

385 Admiral Blvd

Unit #23, Mississauga, ON

2,074 Sq. Ft.

Kenderry Business Park



- ❖ Clean complex with a reputable landlord
- ❖ Excellent shipping
- ❖ Great access to highways 401, 410 and 407
- ❖ E2 Zoning allows for a variety of uses

FOR MORE INFORMATION CONTACT:



Colin Matthews*

Vice President
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*Sales Representative

Property Details

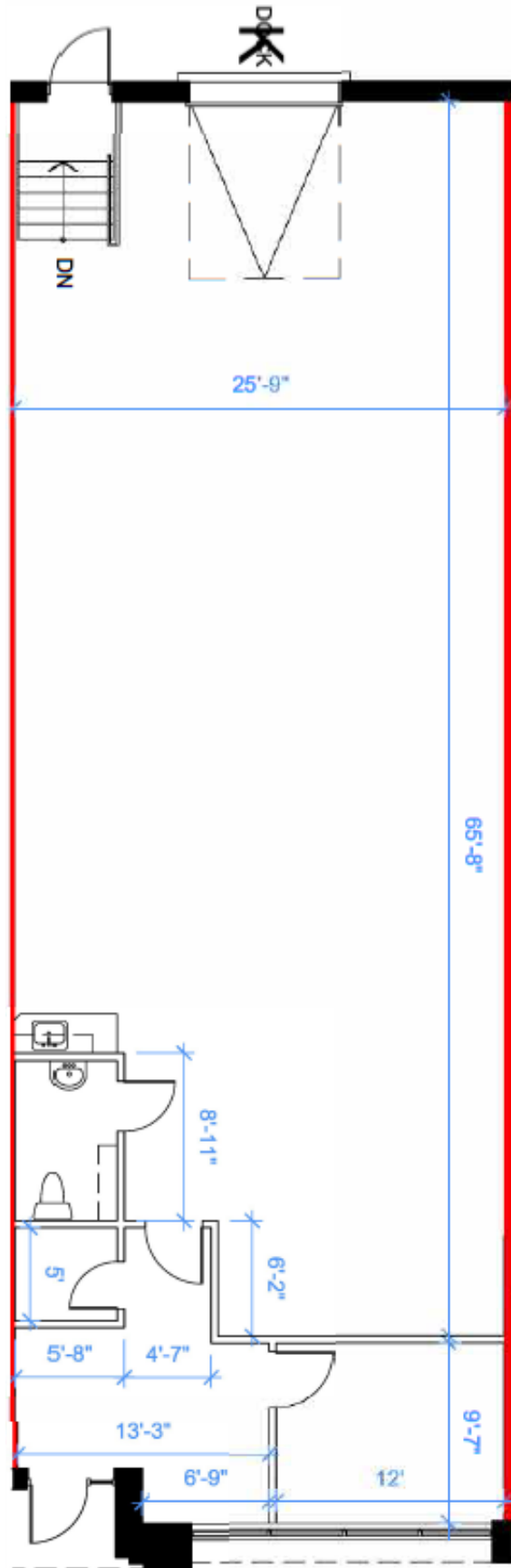


TOTAL AREA	2,074 Sq. Ft.
WAREHOUSE	79% (1,641 Sq. Ft.)
OFFICE	21% (433 Sq. Ft.)
POSESSION	July 1, 2023
NET ASKING RATE	Negotiable
TMI PER SQ. FT. (2023)	\$5.21 OP: \$3.44 Tax: \$1.77
SHIPPING	1 Truck Level
CLEAR HEIGHT	17' 9"
HEATING	Forced Air Gas
POWER	600 Volts, 100 Amps
FEATURES	<ul style="list-style-type: none">Can Accommodate 53' trailersAmple parking

