

1352 | 1362 TONOLLI RD
MISSISSAUGA ON

NEW BUILD WAREHOUSE OPPORTUNITY

Total of 456,375 SF Available
268,610 SF Largest Contiguous



**PURPOSE
BUILT FOR
TODAY'S
BUSINESS**



	BUILDING 1	BUILDING 2
Gross Building Area	247,765 SF	268,610 SF
Typical Bay Size	54'W x 51'6"D	54'W x 50'D
Marshalling Bay Depth	60'	60'
Clear Height	36'	36'
Truck Level Loading Doors	62	48
Truck Level Loading Door Ratio	1/3996 sf	1/5596 sf
Drive-in Doors	4	3
EV Charging Stations	5	6
Passenger Parking Spaces	527 for site (1.03/1000 sf)	
Total Building Power	3000 amps per building/600 volts (3 phase 4 wire)	
Lighting	LED fixtures with motion sensors to 30 FC to open (unracked) plan	
Sprinklers	ESFR with K16.8 heads designed for class I-IV racked to 35'. 1500 USgpm at 115psi diesel fire pump.	
Floor Structure	8" thickness 25MPA concrete with 25KG/M3 reinforcement, hardened and sealed	
Zoning	E2-131	
Mechanical	40,000 lb electrically controlled hydraulic levellers, 6'x8" dock plates with 20" lip, side guards, door seals and bumpers at all truck doors	
Warehouse Heating/Ventilation	Cambridge units to ASHRAE 90.1 standard (8-Building 1, 6-Building 2). Supplementary gas fired radiant heating units.	



LOCAL HOT SPOTS & ACCESS POINTS WITHIN 5KM



- 1 Cactus Club Café
 - 2 Earls Kitchen + Bar
 - 3 Jack Astor's Bar & Grill
 - 4 Red Lobster
 - 5 Spoon and Fork Corner
 - 6 Sushi Omigoto
 - 7 The Keg Steakhouse + Bar
 - 8 The Fry
- 1 A&W Burger
 - 2 Champion Donor Kebab
 - 3 Five Guys
 - 4 Harvey's
 - 5 McDonalds
- 1 Starbucks
 - 2 Tim Hortons
- 1 Monte Carlo Inn
- 1 Dixie Outlet Mall
 - 2 IKEA
 - 3 LCBO
 - 4 Sherway Gardens
- 1 RBC Royal Bank
 - 2 Habib Canadian Bank
 - 3 HSBC
 - 4 CIBC
- 1 Lakeview Golf Club
 - 2 Toronto Golf Club
- 1 GoodLife Fitness
 - 2 Planet Fitness

Dixie GO Bus Terminal	1.5 km
Long Branch GO Train	4.5 km
Kipling GO Train	6.5 km
Cooksville GO Train	6.5 km
Future Hurontario LRT	6.5km
Toronto Pearson Airport	14 km
Downtown Toronto	20 km
CN & CP Intermodal	30 km
Canada/U.S. Border	120 km



This newly constructed property provides quick access to the neighbouring GEW and 427 highways and is within walking distance to Dixie GO station, a transit hub servicing the Toronto/Milton GO train line and surrounding bus routes. A short transit ride southbound on Route #5 provides a link to the Long Branch GO station servicing a broader reach from Niagara to the west and Oshawa to the east along the Lakeshore train line.



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10KM PROXIMITY LINK TO MASS CONSUMER + EMPLOYEE OPPORTUNITY

A TRUE
LAST MILE
LOCATION

10KM

5KM

2KM



2022 Population

Median Household Income



Aggregate Household Expenditure

Average Household Expenditure



Businesses

Employees

10 KM

5 KM

2 KM

710,377

255,027

26,958

\$75,349

\$68,024

\$71,757

\$28.4B

\$9B

\$925.4M

\$103,129

\$90,021

\$91,560

20,087

6,907

1,344

282,156

75,537

12,944

COMMITTED TO A SUSTAINABLE FUTURE



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