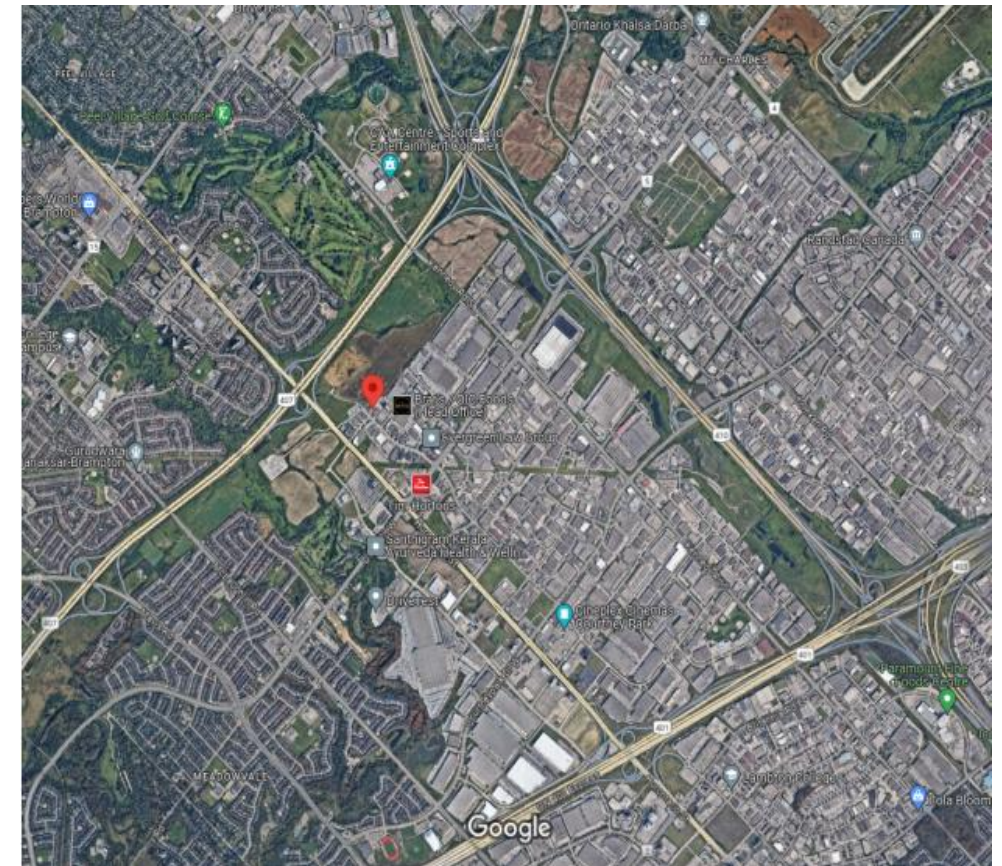


Employment E2 Industrial Zone 15,400 Square Foot Stand Alone Industrial Property Gateway Employment Planning District - Hurontario St. (Hwy 10) & Hwy 407/ Hwy 410 / Derry Rd

- Attractive Detached Precast Exterior & Steel industrial building
- Irregular 0.997 Ac lot siding onto the Hazel McCallion LRT & GO
- **24 FT Clear Height, 600 Amp 600 Volt, 2 Dock & 1 DI Bays**
- New Build out of Office Space of about 2200 square feet w/HVAC
- 300+ SF 2nd Flr mezzanine Employee Area not included in Area

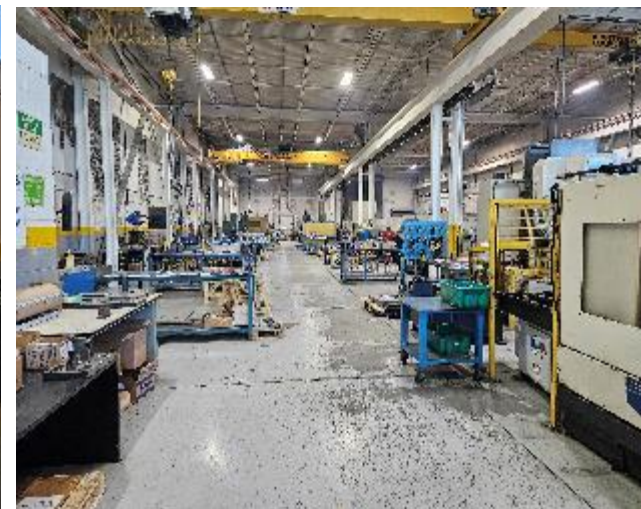


Miss. Zone Bylaws: <https://www.mississauga.ca/services-and-programs/building-and-renovating/zoning-information/zoning-by-law/>

