

For Lease

NICOLA
WEALTH
— REAL ESTATE —



Asking Price Reduced!

±19,093 Sq. Ft. | 20' Clear Height

563 QUEENSWAY EAST UNIT D 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

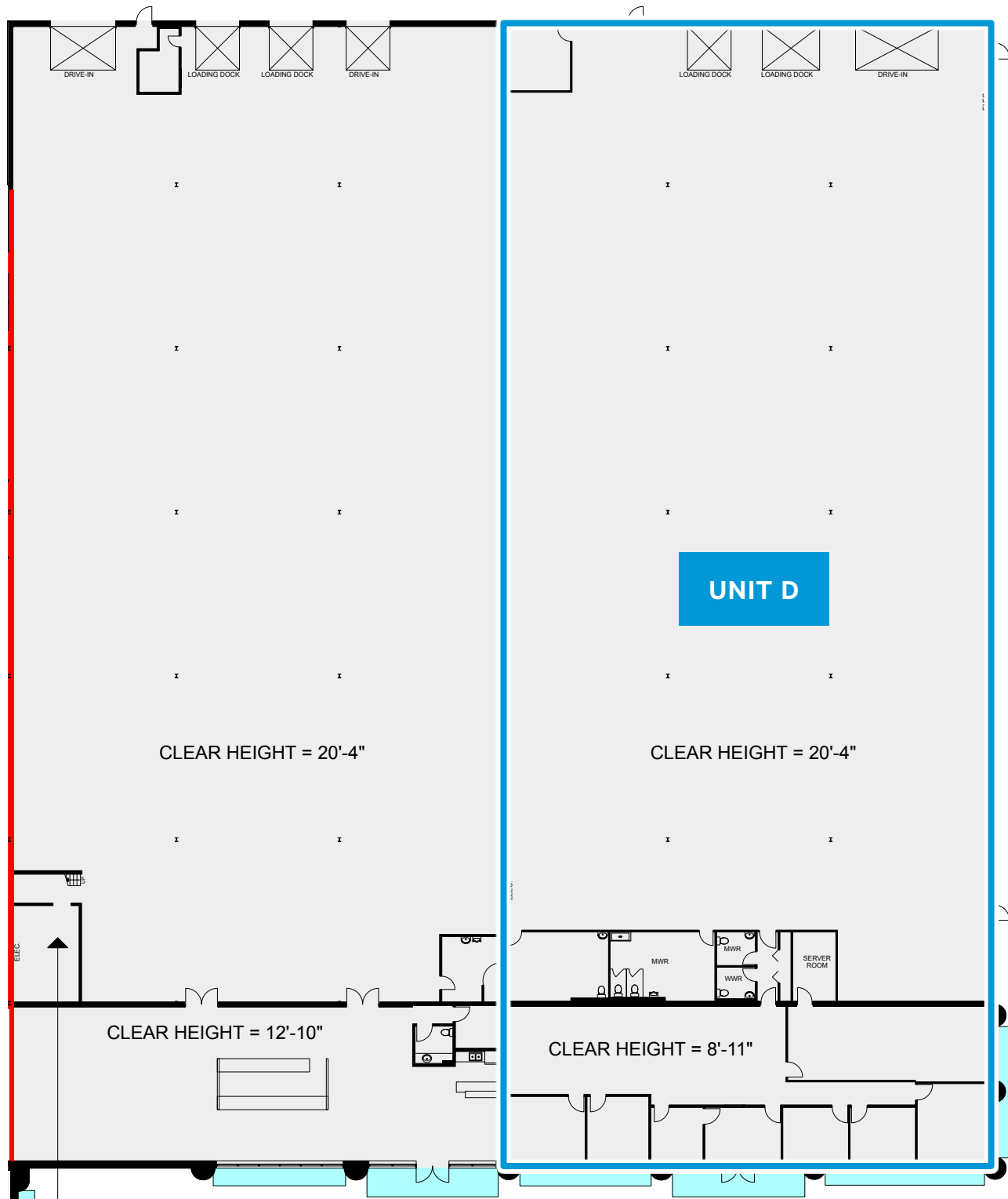
> Property Details



LOCATION	Queensway East & Cawthra Road
SIZE	±19,093 Sq. Ft. (±18% Office)
ASKING RATE	\$18.25 Net Per Sq. Ft.
T.M.I. (EST 2025)	\$5.88 Per Sq. Ft.
CLEAR HEIGHT	±20'
SHIPPING	2 Truck Level Doors, 1 Drive-in Door
POSSESSION	Immediate
ZONING	E2-131

- ♦ End unit in a multi-unit building that is professionally owned and managed.
- ♦ Shipping accommodates 53' trailers.
- ♦ Drive-in Door is oversized.
- ♦ Close proximity to several amenities and easy access to the Q.E.W., the Gardiner Expressway and Highway 427

