

**AVISON
YOUNG**

992-996

Rangeview Road

MISSISSAUGA, ONTARIO

**TWO EXCEPTIONALLY WELL MAINTAINED
FREESTANDING INDUSTRIAL BUILDINGS FOR SALE**





Property Details

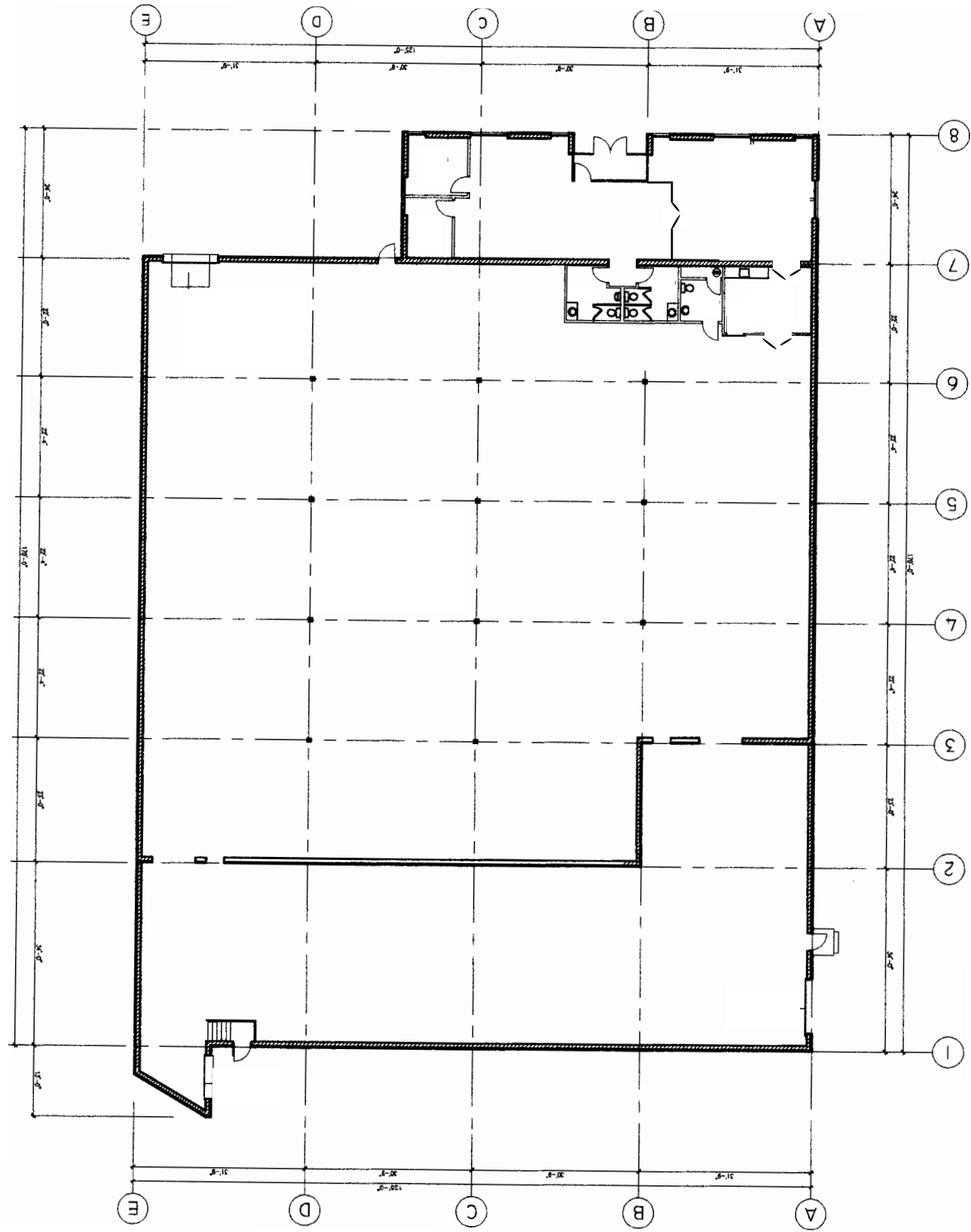
	992 Rangeview	996 Rangeview
Industrial Area	18,526 sf	15,082 sf
Office Area	1,875 sf	1,675 sf
Total Area	20,401 sf	16,757 sf
Lot Size	0.89 acres	0.90 acres
Clear Height	16'	16'
Shipping	2 Truck Level & 1 Drive-in Door	2 Truck Level & 1 Drive-in Door
Power	400 amps	400 amps
Year Built	1975	
Zoning	E1	
Asking Price	\$8,466,000 \$415 psf	\$6,954,000 \$415 psf
Taxes (2024)	\$16,567.32	\$16,310.72
Occupancy	Vacant	Tenanted

