

For Lease

NICOLA
WEALTH
REAL ESTATE



Asking Price Reduced! Renovations Complete

±11,566 Sq. Ft. | Available Immediately

600 ORWELL STREET UNIT 14

MISSISSAUGA • ON

PHILLIP CHEUNG*
Executive Vice President
416 798 6243
phillip.cheung@cbre.com

EVAN S. WHITE*
Vice Chairman
416 798 6232
evan.white@cbre.com

CARLEY WILLIAMSON
Sales Representative
416 798 6276
carley.williamson@cbre.com

CBRE

Property Details

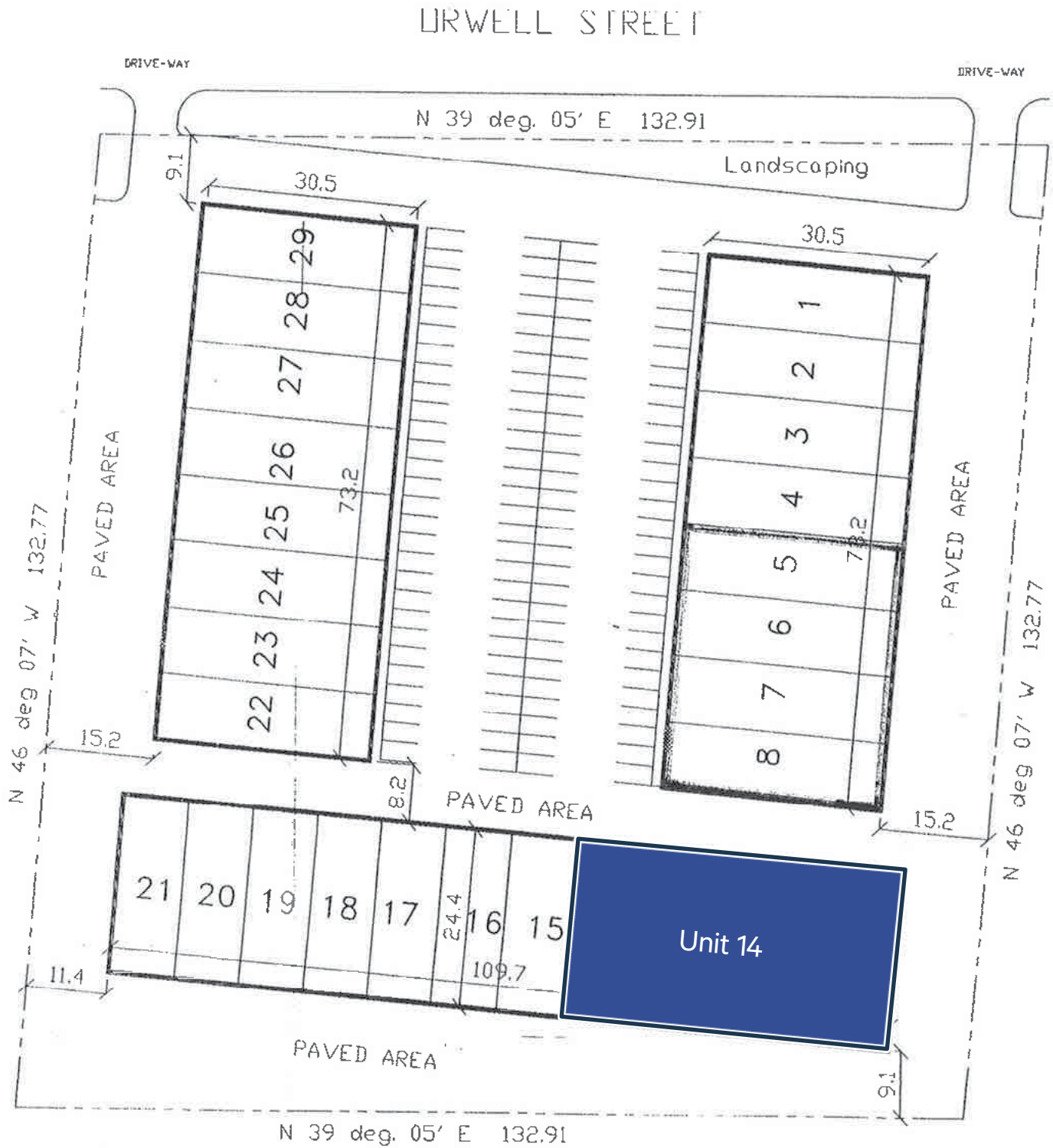


	UNIT 14
LOCATION	Cawthra Road & Queensway East
SIZE	±11,566 Sq. Ft. (5% office)
ASKING RATE	\$18.25 Net Per Sq. Ft.
T.M.I. (EST. 2025)	\$5.70 Per Sq. Ft.
CLEAR HEIGHT	14'
SHIPPING	3 Truck Level Doors, 1 Drive-in Door
POSSESSION	Immediate
ZONING	E2-131



- ◆ Unit renovations complete! Epoxy floors in warehouse, new floors in office, LED lighting with motion sensors, and new kitchenette
- ◆ 2 of the truck level doors accommodate 53' trailers
- ◆ Close proximity to several amenities and easy access to the Q.E.W., The Garinder Expressway and Highway 427

