

385 ADMIRAL BOULEVARD

**UNIT 20-22
MISSISSAUGA**



FOR SUBLEASE

JOSH BAIRD*
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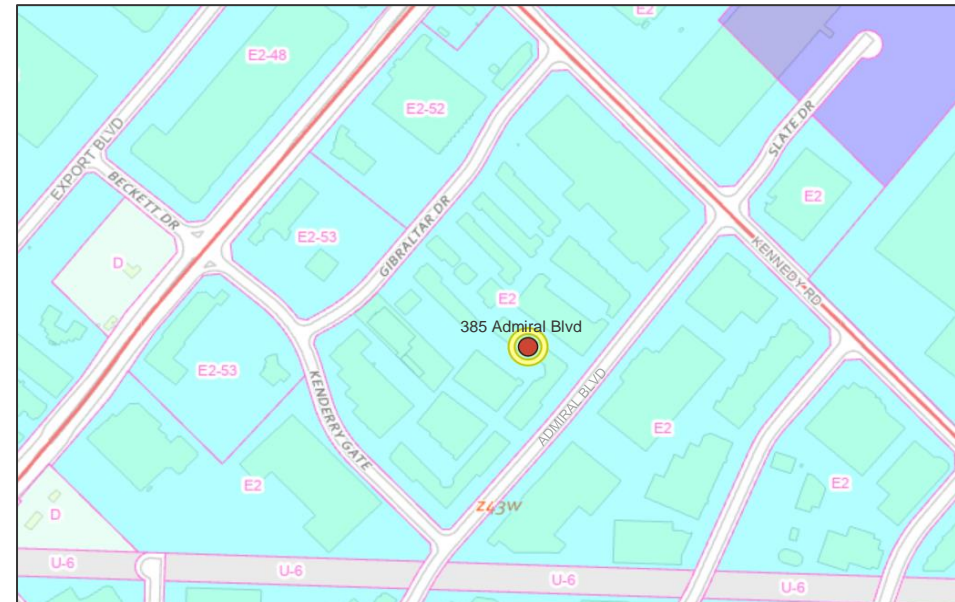
NANCY CARTER*
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*SALES REPRESENTATIVE

PROPERTY HIGHLIGHTS AND ZONING

385 Admiral Boulevard Unit 20-22, Mississauga

Space Available:	6,325 SF
Office Area:	1,053 SF
Site Area:	5,272 SF
Possession:	Immediate
Zoning	E2
Clear Height:	17'9"
Shipping:	3 Truck Level
Air Conditioning:	Partial
Heat type:	Radiant
TMI:	\$5.98
Lease Rate:	Contact Listing Agents