Property Highlights

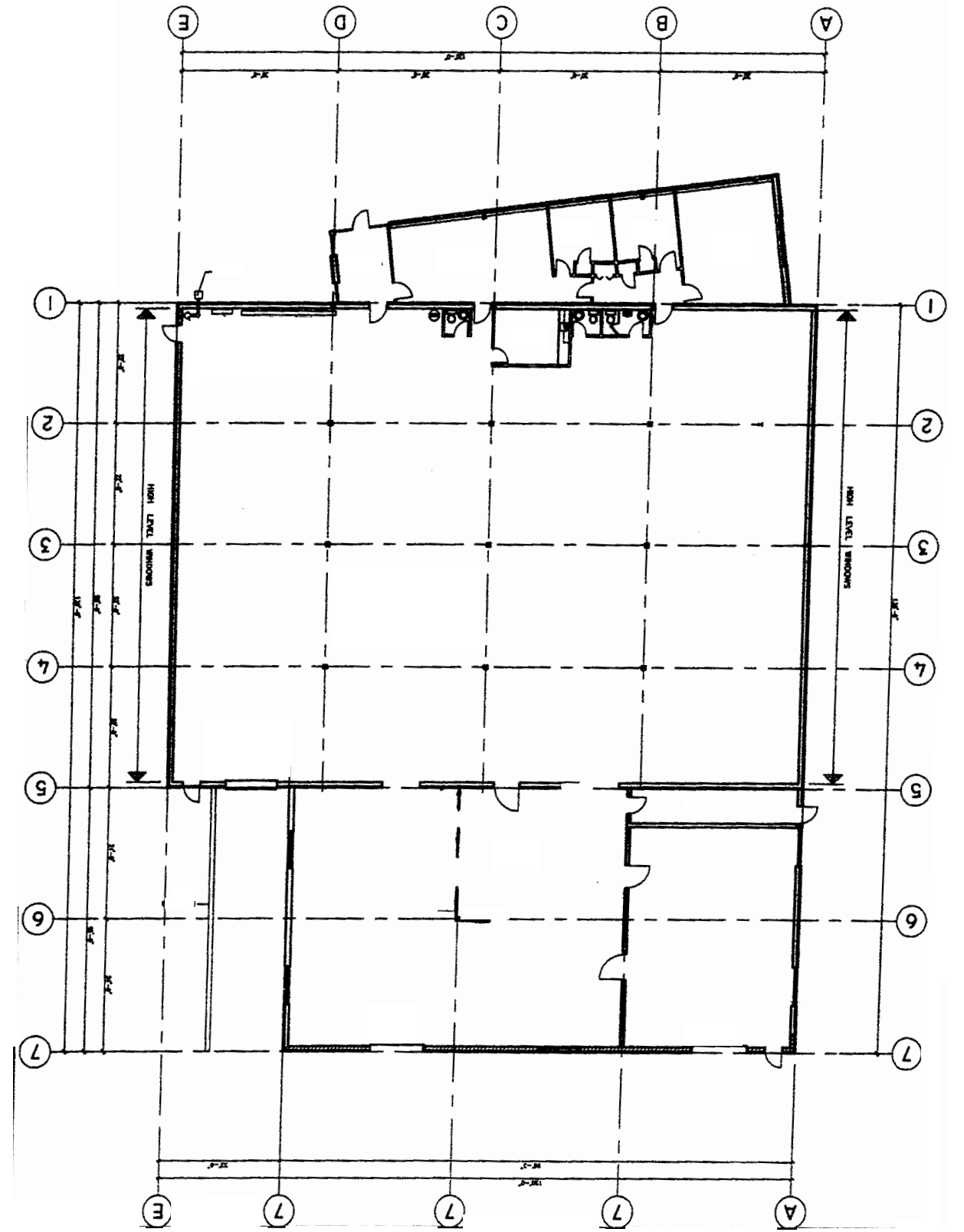
- Exceptionally well-maintained freestanding industrial facilities
- Prime location with excellent connectivity to the QEW, Highway 427, and Toronto Pearson International Airport
- Flexible acquisition opportunity: purchase individually or together, with the ability to self-occupy 992 Rangeview and expand into 996 Rangeview as of June 30, 2026
- Excellent access to public transit and a highly skilled local labour force
- Close proximity to Lakeview Village, providing potential for future development upside
- T5 fixtures in warehouse at 992 Rangeview

