

2200

DREW ROAD

MISSISSAUGA, ON

48,307 SF freestanding building with 1/3 acre of surplus land available and 9 truck level doors **for sale.**



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Colliers

Accelerating success.

Presenting 2200 DREW ROAD

MISSISSAUGA, ON

48,307 SF FREESTANDING INDUSTRIAL
BUILDING WITH SURPLUS LAND IN
PRIME MISSISSAUGA LOCATION NEAR
PEARSON AIRPORT

Seize this rare opportunity to own a high-quality, highly functional industrial asset strategically located near Pearson Airport, major highways, and public transit with excellent connectivity.

This **48,307 SF premium property** features coveted surplus land availability, allowing for 10–15 trailer stalls without disrupting shipping operations – an uncommon advantage in today’s tight industrial market. Ideal for logistics, distribution, or light manufacturing, this move-in-ready space offers unmatched operational efficiency and long-term value.

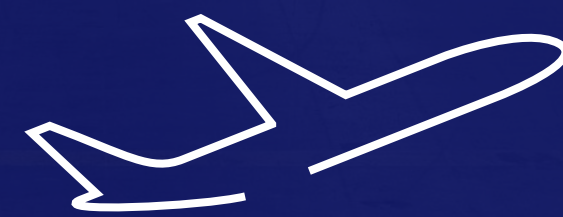


Building Specifications

ADDRESS	2200 Drew Road, Mississauga
BUILDING AREA	48,307 SF
OFFICE AREA	6,476 SF
LOT AREA	2.52 AC with additional 1/3 acre of surplus land available for lease*
POWER	600 Amps, 600 Volts
CLEAR HEIGHT	18'
SHIPPING	9 TL / 2 DI 1 dock per 4,600 SF of warehouse area
ZONING	E2
AIR CONDITIONING	Partial
SPRINKLERS	Yes
TAXES	\$127,287.49 (2024)
POSSESSION	Immediate (Vacant Now)
ASKING PRICE	\$21,255,080 (\$440 PSF)

**speak to listing agents with respect to 1/3 acre available surplus lands.*

Buyer/Buyer's Agent to verify all information.



