash Facility - Restricted
- Gas Bar
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodating
- Adult Video Store
- Adult Entertainment Establishment Night Club
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service



Click [here](#) for link to Mississauga Zoning By-law 0225-2007

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