**Asking rate is for first year, rent to escalate annually

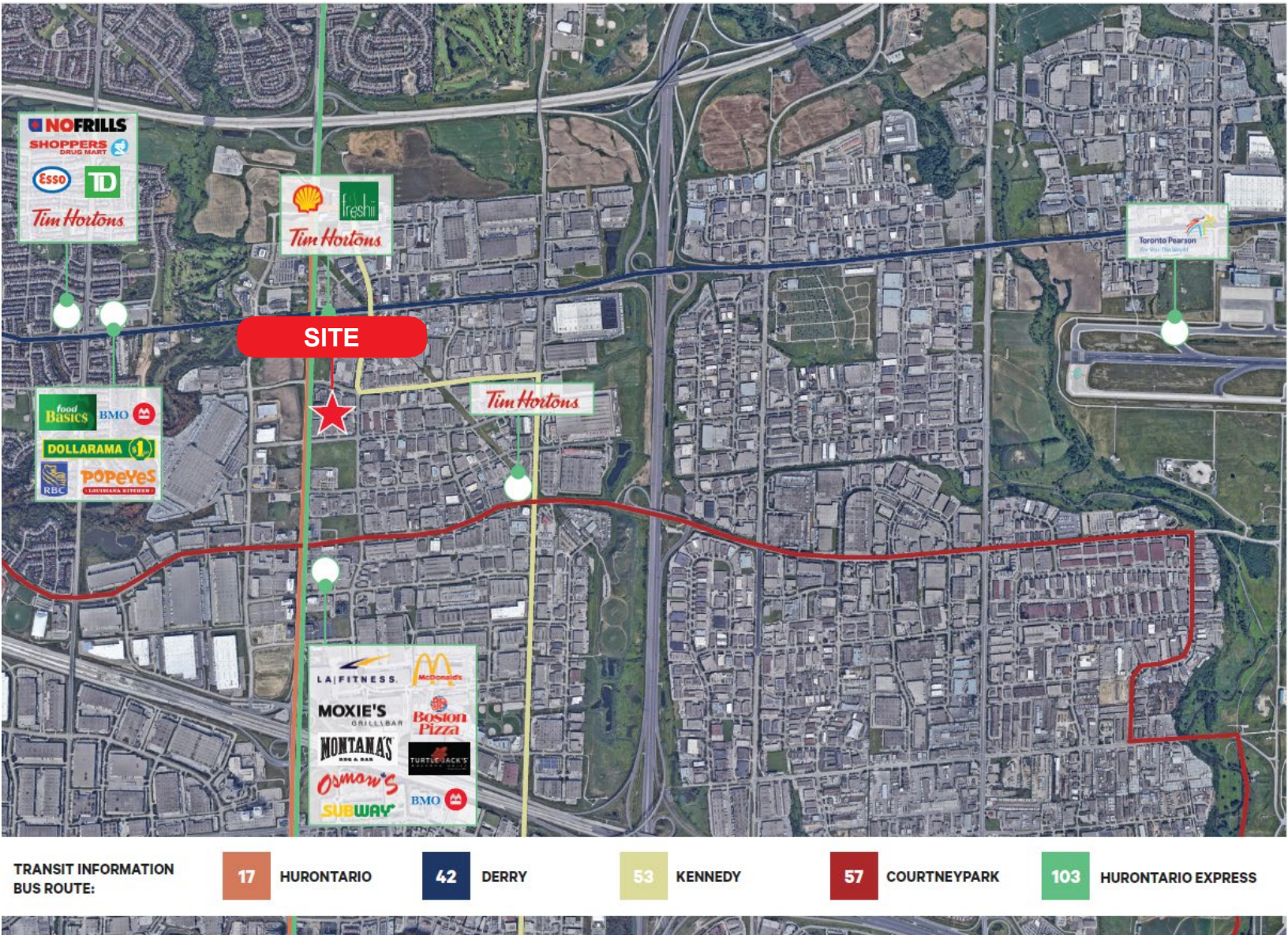
**Tenant responsible for verifying all information

Floor Plan



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Amenities Map



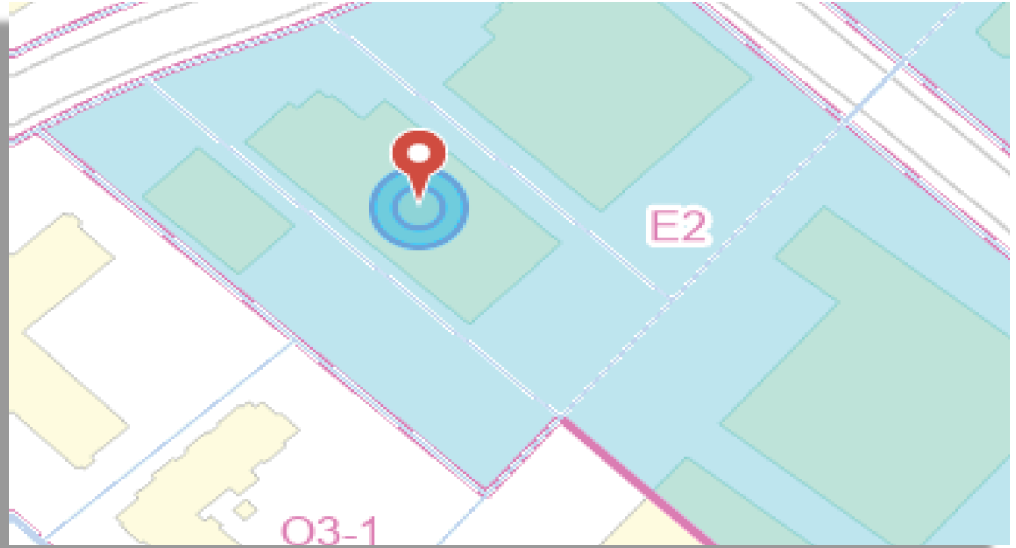
Demographics



Zoning – E2

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station*
- Waste Transfer Station*
- Composting Facility*
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility - Restricted



COMMERCIAL

- Restaurant
- Convenience Restaurant
- Take-out Restaurant*
- Commercial School
- Financial Institution
- Veterinary Clinic

HOSPITALITY

- Banquet Hall
- Conference Centre
- Convention Centre
- Night Club
- Overnight Accommodation

OTHER

- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility – Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles*

OFFICE

- Medical Office
- Office

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