Miss. O.P.: <https://www6.mississauga.ca/onlinemaps/planbldg/MOP/Chapter17-Employment-Areas-August1-September3,2020.pdf>

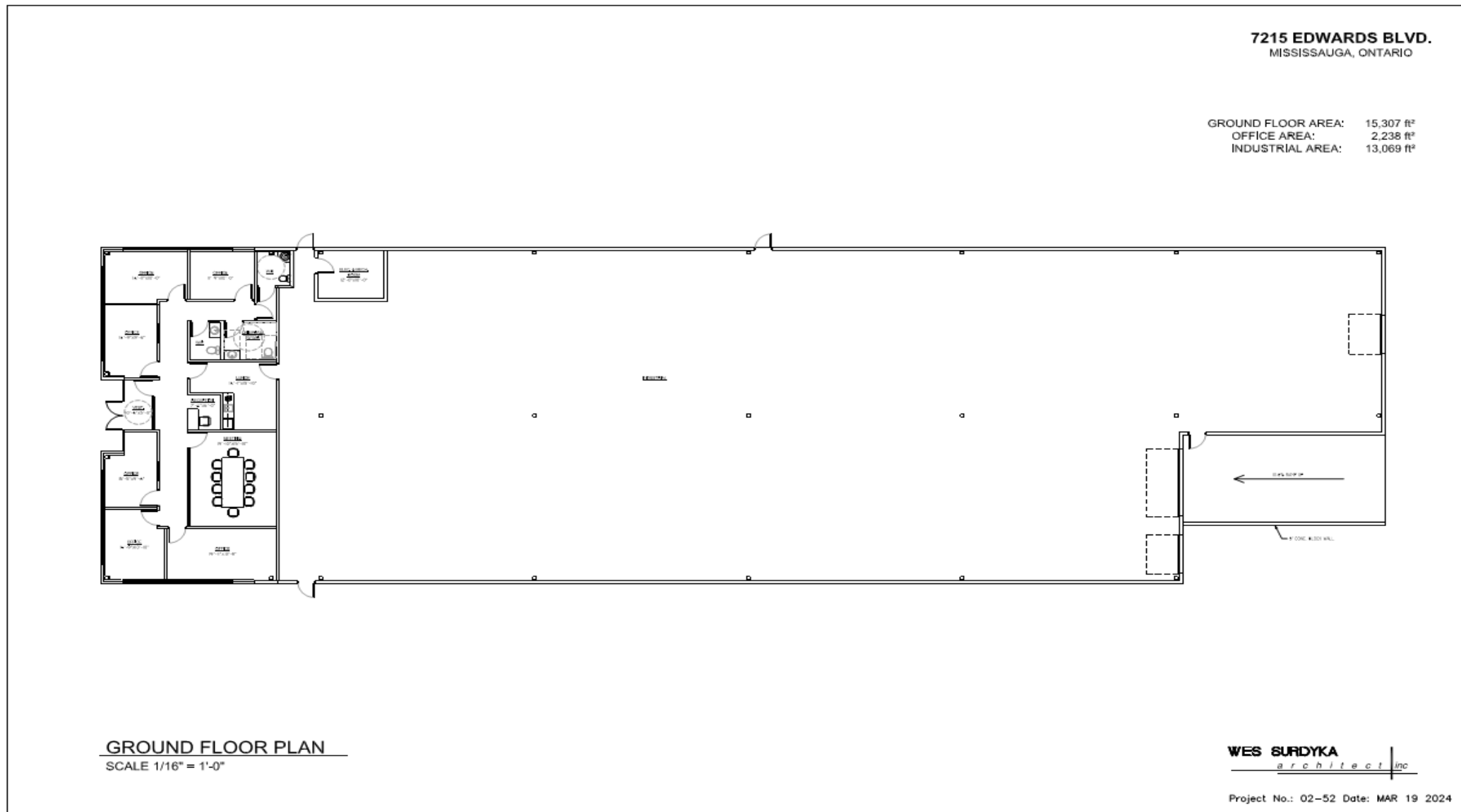
**AVAILABLE immediately. TBN: For Lease : \$ 18.25 / SF / Annum Net plus Escalations
CALL TONY VACCARELLO (416) 823-2929**

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