Floor Plans

992 RANGEVIEW ROAD

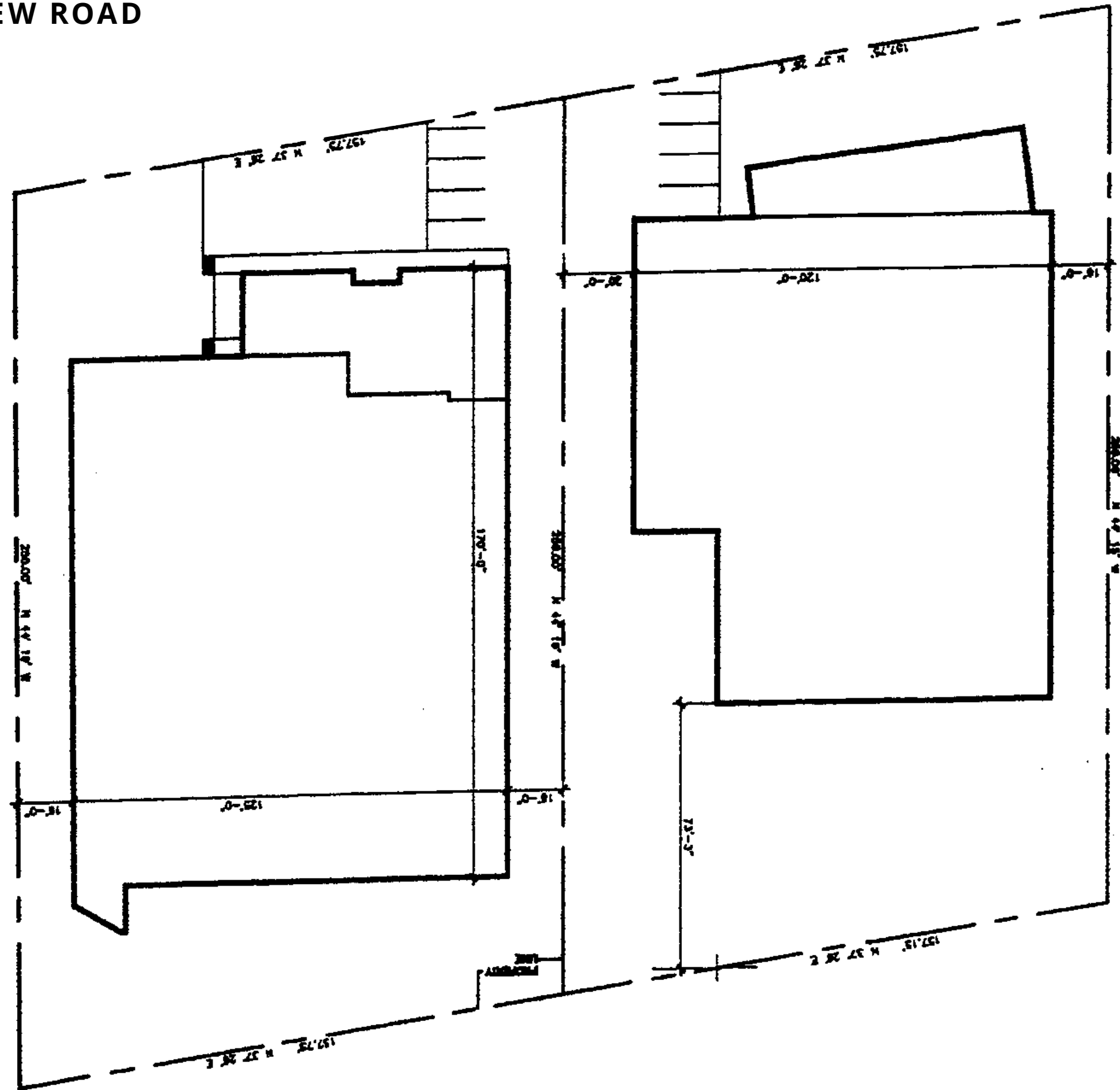


996 RANGEVIEW ROAD



Site Plan

992 - 996 RANGEVIEW ROAD



2024 Demographics

The City of Mississauga & the Industrial Sector

MISSISSAUGA

63.5%

of labour force are in the industrial sector

469,858

In the Labour Force

\$137,007

Average Household Income

WITHIN A 20 KM RADIUS OF THE PROPERTY

64.2% of labour force are in the industrial sector



Average household income: \$136,730

LABOUR FORCE ACTIVITY*

670,512

