

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*.

lennard.com

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



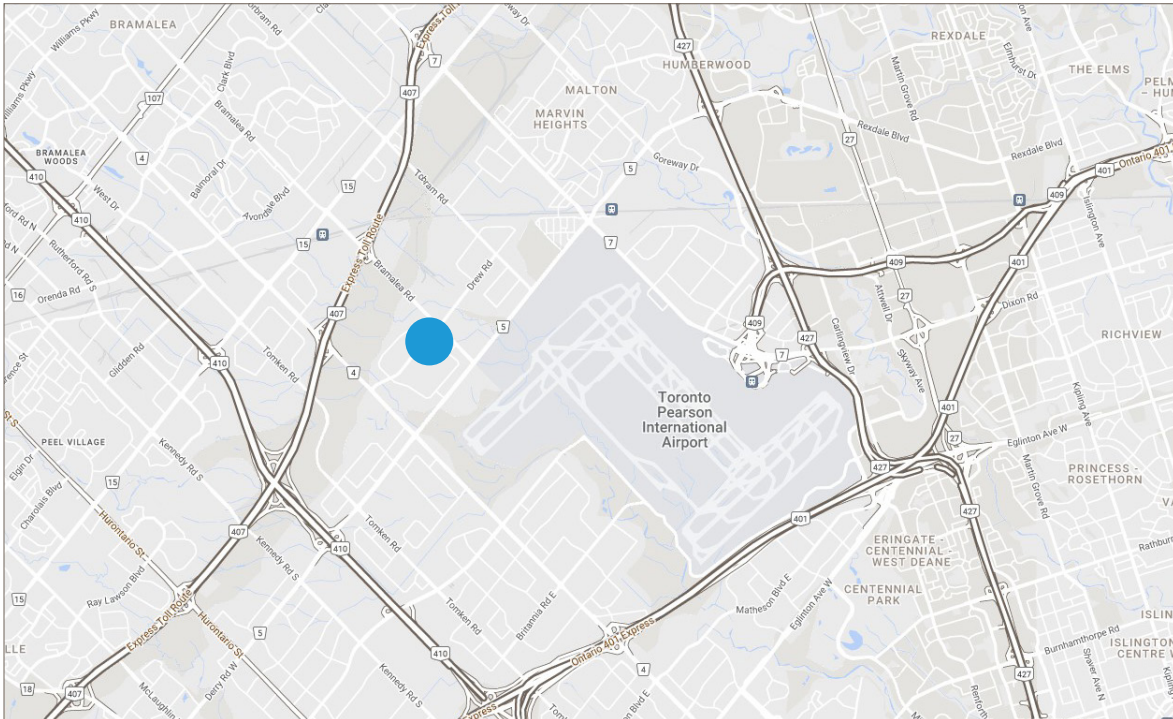
Asking Price
\$9,375,000

Taxes (2023)
\$33,033.36

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

1828 Drew Road



Lennard:

Mariano Covello*, Vice President
416.625.2618 • mariano@lennard.com

*Broker

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Zoning - E3 - Employment Zone



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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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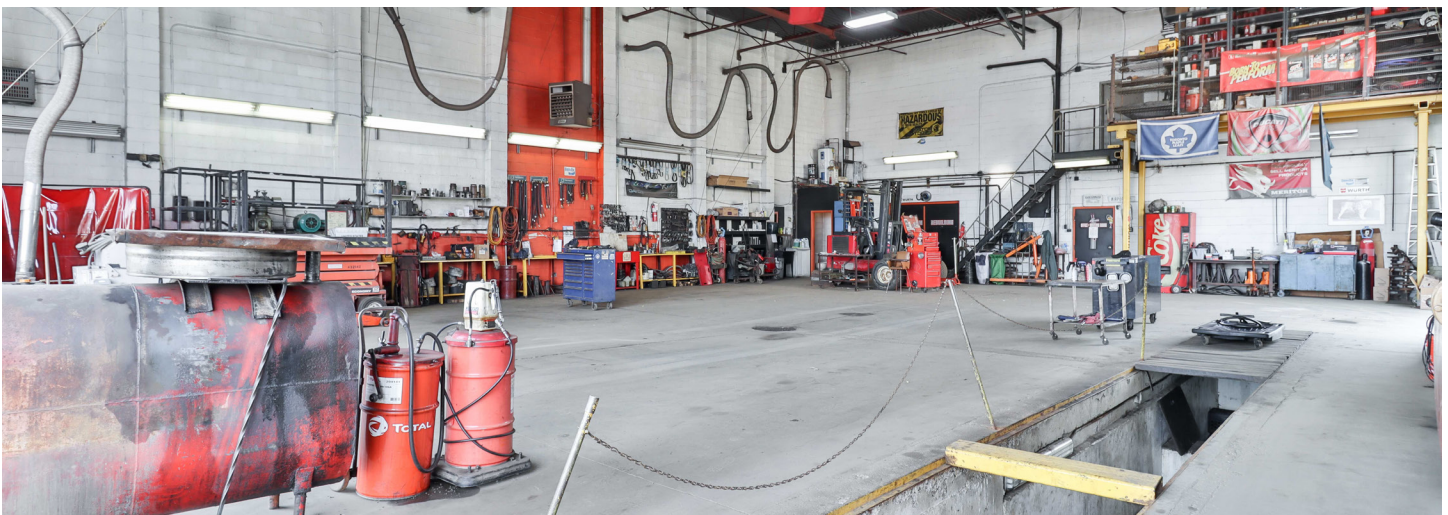
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209-1 Yorkdale Road
Toronto, Ontario M6A 3A1
lennard.com

*Broker
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.