



For Sale

Freestanding Building with Direct Exposure on Highway 401

2640 Argentia Road, Mississauga, ON

Great opportunity to purchase a well maintained industrial building in Mississauga with exposure and easy access to Highway 401.

Accelerating success.

Sale Price:

\$13,500,000

Matt Albertine

Senior Vice President

Sales Representative

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Marc Kirshenbaum

Executive Vice President

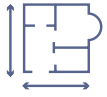
Sales Representative

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marc.kirshenbaum@colliers.com



Property Features



Total Area
33,040 SF



Lot Size
1.878 Acres



Office Area
10,000 SF



Warehouse Area
23,040 SF



Shipping
3 TL / 1 DI (14' x 12')



Clear Height
20'



Bay Sizes
32' x 40'



Power
600 V / 400 A



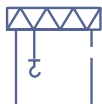
Possession
Immediate



Zoning
E2-24



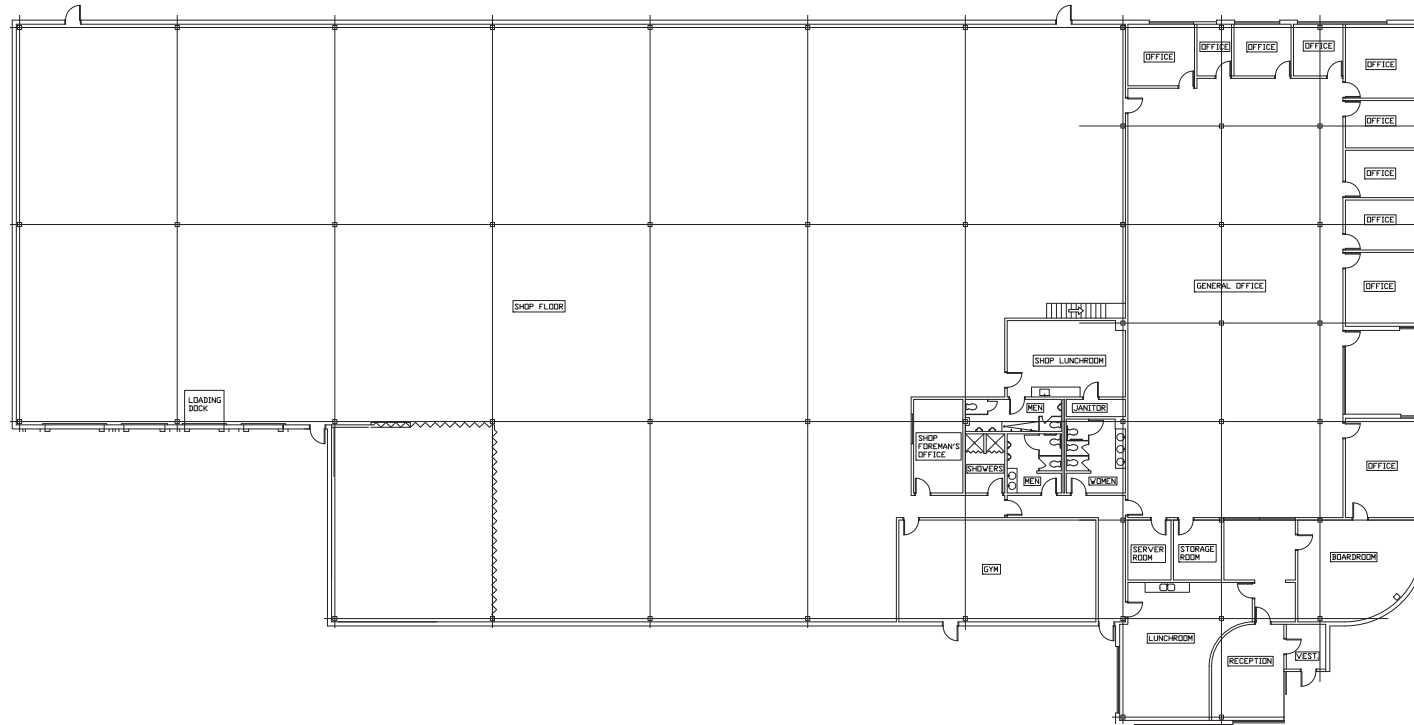
Parking
+/- 60 Spaces



Crane
One 5 Ton



Floor Plan



33,040
square feet
available

Recent Upgrades Include:



