



FOR SALE

939 Pantera Drive | Mississauga, ON

Industrial Freestand in Central
Mississauga

Property Highlights

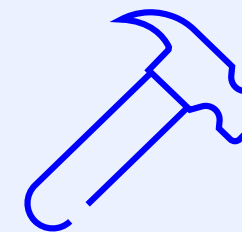
Colliers

Industrial Freestand



Well-maintained freestanding industrial facility with a generous shipping court accommodating **53' trailer access**, ample on-site **parking**, and the benefit of original ownership. Purpose-built and **meticulously maintained** by the current owner since construction. Immediate possession offering speed-to-occupancy.

Building Upgrades



Planned **capital improvements** include new office flooring and fresh interior paint, enhancing the overall quality of the office space and delivering a **modern, professional, move-in-ready** environment.

Excellent Connectivity



Strategically located with immediate access to Highways 401, 427, and 403, providing **efficient connectivity** throughout the GTA and convenient access to Toronto Pearson International Airport. **Public transit** is available adjacent to the property (1 minute walk), with access to Mississauga's **extensive labour pool**.

High-Quality Corporate Neighbours

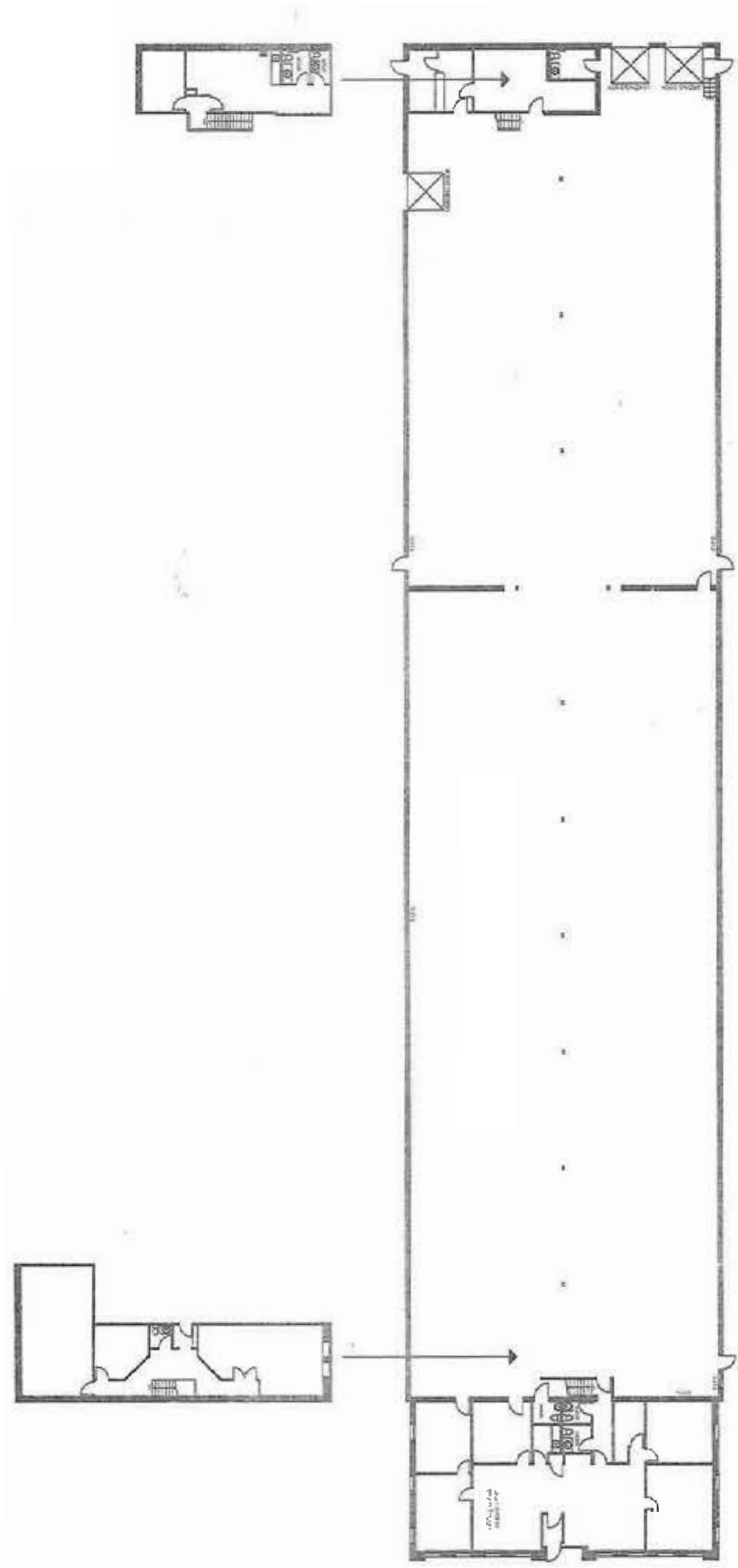


Situated in one of Central Mississauga's **premier industrial nodes**, surrounded by a strong concentration of **established corporate and industrial occupiers**. The location offers outstanding transportation access, workforce availability, and a highly desirable business environment.

