

# For Sale

MULTI-UNIT INDUSTRIAL COMPLEX  
**50,120 sf**

**2386-2398 Haines Road**  
MISSISSAUGA, ON

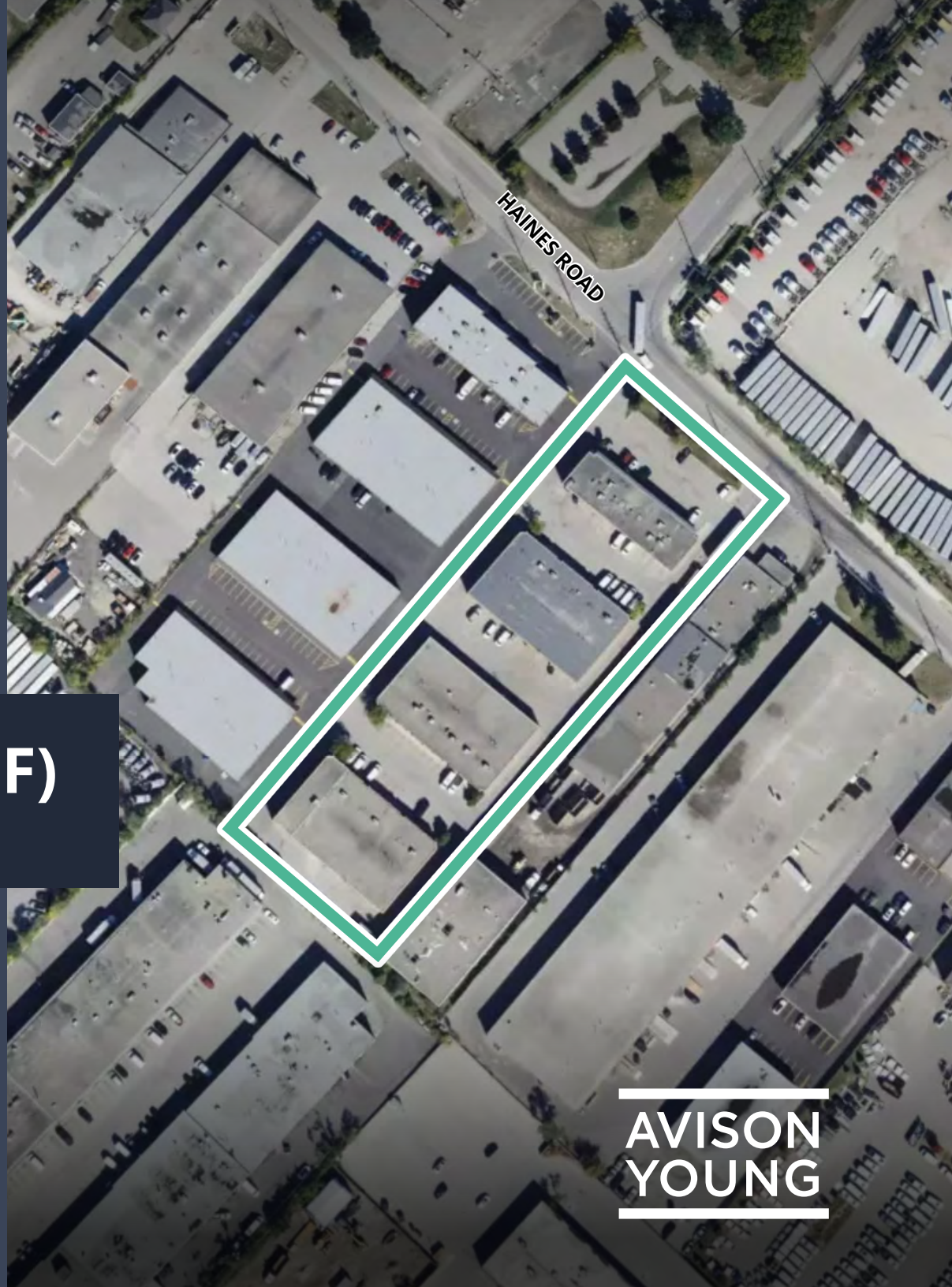
**\$14,200,000 (\$283 PSF)**

Co-Operating Broker Commission Offered

**PATRICK CAMPBELL**





Broker, Principal, Senior Vice President  
647 393 7578  
[patrick.campbell@avisonyoung.com](mailto:patrick.campbell@avisonyoung.com)