> Floor Plan



> 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

NON- PERMITTED USES

- ✗ Asbestos Products Manufacturing
- ✗ Cement manufacturing

- ✗ Gypsum or limestone processing and by-product manufacturing
- ✗ Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing
- ✗ Petroleum and coal refining and by-product manufacturing
- ✗ Phosphate or Sulphur products and manufacturing
- ✗ Smelting or Foundry Operations
- ✗ Solvent Manufacturing
- ✗ Tannery
- ✗ Tar and Asphalt Manufacturing
- ✗ Composting Facility
- ✗ Motor Vehicle Wrecking Yard

> LOCATION HIGHLIGHTS



PROPERTY LOCATION



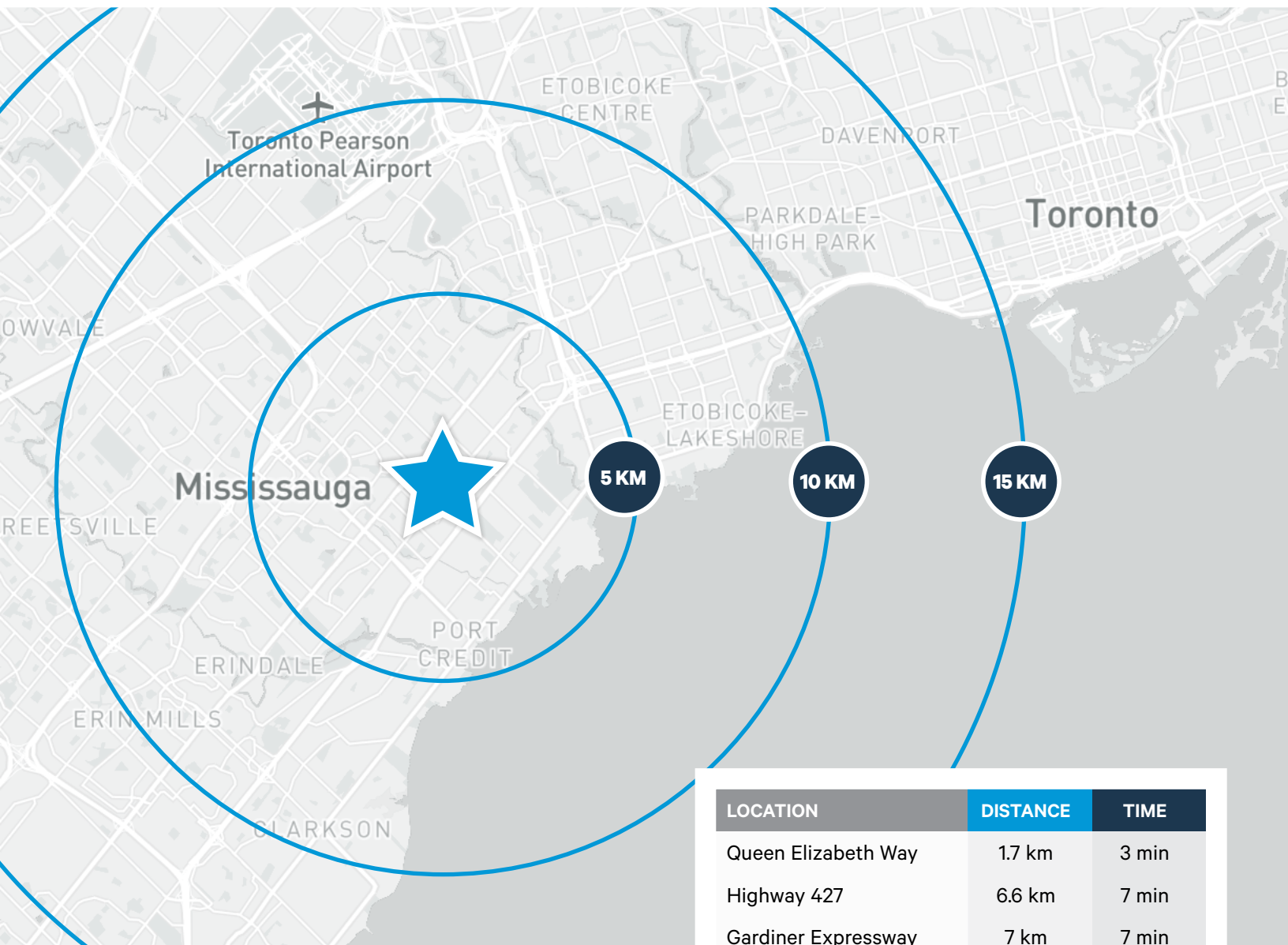
MIWAY ROUTE #8 CAWTHRA



MIWAY ROUTE #103 HURONTARIO EXPRESS

563 QUEENSWAY EAST UNIT D

MISSISSAUGA • ON



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

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

*Sales Representative

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