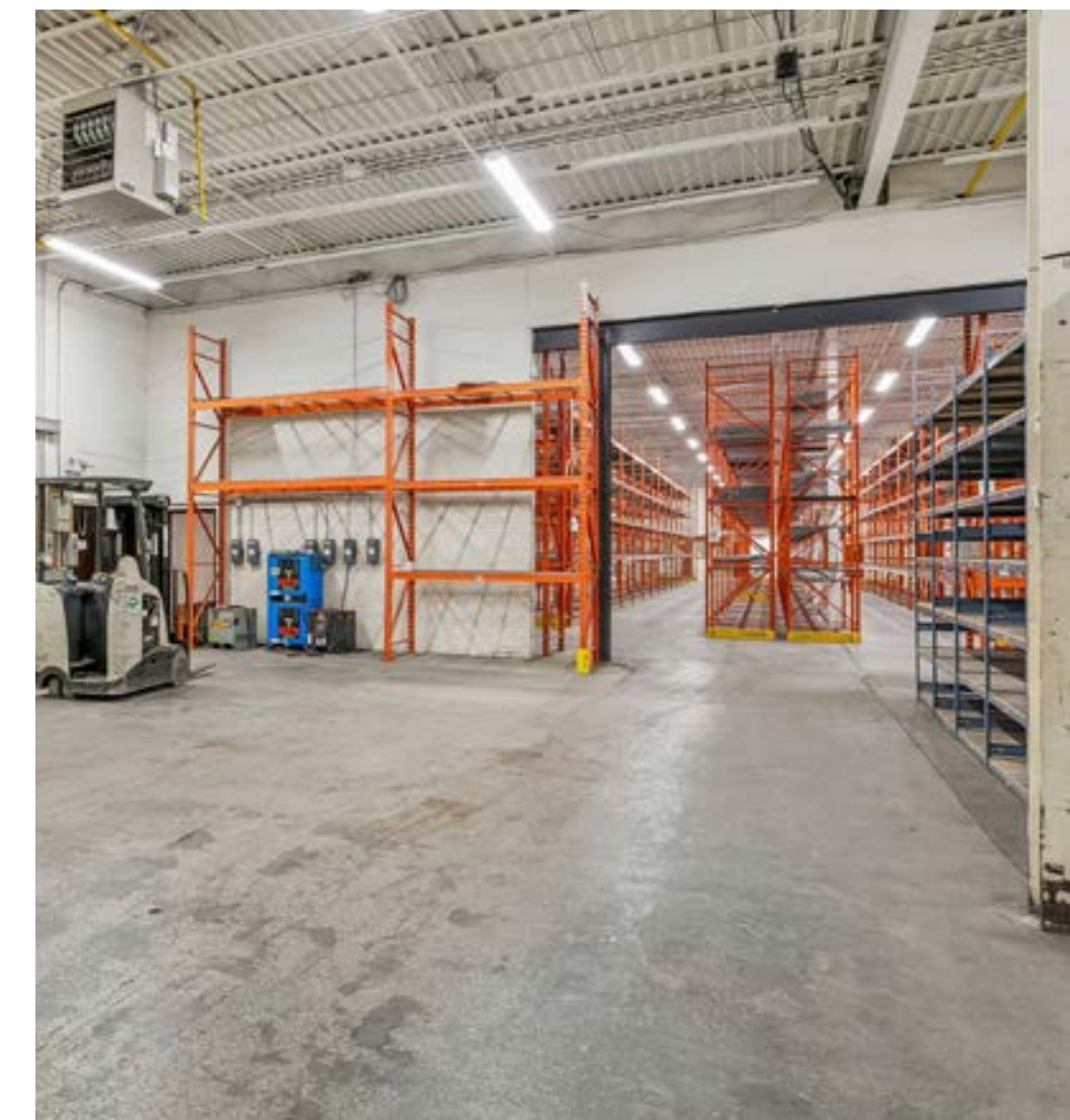
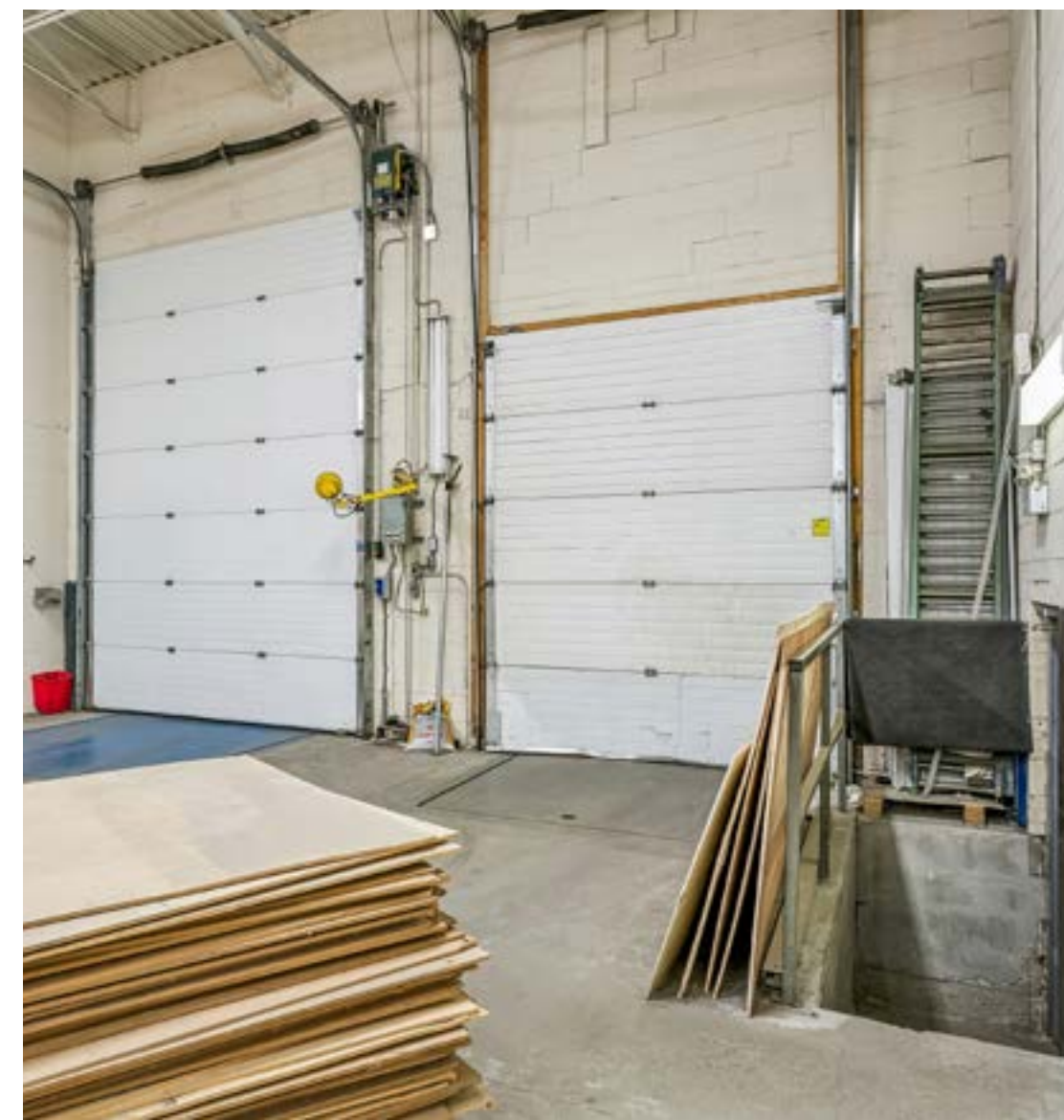
Property Profile

