



## Industrial Units For Lease

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# 2446 CAWTHRA ROAD, MISSISSAUGA

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## From ±2,268 Sq. Ft. Up to ±4,727 Sq. Ft. Available

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\*Sales Representative

**CBRE**

# Property Details

	Bldg 2 Unit 5	Bldg 2 Unit 6	Bldg 2 Unit 7	Bldg 2 Unit 9	Bldg 3 Unit 7&8
Location	Cawthra Road & Queensway East				
Total Area	±2,297 Sq. Ft.	±2,454 Sq. Ft.	±2,286 Sq. Ft.	±2,285 Sq. Ft.	±4,727 Sq. Ft.
Office Area	±15%	±10%	±10%	±10%	±10%
Asking Rate	\$16.50 Per Sq. Ft. Net				
T.M.I. Per Sq. Ft. (Est. 2026)	\$6.58	\$5.38	\$5.38	\$5.38	\$5.37
Clear Height	14'				
Shipping Door	1 Drive-in	1 Truck Level	1 Drive-in	1 Truck Level	1 Truck Level
Possession	Immediate				
Zoning	E2-131				

- ◆ Professionally owned and managed
- ◆ Quick access to Highways 401, 403 and 410



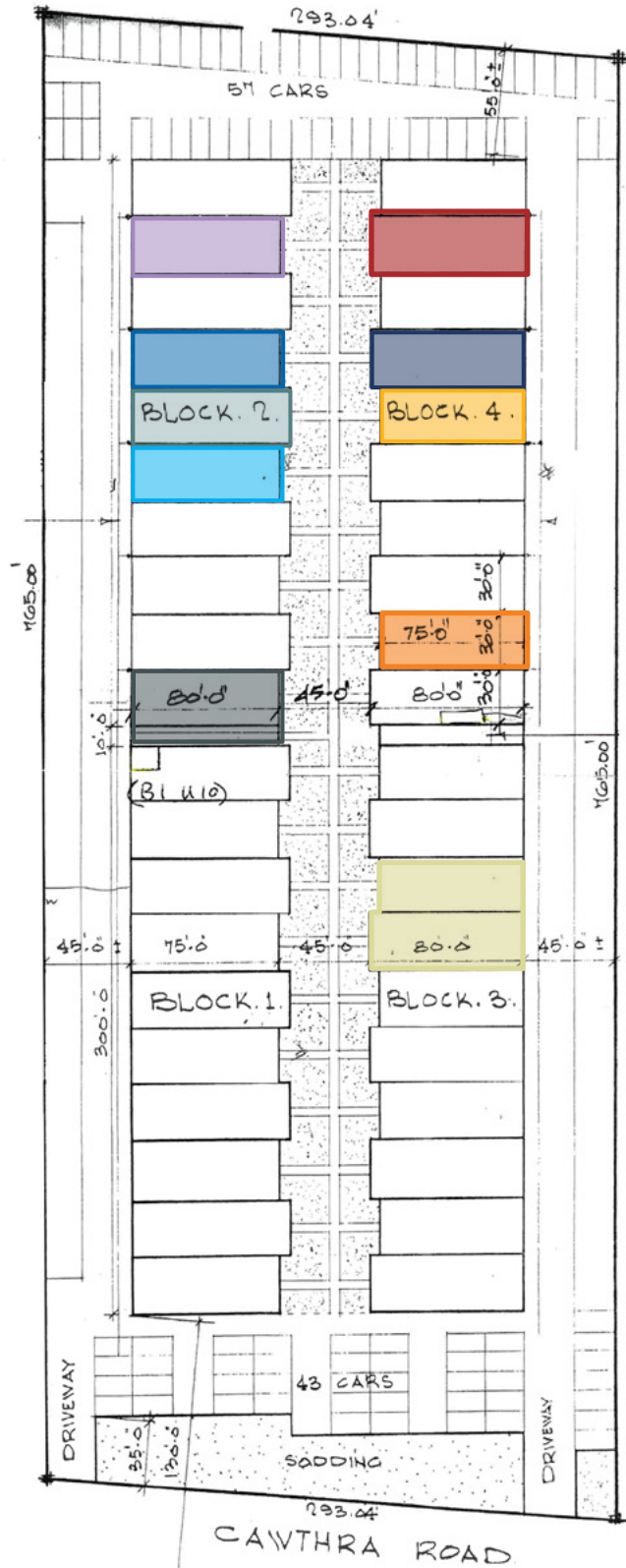
# Property Details

	<b>Bldg 4 Unit 2</b>	<b>Bldg 4 Unit 6</b>	<b>Bldg 4 Unit 7</b>	<b>Bldg 4 Unit 9</b>
Location	Cawthra Road & Queensway East			
Total Area	±2,283 Sq. Ft.	±2,268 Sq. Ft.	±2,424 Sq. Ft.	±2,452 Sq. Ft.
Office Area	5%	10%	±10%	±10%
Asking Rate	\$16.50 Per Sq. Ft. Net			
T.M.I. Per Sq. Ft. (EST. 2026)	\$5.37	\$5.38	\$5.38	\$5.37
Clear Height	14'			
Shipping Door	1 Truck Level	1 Truck Level	1 Truck Level	1 Truck Level
Possession	Immediate			
Zoning	E2-131			