Labour Force Household Population 15 Years or Over

425,530

Labour Force - Employed

44,328

Labour Force - Unemployed

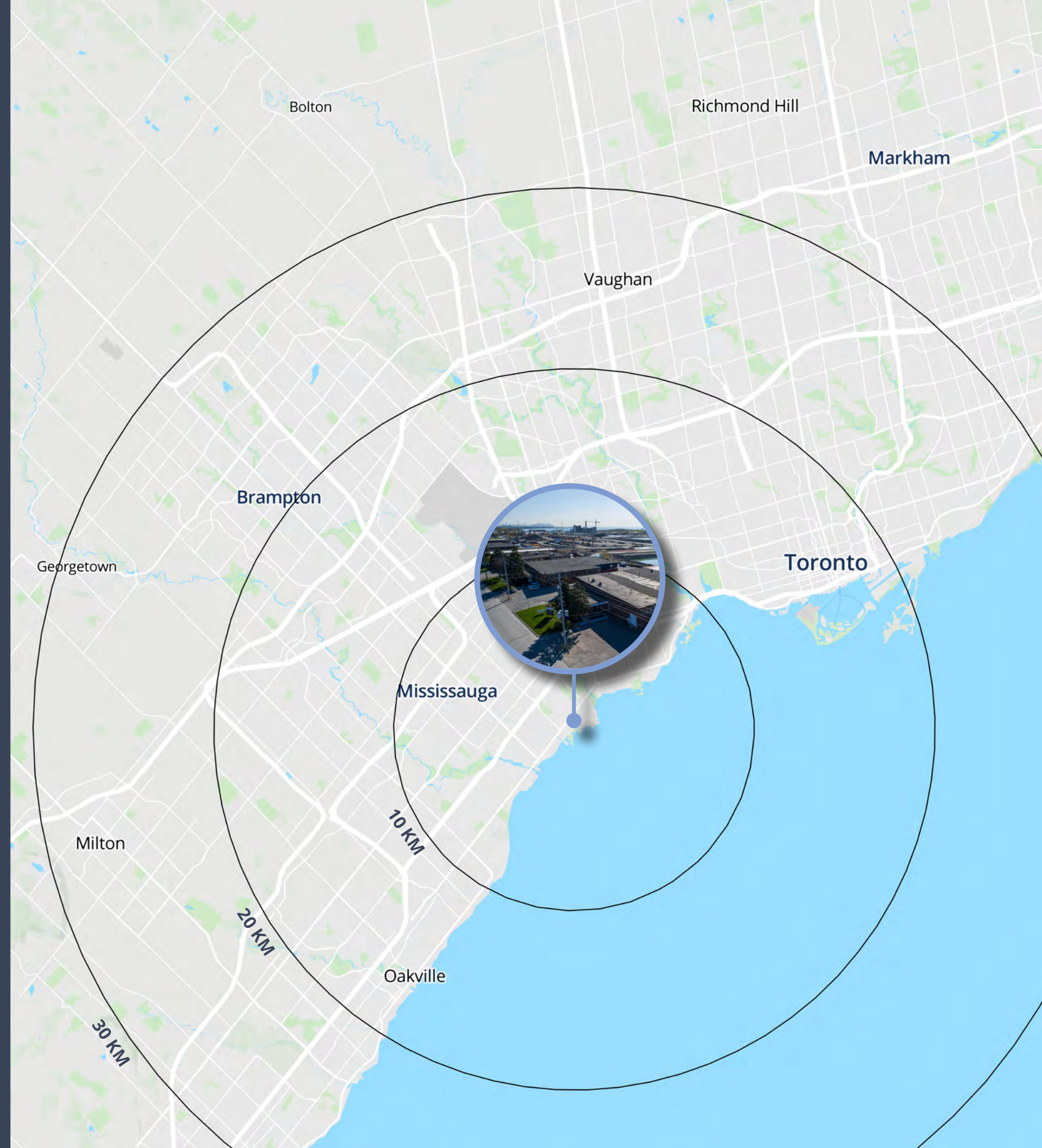
93.4%

Labour Employment Rate

6.6%

Labour Unemployment Rate

*Population 15 Years or Over



Aerial View



DIXIE GO
STATION



LONG-
BRANCH GO
STATION

RANGEVIEW ROAD

996 RANGEVIEW ROAD

992 RANGEVIEW ROAD

Photo Gallarey

992 RANGEVIEW ROAD



996 RANGEVIEW ROAD



992 RANGEVIEW ROAD



992 RANGEVIEW ROAD



992 RANGEVIEW ROAD



