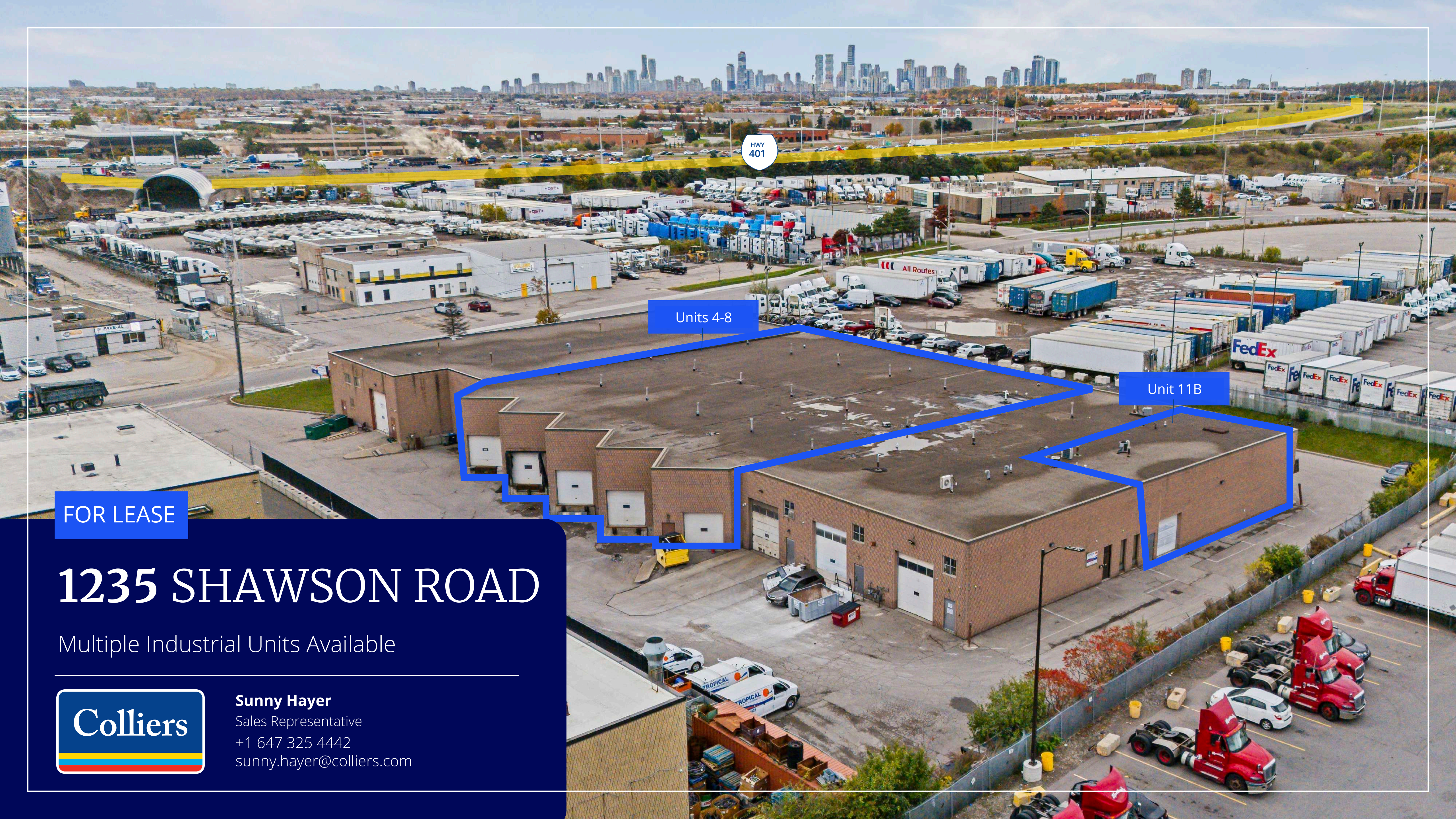




HWY
401

Units 4-8

Unit 11B

FOR LEASE

1235 SHAWSON ROAD

Multiple Industrial Units Available



Sunny Hayer
Sales Representative
+1 647 325 4442
sunny.hayer@colliers.com

Property Overview

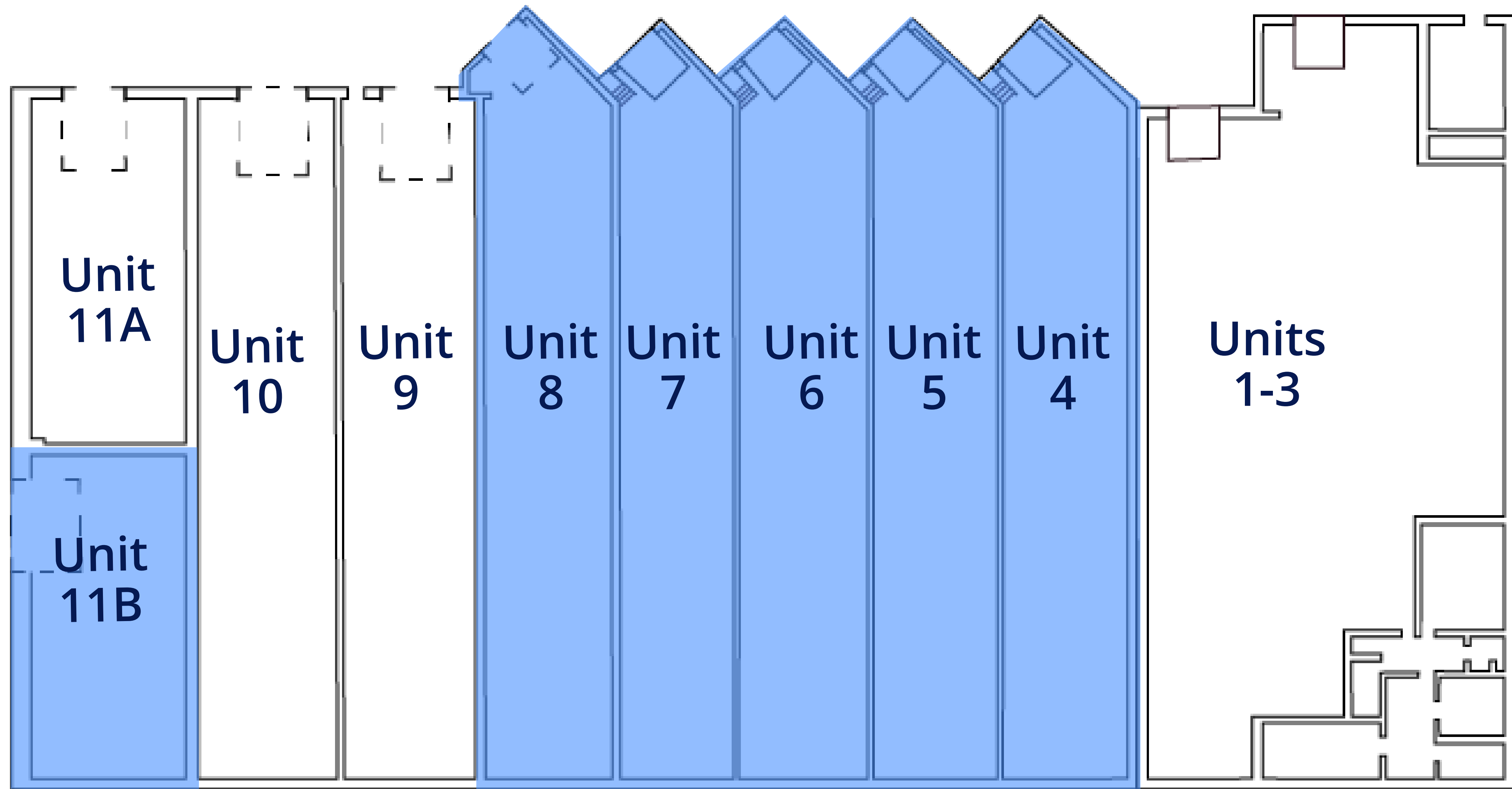
1235 Shawson Road, Mississauga, ON

1235 Shawson Drive offers versatile industrial units featuring 18’ clear height, excellent loading capabilities, and ample on-site parking. Situated in the highly sought-after Dixie Road/401 industrial node, the property provides exceptional access to major highways including Highways 401, 410, 403, and 427 ensuring efficient connectivity across the GTA and key logistics corridors. The location benefits from strong labour availability, nearby retail and service amenities, and proximity to major transportation hubs, including Toronto Pearson International Airport. Ideal for distribution, light manufacturing, and service-based industrial users seeking a strategic Mississauga address with strong operational flexibility.