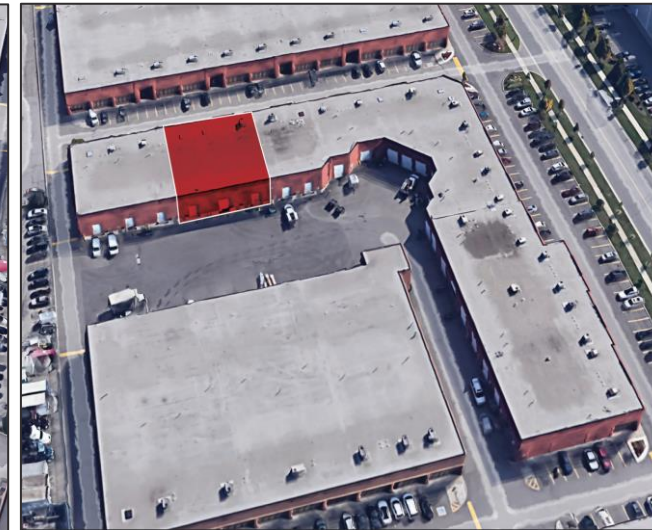
Zoning Map



Zoning By-Law

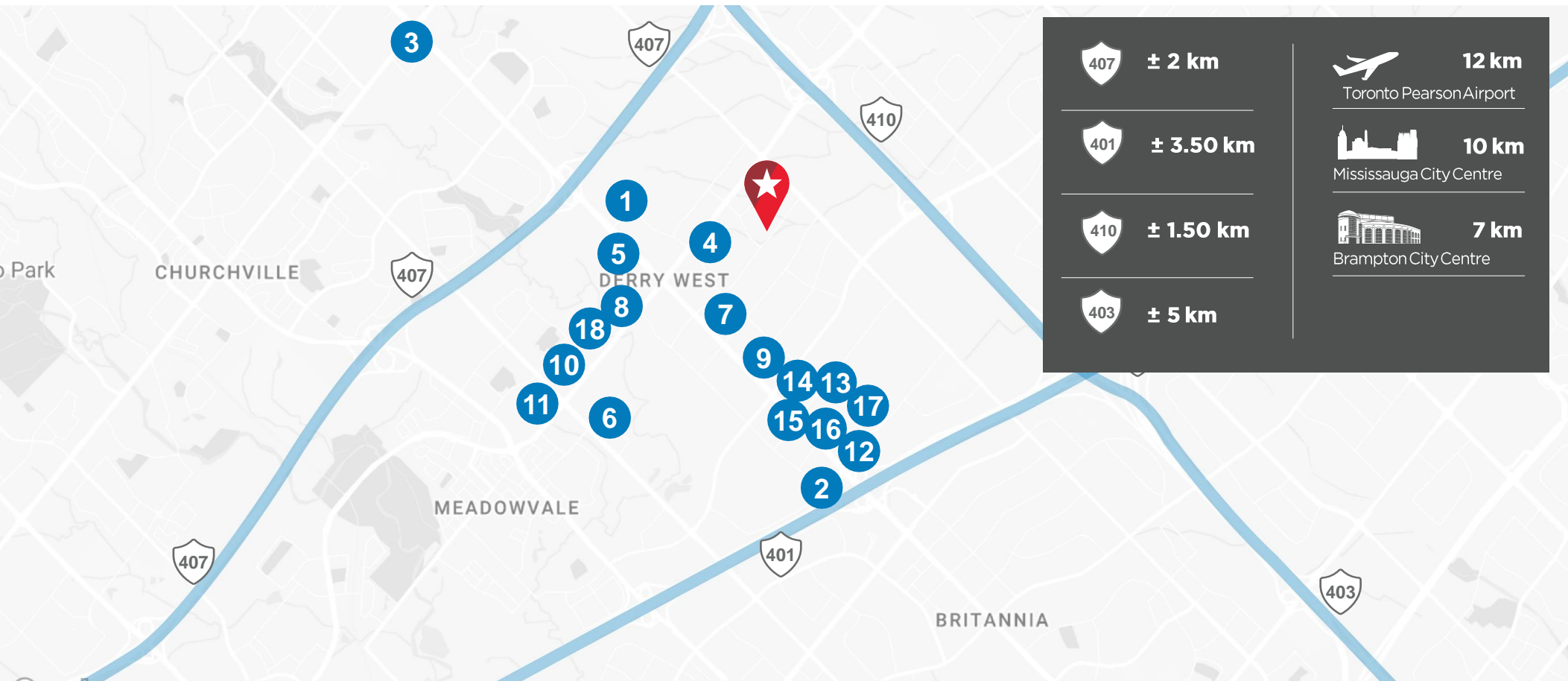
Additional Features:

- Clean complex with high ratio dock level doors.
- Energy efficient lighting, ample parking for customers and employees.
- Close to major Highways 401, 410, 407, public transit and amenities.
- Head lease expires June 30, 2025.