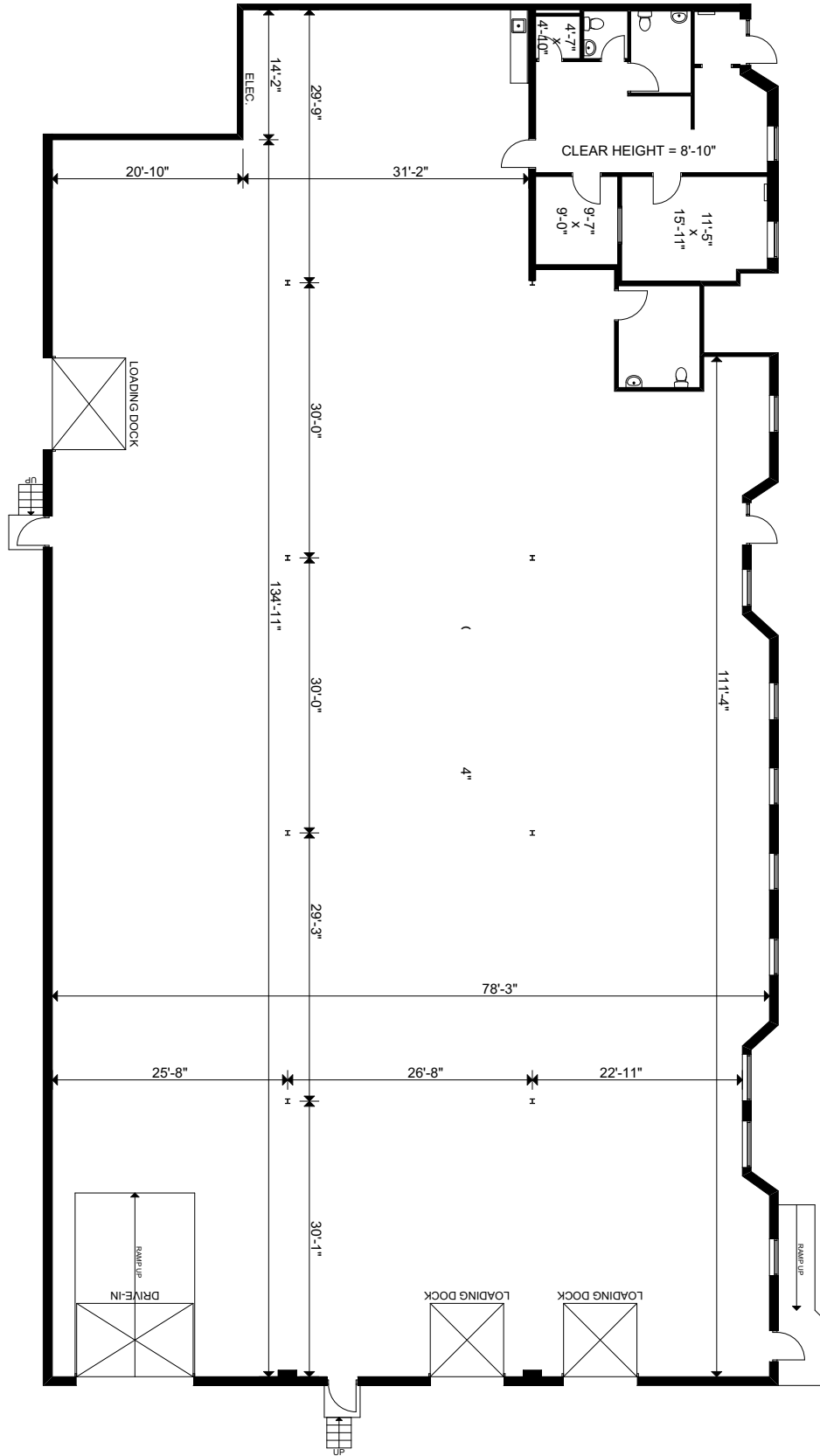
> Site Plan



INDUSTRIAL
LANDS OWNED
BY EVERLAST

> Floor Plan

Unit 14



> Photos



➤ ZONING - E2-131

PERMITTED USES (E2)

OFFICE

✓ Medical Office

✓ Office

COMMERCIAL

✓ Restaurant

✓ Convenience Restaurant (0018-2015)

✓ Take-out Restaurant

✓ Commercial School

✓ Financial Institution (0191-2009), (0018-2015)

✓ Veterinary Clinic

✓ Animal Care Establishment

✓ Motor Vehicle Repair Facility - Restricted

✓ Motor Vehicle Rental Facility

✓ Motor Vehicle Wash Facility - Restricted

✓ Gas Bar (0018-2015)

✓ Motor Vehicle Service Station (0018-2015)

✓ Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

BUSINESS ACTIVITIES

✓ Broadcasting / Communications 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 (0055-2015)

✓ Medicinal Product Manufacturing Facility - Restricted (0055-2015)

HOSPITALITY

✓ Banquet Hall/Conference Centre/ Convention Centre

✓ Overnight Accommodation

OTHER

✓ Adult Video Store

✓ Animal Boarding Establishment

✓ Active Recreational Use

✓ Beverage/Food Preparation Establishment

✓ Truck Fuel Dispensing Facility (0297-2013)

✓ Entertainment Establishment

✓ Recreational Establishment

✓ Funeral Establishment

✓ Private Club

✓ Repair Establishment

✓ Parking Lot

✓ University/College

✓ Courier/Messenger Service

✓ Courier/Messenger Service

NON- PERMITTED USES

× Adult Entertainment Establishment

× Body-Rub Establishment

× Night Club

ADDITIONAL PERMITTED USES (E2-131)

✓ Asbestos products manufacturing legally existing on the date of passing of this By-law

✓ Cement manufacturing legally existing on the date of passing of this By-law

✓ Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law

✓ Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law

✓ Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law

✓ Phosphate or Sulphur products and manufacturing legally existing on the date of passing of this By-law

✓ Smelting or foundry operations legally existing on the date of passing of this By-law

✓ Solvent manufacturing legally existing on the date of passing of this By-law

✓ Tannery legally existing on the date of passing of this By-law

✓ Tar and asphalt manufacturing legally existing on the date of passing of this By-law

✓ Composting facility legally existing on the date of passing of this By-law

✓ Motor vehicle wrecking yard legally existing on the date of passing of this By-law

