



3525 Nashua Drive

Mississauga | ON

INDUSTRIAL FREESTAND FOR SUBLEASE

For more information, please contact:

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Vice Chairman

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*Sales Representative

Availability Details

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



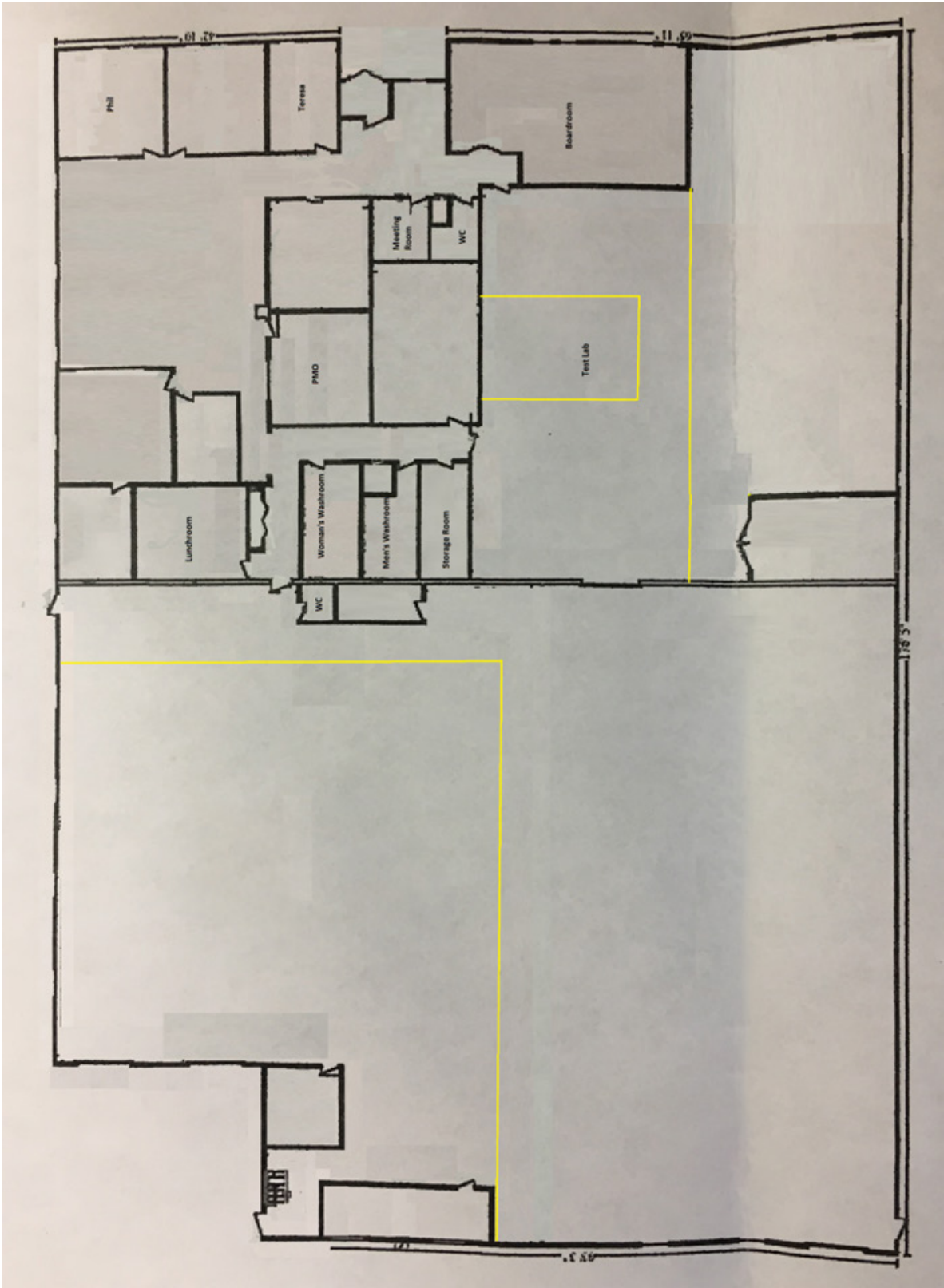
Comments

- 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

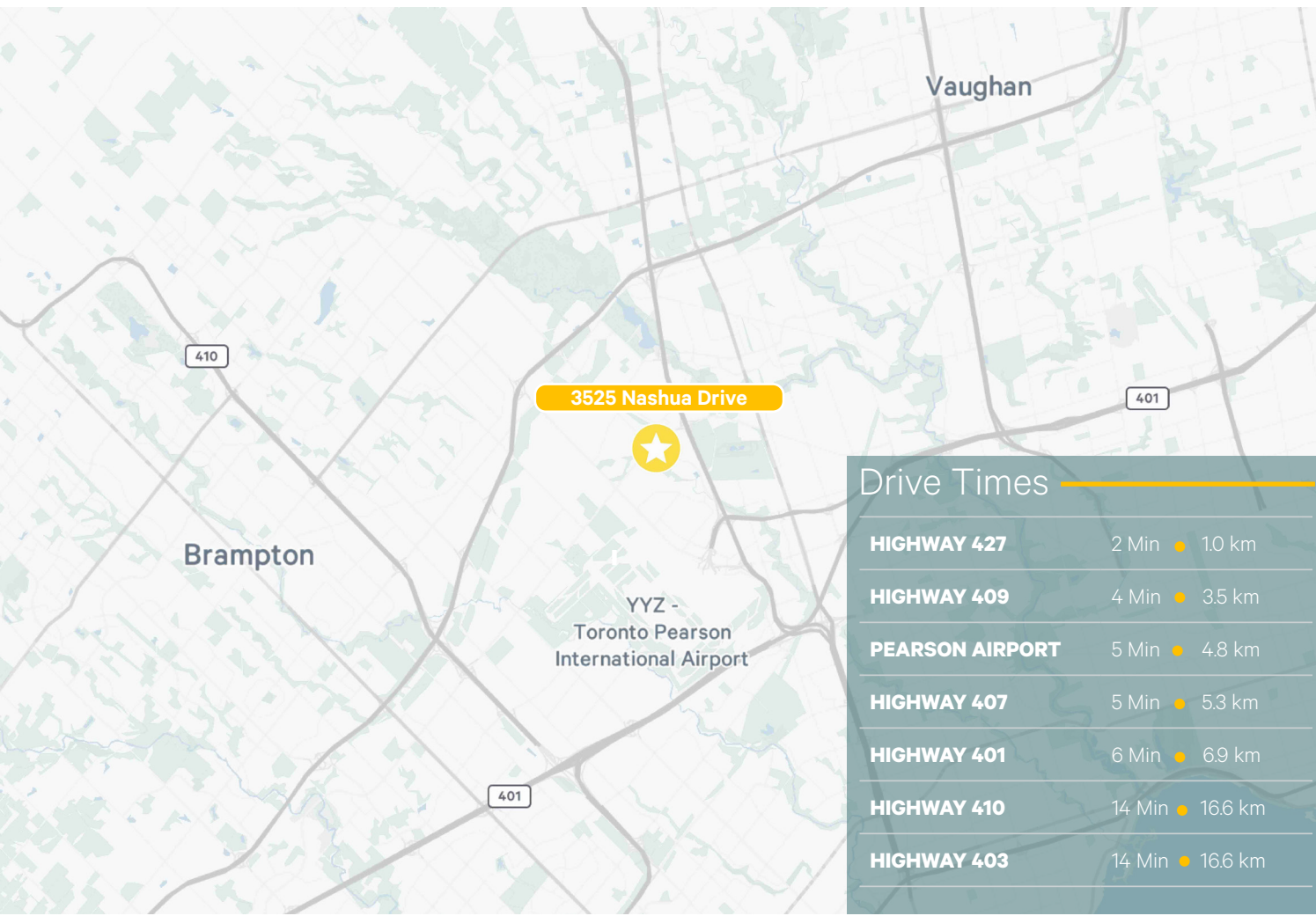
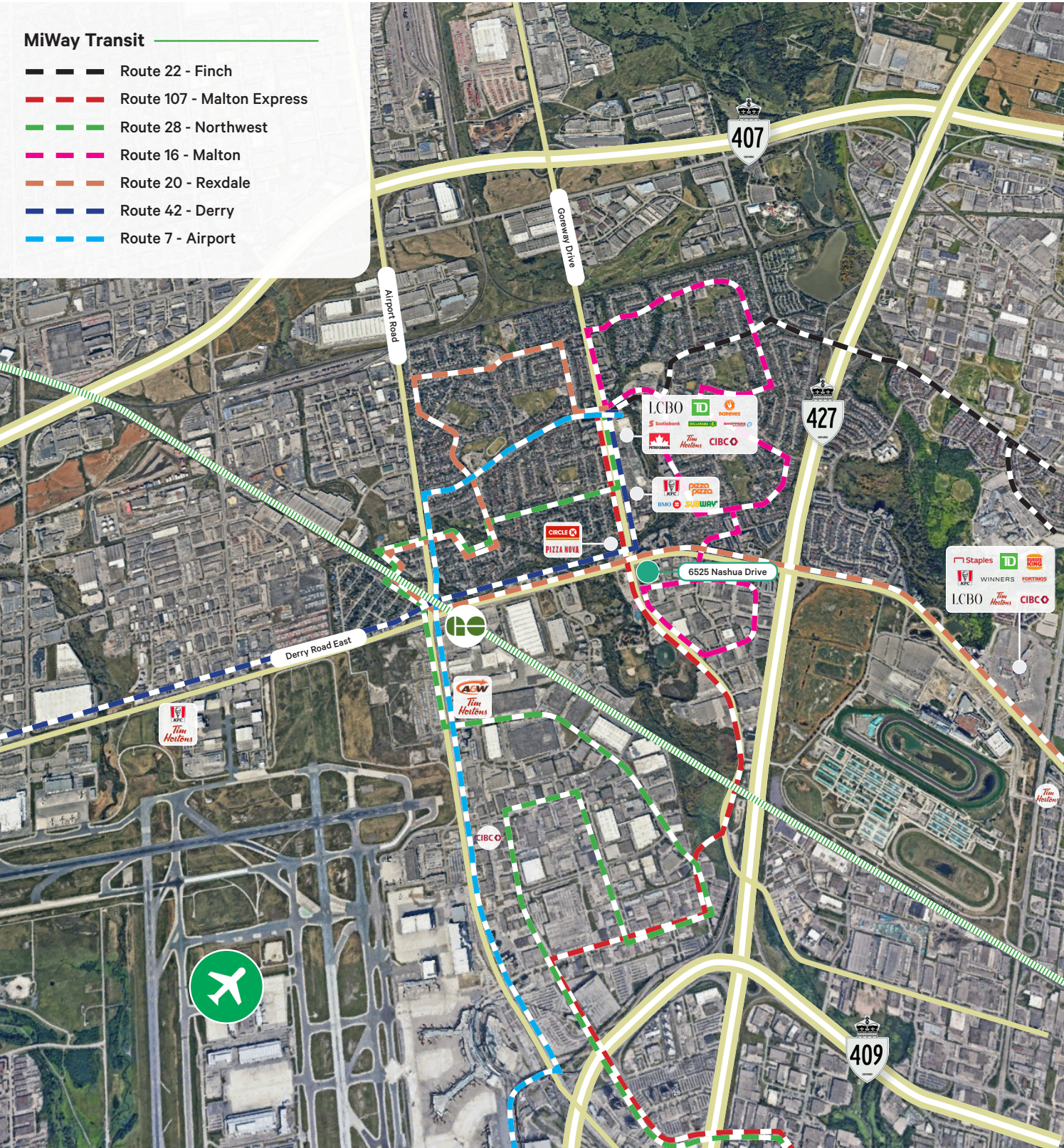


