

## For sublease

### 400 Courtneypark Drive E, Unit 2 | Mississauga

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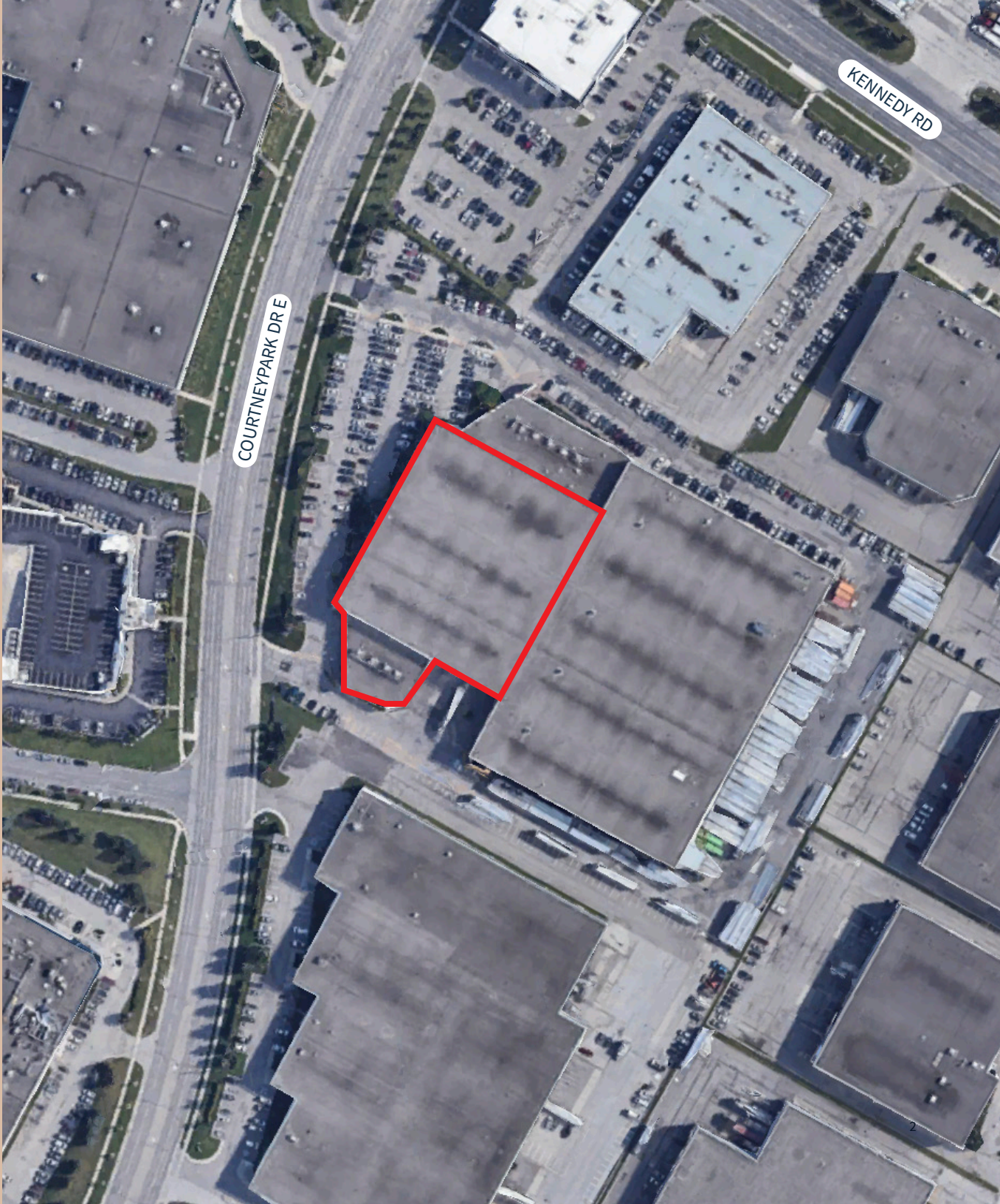


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# Property details

Intersection	Courtneypark Dr E & Kennedy Rd
Available area	64,450 SF
Office area	1,934 SF (3%)
Warehouse area	62,516 SF (97%)
Shipping doors	5 TL   1 DI
Clear height	26'
Zoning	E2
Power	600 A
Availability	60-90 days
TMI	\$3.80 PSF
Asking rate	\$15.95 PSF