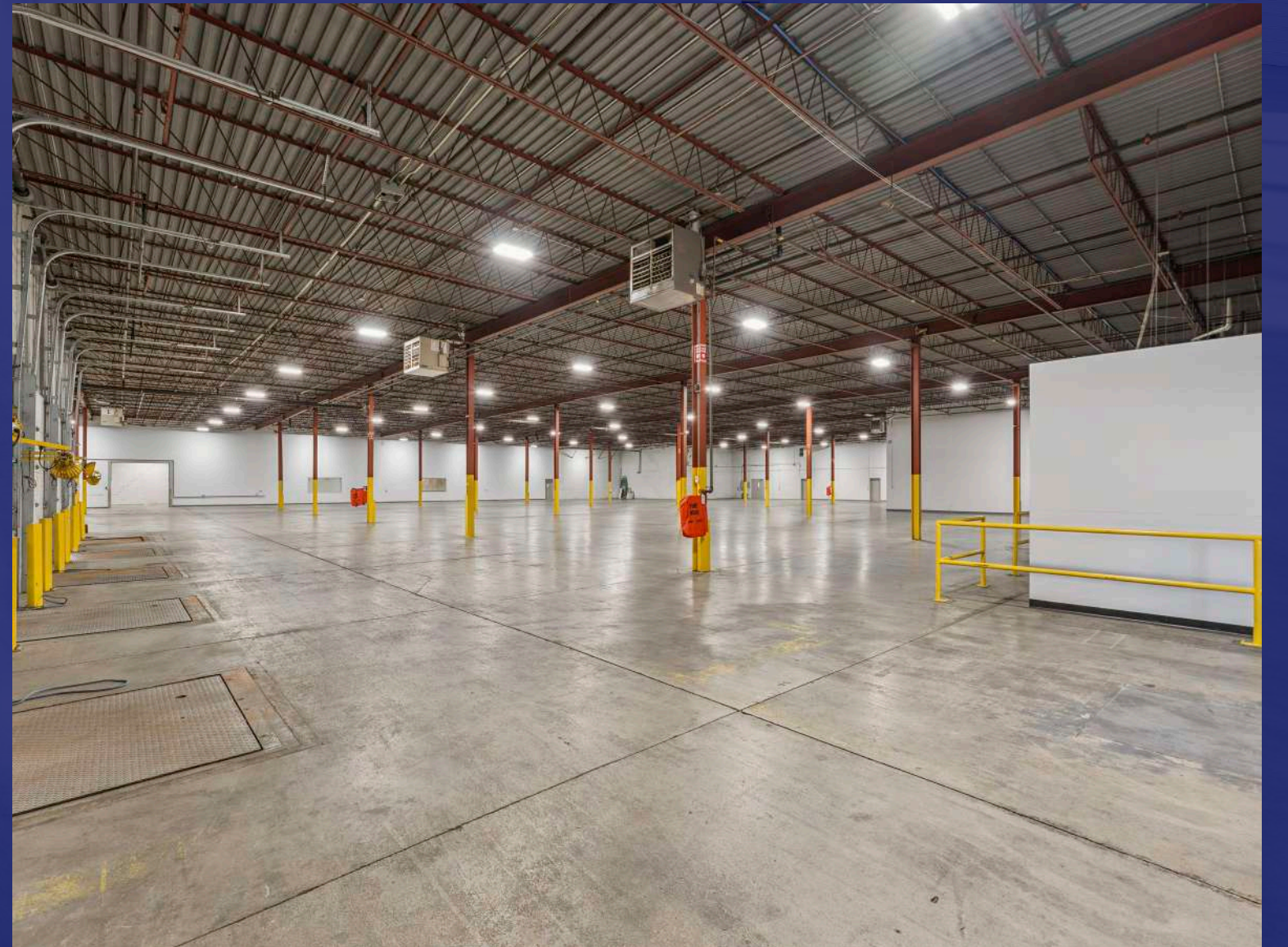
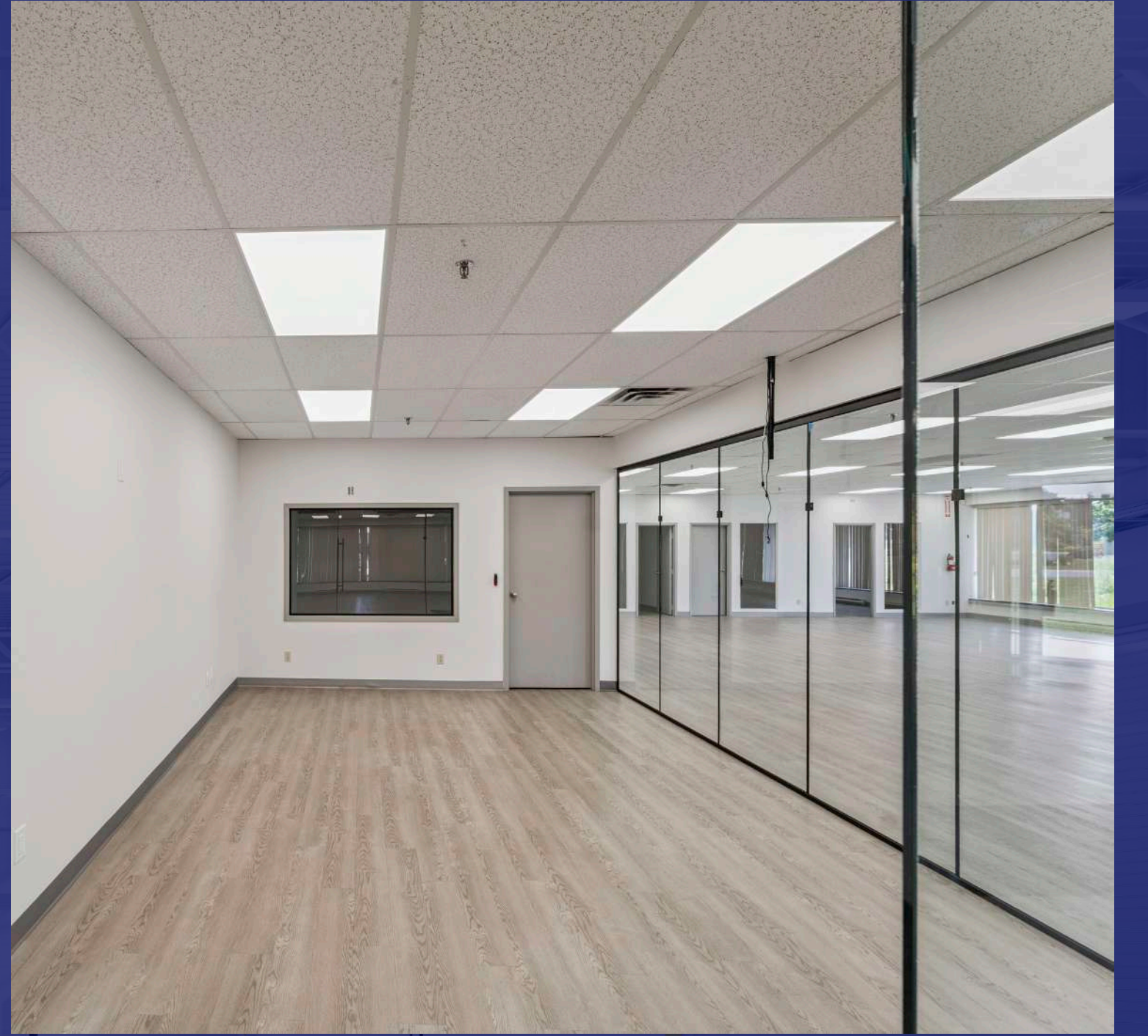
Within 1 km
of Pearson
Airport



