

# FOR SALE

**1,961.94 SF**  
Industrial Space



**2355 DERRY ROAD EAST, UNIT #20**  
Mississauga, ON

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5055 Plantation Place, Mississauga, ON

# PROPERTY OVERVIEW

**\$1,050,000.00**

## Property Features

- Great opportunity to own a 2 storey commercial condo unit located in a prime Airport area
- Location minutes away from the Pearson airport, Hwy 407, 427, 401, and 410
- Great exposure and high traffic area
- The main floor has a reception, 2 offices, a bathroom, a kitchen, and a warehouse area with a drive-in door
- The second floor consists of reception, 2 offices, bathroom, open area and outdoor space
- The second floor is leased separately to a dispatch/logistic company and existing tenant is on a month to month lease, the 2nd floor rent can be negotiated
- The second floor tenant pays a lump sum of \$2,750 rent monthly (All In)
- The main floor is occupied by the seller and running a Global courier and logistic company, the business is up for sale for \$299,000
- Main floor access from front and rear
- Access to both the floors are with a separate entrance
- Perfect opportunity for an investor and end user
- A long list of equipment, chattels, and fixtures are available
- Please be discreet and do not go directly to the property or talk to the employees
- Clear ht is 10'6"
- Total 4 exclusive parking 2 in front and 2 in rear.



# PROPERTY PHOTOS



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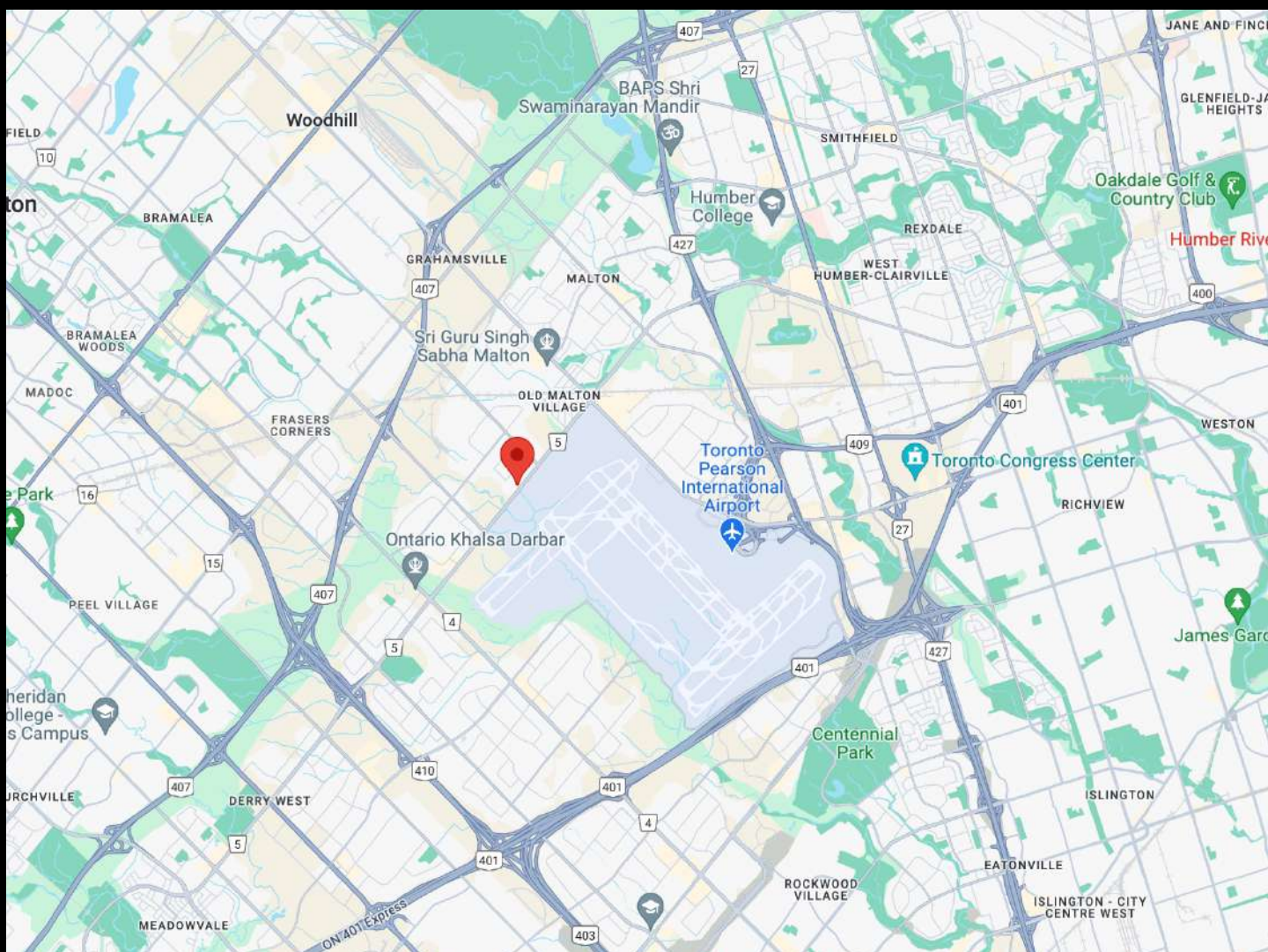


# PROPERTY PHOTOS





# LOCATION MAP



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