



6095 Ordan Drive, Mississauga

# Freestanding Industrial Facility with Secured Yard **For Lease**

**Jason Bailey\***

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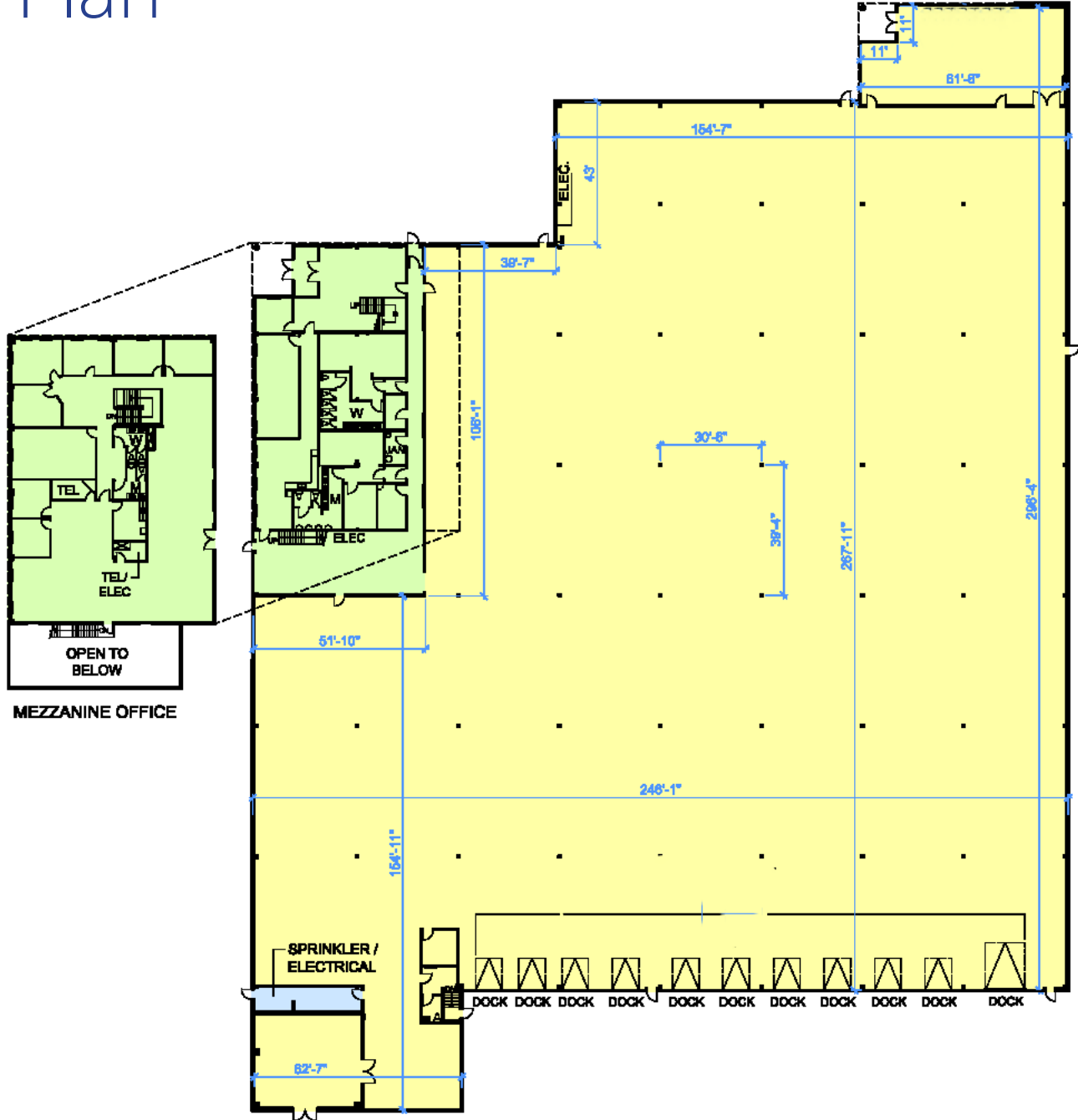
# Property Overview

Total Area	71,603 SF
Office Area	10,759 SF on two floors
Warehouse Area	60,844 SF
Clear Height	24'7"
Zoning	E2
Shipping	10 Truck Level, 1 Drive-in
Power	4,000 Amps, 600 Volts
Lot Size	3.06 Acres
Asking Rate	\$18.50 Net PSF
Taxes, Insurance & Administration	\$2.80 PSF (2024 Estimate)
Availability	December 1, 2024



- High truck level door count with ample access for 53' trailers
- Heavy power capabilities of 4,000 amps
- White-boxed warehouse with T8 lighting
- Fully secured yard
- Brand new roof in 2023