Rare NINE
(9) truck
level doors



1/3 acre of
surplus land
available



Connectivity & Access

Located in northeast Mississauga, 2200 Drew Road serves as a strategic hub for logistics and distribution in Ontario. With direct access to Highways 427, 409, and 401 and just minutes from Toronto Pearson International Airport, the property is at the core of one of the country's most important transportation networks (CN and CP). This location enables efficient movement of goods across the Greater Toronto Area, throughout Canada, and internationally.

The surrounding industrial zone features a wide range of distribution centres, freight operators, and third-party logistics providers. This cluster of activity has contributed to a 20% growth in Mississauga's logistics sector over the past five years, making it one of the fastest-growing in the country.

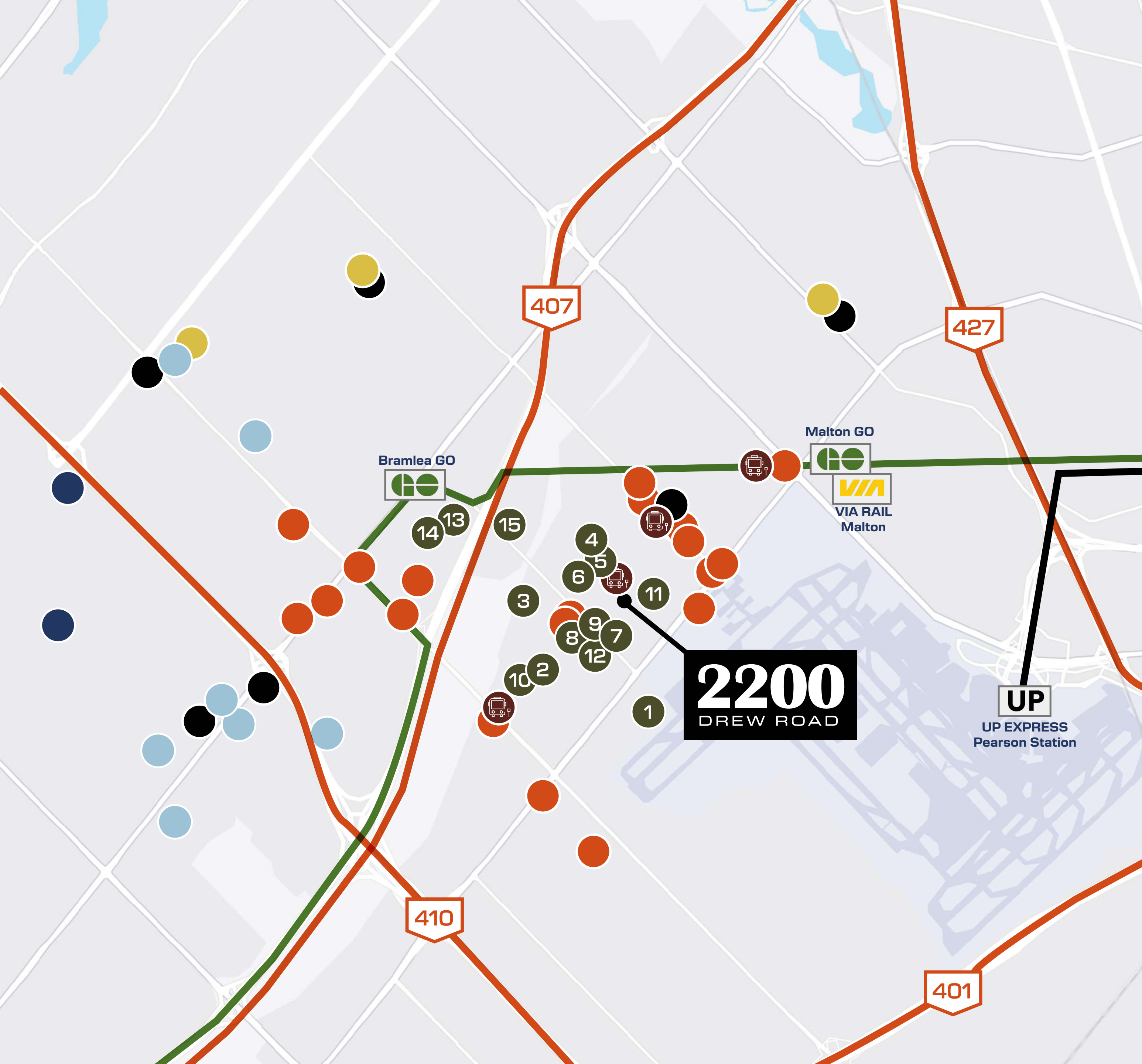
DRIVE TIMES

Highway 407	2 min 2.1 km	Toronto Pearson Int. Airport	10 min 6.2 km
Highway 401	12 min 11.5 km	Dixie GO	16 min 20 km
Highway 410	7 min 5.3 km	Bramalea GO	6 min 3.2 km
