



CAWTHRA BUSINESS CENTRE



IMMEDIATE
OCCUPANCY
AVAILABLE



ZONING:
E2-131



FROM 2250 SF
AND UP



2455-2465 CAWTHRA RD, MISSISSAUGA

FOR SALE

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**CITI BROKERS
REALTY INC**



**HARBOUR
EQUITY**



**BERKSHIRE AXIS
DEVELOPMENT**



CAWTHRA BUSINESS CENTRE OVERVIEW

Cawthra Business Centre is a Condo conversion project of two existing buildings comprising of 42 industrial units and 37 office units. Located in South Mississauga with prime exposure on Cawthra Rd and immediate access to QEW, Hwy 403 and Hwy 410. Industrial unit sizes start from 2250 sf and office unit sizes start from 340 sf and up.





CAWTHRA BUSINESS CENTRE
PROPERTY HIGHLIGHTS

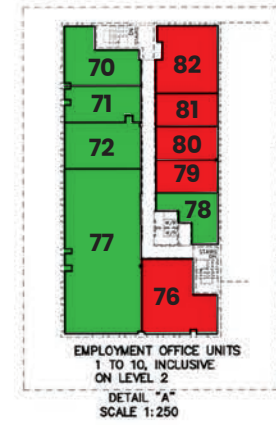
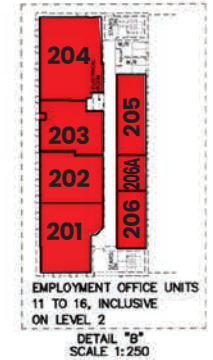
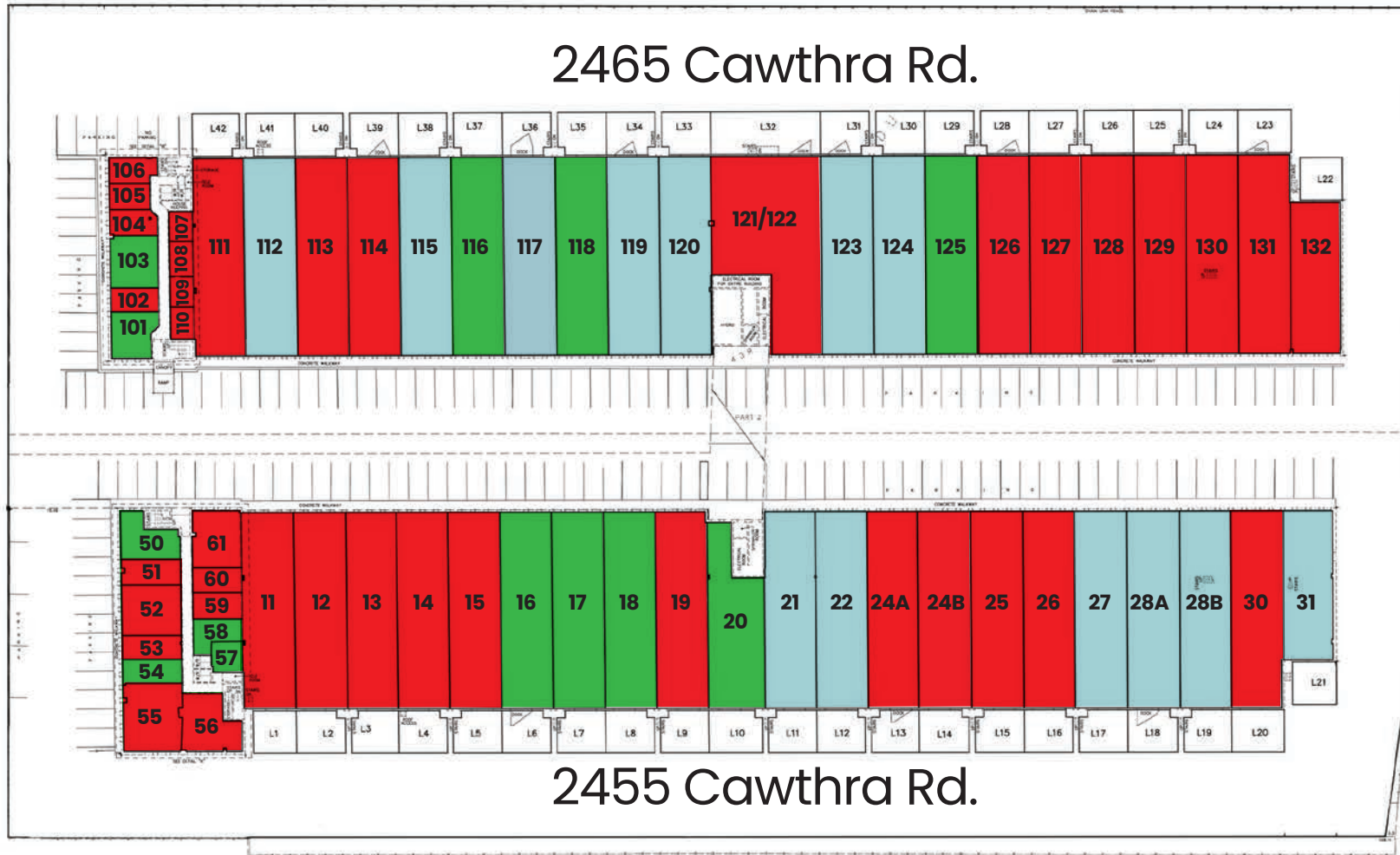
Located on Cawthra Rd, the site is just North of QEW in south Mississauga, it offers a mix of Office and Industrial units.