**Note:** Head Lease expires June 30, 2027





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# Photos





400 Courtneypark Drive E, Unit 2 | Mississauga

# Proximity & drive times



407 at Keele St  
3 mins | 2 km



400 at Dundas St W  
5 min | 4 km



401 at Hwy 400  
10 mins | 12 km



CN Concord Yard  
2 mins | <1 km



Pearson Intl. Airport  
14 mins | 21 km



CN Brampton Yard  
14 mins | 19 km



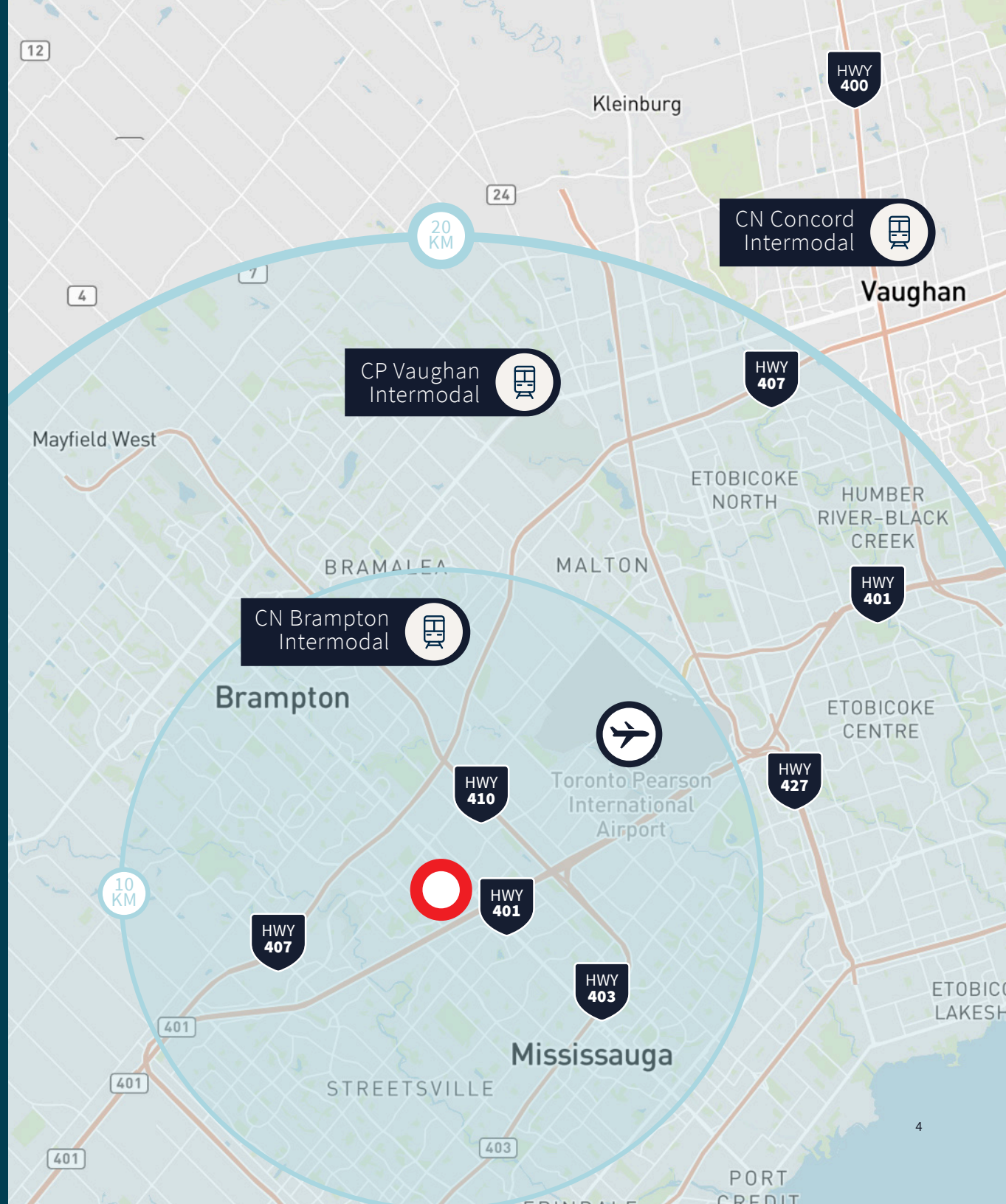
CP Vaughan Yard  
20 mins | 22 km



Toronto Downtown  
28 mins | 40 km

*\*Estimated drive times during non-traffic hours, also may include tolls*

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# Permitted uses for E2 zoning

- Active Recreational Use
- Adult Entertainment Establishment
- Adult Video Store
- Animal Boarding Establishment
- Animal Care Establishment
- Banquet Hall/Conference Centre/  
Convention Centre
- Beverage/Food Preparation Establishment
- Body-Rub Establishment
- Broadcasting/Communication Facility
- Commercial School
- Composting Facility
- Contractor Service Shop
- Convenience Restaurant
- Courier/Messenger Service
- Entertainment Establishment
- Facility - Commercial Motor Vehicles
- Financial Institution
- Funeral Establishment
- Gas Bar
- Manufacturing Facility
- Medical Office
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility -Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Sales, Leasing and/or Rental
- Motor Vehicle Service Station
- Motor Vehicle Wash Facility - Restricted
- Night Club
- Office
- Overnight Accommodation
- Parking Lot
- Private Club
- Recreational Establishment
- Repair Establishment
- Restaurant
- Science and Technology Facility
- Self Storage Facility
- Take-out Restaurant
- Truck Fuel Dispensing Facility
- Truck Terminal
- University/College
- Veterinary Clinic
- Warehouse/Distribution Facility
- Waste Processing Station
- Waste Transfer Station
- Wholesaling Facility

