

Rare  
Offering!

For Sale: Industrial

# 1828 Drew Road

6,950 SF Freestanding Building on a 1 Acre E3-Zoned Lot in Central Mississauga

**Lennard:**

Here is where your business will *grow*.

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# 1828 Drew Road



Building Size

**6,950 SF**

Office Space (2 floors)

**2,800 SF**

Industrial Space

**4,150 SF**



Clear Height

**22'**

Shipping

**4 Oversized**

**Drive-in Doors**



Zoning

**E3**



Lot Size

**100 ft x 435.39 ft**



Asking Price

**\$9,375,000**

Taxes (2024)

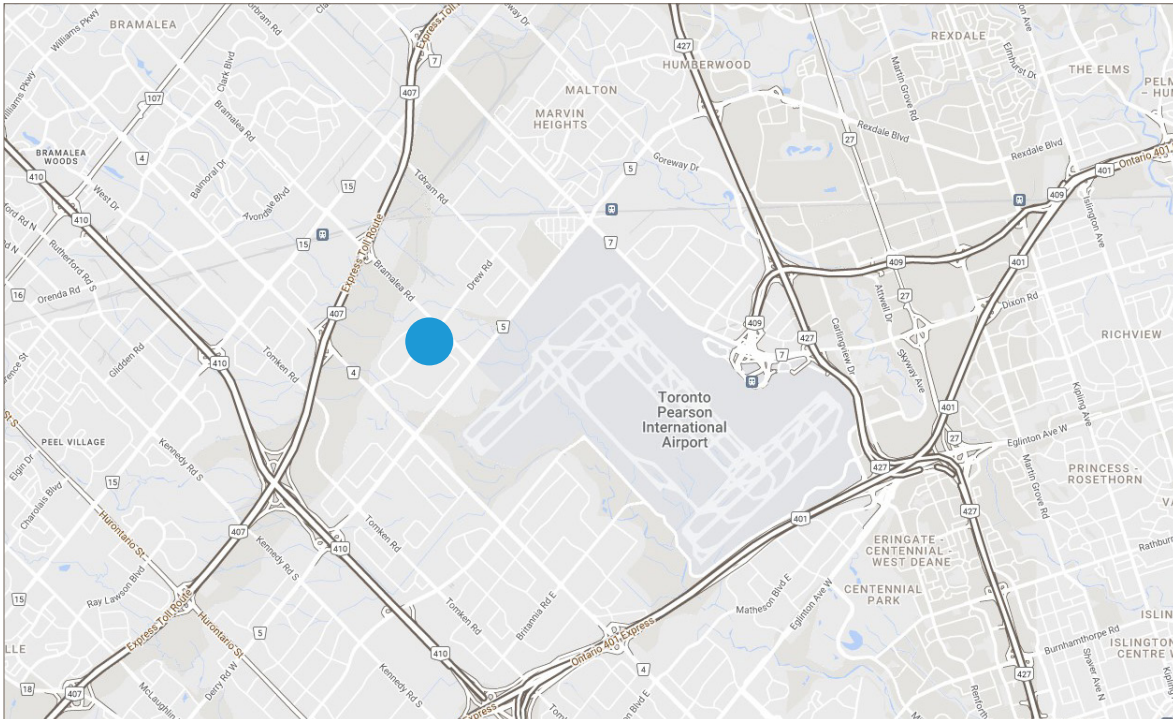
**\$34,676.88**

## Property Highlights

- Extremely Rare E3 zoned lot allows for outside storage and a variety of other uses
- Lot is fully fenced, secured and graded with hydro, air and water lines running the length of the property
- Central Mississauga Location - minutes from multiple 400 series highways & Pearson International Airport
- Public transit a short walk away
- Clean, well lit and functional shop space with 22' ceilings
- 4 oversized drive in doors
  - 16' x 16' automatic (rear)
  - 13' x 15' manual (rear)
  - 13' x 12' manual (rear)
  - 16' x 18' manual (side)
- Regularly maintained oil interceptor and service pit in place for heavy machine/truck/automotive uses
- 200A 600V power (to be confirmed)
- Well appointed office space over 2 floors includes private offices, staff room, locker room and 2 kitchenettes
- Second floor office space has the ability to be leased separately with its own entrance, kitchenette and bathroom
- Property has been maintained with care by one owner for almost 30 years



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\*\*Broker

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Zoning - E3 - Employment Zone



