



The Menway Advantage

Offering

Flexibility & Connectivity

6885-6895

Menway Court

Mississauga, ON

66,543 SF

FOR SALE / LEASE

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Property Overview

Total Area:	66,543 SF
Industrial Area:	59,206 SF
Office Area:	7,337 SF
Clear Height:	17'10" - 20'0"
Shipping:	5 Truck Level 5 Drive-In
Power	800 Amps 600 Volts
Zoning:	E2
Possession:	Immediate
Asking Price (Sale):	Speak to listing agents
Asking Rate PSF:	\$18.25 PSF
Additional Rent PSF:	\$5.42 PSF

Comments:

- Potential to add dock or drive-in door in middle section (see floor plan)
- Ability to demise building or occupy as a single tenant
- Well lit warehouse area with upgraded lighting and windows
- Immediate proximity to airport
- Two addresses, endless possibilities



Close proximity to
Hwys 401, 403 & 407



Freestanding Building
With Deep Shipping
Court



Immediate Possession
Available



Extensive Shipping
Configuration

Zoning Overview

E2

Permitted Uses (partial list):

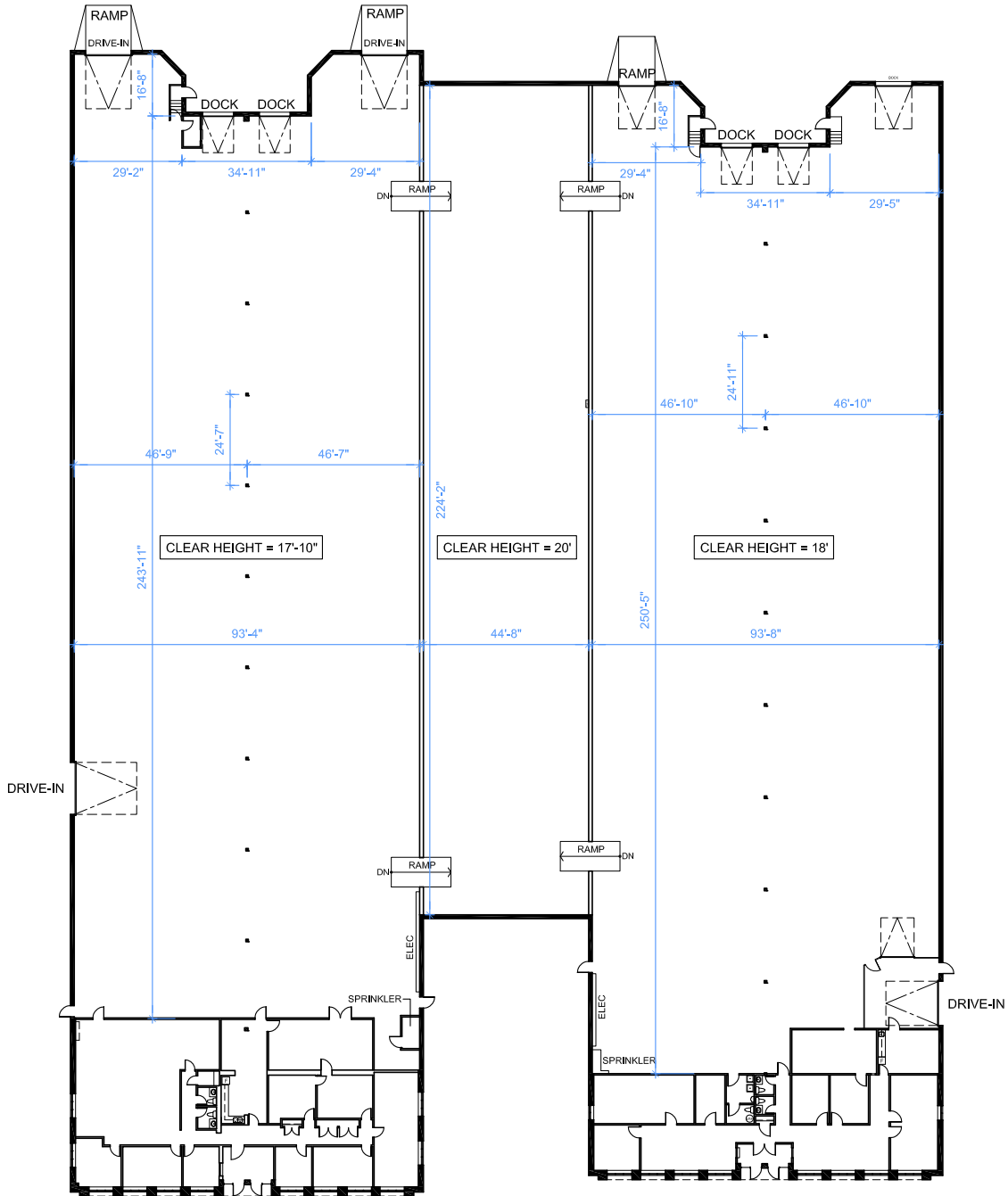
- Warehouse / Distribution Facility
- Wholesaling Facility
- Manufacturing Facility
- Office
- Medical Office
- Self-Storage Facility
- Science and Technology Facility
- Veterinary Clinic
- Commercial School
- Truck fuel dispensing facility
- Parking Lot
- Courier/messenger service



