

# 3525 Nashua Drive

Mississauga | ON

## INDUSTRIAL FREESTAND FOR SUBLLEASE

For more information, please contact:

**John LaFontaine\***

Vice Chairman

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Sales Representative

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\*Sales Representative

## Availability Details

<b>TOTAL AREA</b>	21,340 Sq. Ft.
<b>OFFICE AREA</b>	4,911 Sq. Ft.
<b>WAREHOUSE AREA</b>	16,429 Sq. Ft.
<b>LOT SIZE</b>	1.23 Acres
<b>CLEAR HEIGHT</b>	16' 5"
<b>SHIPPING</b>	2 Truck Level doors 1 Drive-In door
<b>POSSESSION</b>	60-90 Days
<b>ZONING</b>	E2
<b>POWER</b>	400 A/600 V
<b>HEATING</b>	Gas forced air
<b>ASKING RATE</b>	\$13.75 Net Per Sq. Ft.
<b>T.M.I. (2024)</b>	\$5.22 Per Sq. Ft.

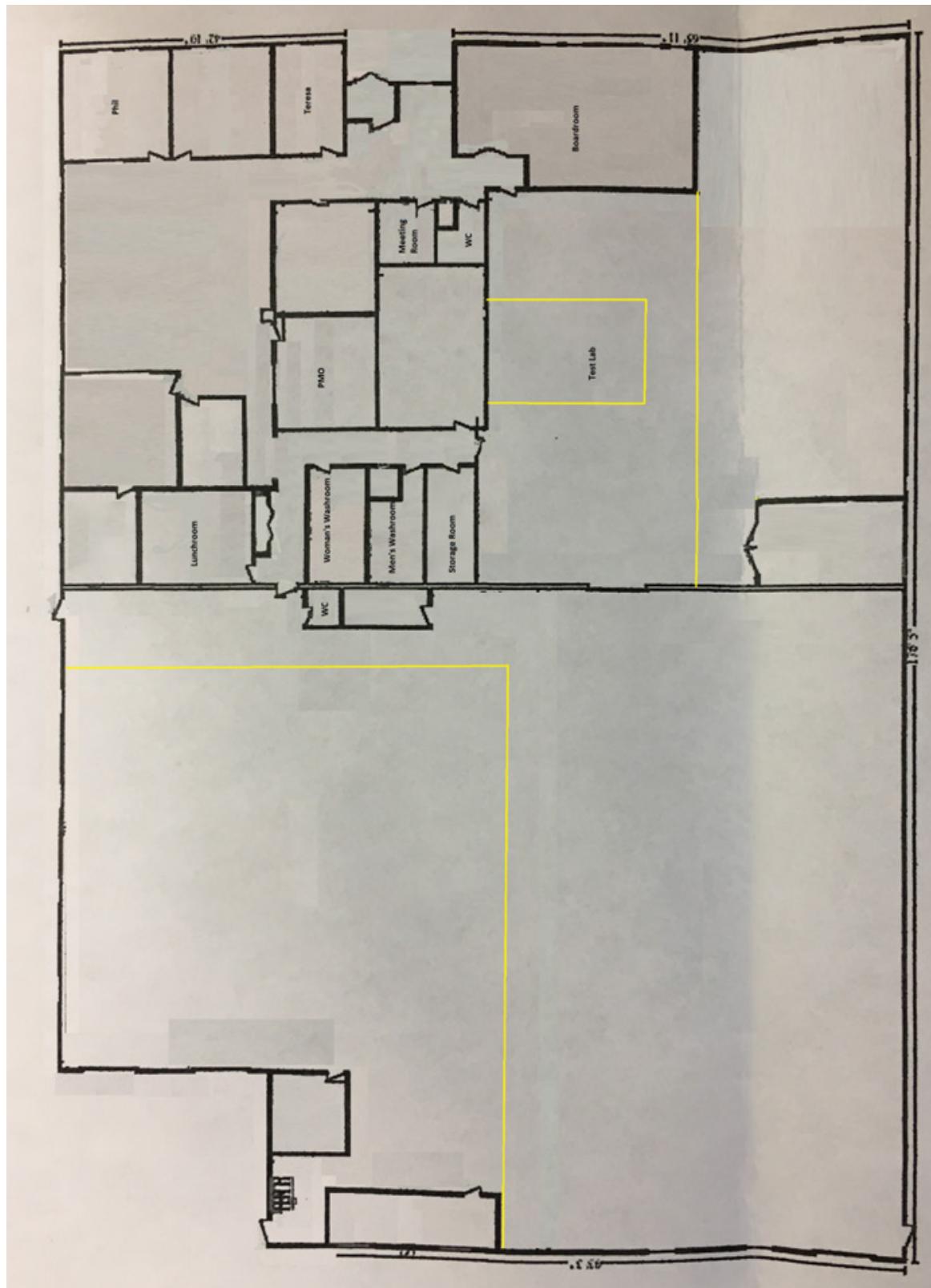


### Comments

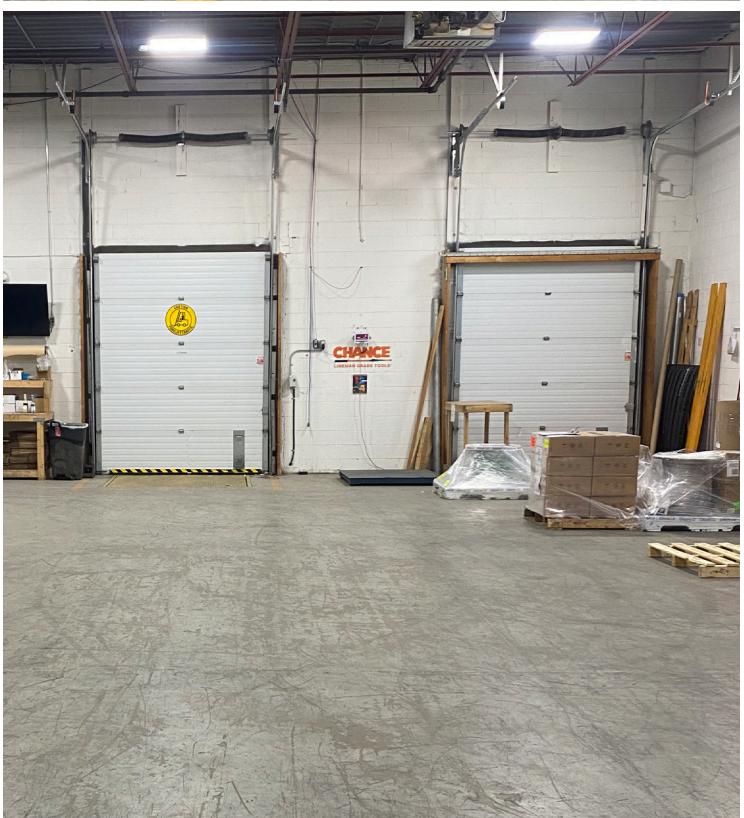
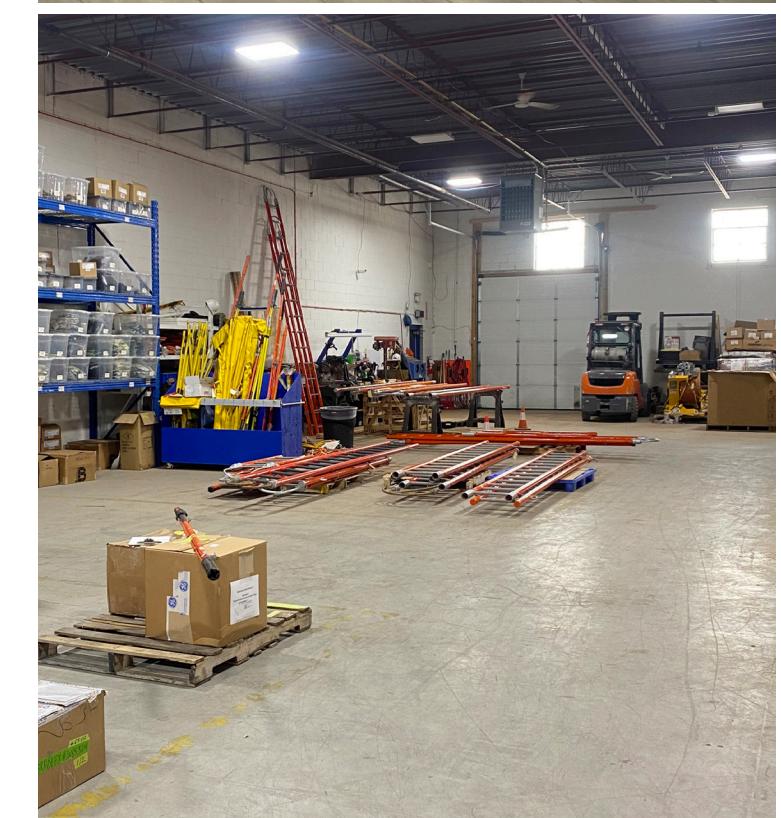
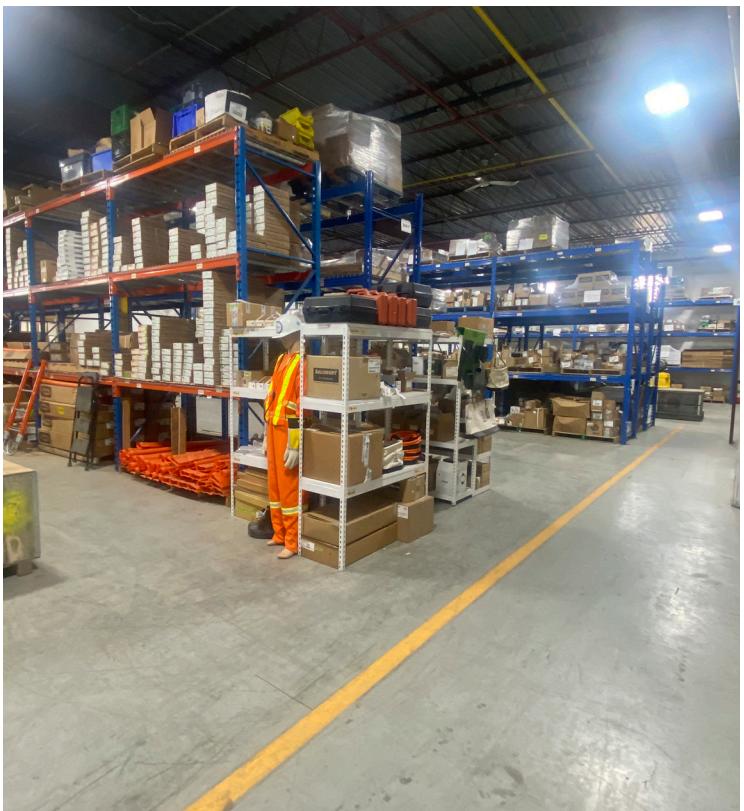
