

# 2380 MEADOWVALE BLVD.

TORONTO, ONTARIO

## LOCATION

Legacy 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 great proximity to 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 US border in Windsor.

Legacy also offers a number of public transportation options. The Meadowvale Go Station is located close by, just south of Highway 401 and is a six-minute drive from the property and is part of the Milton line. Mississauga Transit (MiWay) also provides for direct access to Legacy along Meadowvale Boulevard via route 38 Creditview, which also provides transportation to the Meadowvale Go Station and other amenities. Buses run about 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.

## AMENITIES

The property 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. Many of these are concentrated along Derry Road and Argentia Road, with options that include McDonalds; Mr. Sub; Swiss Chalet; Jack Astor's; Starbucks and Montana's to name a few.



### ZONING

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### OCCUPANCY DATE

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## BUILDING FEATURES

**CONCRETE TILT-UP**  
insulated panels

**DOCK AND GRADE**  
loading per bay

**CEILING HEIGHT**  
26' clear

**LIGHTING**  
High efficiency LED warehouse

**SPRINKLERS**  
ESFR sprinkler system

**ELECTRICAL SERVICE**  
3-phase, 600 volt, 200 amp

**FLOOR LOAD**  
500 lbs/SF warehouse floor load capacity

**MEZZANINE**  
concrete, complete with guard rail and 100 lb/SF floor load capacity

**SKYLIGHTS**  
Warehouse skylights

**INTERIOR WALLS**  
Painted interior walls

**RECIRCULATION FANS**  
Ceiling Fans

**TURNKEY OFFICE**  
Complete and custom layouts and construction available



## ABOUT THE PROPERTY

**Legacy**  
BUSINESS CENTRE

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