

AVISON
YOUNG



FOR SUBLEASE

Industrial unit available with large shipping court

3500 Ridgeway Drive, Units 4-6
Mississauga, ON

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*Sales Representative

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3500

Ridgeway Drive
Units 4-6

Property details

TOTAL AVAILABLE AREA

27,417 sf

OFFICE / SHOWROOM AREA

5,732 sf

CLEAR HEIGHT

22' 6"

SHIPPING

6 truck level

ZONING

E2-80, E2-81

POSSESSION

April 1, 2026

PARKING

2.06 per 1,000 sf

ASKING NET RENT

Speak with listing team

ADDITIONAL RENT

\$4.91 psf (2026)

Features



Office space built out with meeting rooms, kitchenette, washrooms, private offices and open work area



Adjacent to Highway 403, which is easily accessible by both car and public transit



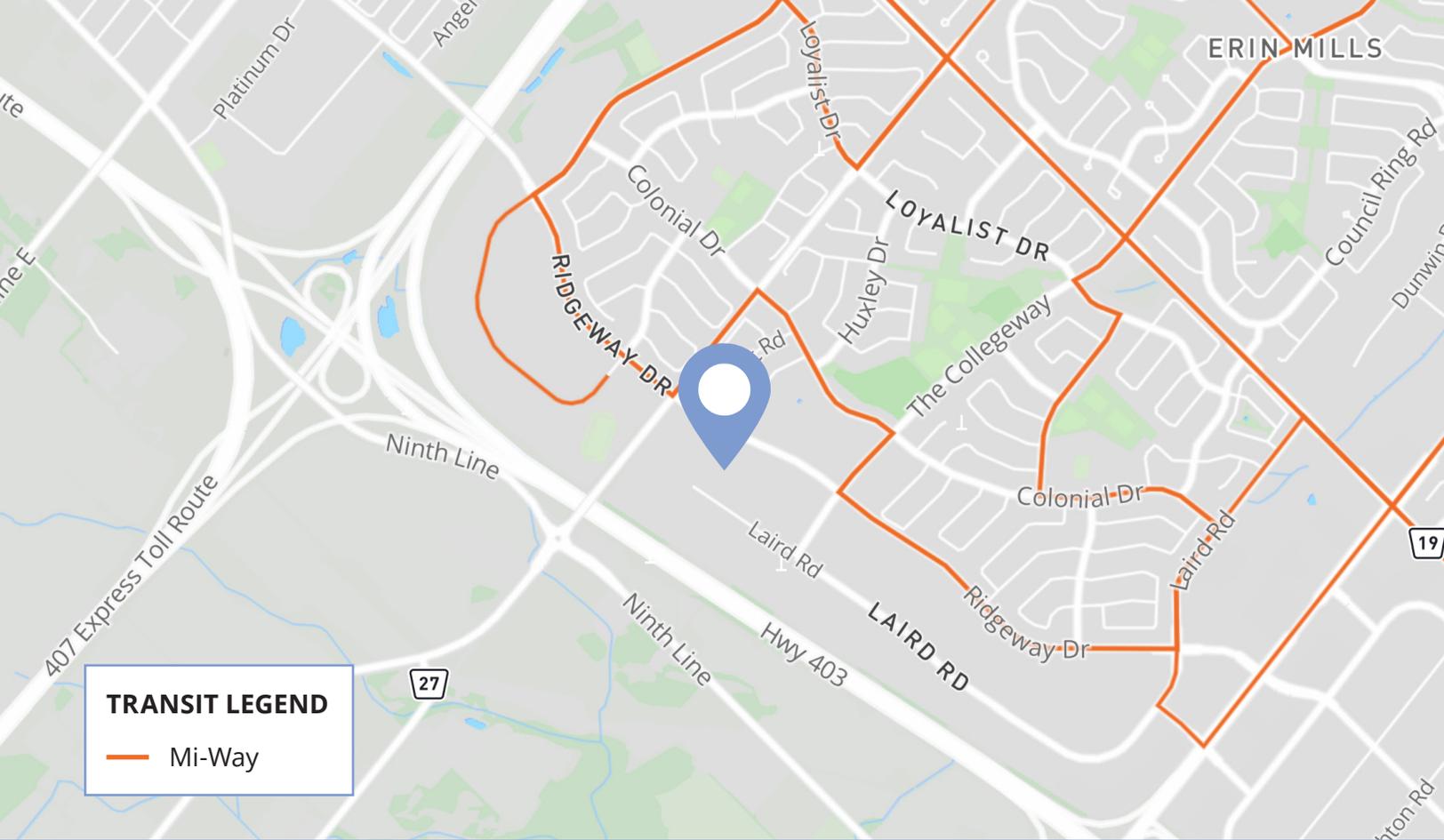
Large shipping court with high ratio of dock level doors relative to unit size



Remaining Lease Term

14 Months as of April 1, 2026

Sublease expires May 31st, 2027



TRANSIT LEGEND
— Mi-Way

Amenities within 5KM



242

Restaurants



596

Retail



37

Gas Stations



26

Banks



21

Fitness Centres

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