Floor Plan

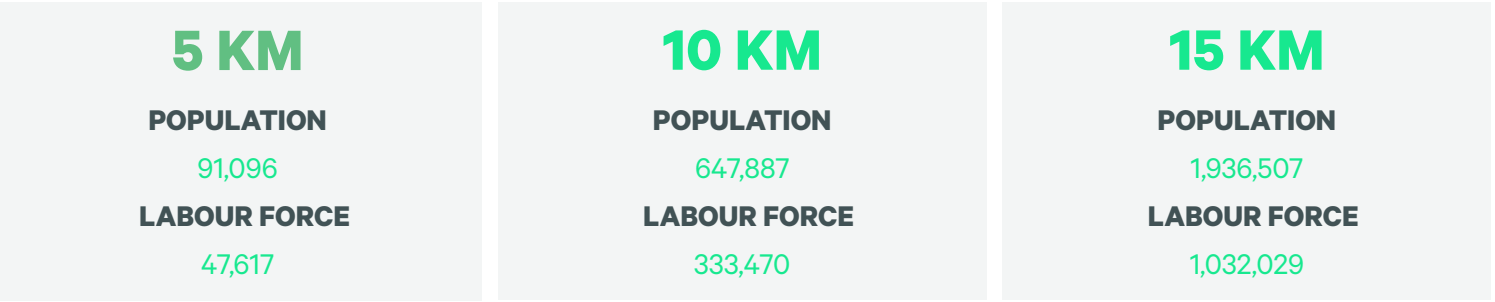
Interior Photos



Transit & Amenities — Offers Great Connectivity —



DEMOGRAPHICS & LABOUR





Contact Us

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