# Floor Plan



# Zoning

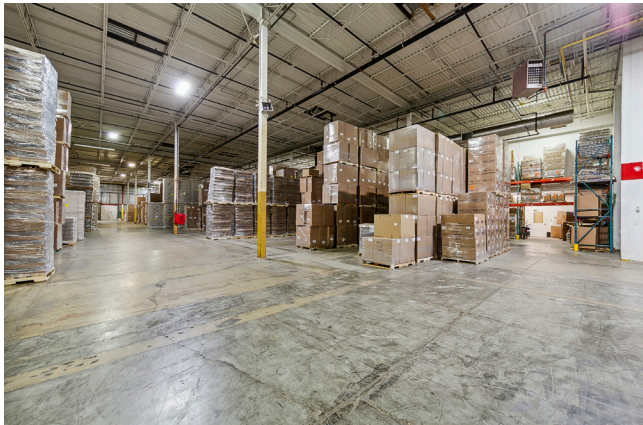
All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

## Permitted Uses: Employment Zone (E2)

- Medical
- Office
- Broadcasting/Communication 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
- 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 Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing, and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodating
- Animal Boarding Establishment
- Active Recreational Use
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

# Property Photos

*Interior*



# Property Photos


*Exterior*



# Site Access

 6095 Ordan Drive, Mississauga