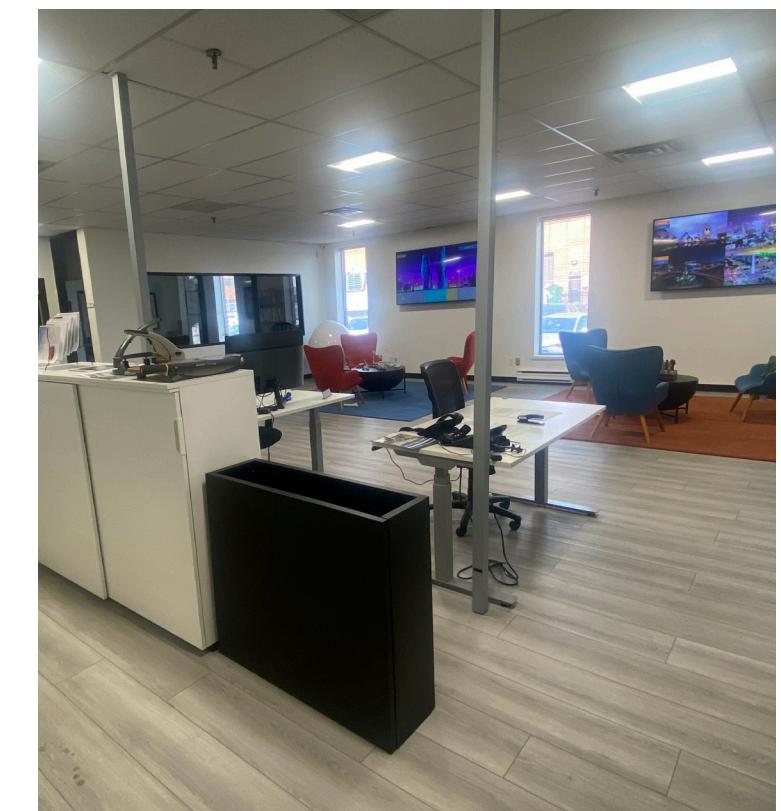
- Sublease term expires August 31, 2029
- Freestanding building on a corner lot with 2 points of access
- Fully fenced & secured yard
- Brand new LED lighting
- Dock doors are equipped with levelers
- Office space has been recently renovated
- White painted walls, epoxy floors & ceiling fans in warehouse
- Superior location, in close proximity to 400-series highways, Pearson International Airport, amenities and an abundant labour force