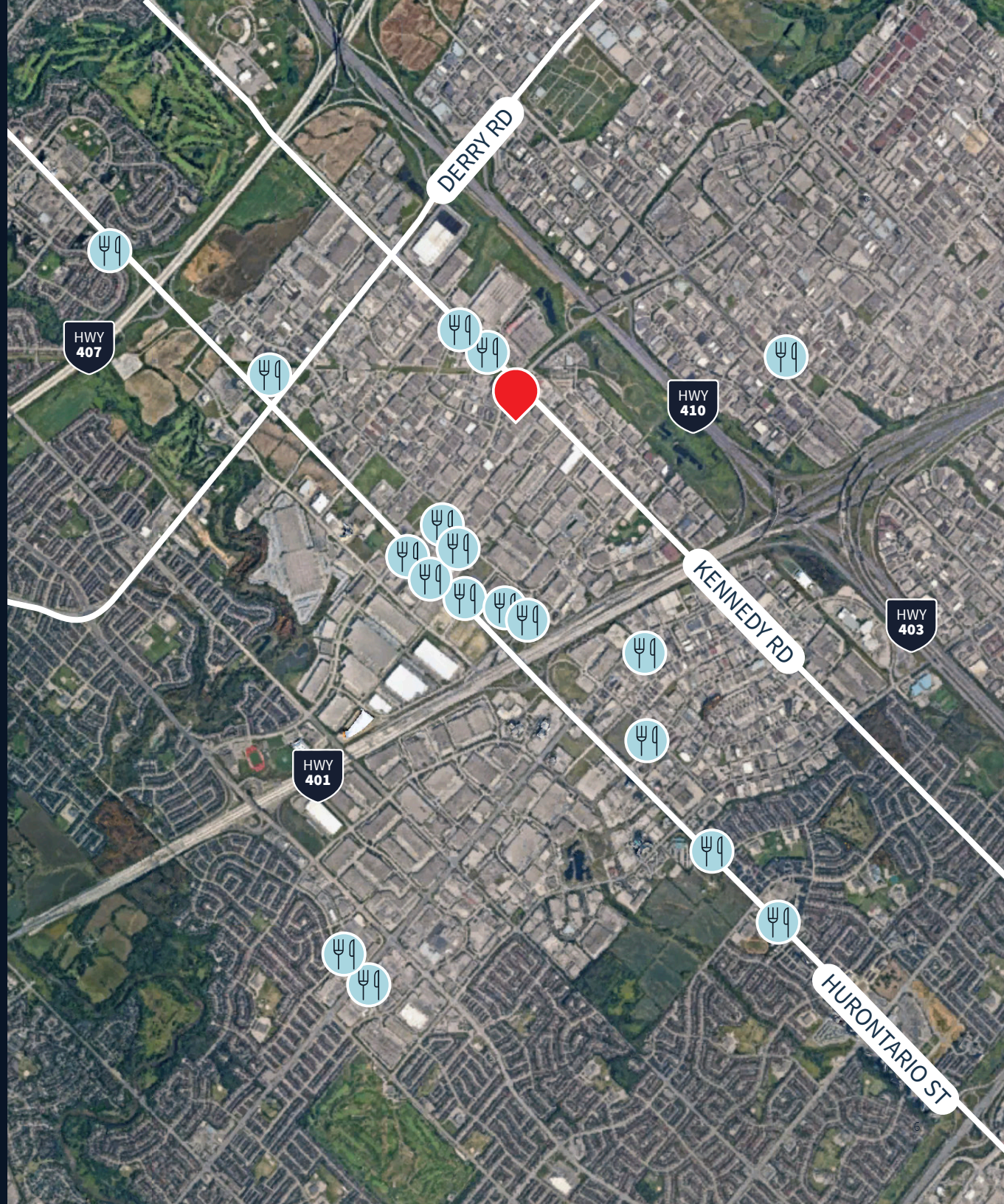


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# Location overview

Located in Mississauga, 400 Courtney Park Drive East offers a prime location with excellent proximity to major highways and key transportation routes. Situated at the intersection of Highway 401 and McLaughlin Road, this industrial property provides easy access to the 401 and 407 highways, ensuring convenient connectivity for goods transportation and logistics.

The property also benefits from being located in a part of the largest labour force market in Canada. Overall, the Mississauga advantage offers a strategic location with excellent connectivity, thriving consumer markets, a skilled labor force, and diverse permitted uses.





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