 Major Highway

 Highway 410  
10 minutes

 Highway 407  
9 minutes

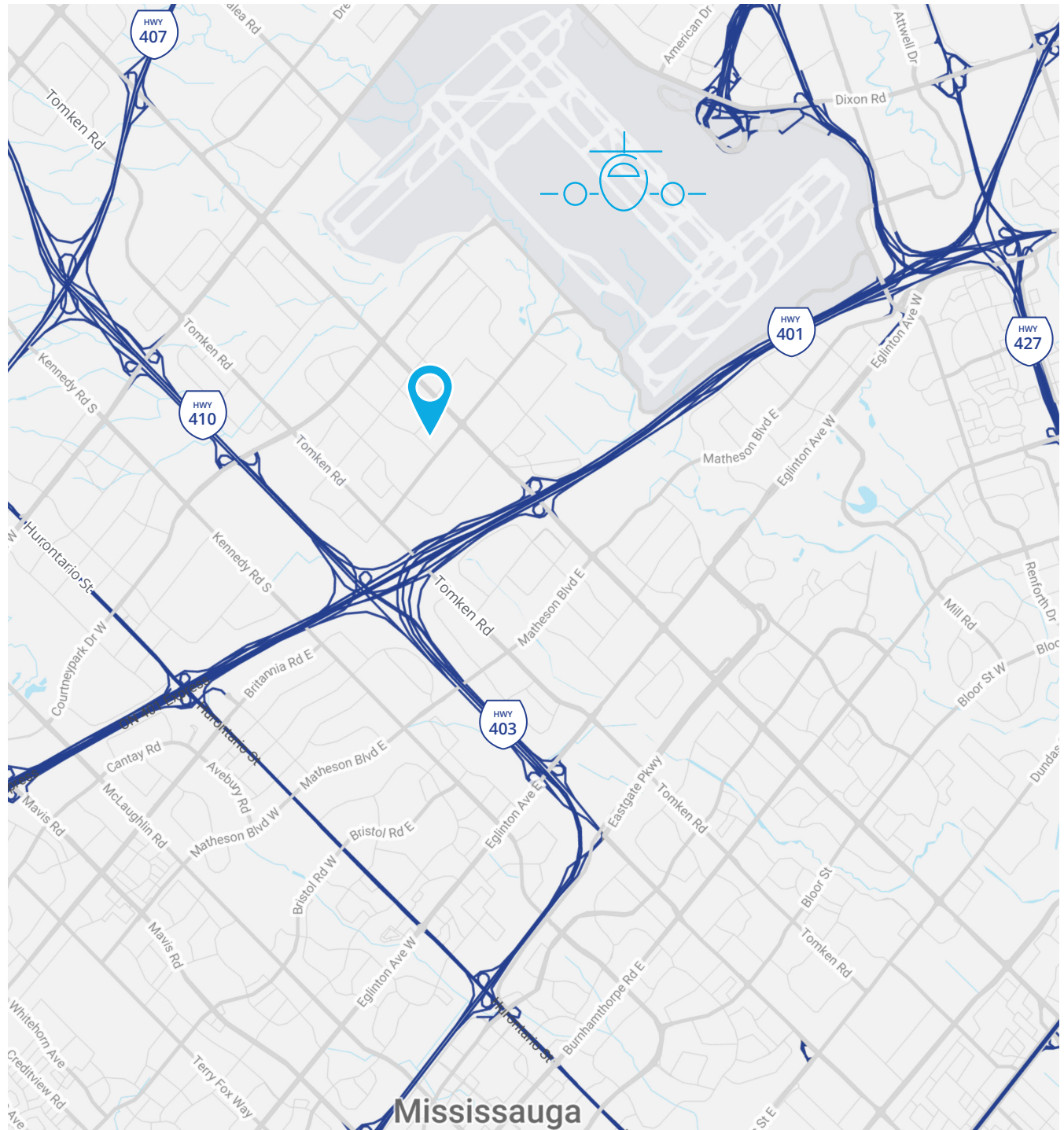
 Highway 401  
5 minutes

 Pearson International Airport  
10 minutes


**Downtown Toronto**  
35 minutes

**Downtown Mississauga**  
17 minutes

**Brampton**  
16 minutes



# Amenities Map

 6095 Ordan Drive, Mississauga

 Transitway Stations

 Transitway Route


 MiWay Bus Route


## Within 5 KM Radius

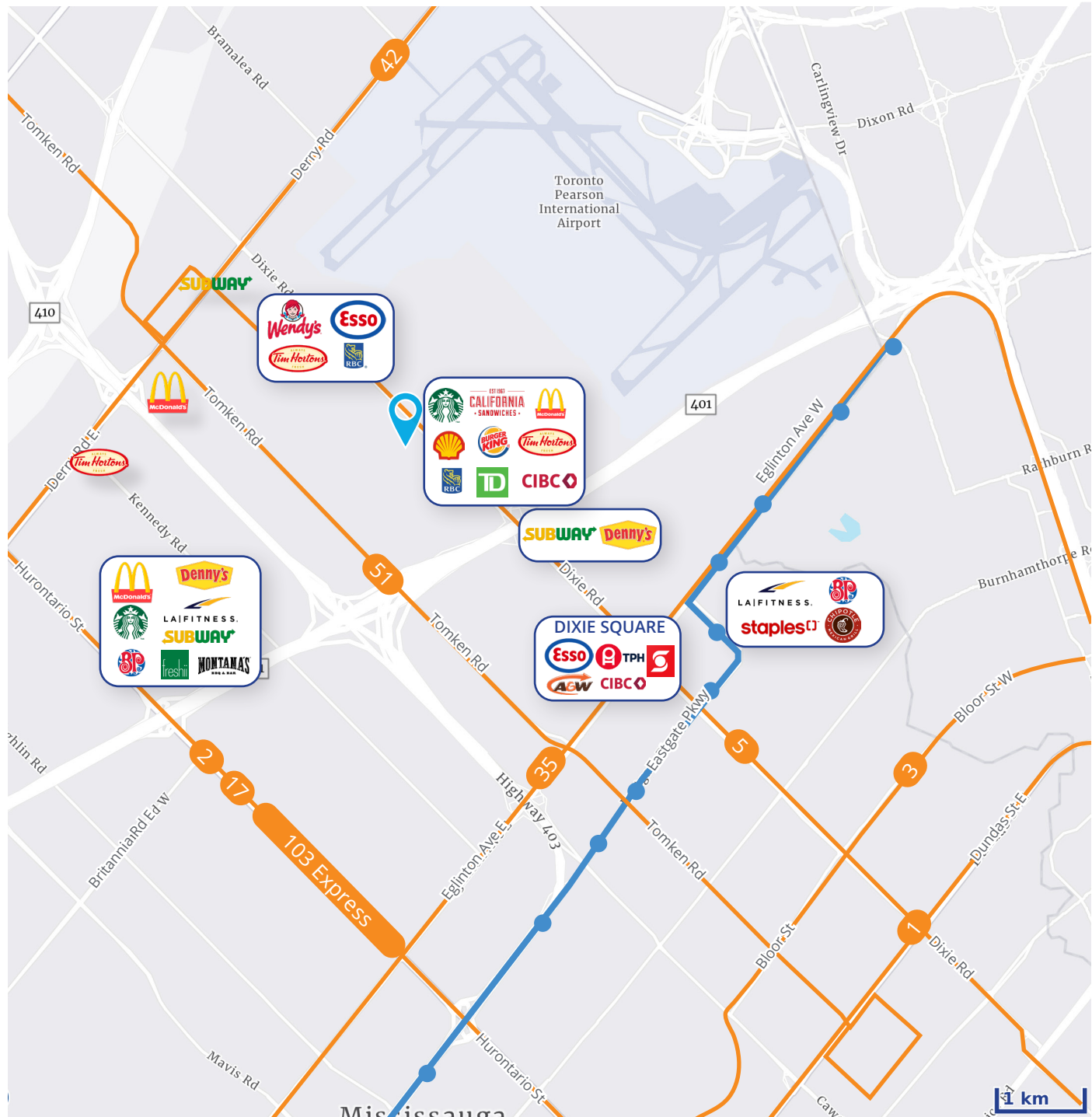
 **100+**  
Restaurants

 **20**  
Gas Stations

 **60+**  
Hotels

 **50+**  
Banks & ATMs

 **50+**  
Shopping plazas





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