Specifications

Property	1235 Shawson Road, Mississauga, ON
Possession	Immediate
Total Area	Unit 4-8: 17,500 SF Unit 11B: 2,500 SF
Zoning	E3 Link
Ceiling Height	18’
Loading Door	Unit 4-8: 4 Shipping 1 Drive-in Unit 11B: 1 Drive-in
Asking Net Rent	Contact Listing Agent





Floor Plan: Entire Building

Total Area

17,500

SQUARE FEET

Loading Doors

4

SHIPPING

1

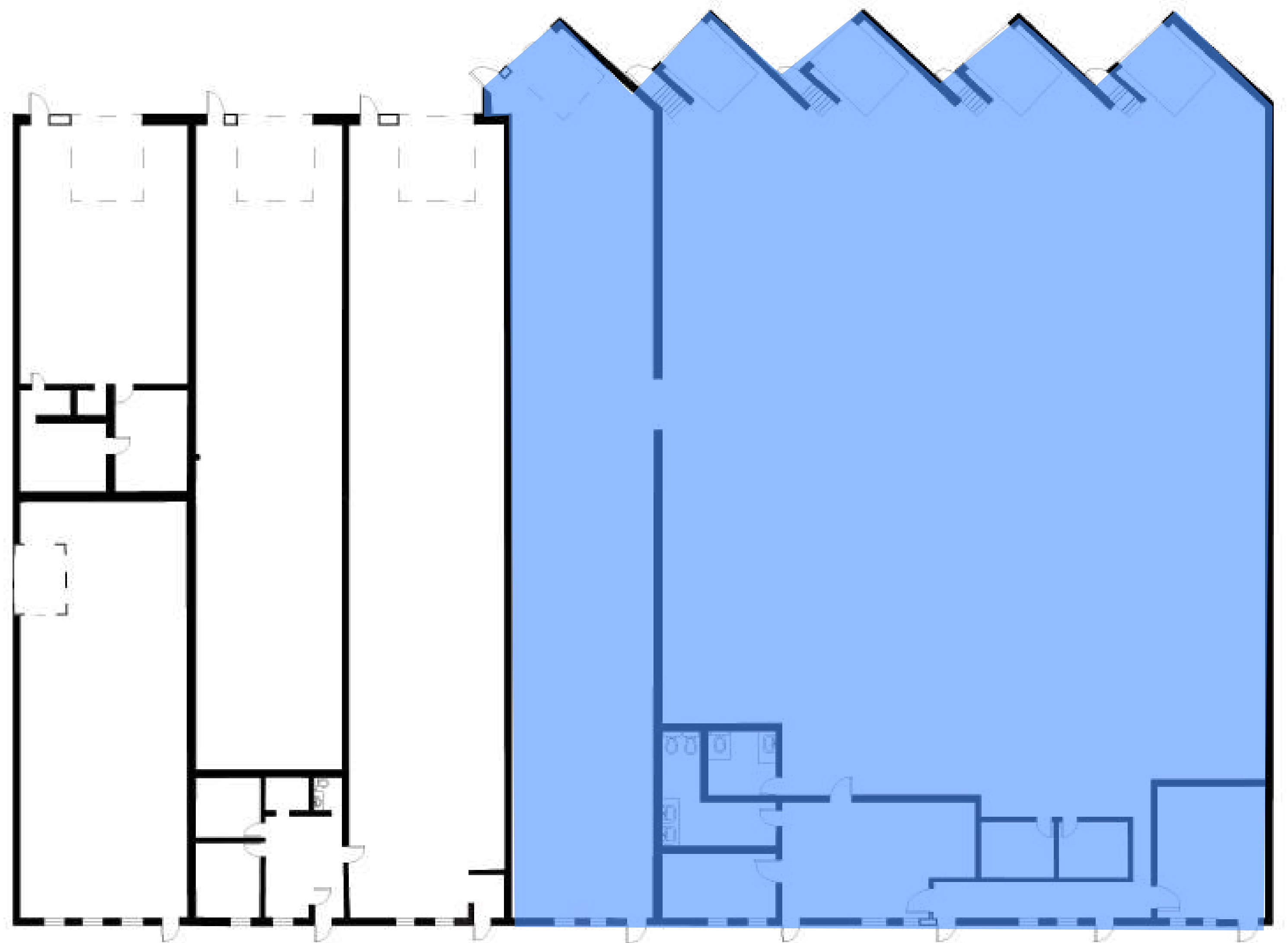
DRIVE-IN

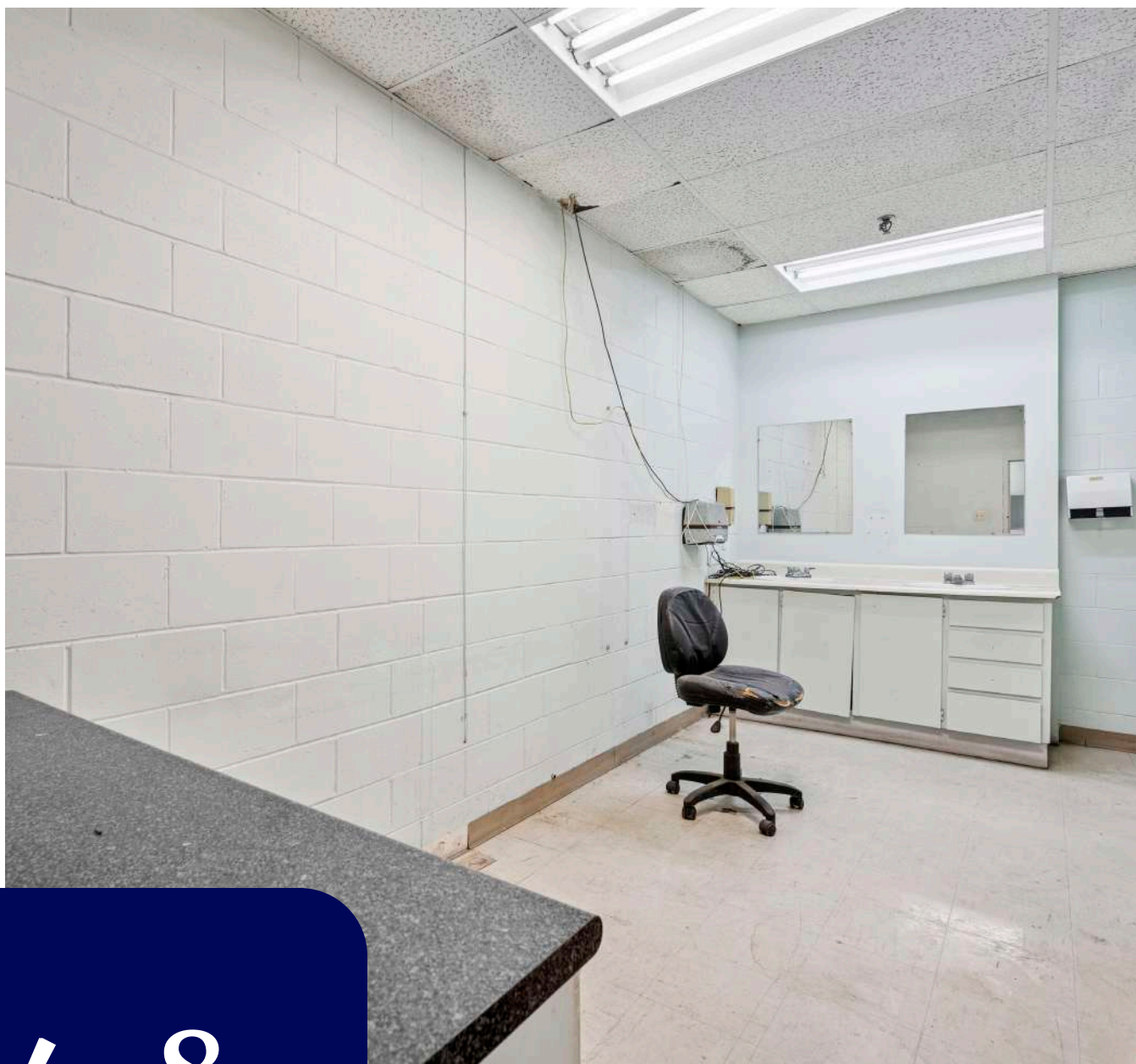
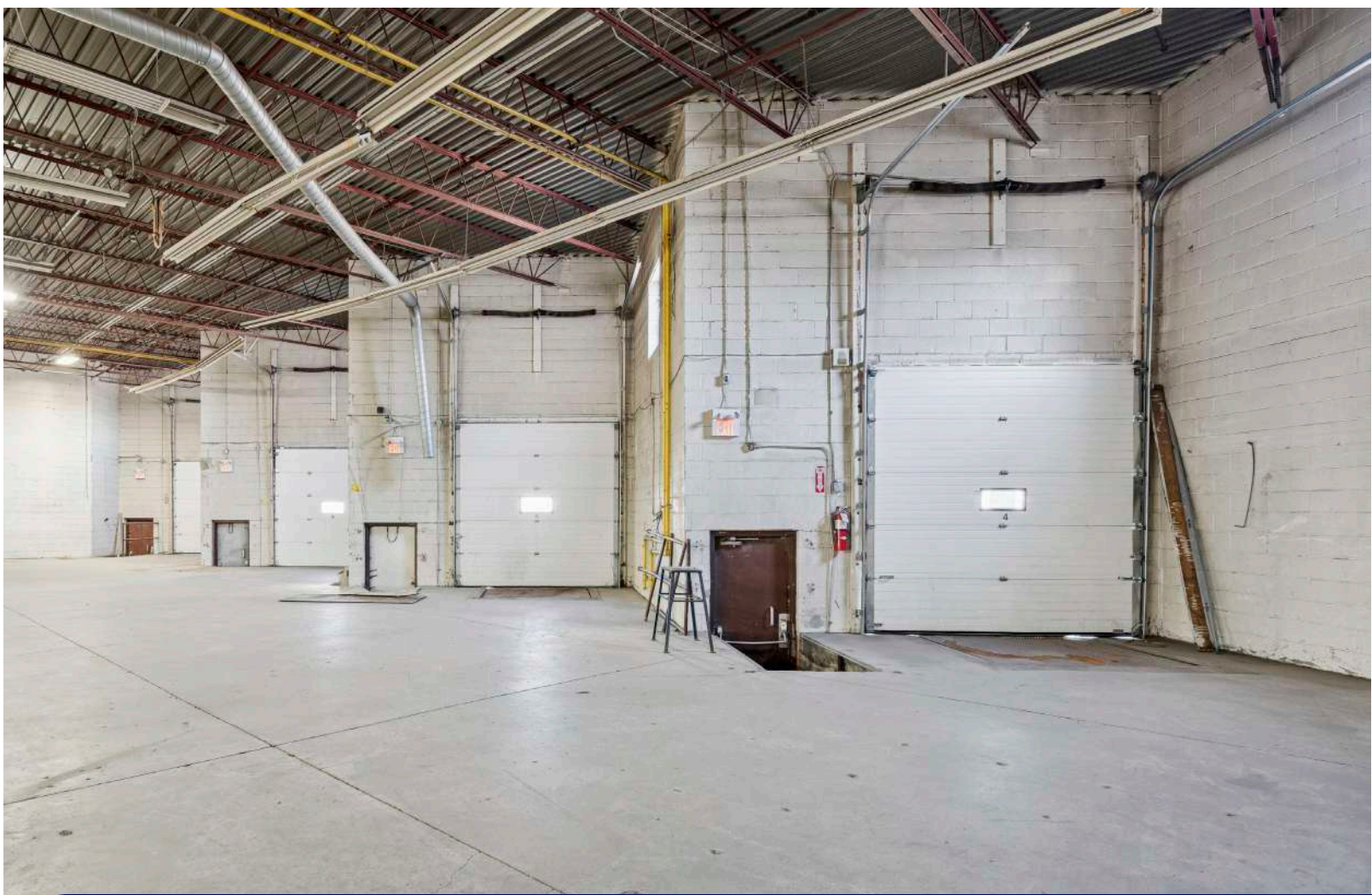
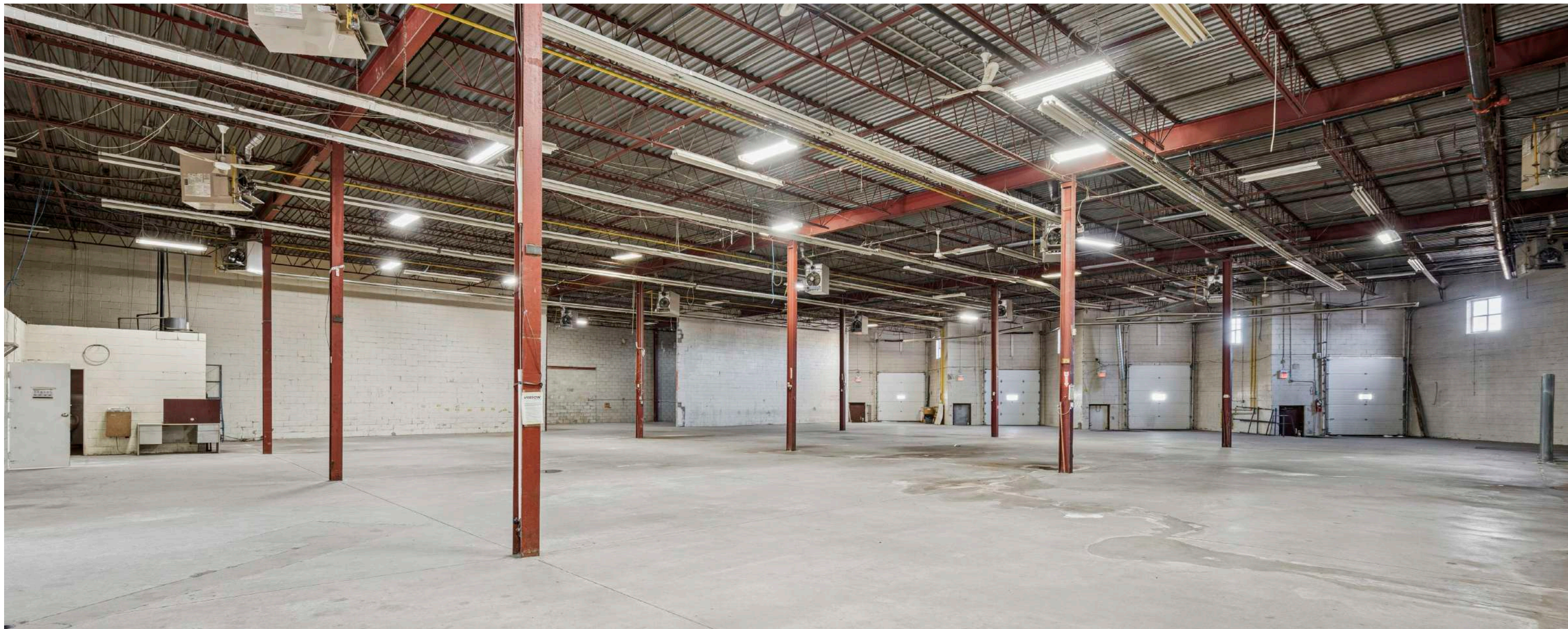
Ceiling Height

