



Colliers

Flexible Configurations For Lease

2390 Cawthra Road
Mississauga, ON

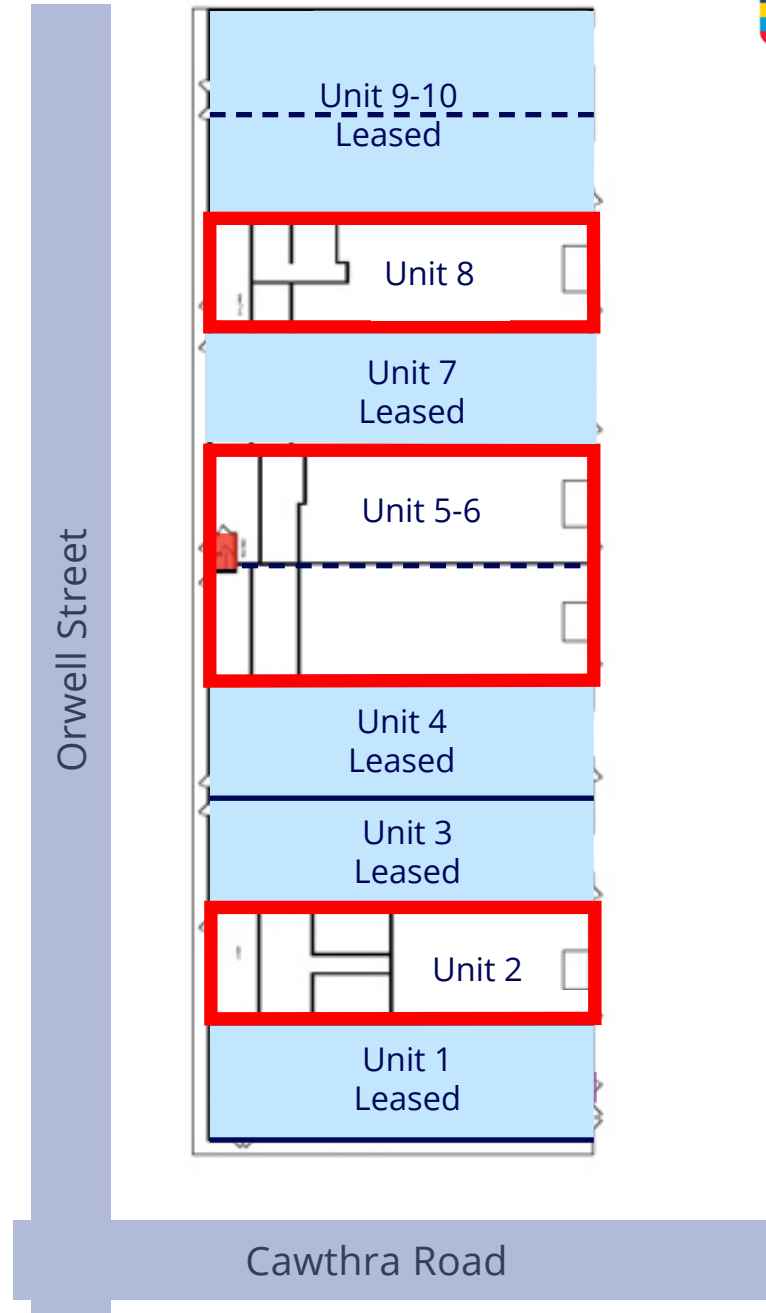
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Available *Units*



	Unit 2	Unit 5-6	Unit 8
Available Area	3,060 SF	6,138 SF	3,124 SF
Office Area (ability to reduce)	40%	15%	20%
Clear Height	14' Clear Height		
Shipping	1 DI	2 DI	1 DI
T.M.I.	\$6.63 PSF		
Pricing	\$19.75 PSF Net		



E2-131 Zoning

E2-131 is a specific exception within the E2 Employment Zone in the City of Mississauga's Zoning By-law. It generally permits heavy industrial uses like manufacturing and processing, but with specific limitations on what can be manufactured and how. The E2-131 zone also has restrictions on uses like private schools and motor vehicle repair facilities.

Permitted Uses:

- General Manufacturing – includes a wide range of non-restricted manufacturing activities
- Warehouse – for storage and distribution of goods
- Industrial Sales & Service – retail or services supporting industrial operations
- Laboratory – research/testing facilities
- Contractor's Establishment – for trade contractors and their offices/tools
- Custom Workshop – specialized fabrication or repair workshops
- Vehicle Repair Shop – full-service auto repair
- Vehicle Service Shop – servicing of light vehicles, including open storage under conditions
- Vehicle Depot – storage and dispatch facility for vehicles
- Shipping Terminal or Transportation Use – freight and transport operations
- Public Utility – e.g., transformer or gas regulator stations (must be



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All Permitted Uses



Location Overview



Mississauga is a large city in Ontario, Canada, located just west of Toronto. It is one of the fastest-growing cities in the country and is part of the Greater Toronto Area (GTA). With a population of over 700,000, Mississauga is known for its diversity, modern infrastructure, and vibrant economy. The city is home to many corporate headquarters and benefits from being near Toronto Pearson International Airport, Canada's busiest airport.

CITIES

- Mississauga | Immediate
- Toronto 15 Mins | 12 KM
- Brampton | 20 Mins | 15 KM

HIGHWAYS

- QEW | 5 Mins | 3 KM
- Highway 410 | 10 Mins | 7 KM
- Highway 409 | 15 Mins | 10 KM

AIRPORTS

- YYZ Airport | 20 Mins | 20 KM
- YTZ Airport | 30 Mins | 29 KM





FOR LEASE

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