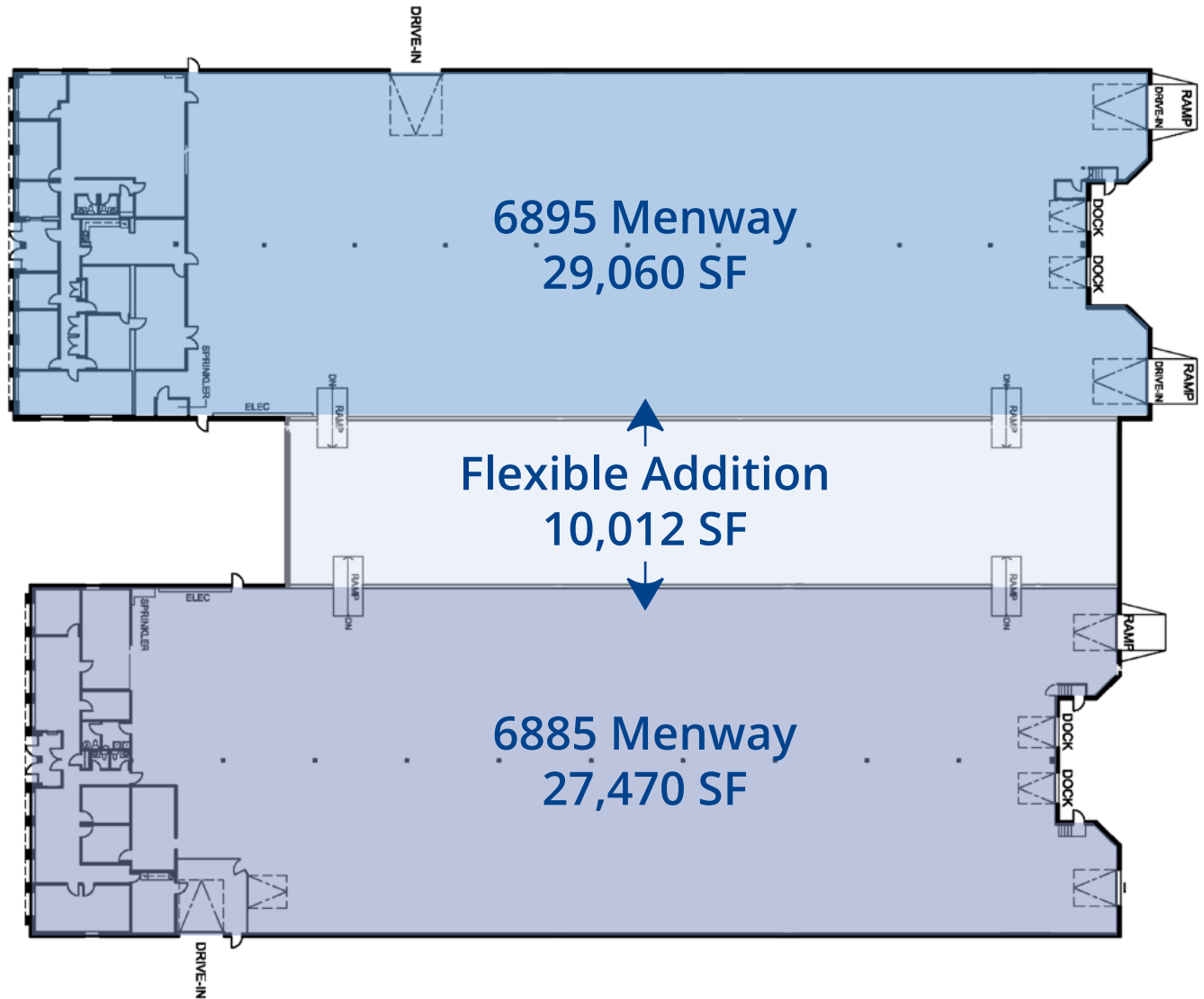
[Link to Full Zoning Bylaw](#)

Floor Plans

Adaptive Spaces for End-to-End Operational Growth



Potential Configurations



Full Building		6895 Menway		Flexible Addition		6885 Menway	
Size	66,543 SF	Size	29,060 SF	Size	10,012 SF	Size	27,470 SF
Office	7,337 SF (11.0%)	Office	4,249 SF (14.6%)	Office	0 SF (0%)	Office	3,088 SF (11.2%)
Shipping	5 TL 5 DI	Shipping	2 TL 3 DI	Shipping	Ability To Add Drive-In Doors	Shipping	3 TL 2 DI

