

FOR SALE

11-10 FALCONER DRIVE, MISSISSAUGA, ON



Zade Dwaik
D: (416) 585-4674 | C: (647) 389-4614
Zade.Dwaik@MarcusMillichap.com

Robert Logiudice
D: (416) 585-4679 | C: (647) 863-7530
Robert.Logiudice@MarcusMillichap.com

Marcus & Millichap

FOR SALE

11-10 FALCONER DRIVE, MISSISSAUGA, ON

PROPERTY OVERVIEW

Unit 11 is an industrial condominium unit located at 10 Falconer Drive in Mississauga, ON. It is sized at 2,645 SF and is equipped with a loading dock, an 18' clear height and 50% open concept office space. The property accommodates 53' truck access. The E2-35 zoning allows for a variety of industrial and office uses. It's conveniently located within proximity of CPT Streetsville Transloader as well as it is minutes away from the 401 highways.

HIGHLIGHTS

Municipal Address: 11-10 Falconer Drive, Mississauga, ON

Asking Price: \$1,355,000

2023 Property Taxes: \$9151.67

Monthly Maintenance Fee: \$789.25

Total Area: 2,645 SF

Zoning: E2-35

18' Clear Height

50% Open Concept Office Space

Conveniently located within proximity of CPT Streetsville Transloader

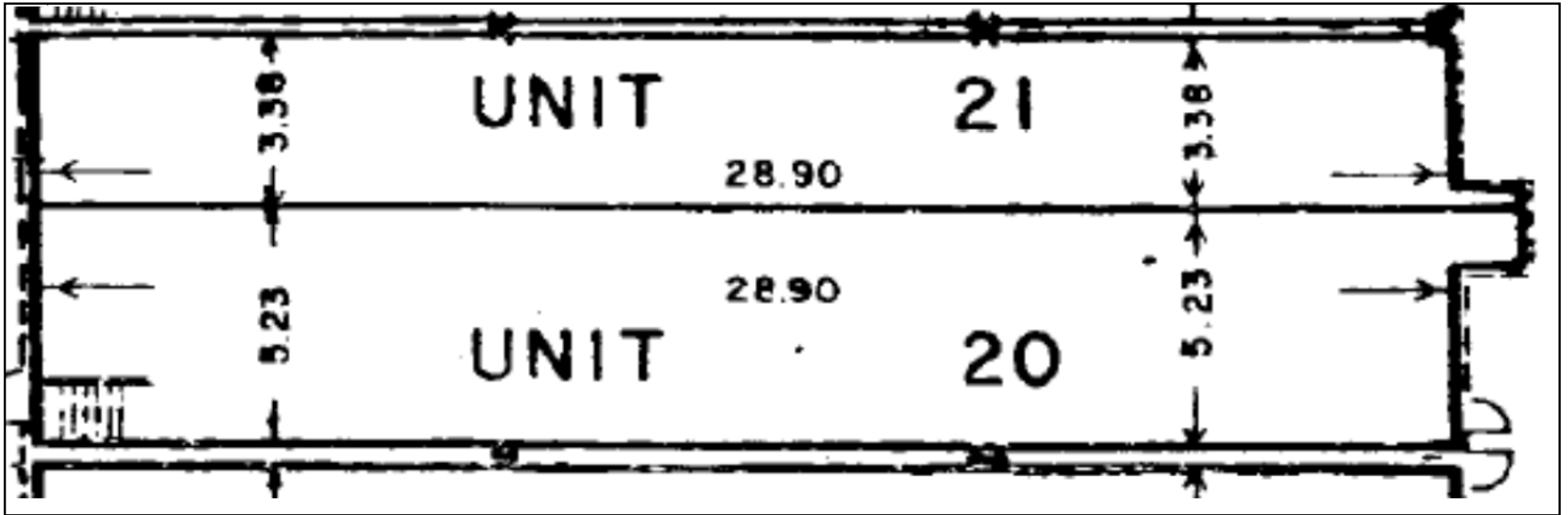
Minutes away from 401 Highways



FOR SALE

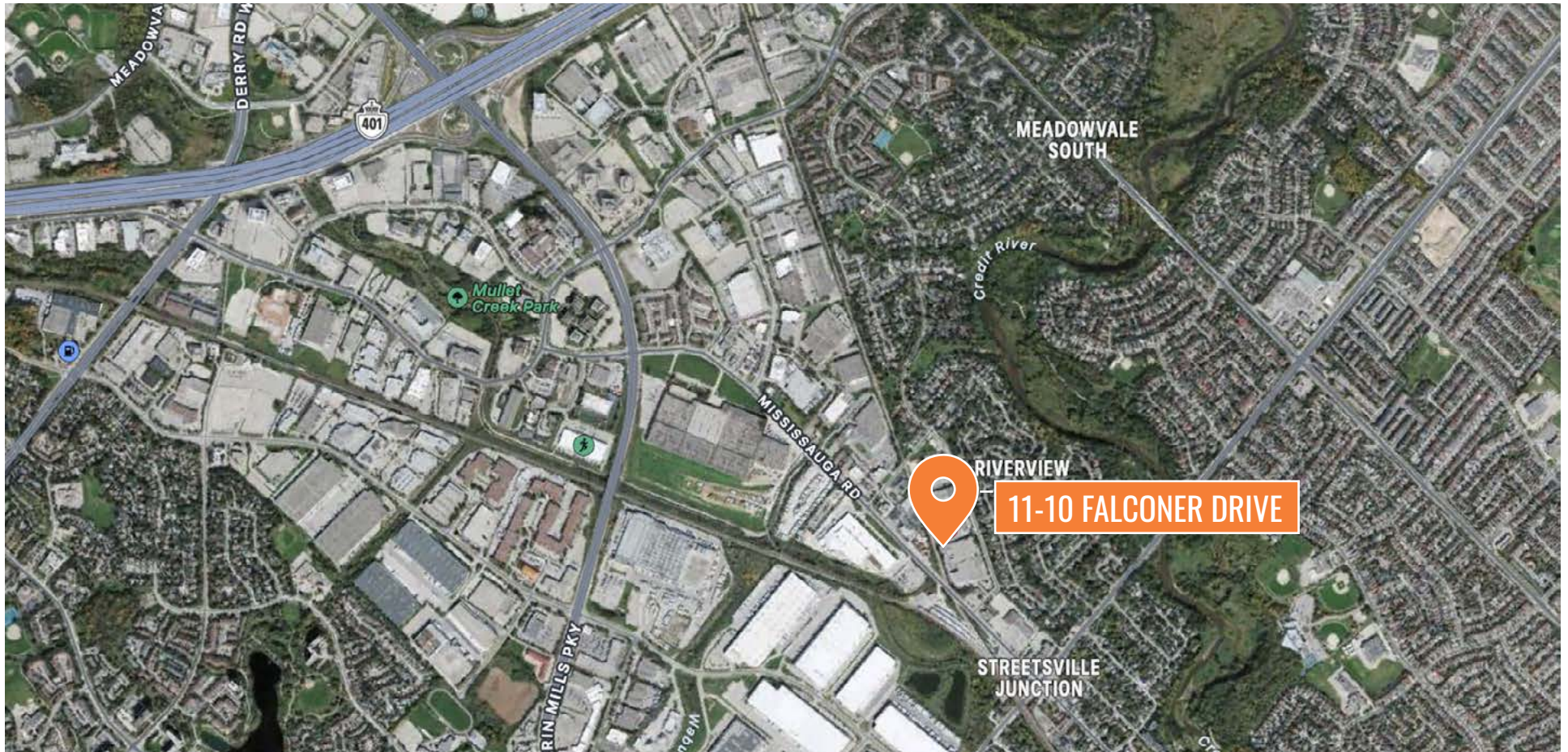
11-10 FALCONER DRIVE, MISSISSAUGA, ON

FLOOR PLAN



FOR SALE

11-10 FALCONER DRIVE, MISSISSAUGA, ON



Marcus & Millichap
1210-200 King Street West
Toronto, ON M5H 3T4

T (416) 585-4646
F (416) 585-4645

Marcus & Millichap

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.

Mark Paterson // Broker of Record // Ontario // (416) 585-4646 // Licence #: 4757872