- ◆ Professionally owned and managed
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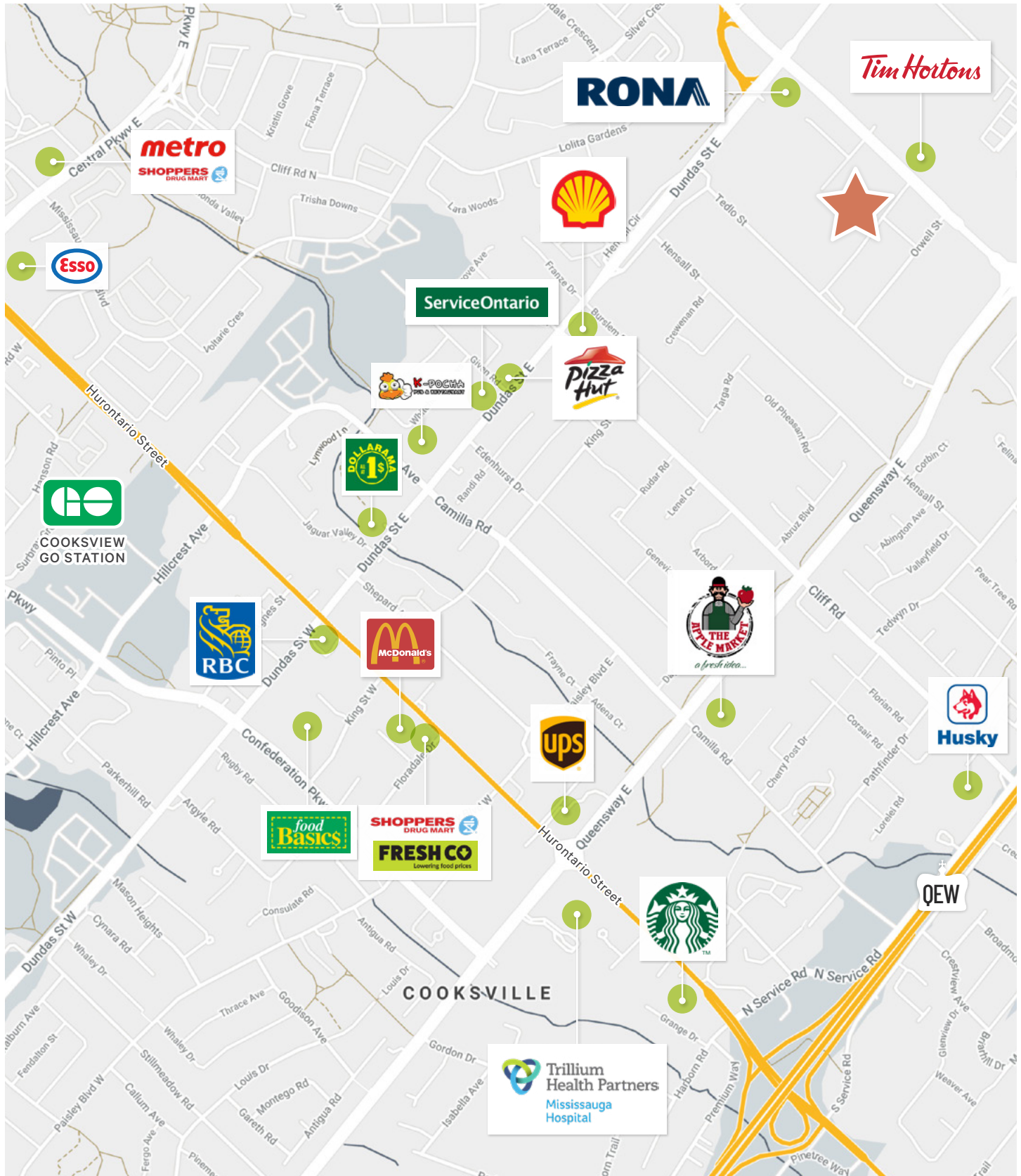


# Site Plan



- |  |  |  |
|--|--|--|
| <span style="color: lightblue;">■</span> Building 2, Unit 5  | <span style="color: purple;">■</span> Building 2, Unit 9         | <span style="color: darkblue;">■</span> Building 4, Unit 7 |
| <span style="color: grey-blue;">■</span> Building 2, Unit 6  | <span style="color: yellow-green;">■</span> Building 3, Unit 7&8 | <span style="color: yellow;">■</span> Building 4, Unit 6   |
| <span style="color: mediumblue;">■</span> Building 2, Unit 7 | <span style="color: orange;">■</span> Building 4, Unit 2         | <span style="color: red;">■</span> Building 4, Unit 9      |