Site Access



Highway 401
15 Minutes



Highway 407
5 Minutes

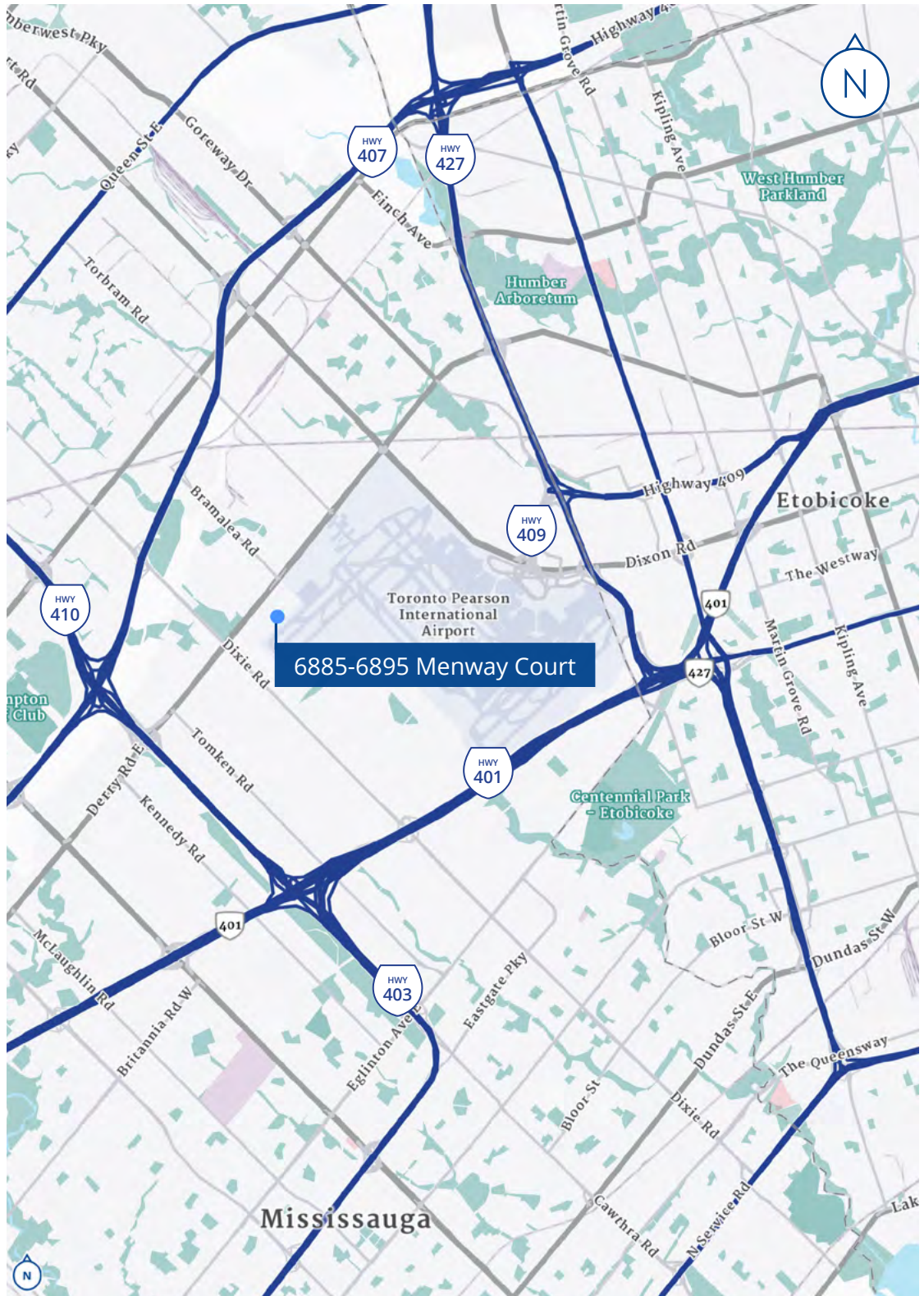


Highway 410
7 Minutes

Mississauga
20 Minutes

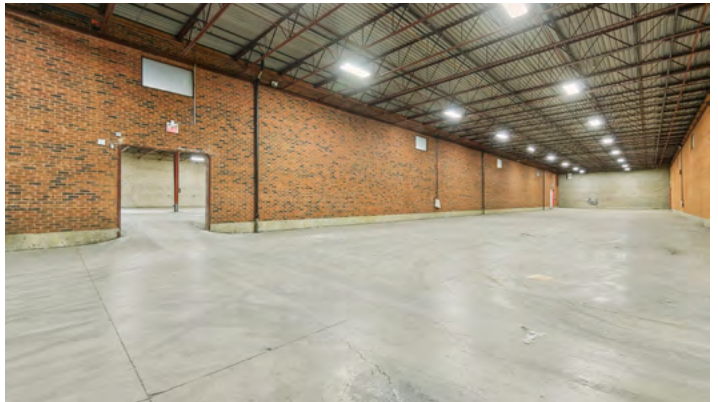
Brampton
20 Minutes

Downtown Toronto
40 Minutes



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Warehouse Photos



Landlord Improvements



Exterior Landscaping
& Finishings



Interior
White-Boxing



LED
Lighting

Office Photos



Landlord Improvements



Office Primed
& Prepped



New Kitchen
& Lunchroom

Our Team



Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management.

Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



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