18

FEET

Units 4-8





Interior Photos: Suite 4-8

Total Area

2,500

SQUARE FEET

Loading Doors

1

DRIVE-IN

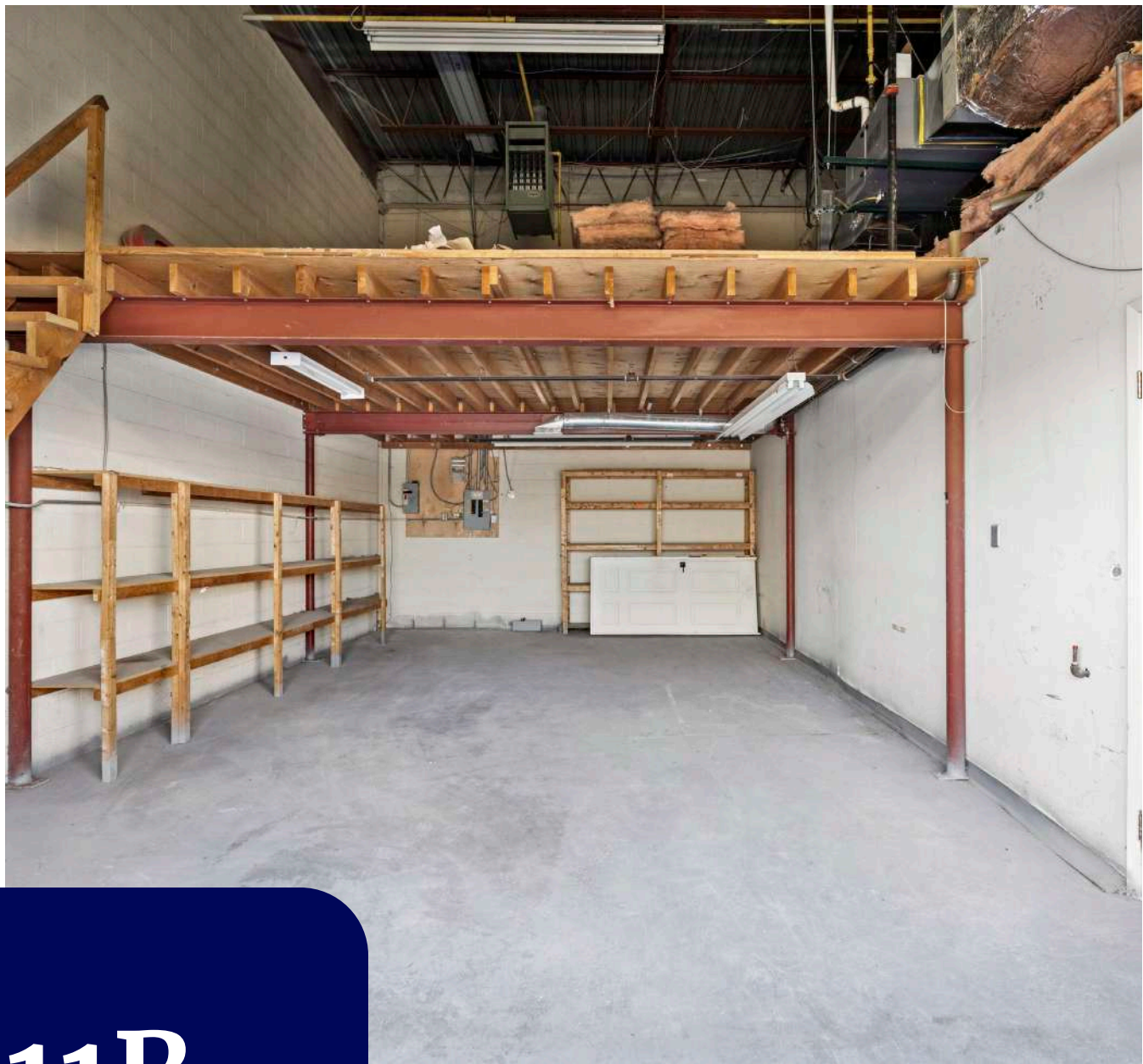
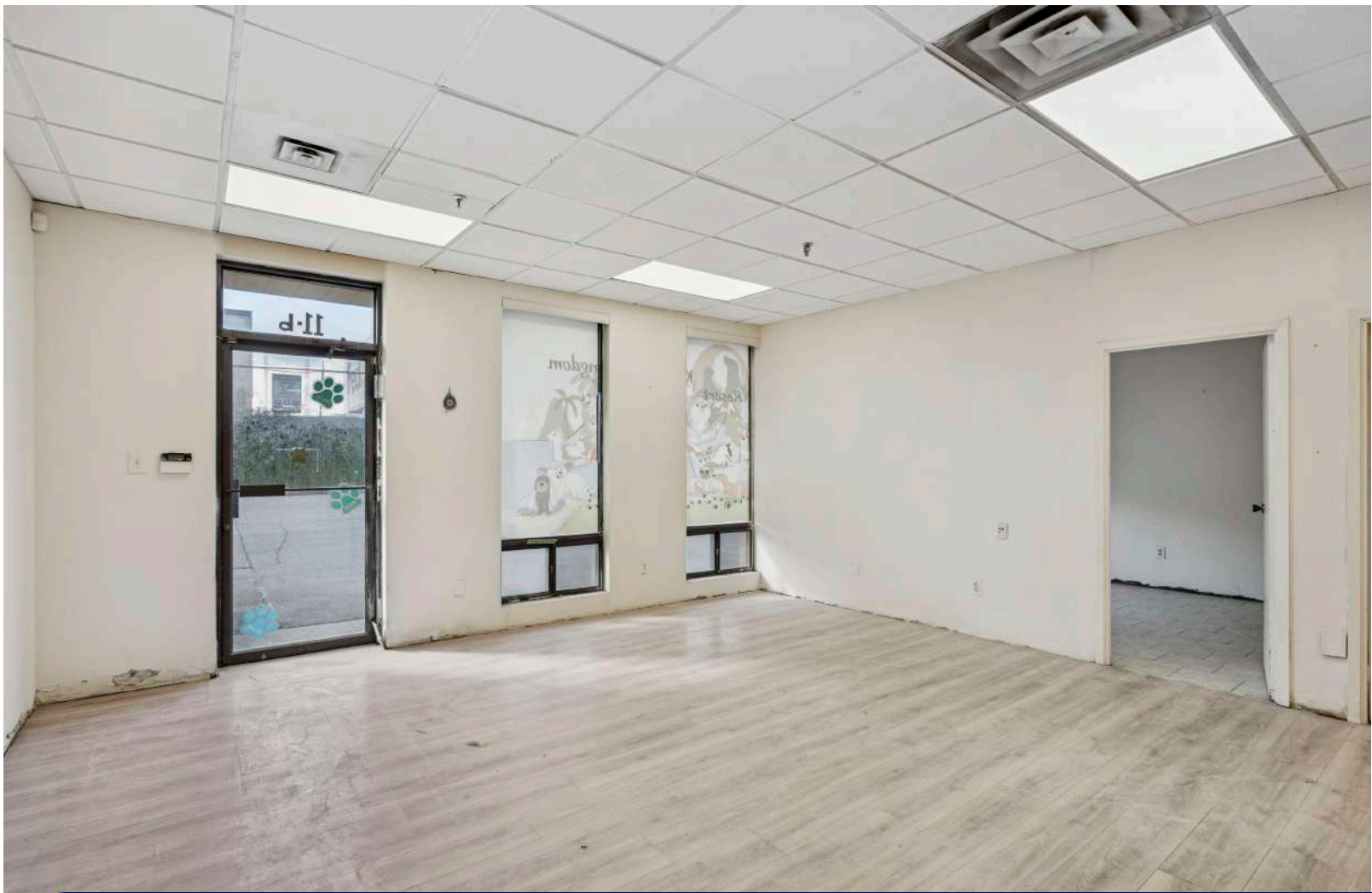
Ceiling Height

18

FEET

Unit 11B





Interior Photos: Suite 11B

 1235 Shawson Drive

Driving Times



Distance to Pearson International Airport
10 MIN.