Various sizes are available. Ask us about availability and pricing.

- + Very good exposure on Cawthra
- + 37 Office & 42 industrial units
- + 14' clear ceiling height in industrial units
- + All dock level doors
- + Office condo fees: \$7.18/SF/Yr
- + Industrial condo fees: \$2.03/SF/Yr
- + Zoning: E2-131
- + Very close to QEW/Cawthra interchange
- + Prime employment hub of South Mississauga
- + Occupancy: To be arranged
- + Condo Registered
- + Parking: 181 spots



CAWTHRA BUSINESS CENTRE SITE PLAN



= SOLD = AVAILABLE



POPULATION

10KM
717,194

20KM
1,952,977

30KM
2,031,178

LABOUR FORCE

10KM
402,578

20KM
1,133,191

30KM
1,126,779

MEDIAN AGE

10KM
40.5

20KM
37.5

30KM
38.7

MEDIAN HH INCOME

10KM
\$90,692

20KM
\$87,230

30KM
\$98,932

HOUSEHOLDS

10KM
267,590

20KM
760,804

30KM
708,241

EMPLOYMENT RATE

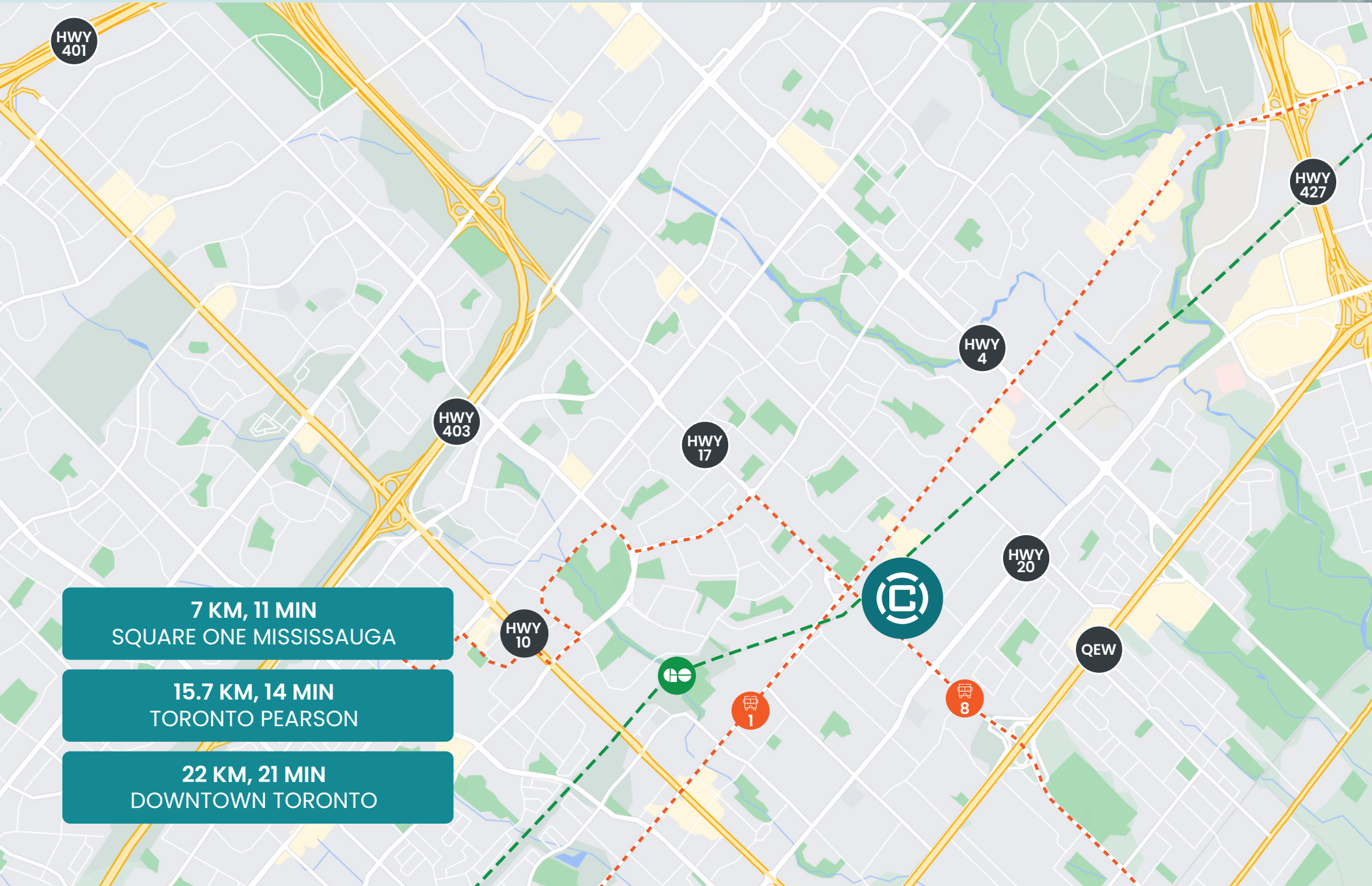
10KM
66.0%

20KM
68.4%

30KM
67.4%



CAWTHRA BUSINESS CENTRE CONNECTIVITY



7 KM, 11 MIN
SQUARE ONE MISSISSAUGA

15.7 KM, 14 MIN
TORONTO PEARSON

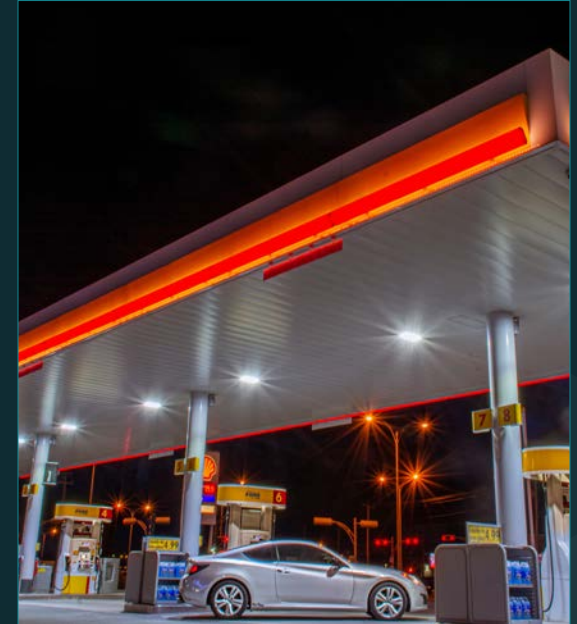
22 KM, 21 MIN
DOWNTOWN TORONTO



CAWTHRA BUSINESS CENTRE AMENITIES WITHIN 10KM RADIUS



1,478
RESTAURANTS



1,481
RETAILERS



166
BANKS



17
GAS STATIONS



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BUSINESS
CENTRE**

FOR MORE INFORMATION, PLEASE CONTACT:

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