992 RANGEVIEW ROAD



Unmatched Connectivity



1.3 KM

Distance to Highway 403



2.8 KM

Distance to Highway 401



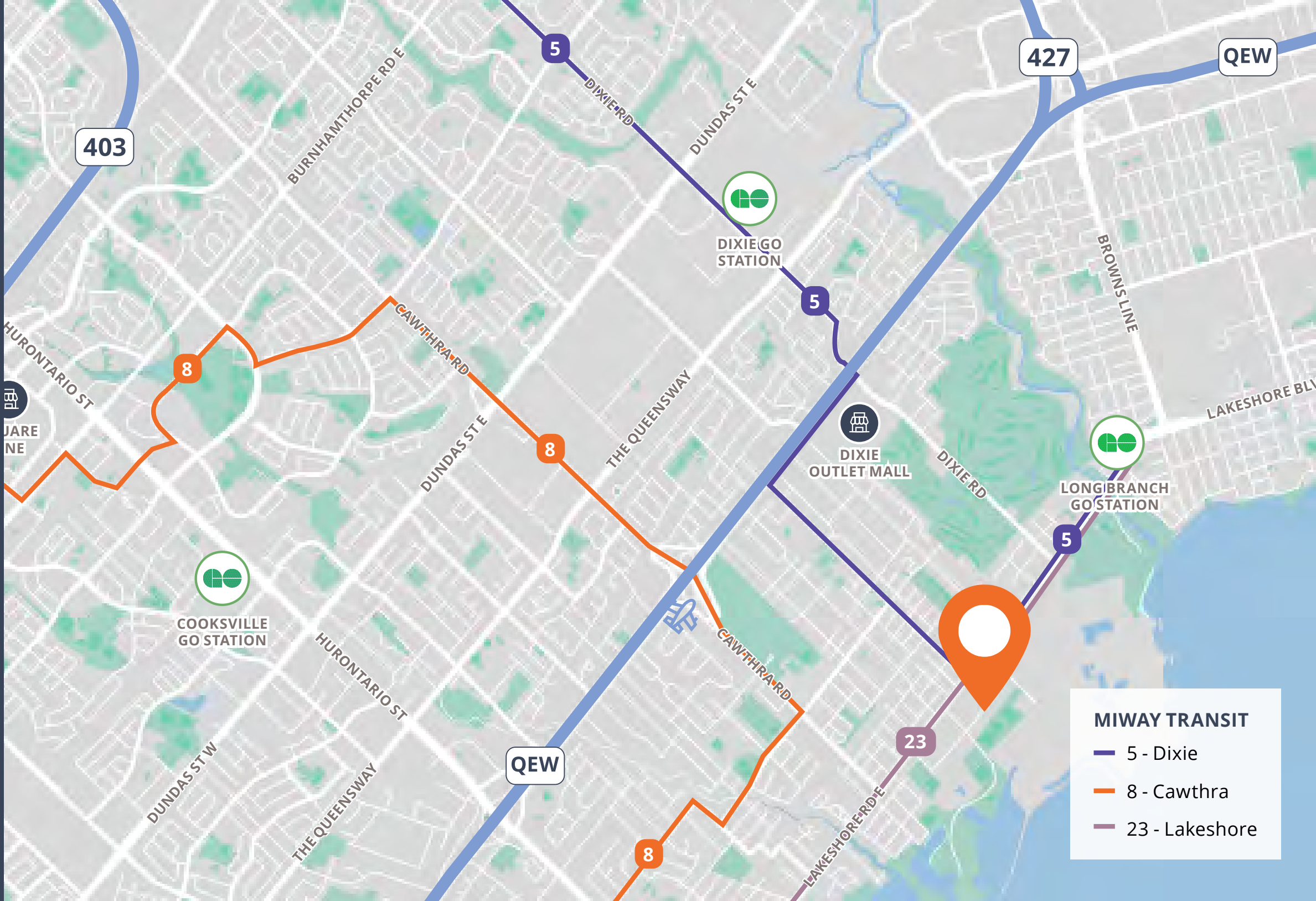
7.3 KM

Distance to Toronto Pearson International Airport



25 KM

Distance to Downtown Toronto



Amenities within 5KM



287

Restaurants



207

Retail



20

Gas Stations



32

Banks



15

Fitness Centres



992-996

Rangeview Road
MISSISSAUGA, ONTARIO

996 RANGEVIEW ROAD

992 RANGEVIEW ROAD

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