939 Pantera Dr, Mississauga

Total Area	25,510 SF
Office Area	4,481 SF
Warehouse Area	21,029 SF
Lot Area	1.12 AC
Clear Height	18'
Shipping	2 TL / 1 DI (one oversized TL)
Power	600 V / 600 A
Internet	Fibre
Zoning	E2-19
Year Built	1980
Possession	Immediate
Taxes (2026)	\$47,205
Asking Price	\$10,950,000 \$429 PSF



Interior Photos



Zoning Overview

E2-19 Zoning Mississauga

*Exception E2-19 permits E3 uses except:

- Power Generating Facility

E2 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
- 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

Additional E3 Permitted Uses

Transportation Facility
Outdoor Storage/Outdoor Display*
Contractors Yard
Vehicle Pound Facility
Motor Vehicle Body Repair Facility
Motor Vehicle Body Repair Facility - Commercial
Motor Vehicle
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 municipality.

Location Overview

High quality free standing industrial building in Mississauga Northeast.

939 Pantera Drive offers outstanding accessibility and a rich amenity base that supports both corporate and industrial users. The property is minutes from Toronto Pearson International Airport and benefits from immediate access to Highways 401, 410 and 403.

The surrounding business district is home to a wide mix of high-quality corporate neighbours and nearby amenities. With its strategic highway exposure, proximity to major corporate nodes, and quick access to transit and everyday conveniences, this location delivers exceptional functionality for businesses seeking visibility and operational efficiency.

DRIVE TIMES

AIRPORTS

-  Toronto Pearson Intl.
9 Mins | 12 KM
-  Billy Bishop Toronto City
22 Mins | 31 KM

HIGHWAYS

-  2 Mins | 1.2 KM
-  4 Mins | 3.1 KM
-  13 Mins | 13.7 KM
-  14 Mins | 8.4 KM

GO STATIONS

-  8 Mins

LOCAL BUS

-  Tomken Rd At Pantera Dr
2 Min Walk
-  Tomken Rd At Stacey Crt
3 Min Walk
-  Square One Shopping Centre
8 Mins | 4.3 KM





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