



285 Watline Avenue, Mississauga

High Profile Freestand in Mississauga for lease

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Lennard:

Colliers

Property Overview

Municipal Address 285 Watline Avenue, Mississauga

Total Area 10,110 SF

Office Area 50%

Warehouse Area 50%

Clear Height 18'

Shipping 1 DI / 1 TL

Power 200 Amps, 600 Volts

Lighting LED

Heating Gas Forced Air Open

Zoning E2- 96

Property Taxes \$31,000 (2021)

Asking Price \$18.50 Net PSF

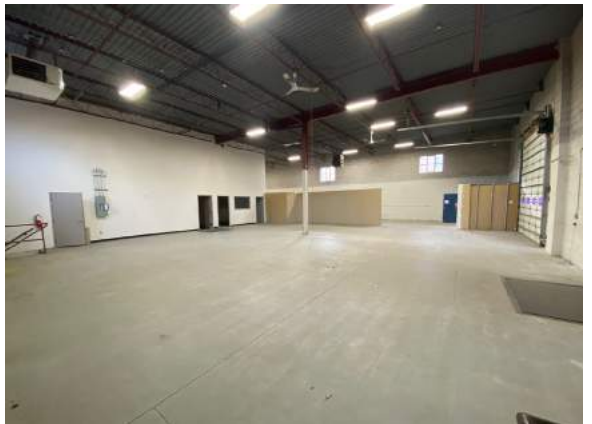
Possession Immediate



- Freestand in Trader's Business Park
- Two points of site access with generous shipping apron
- Ample employee parking
- Immediate access to 400 series highways (410, 407, 401, 403 and 427) as well as Pearson International Airport
- Immediate possession
- Recently renovated office area with mixture of open concept & private offices
- Abundance of natural light throughout warehouse and office
- Updated LED lighting throughout interior and exterior of building
- Perfectly suited for a Head Office or Showroom

Floor Plan








Zoning - E2-96



For more details please visit : <https://www.mississauga.ca/apps/zoningbylaw/#/show/p8,2957,2988,3083,2958>