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# 1828 Drew Road

## Zoning

Under City of Mississauga Zoning By-Law 0225-2007, 1828 Drew Road is zoned E3 - Employment Zone. Permitted uses include: \*

### Office

- Medical Office
- Office

### Business Activities

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility (0190-2014)
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station (with restrictions)
- Waste Transfer Station (with restrictions)
- Composting Facility (with restrictions)
- Power Generating Facility
- Outdoor Storage/Outdoor Display
- Self Storage Facility
- Contractor Service Shop
- Contractor's Yard
- Vehicle Pound Facility
- Medicinal Product Manufacturing Facility (with restrictions)

### Commercial

- Restaurant (with restrictions)
- Convenience Restaurant (with restrictions)
- Take-out Restaurant (with restrictions)
- Commercial School
- Financial Institution (with restrictions)
- Veterinary Clinic
- Animal Care Establishment

### Motor Vehicle Service

- Motor Vehicle Body Repair Facility
- Motor Vehicle Body Repair Facility - Commercial Motor Vehicle
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Commercial Motor Vehicle (0379-2009)
- Motor Vehicle Wash Facility - Restricted
- Gas Bar (0018-2015) (with restrictions)
- Motor Vehicle Service Station (0018-2015)
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

### • Hospitality

- Banquet Hall/Conference Centre/Convention Centre
- Night Club (with restrictions)
- Overnight Accommodation

### Other

- Adult Video Store (with restrictions)
- Adult Entertainment Establishment (with restrictions)
- Animal Boarding Establishment (with restrictions)
- Active Recreational Use
- Body-Rub Establishment (with restrictions)
- Truck Fuel Dispensing Facility (0297-2013)
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (with restrictions)
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

\* <https://www.mississauga.ca/services-and-programs/building-and-renovating/zoning-information/zoning-by-law/>. Please confirm intended use is permitted by the City of Mississauga



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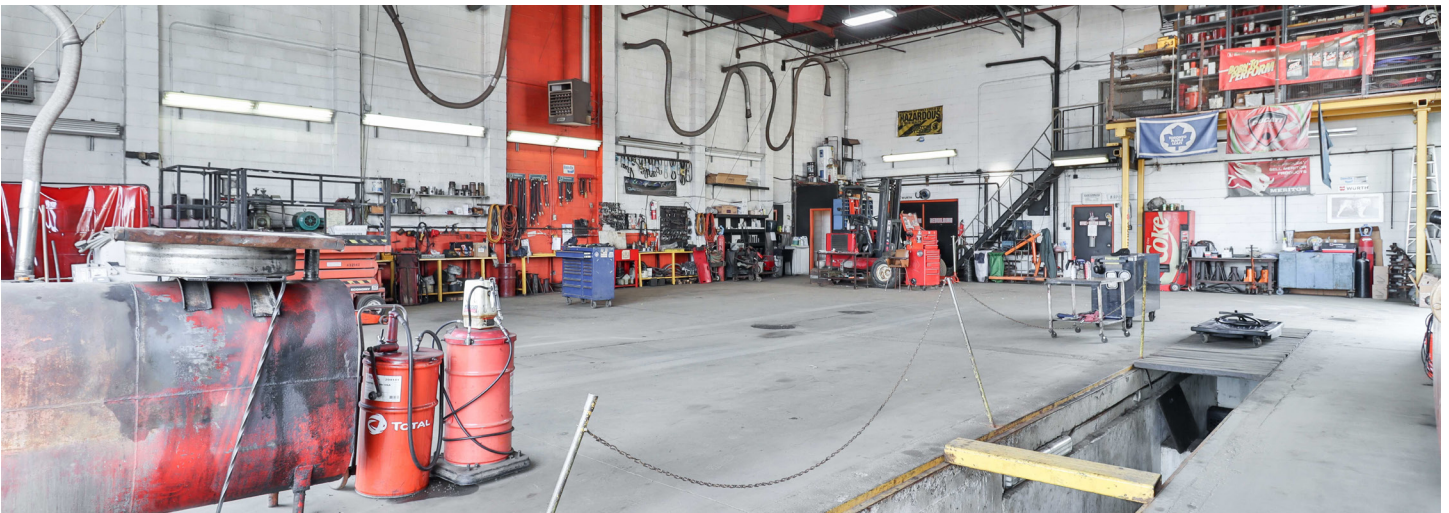
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