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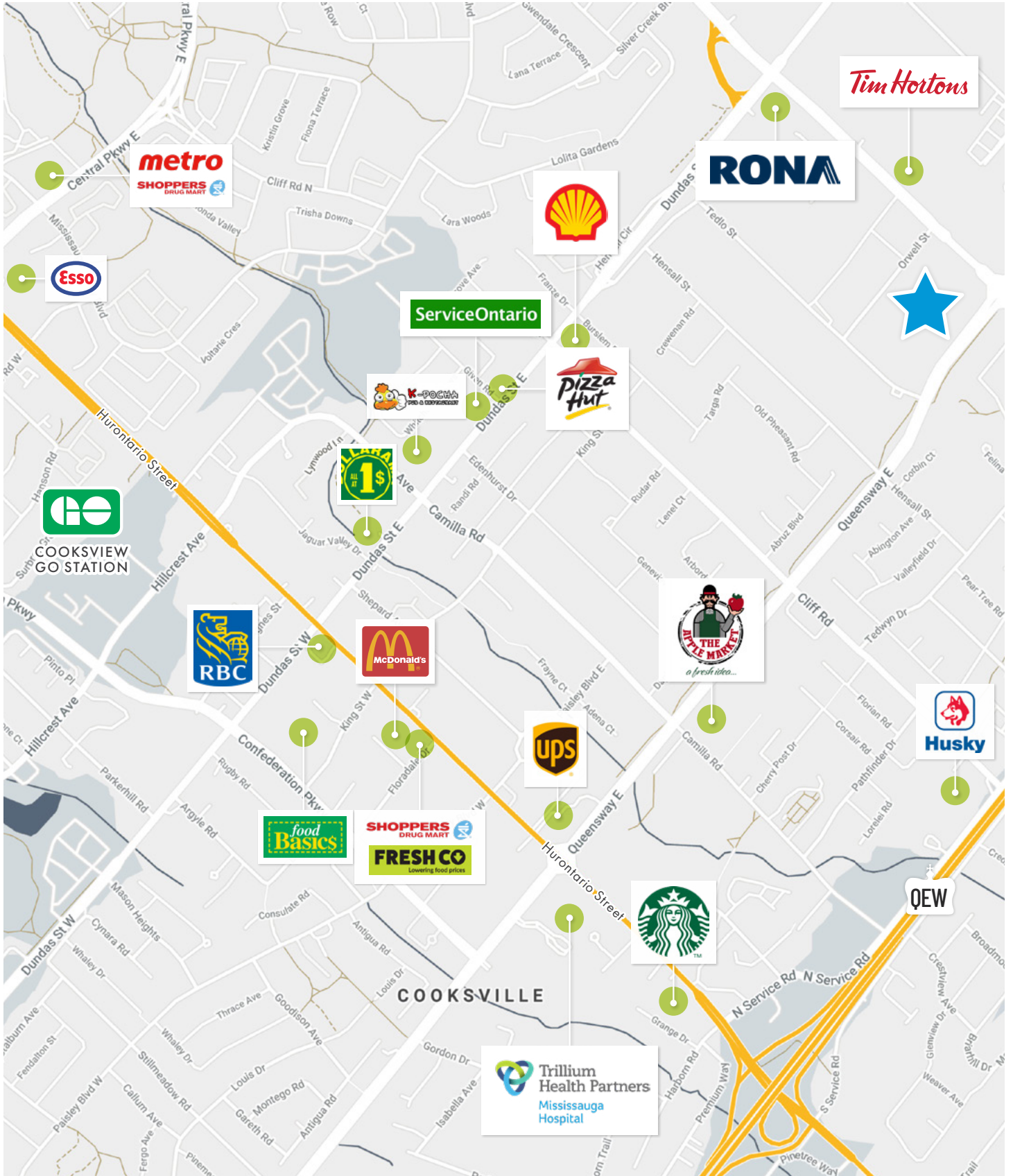
× Tannery