# Location Overview



# Zoning - E2-131

## Permitted Uses

### 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

## Non-Permitted Uses

- ✗ Adult Entertainment Establishment
- ✗ Body-Rub Establishment
- ✗ Night Club

## Additional Permitted Uses (E2-131)

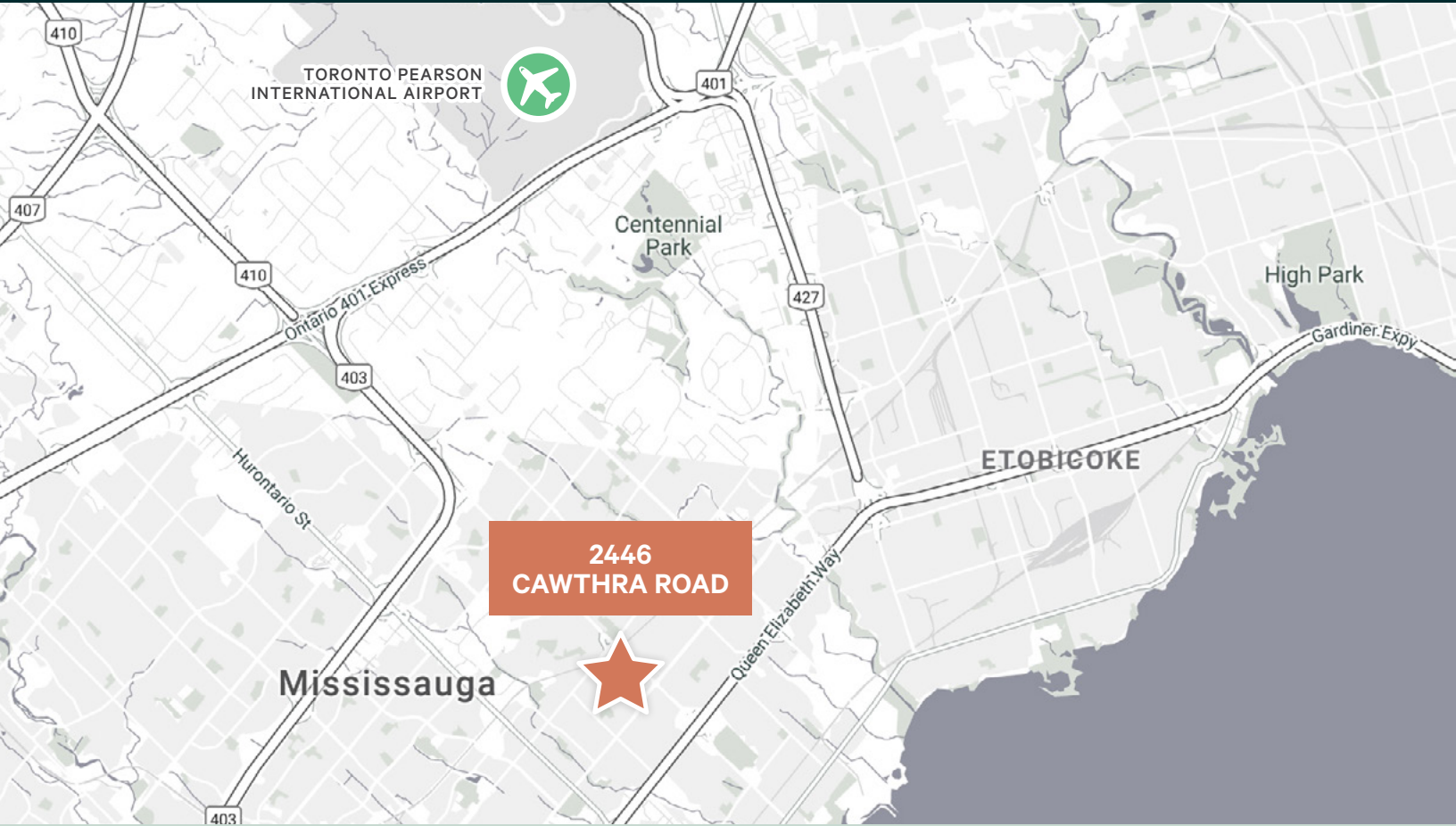
- ✓ Asbestos products manufacturing legally existing on the date of passing of this By-law
- ✓ Cement manufacturing legally existing on the date of passing of this By-law
- ✓ Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law
- ✓ Oil based 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
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- ✗ Solvent Manufacturing
- ✗ Tannery
- ✗ Tar and Asphalt Manufacturing
- ✗ Composting Facility
- ✗ Motor Vehicle Wrecking Yard

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2446 CAWTHRA ROAD, MISSISSAUGA



## TRAVEL TIMES

<b>QEW</b> 3 MIN / 1.7 KM	<b>HIGHWAY 427</b> 7 MIN / 6.6 KM	<b>GARDINER EXPRESSWAY</b> 7 MIN / 7 KM	<b>HIGHWAY 401</b> 11 MIN / 9.8 KM
<b>PEARSON I'NTL AIRPORT</b> 13 MIN / 15.7 KM	<b>CN INTERMODAL BRAMPTON</b> 20 MIN / 20.8 KM	<b>CP INTERMODAL VAUGHAN</b> 29 MIN / 33 KM	<b>DOWNTOWN TORONTO</b> 20 MIN / 21.2 KM

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**CBRE**

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