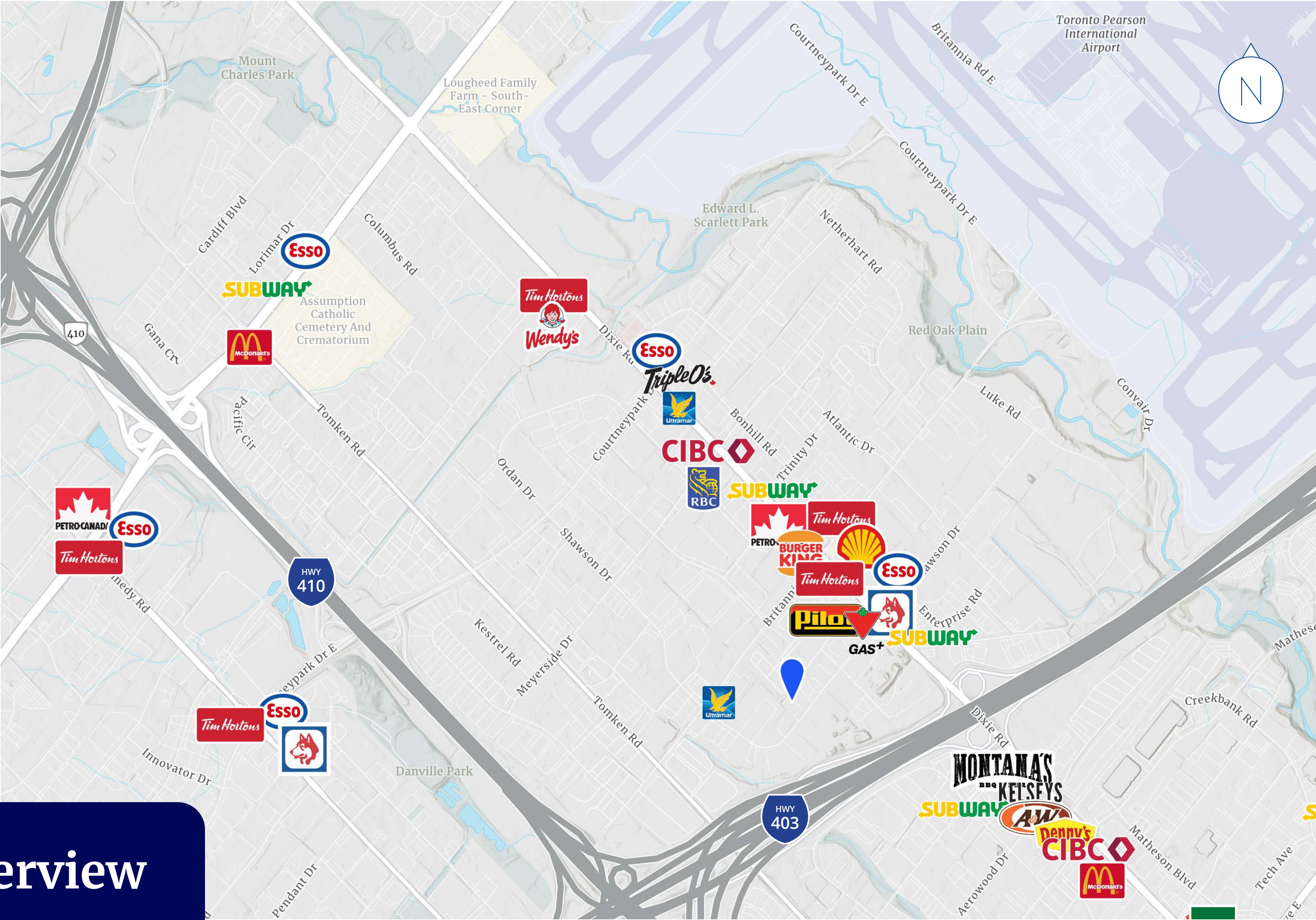


Distance to Highway 403/410, and 427
10 MIN.



Distance to Highway 401
2 MIN.

Location Overview



Demographics (10 KM, 2025)



802,743

POPULATION



\$127,633

AVERAGE HOUSEHOLD INCOME



267,877

HOUSEHOLDS

Surrounding Area





1235 SHAWSON ROAD

MISSISSAUGA, ON

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