× Tar and Asphalt Manufacturing

× Composting Facility

× Motor Vehicle Wrecking Yard

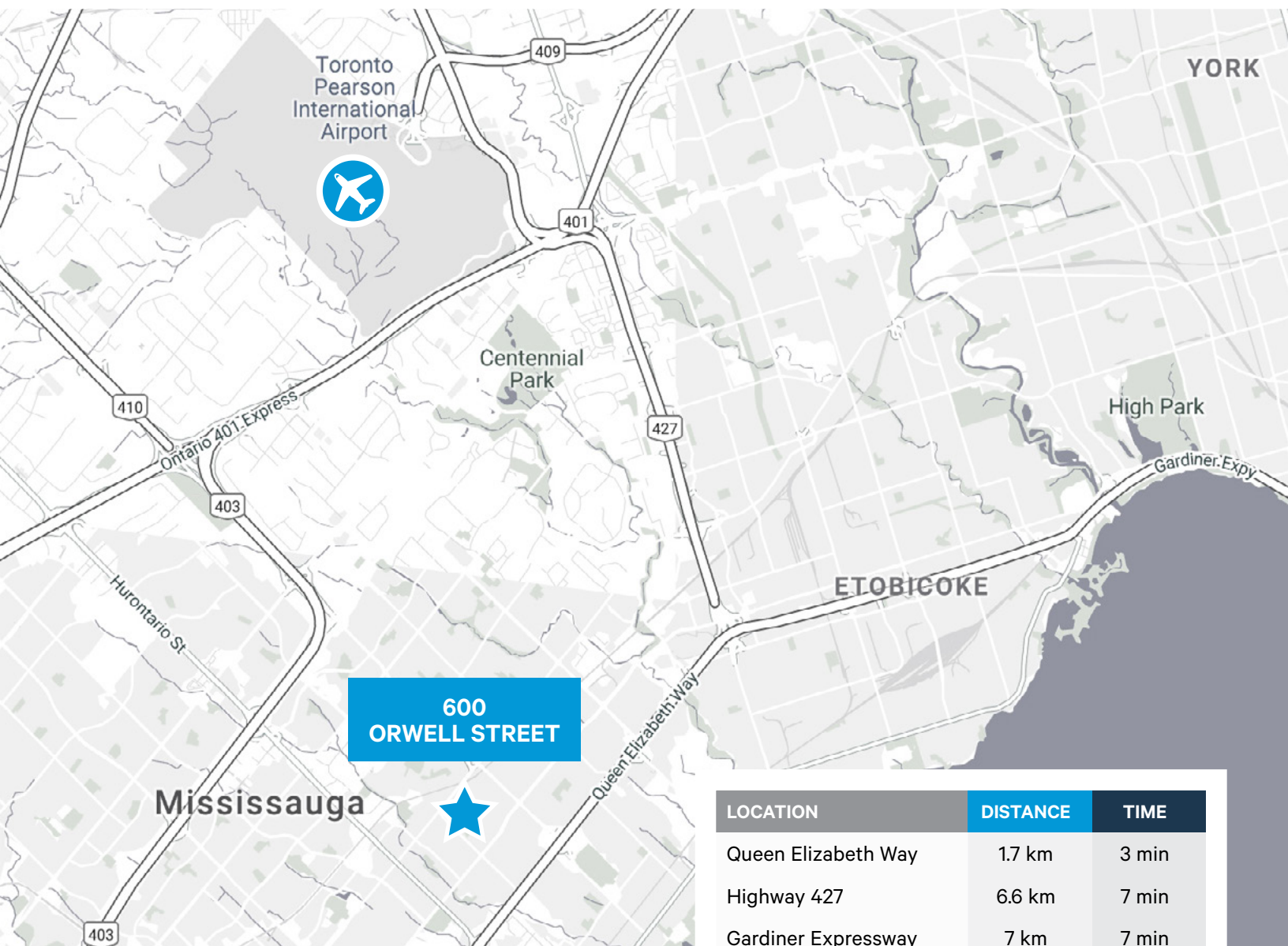
LOCATION HIGHLIGHTS



PROPERTY LOCATION

600 ORWELL STREET UNIT 14

MISSISSAUGA · ON



**600
ORWELL STREET**

LOCATION	DISTANCE	TIME
Queen Elizabeth Way	1.7 km	3 min
Highway 427	6.6 km	7 min
Gardiner Expressway	7 km	7 min
Highway 401	9.8 km	11 min
Toronto Pearson Airport	15.7 km	13 min
Downtown Core	21.2 km	20 min

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CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST
5935 AIRPORT ROAD, SUITE 700, MISSISSAUGA, ON L4V 1W5

*Sales Representative

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