Square One	15 min 16 km	Erindale GO	16 min 20.8 km
Downtown Etobicoke	20 min 26 km	Cooksville GO	16 min 19 km
Downtown Toronto	50 min 30.2 km		

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this offering.

[Click Here to Sign the Confidentiality Agreement](#)





Site Amenities

20+

Restaurants & Cafes

8+

Shopping Centres

3+

Grocery Stores

7+

Gyms & Recreation

8+

Transit Stations

15+

Corporate Neighbours

CORPORATE NEIGHBOURS

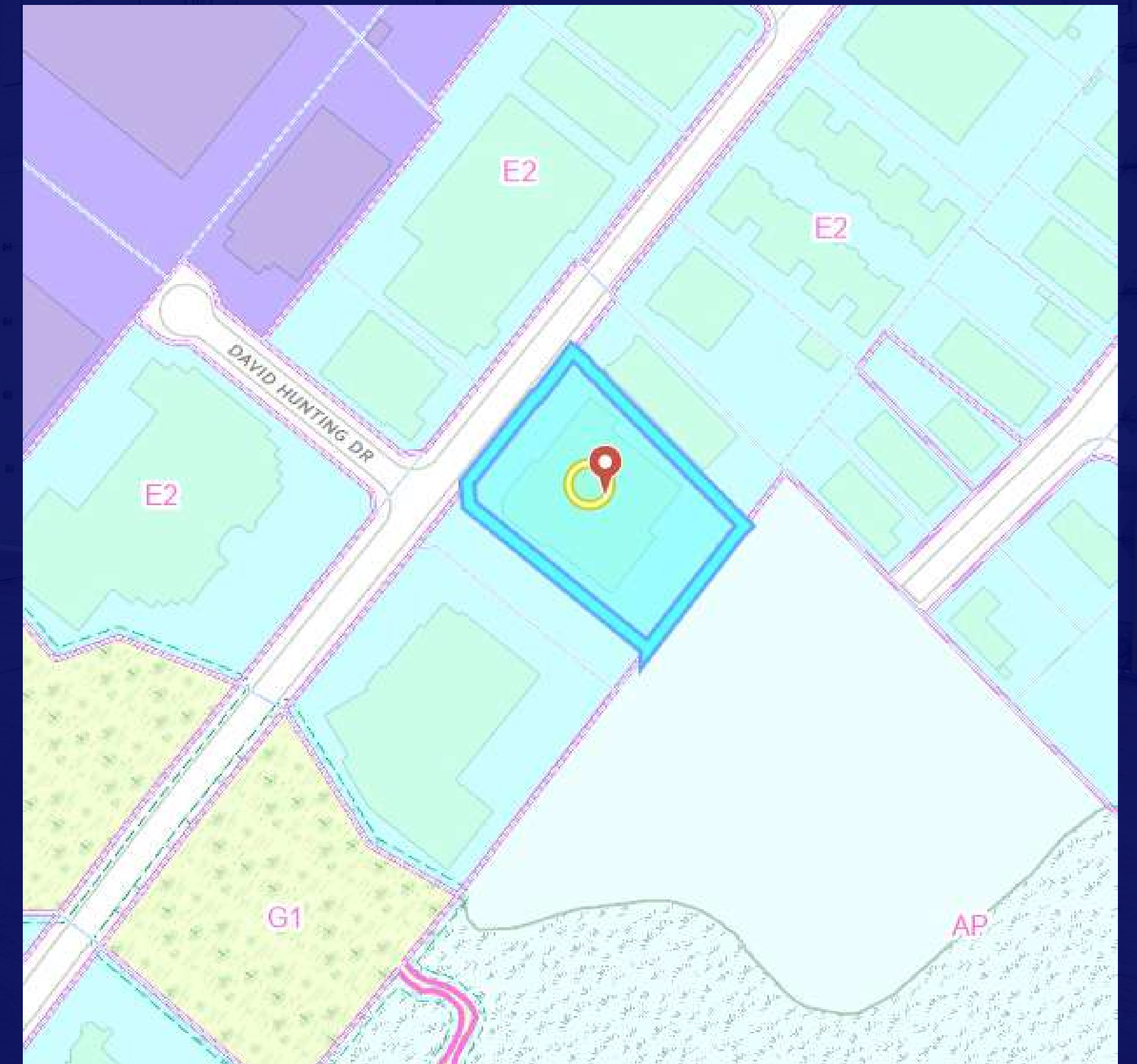
- | | | | | | |
|---|----------------------------|----|---|----|--------------------------------------|
| 1 | Bombardier Canada | 6 | ACCO Brands Canada, Inc. | 11 | City Of Mississauga: Malton Site |
| 2 | Canam Group - Plant | 7 | CAE Aviation Training & Services Toronto | 12 | A-1 Truck & Forklift Training School |
| 3 | Simard Logistics Solutions | 8 | Star Plastics Inc. | 13 | XTL Distribution |
| 4 | DWS Logistics | 9 | Air Canada Flight Operations Headquarters | 14 | Indigo Online Distribution Centre |
| 5 | UPS-SCS | 10 | GXO Logistics | 15 | Vision Transportation Inc. |