**AVISON  
YOUNG**





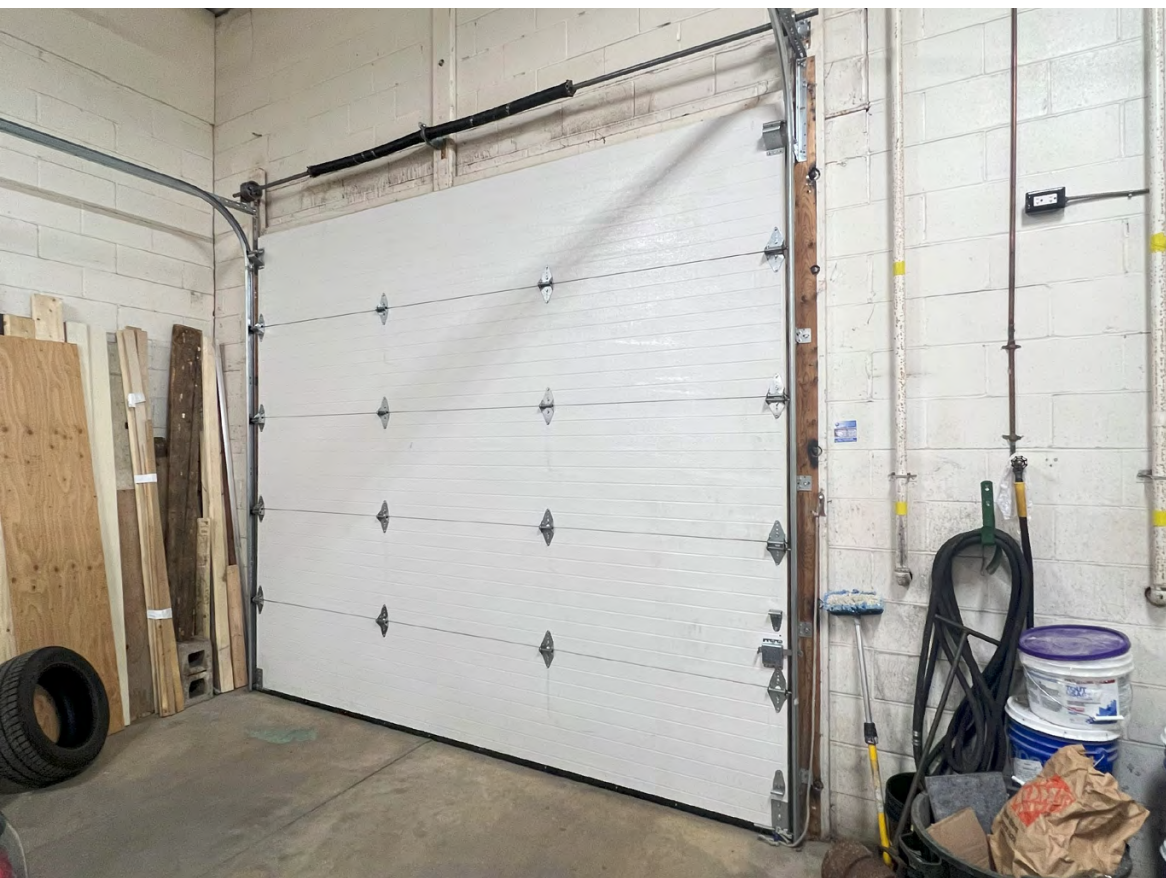
# Property highlights

-  Centrally located in the Dixie–Queensway corridor, the Property offers prime access to the QEW, Highway 427, and Pearson Airport—ideal for small- and mid-sized occupiers
-  Multi-tenant light industrial complex comprising 50,120 sf across four standalone to freestanding buildings, situated on a total of 2.66 acres
-  The buildings are divisible into small-bay units ranging from ±1,000 sf, with flexible layouts ideal for a mix of industrial, showroom, and service users & well maintained executive office suites ranging from 300 - 1,000 sf
-  The property is currently tenanted on month-to-month leases, offering immediate flexibility for repositioning