LED lighting in
Warehouse



Fresh Paint in
Office Area



New Loading
Dock Rails

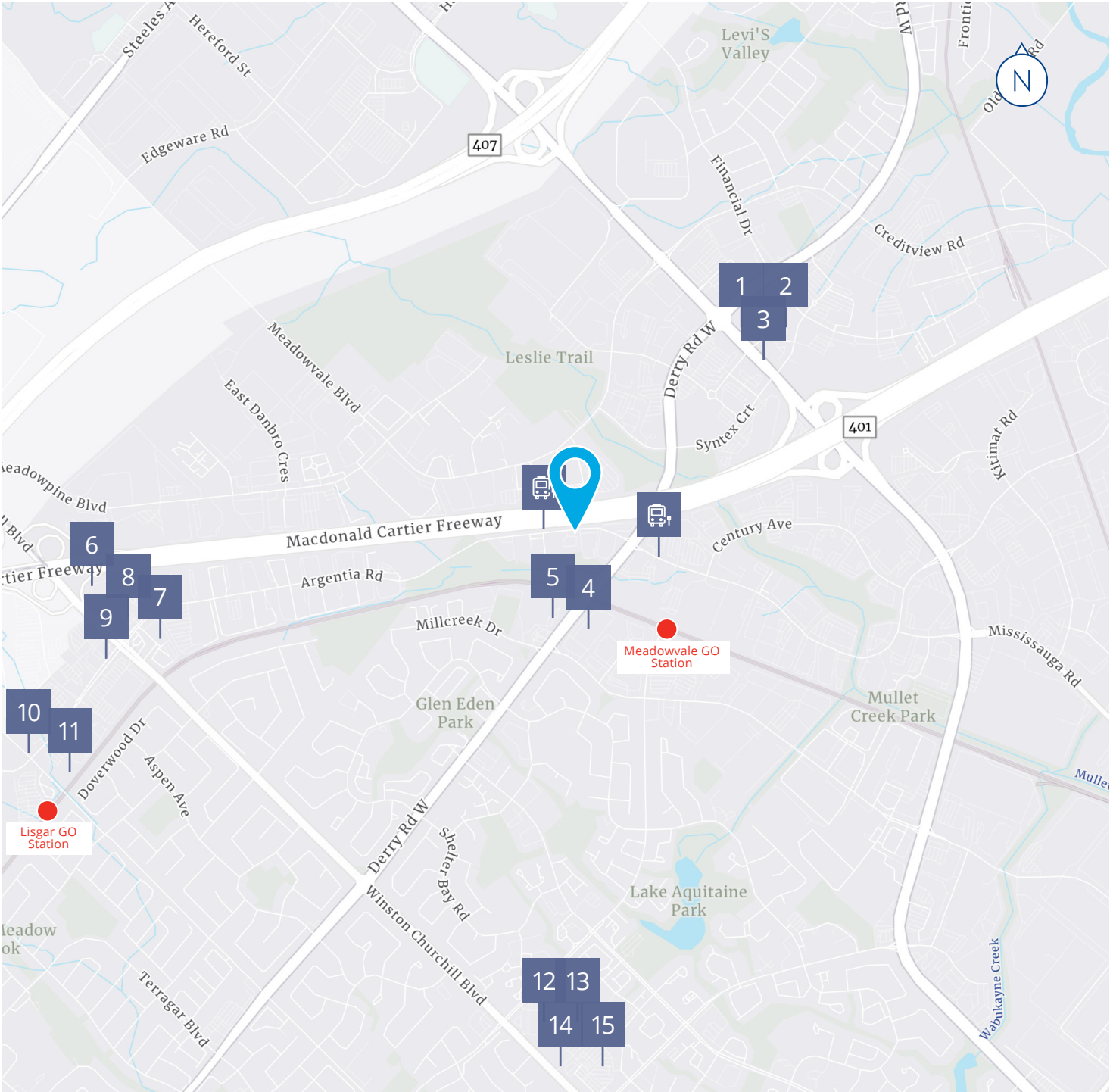


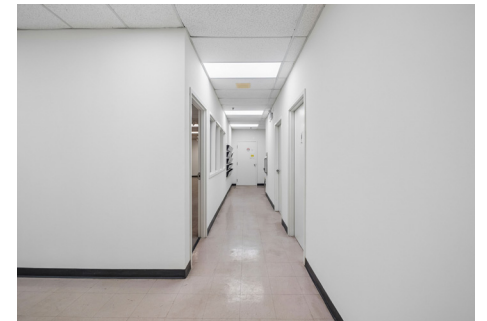
Concrete
repairs

Nearby Amenities

 Subject property

- | | |
|----|--------------------|
| 1 | Wendy's |
| 2 | Boston Pizza |
| 3 | Starbucks |
| 4 | Fit4Less |
| 5 | Tim Hortons |
| 6 | Best Buy |
| 7 | Moxies |
| 8 | Jack Astor's |
| 9 | Sunset Grill |
| 10 | Walmart Superstore |
| 11 | Dollarama |
| 12 | Canadian Tire |
| 13 | Cora Breakfast |
| 14 | McDonald's |
| 15 | Shoppers Drug Mart |











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