E2 Zoning Permitted Uses

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

- Manufacturing Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Contractor Service Shop
- Science and Technology Facility
- Truck Fuel Dispensing Facility
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing, and/or Rental Facility - Commercial Motor Vehicles
- Wholesaling Facility Medical
- Office
- Broadcasting/Communication Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodating
- Adult Video Store
- Adult Entertainment Establishment Night Club
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service



Click [here](#) for link to Mississauga Zoning By-law 0225-2007

MISSISSAUGA, ONTARIO

A CENTER OF INNOVATION AND OPPORTUNITY

Mississauga, Ontario, is a thriving and diverse city located just west of Toronto, known for its strong economy, strategic location near Toronto Pearson International Airport, and excellent transportation infrastructure.

Mississauga hosts the second-largest logistics sector in the GTA and accounts for 30% of all logistics employment in the region. The city's infrastructure supports this dominance with three principal railways, seven major highways, and a location less than 90 minutes from the U.S. border. The area is also home to over 1.2 million square feet of airport warehouse space capable of processing one million metric tonnes of cargo annually. With five runways accommodating all aircraft types and 24/7 customs clearance, the airport plays a critical role in global freight movement.

FORGING THE PATH TO ECONOMIC GROWTH:

75+

Fortune 500 and 65+
Global 500 Companies
Located in Mississauga¹

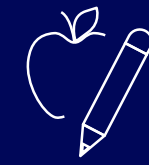
775+

Multinationals with
A Head Office in
Mississauga¹

2nd Largest

Economy in Ontario with 100,000+
Businesses Generating \$61 Billion in
GDP¹

UNLOCKING GLOBAL CONNECTIONS:



2 Globally Recognized Post-Secondary Institutions¹



73% Working-age Residents Have a Post-Secondary Degree¹



145+ Languages Spoken in Mississauga and Access to World-Class
Talent Through the Global Skills Strategy¹



457,000+ Local Labour Force, with Access to
a Regional Labour Pool of 5.1M¹

2200 DREW ROAD IS SITUATED WITHIN THE PEARSON ECONOMIC ZONE (PEZ):

- The area surrounding Pearson International Airport is the 2nd largest employment zone in Canada²
- Home to 18,000+ businesses and employs 500,000+ people³
- Covers 200 km² of some of the most valuable commercial land anywhere in Canada: factories, warehouses, offices, logistics facilities⁴
- Over 500,000 people are employed in the zone – it is home to 1 in 7 jobs in the Toronto Region⁵
- 7% of Ontario's GDP is generated in the Pearson Economic Zone (\$70.6B in 2023)⁵

SOURCES

1. <https://investmississauga.ca/>
2. <https://bot.com/Events/Gateway-to-Growth-Summit>
3. <https://www.economicrunway.ca/>
4. https://www.thestar.com/business/opinion/ontario-may-be-desperate-for-housing-but-the-pearson-economic-zone-is-no-place-for/article_93eae6cd-e0c3-458c-86f1-547ed50f0ded.html
5. <https://www.economicrunway.ca/pearson-economic-zone>



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