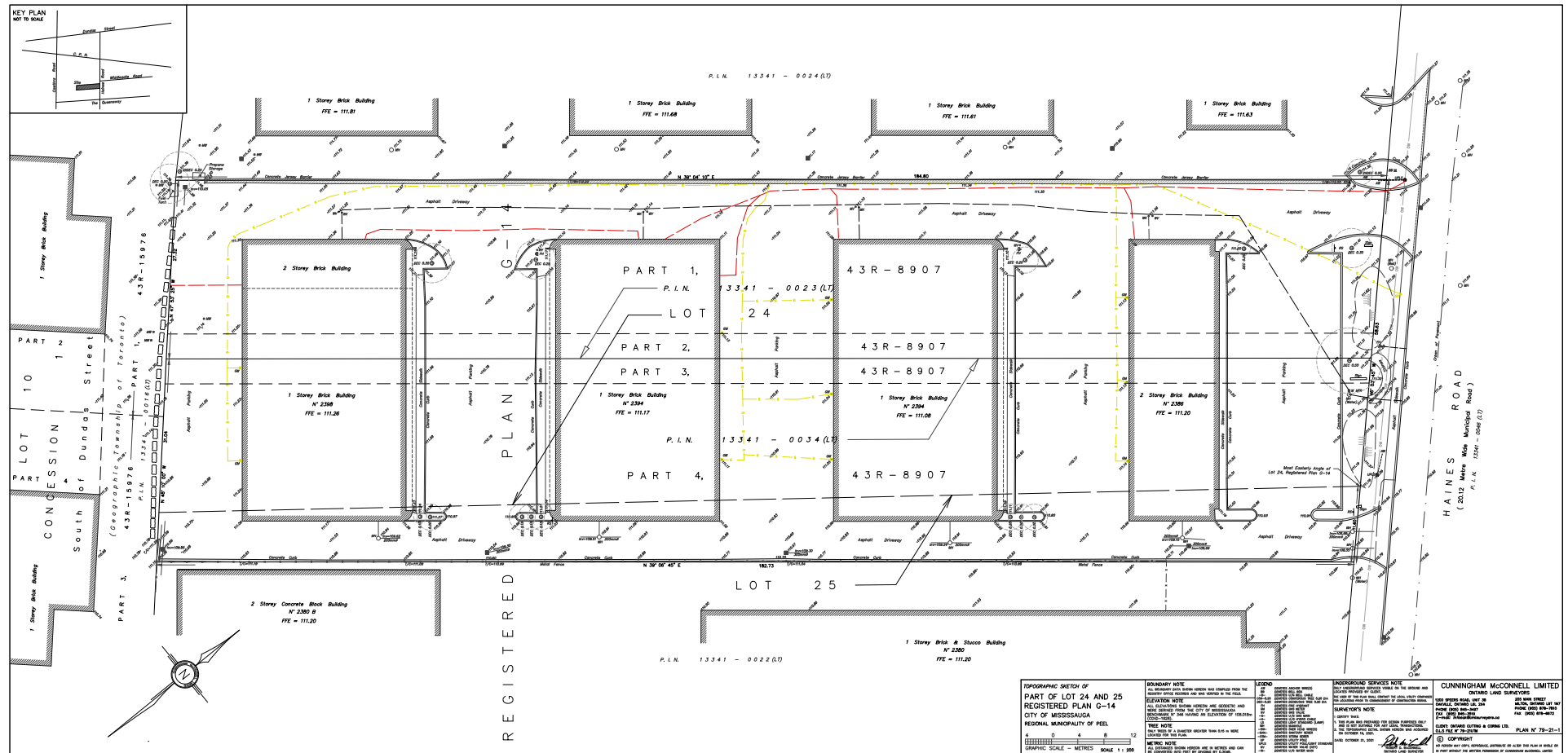
TOTAL AREA	50,120 sf
LOT SIZE	2.66 acres
INDUSTRIAL AREA	85%
SHIPPING	6 Double man, 17 D/I
CLEAR HEIGHT	14'
ZONING	E2-131
ASKING PRICE	\$14,200,000 (\$283 psf)
TAXES	\$106,114 (2025)











## AMENITIES & TRANSIT



- Mississauga Market Place**
  - Ocean's
  - Healthy Planet
  - LA Fitness
  - Dollarama
  - Toys R Us
  - TD
  - Rogers
  - Second Cup
- Square One Shopping Centre**
  - Uniqlo
  - The Rec Room
  - Indigo
  - Moxies
  - Earls
  - Simons
  - Zara
  - Bath & Body
  - Chipotle
  - The Food District
- Food Basics**
  - Popeye's
  - Shoppers Drug Mart
  - Fresh Co
  - McDonald's
  - Pizza Pizza
  - Little Caesars
- Trillium Hospital**
  - Tim Hortons
  - Rabba
  - Palma Pasta
  - Dyna Care
  - CIBC
- Dixie Outlet Mall**
  - A&W
  - Burger King
  - KFC
  - No Frills
  - Thai Express
  - Adidas Outlet
  - Nike Clearance
  - CIBC
  - Winners
  - Rogers

### Amenities within 5KM

14

Hotels

351

Restaurants

955

Retail

29

Gas Stations

63

Banks





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Platinum member