Site Access

 285 Watline Avenue,
Mississauga

 Major route


 Minor route

 Transit route

 **Highway 403**
5 minutes

 **Highway 410**
7 minutes

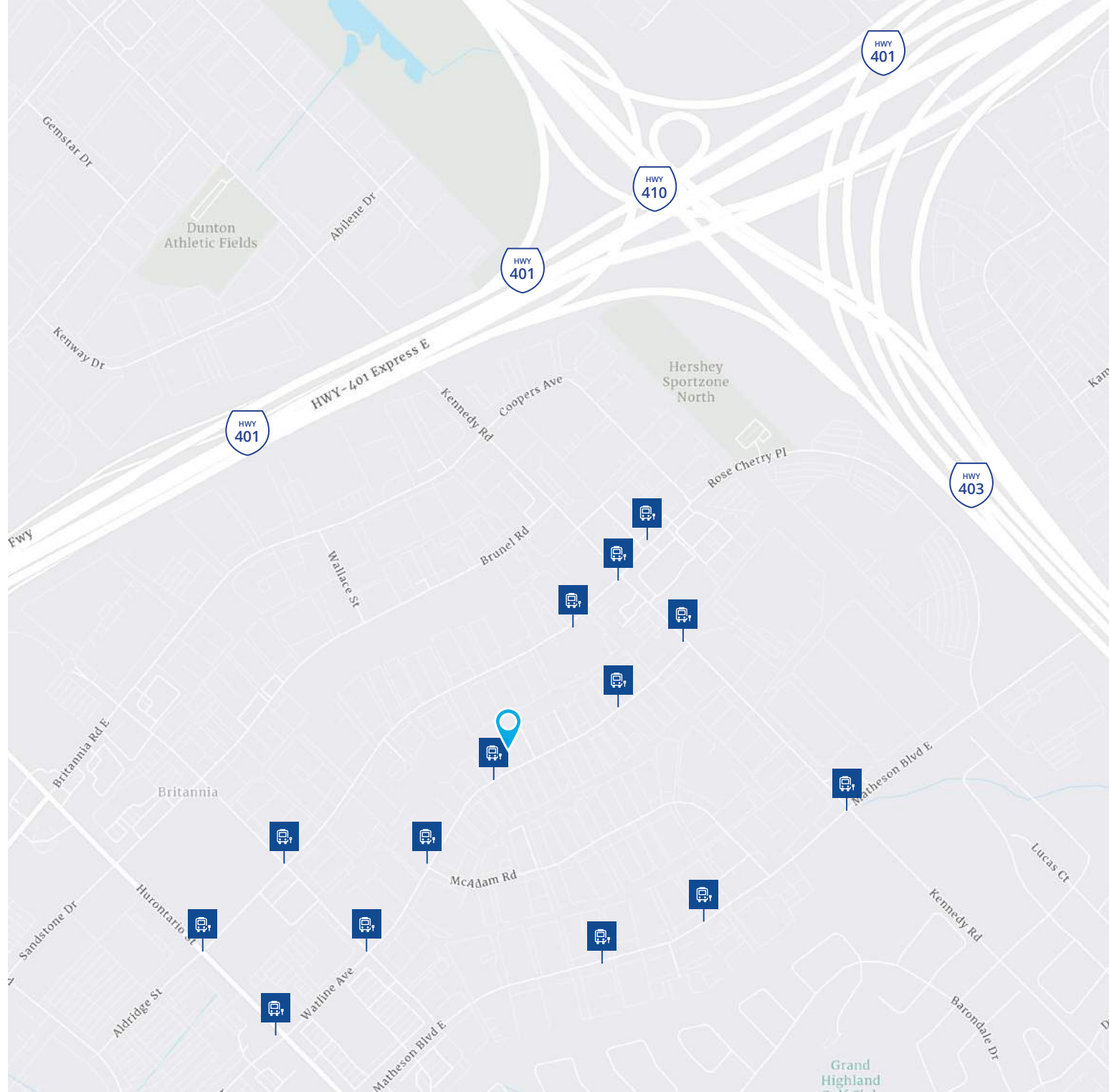
 **Highway 401**
4 minutes

 **Airport**
16 minutes

Downtown Toronto
25 minutes

Downtown Mississauga
15 minutes

Brampton
15 minutes



Local Amenities



285 Watline Avenue,
Mississauga



Restaurants



Gas Stations

- Petro Canada
- Esso
- Shell



Banks

- RBC
- Citigroup
- BMO
- TD Canada Trust



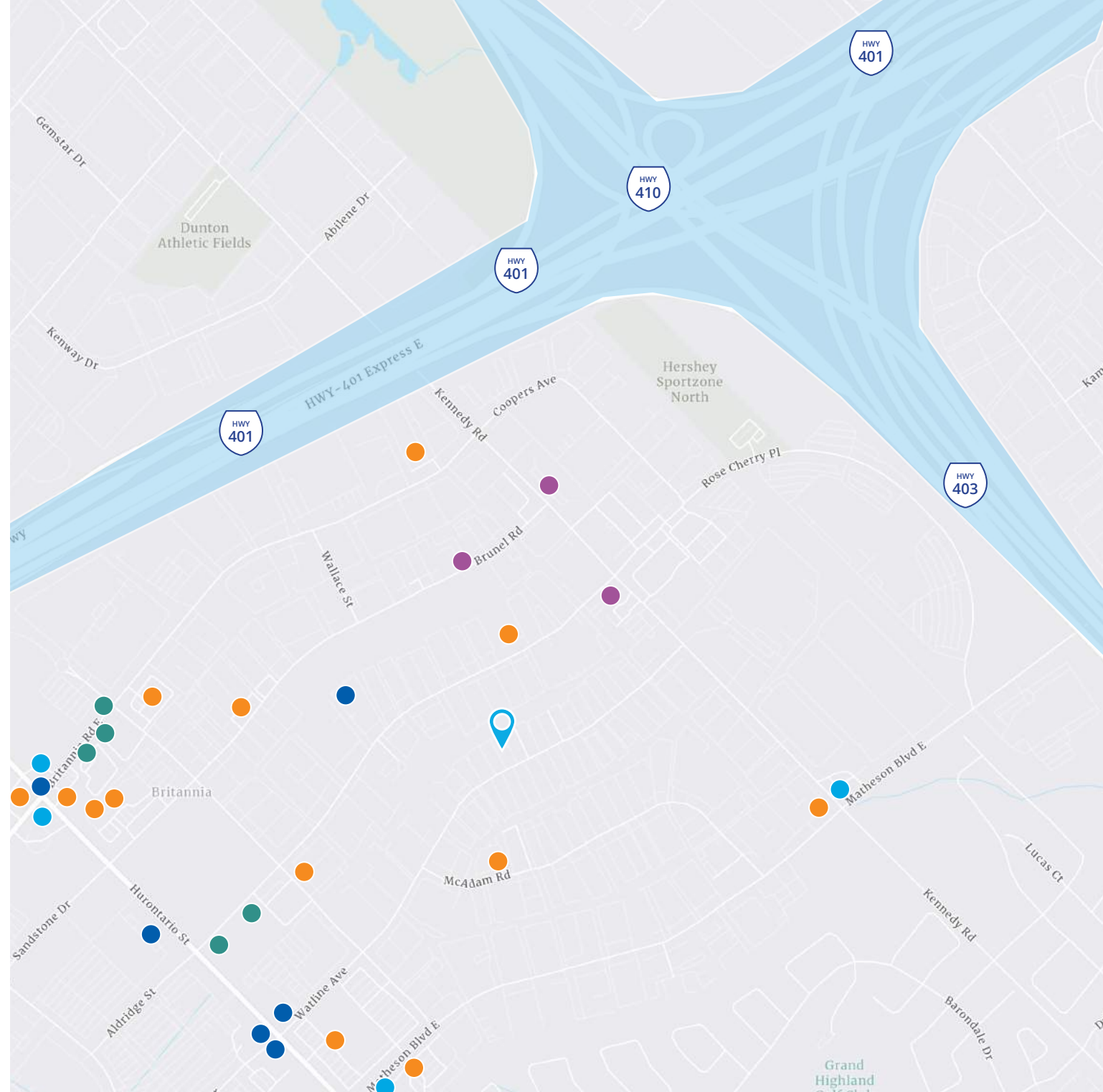
Hotels

- Holiday Inn Mississauga
- Doubletree by Hilton
- Hilton Garden Inn
- Hyatt Place
- Quality Inn



Event Venue

- The Garden's Event Centre
- Bulinaria Restaurant and Event
- Preet Palace Banquet Hall





Lennard:
Commercial Real Estate



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KENNEDY ROAD SOUTH

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