

## INDUSTRIAL/COMMERCIAL UNITS FOR SALE OR LEASE!



### 5260/5266 SOLAR DR, MISSISSAUGA, ON, L4W 5M8

5260/5266 Solar Dr is one of the newest and most innovative project in Mississauga offering brand new industrial units. Nestled Among One Of The Leading Master-Planned Commercial Hubs in the Greater Toronto Area, Near Pearson International Airport. This project offers a New Level Of Design Innovation And Energy Efficiency To The Area And Opportunity To Secure Your Space In Prime Location.

#### Project Highlights:

72 Fortune 500 companies are located nearby, Easy access to highways 401, 427, 410, 03

Zoning: E1 (very flexible zoning)

Some common uses include; Office, manufacturing, warehousing/distribution, Commercial School, Veterinary Clinic, Banquet Hall/Conference Centre/Convention Centre, Recreational Establishment, Courier/Messenger service

Loading: Drive-In or Dock (No "big truck" access)

Ceiling Height: Industrial: 27'-28', Below mezzanine: 16',

Upper mezzanine: 9'- 10"

Power: 600 volt, 60 amp electrical service in each unit

125 Parking spots in the complex. 1 Exclusive Use Parking/unit

Moderns Stucco & glass Exterior

Occupancy: Immediate

5266 Solar Dr, Units B107 & B108, 2 Truck level Units (dock)

Unit Size in Sq ft: 1,995 each

Ground Floor Size in Sq ft: 1,250,

Mezzanine Floor Size in Sq ft: 745

Price for lease : \$20/sq ft net

Estimated TMI : \$7.5/ sq ft

5260 Solar Dr, Units. C110 & C111, (Leased)

2 Drive-in Units

Total Unit Size in Sq ft: 1,942

Ground Floor Size in Sq ft: 1,230,

Mezzanine Floor Size in Sq ft: 712

Price for lease : \$20/sq ft net

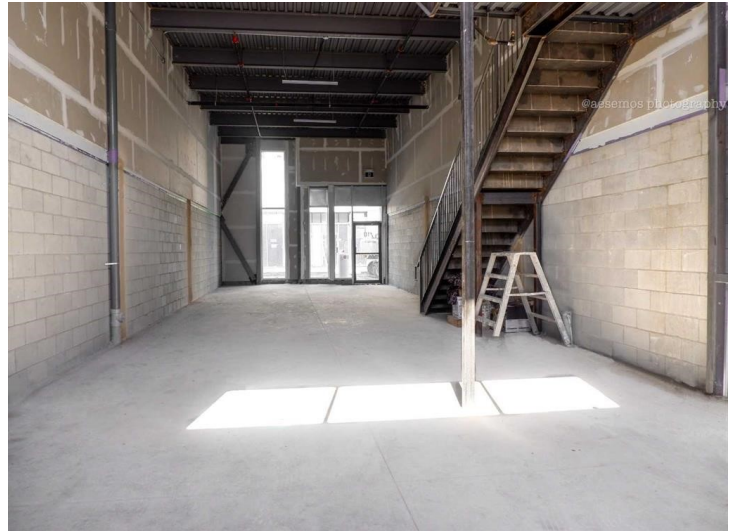
Estimated TMI : \$7.5/ sq ft



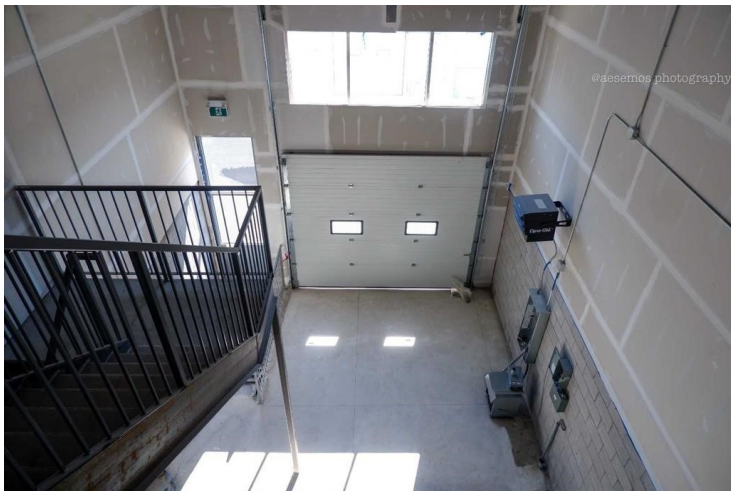




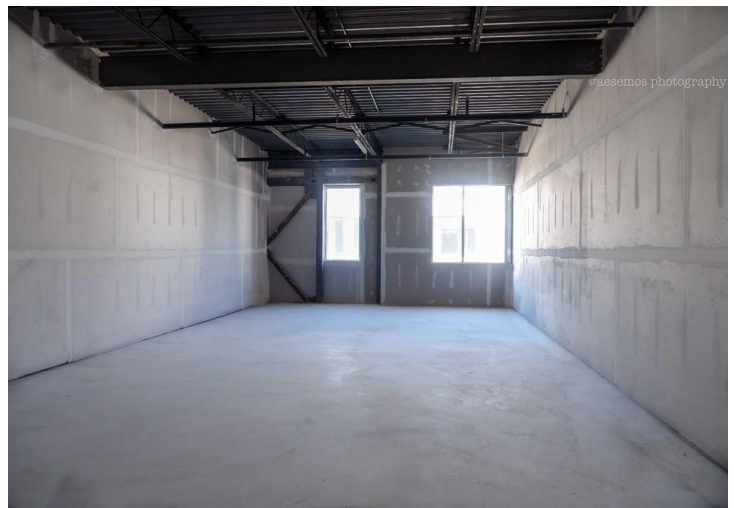
Main floor back door



Main floor front door



27' open space



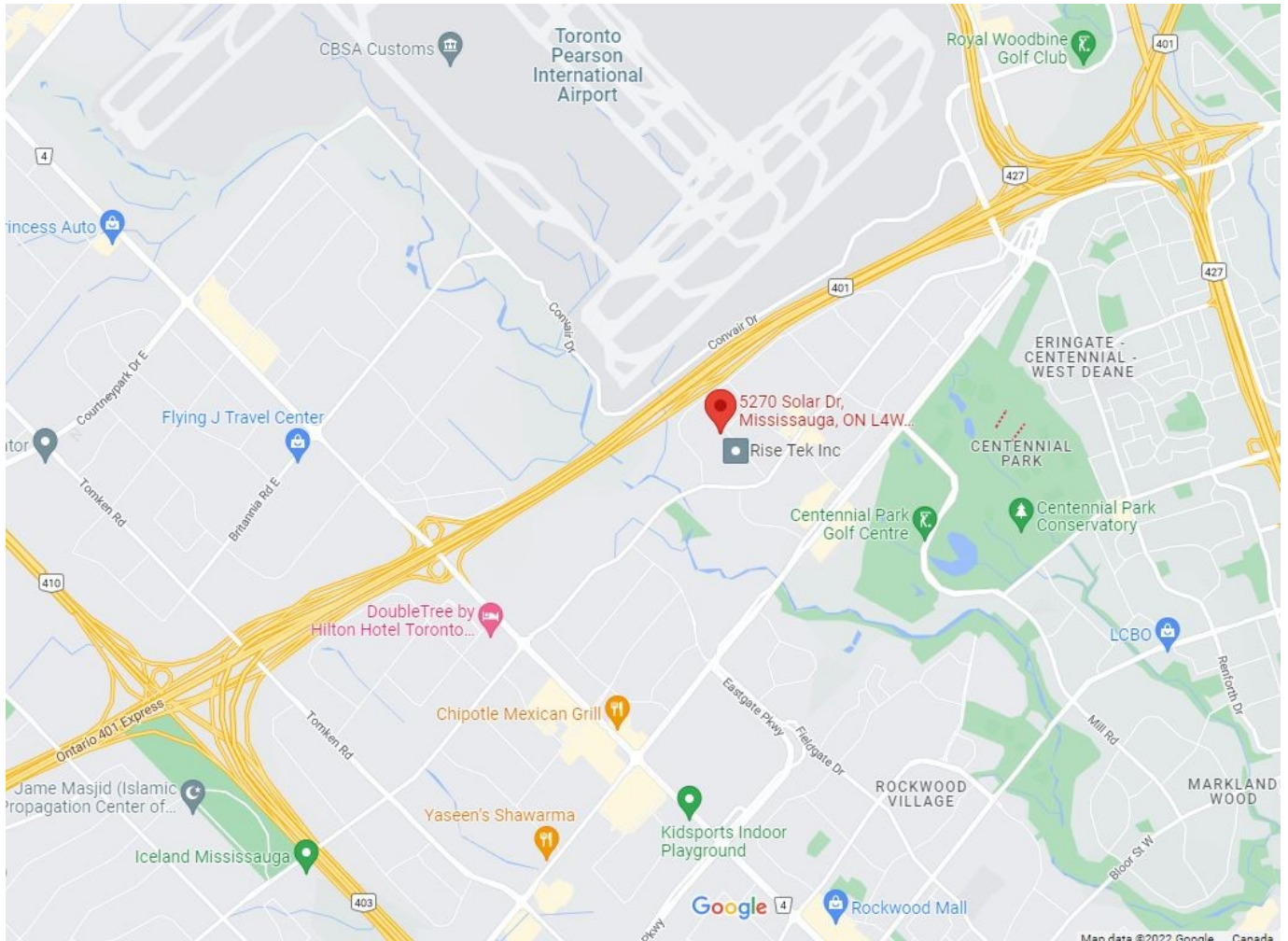
Second floor front



Second floor back



Building dock



Nelson Mathew (Broker of Record)

**Realty Executives Edge Inc., Brokerage**

Tel: off: (519) 224-3040 | Cell: (519) 212-0242

[www.realtyexecutivesedge.com](http://www.realtyexecutivesedge.com)