

YOUR LEGACY STARTS HERE.

LOCATION

Meadowvale Boulevard is strategically located at Mississauga Road and Highway 401, in the community of Meadowvale, one of the most sought-after markets in Mississauga and the Greater Toronto Area. The subject site offers convenient access to the 400 series highways, public transit, Pearson Airport and many amenities. The site is immediately surrounded by a mix of high-quality office and industrial buildings, as well as parks and open green spaces.

Bordered by Highway 401 to the south and with Highway 407 in close proximity to the north, this property provides great route options to destinations across the GTA and other Southern Ontario markets as well as to the U.S. border in Windsor.

AMENITIES

Legacy is centrally located to many amenities with a variety of restaurants, retail shopping, hotel accommodations and banks close by. Fast food and formal dining options are both available and in abundance, some within walking distance to the property.

PUBLIC TRANSPORTATION

Legacy also offers a number of public transportation options. The Meadowvale GO Station is located just south of Highway 401, part of the Milton line and is a six-minute drive from the property. Mississauga Transit (MiWay) also provides for direct access to Legacy along Meadowvale Boulevard via route 38 Creditview, which provides transportation to the Meadowvale GO Station and other amenities. Buses run every half hour throughout the day with stops along Meadowvale Boulevard at Syntex Drive and at Rapistan Court, both within walking distance to the property.



ZONING

E2-24 - Employment Zone



OCCUPANCY

Q1 2021



BUILDING FEATURES

CONSTRUCTION
Insulated concrete pre-cast panels

DOCK & GRADE
Loading per bay

CEILING HEIGHT
28' clear

LIGHTING
High-efficiency LED

SPRINKLERS
ESFR sprinkler system

ELECTRICAL SERVICE
3-phase, 600 volt, 200 amp

FLOOR LOAD
500 lbs/SF warehouse floor load capacity

WALK-UP SECOND FLOOR
Concrete, complete with expansive glazing, guard rail & 100 lbs/SF floor load capacity

SKYLIGHTS
Warehouse skylights

RECIRCULATION FANS
Ceiling fans