

MANUFACTURING FACILITY / DEVELOPMENT SITE - FOR SALE

PRIME LOCATION



2365 Dixie Road
Mississauga, Ontario

BUILDING SIZE 184,248 sf
(expandable to ±300,000 sf)

OFFICE SIZE 30,296 sf (16%)

WAREHOUSE SIZE
153,952 sf (84%)

LOT SIZE 15.17 acres
(can be divided to 12 & 3 acres)

CLEAR HEIGHT 18' – 24'

SHIPPING DOORS 10 Truck
Level Doors & 2 Drive-In Doors

ZONING M1 & M2 – Industrial –
Outside storage is allowed
on part of the site

ADVANTAGES

- Well maintained building on oversized lot
- Air-lines, lighting & heavy power
- Asking Price - \$13,000,000
- CN Rail in place
- Plant is partially air-conditioned
- Neighboring 14.37 acre vacant site zoned M2 is available for purchase separately

For Further Information or Inspection, Please Contact Exclusive Broker

The Acclaim Group, LLC
Michael S. Maroon, SIOR
908-653-0880