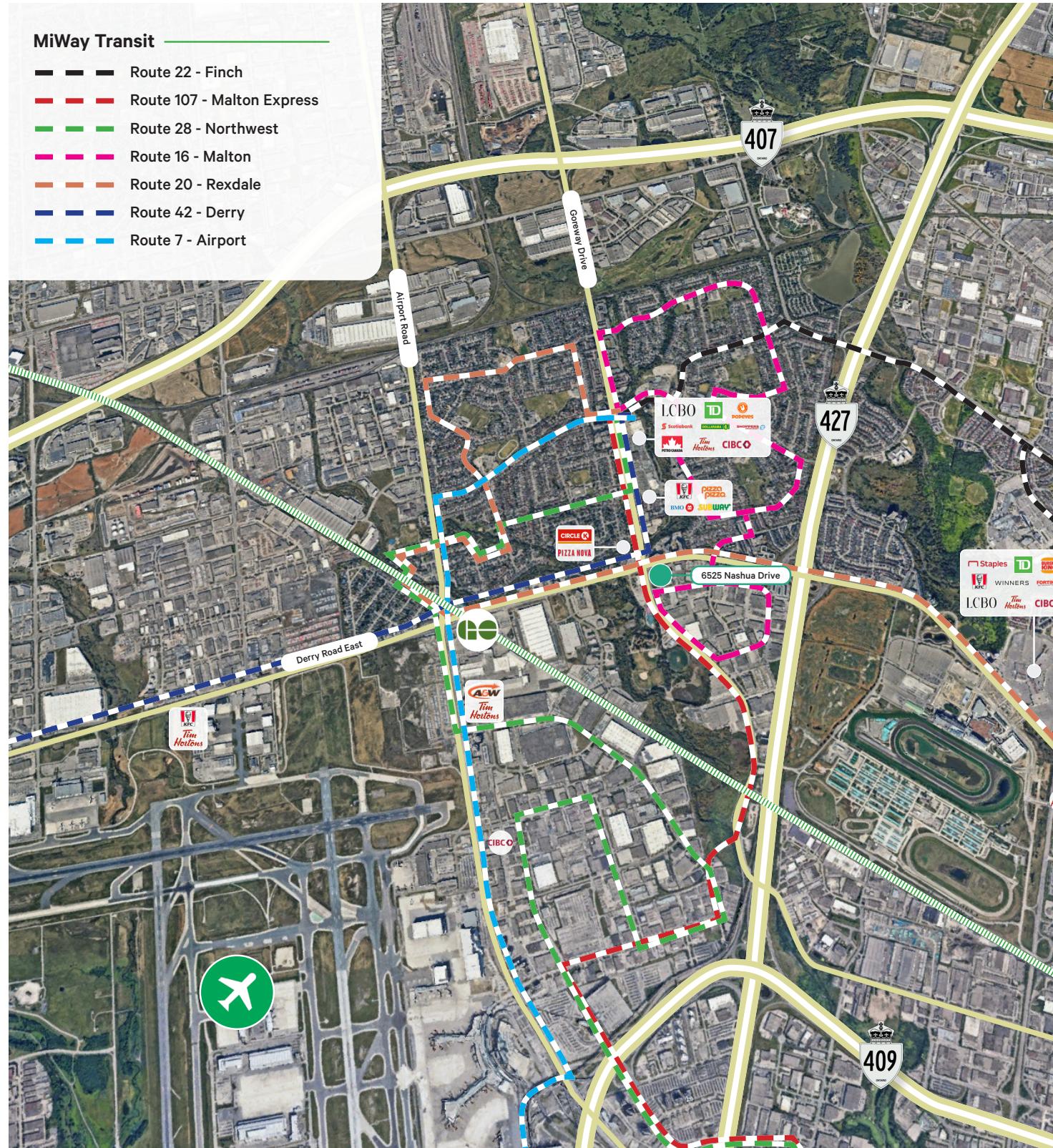
# Floor Plan



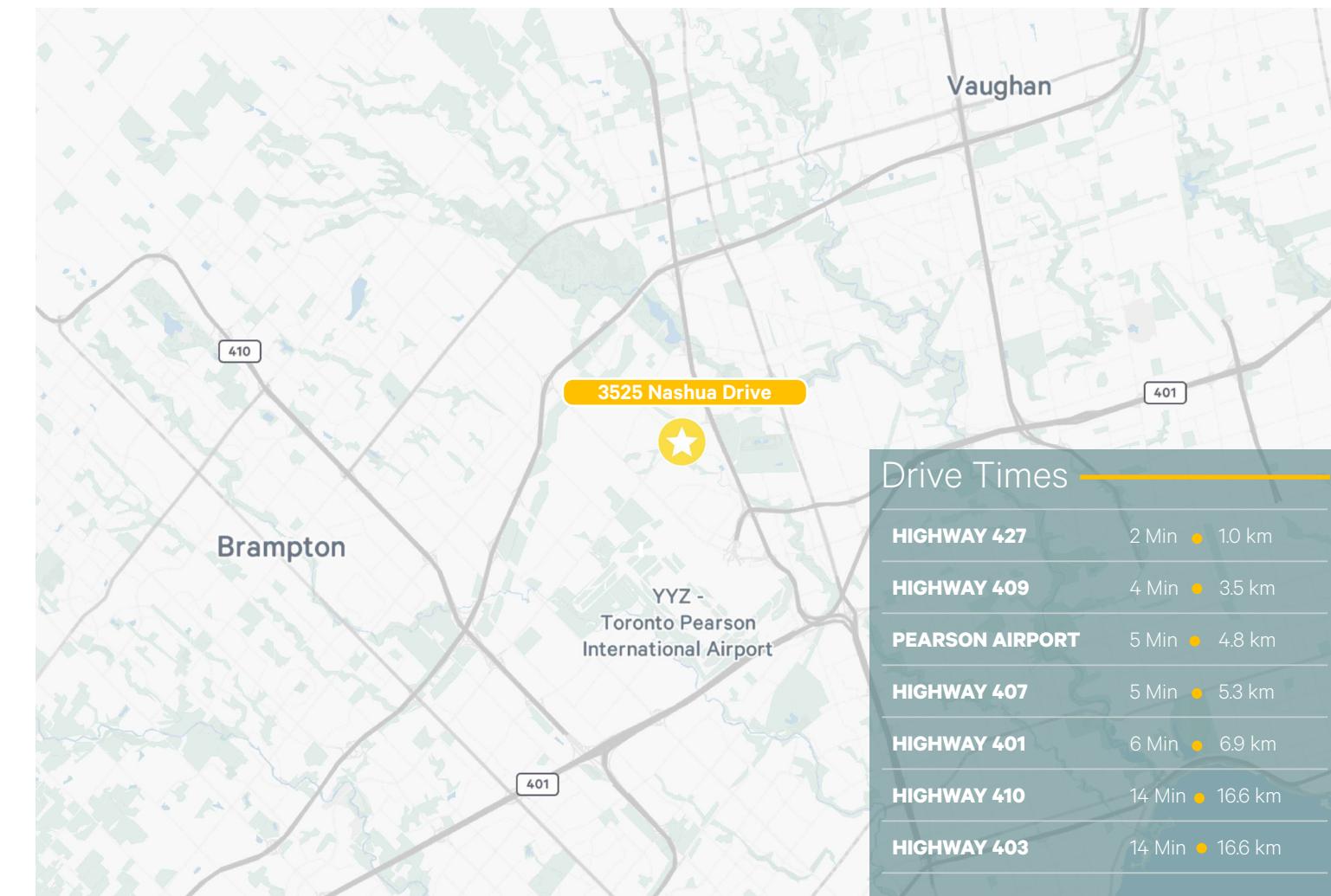
# Interior Photos



# Transit & Amenities



# Offers Great Connectivity



## DEMOGRAPHICS & LABOUR

5 KM	10 KM	15 KM
<b>POPULATION</b> 91,096	<b>POPULATION</b> 647,887	<b>POPULATION</b> 1,936,507
<b>LABOUR FORCE</b> 47,617	<b>LABOUR FORCE</b> 333,470	<b>LABOUR FORCE</b> 1,032,029



## Contact Us

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