AREA AMENITIES AND DISTANCES

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Unit 20-22, Mississauga

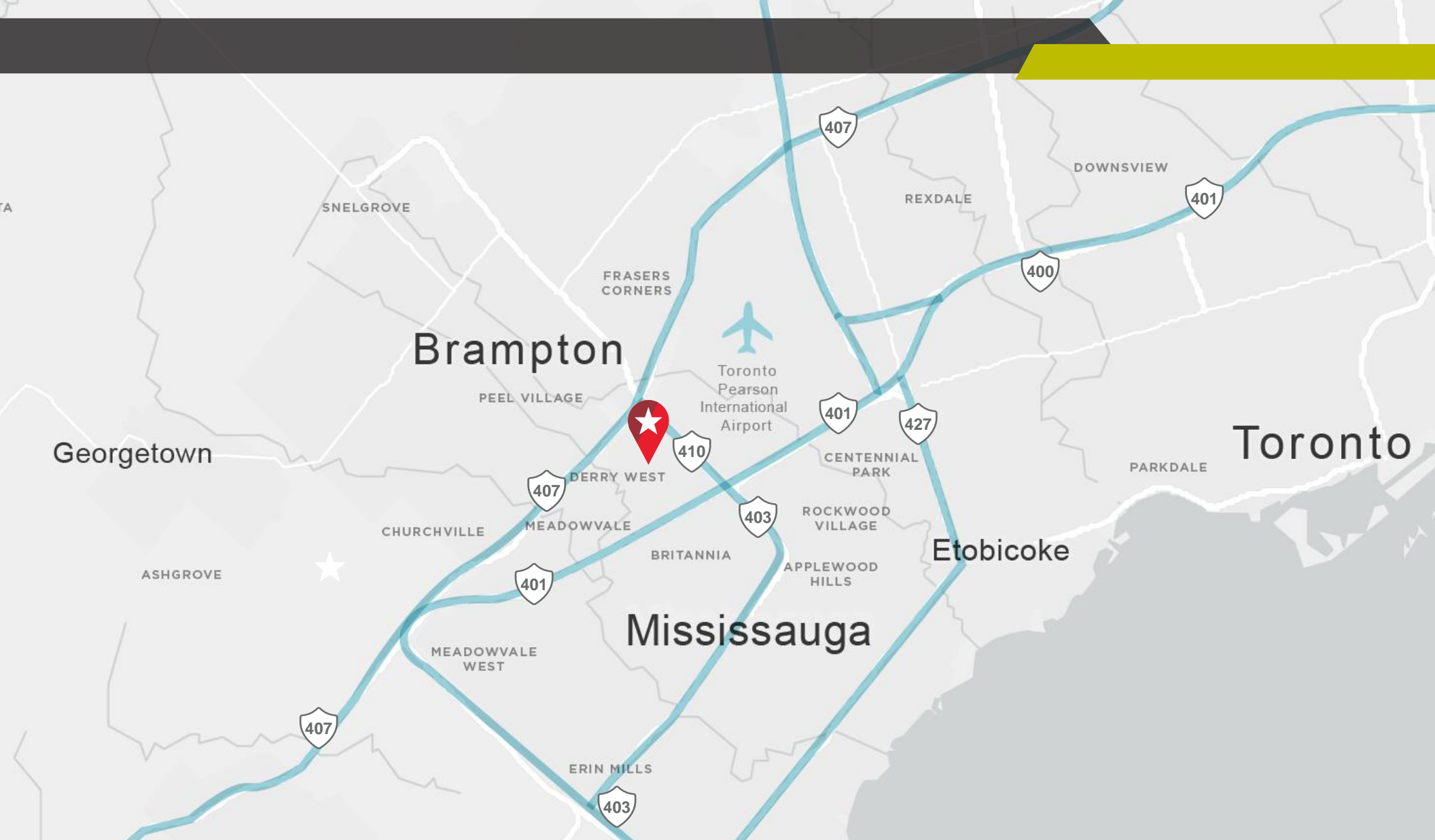


- 1 Park & Ride 407 - GO and Public Transit
- 2 Carpool Parking - 401 & Hurontario
- 3 Brampton Gateway Transit Terminal
- 4 Raddison Toronto Airport West
- 5 Comfort Inn

- 6 Courtyard by Marriot Toronto
- 7 Holiday Inn Suites
- 8 Mississauga Convention Centre
- 9 Bank of Montreal
- 10 Royal Bank of Canada

- 11 TD Bank
- 12 Starbucks
- 13 Cineplex
- 14 Turtle Jack's
- 15 Boston Pizza

- 16 Montana's
- 17 LA Fitness
- 18 Derry Golf Course



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