



UP TO 70,000 SQ. FT. OF HIGH QUALITY INDUSTRIAL SPACE FOR SUBLEASE

## 7 Rimini Mews, Mississauga

**FLEXIBLE CONFIGURATIONS AVAILABLE**

**John LaFontaine\***

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\*Sales Representative

**CBRE**



Availability Details	
OPTION 1	<b>Available Area: 30,000 SQ. FT.</b> Warehouse Area: 100% 3 Truck Level Shipping Doors
OPTION 2	<b>Available Area: 50,000 SQ. FT.</b> Warehouse Area: 100% 5 Truck Level Shipping Doors
OPTION 3	<b>Available Area: 70,000 SQ. FT.</b> Warehouse Area: 100% 7 Truck Level Shipping Doors
CLEAR HEIGHT	22.0'
BAY SIZE	36.8' x 37.7'
ZONING	E2 - 29
HEAT TYPE	Gas Forced Air
POSSESSION	Immediate
ASKING RATE	\$16.95 Per Sq. Ft.
T.M.I. (2025)	\$3.80 Per Sq. Ft.
COMMENTS	<ul style="list-style-type: none"><li>• Sublease term expires September 2028.</li><li>• Excellent warehouse space with potential for shared access to lunchroom, boardroom and office areas.</li><li>• Potential exclusive washroom area.</li><li>• Warehouse floors in excellent condition.</li><li>• Ample parking for employees and visitors.</li><li>• Potential for trailer parking.</li><li>• LED lighting on motion sensors.</li><li>• All dock doors equipped with levelers.</li><li>• Close proximity to 400 series highways and amenities.</li><li>• Lots of nearby transit routes offer excellent access to large labour pool.</li></ul>





# Photo Gallery



The floor plan shows a large rectangular building with a grid of columns. Three rectangular areas are shaded in orange and labeled with their respective square footages:

- 30,000 SQ. FT.**: The leftmost shaded area.
- 50,000 SQ. FT.**: The middle shaded area.
- 70,000 SQ. FT.**: The rightmost shaded area.

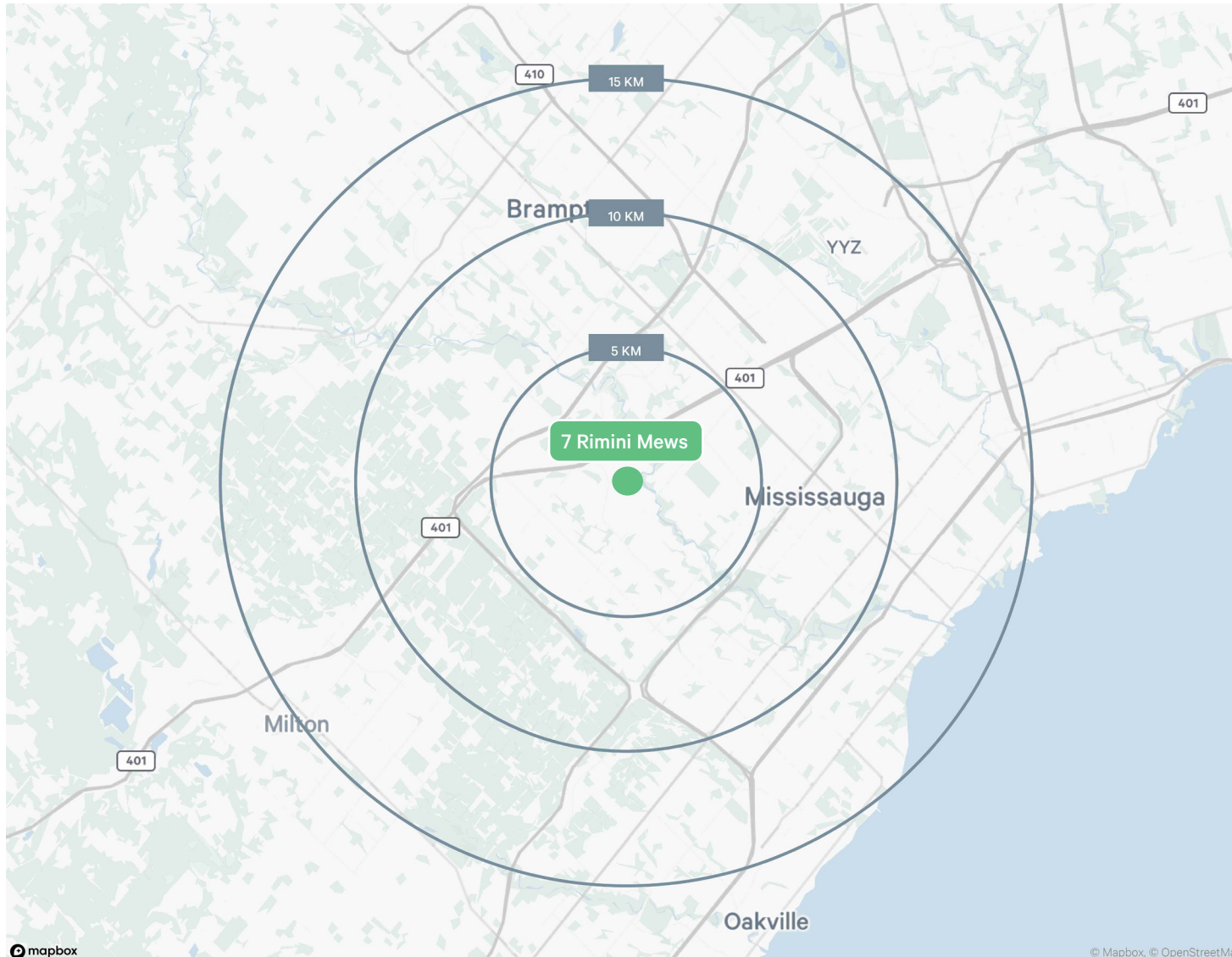
The plan includes various rooms, corridors, and structural elements like columns and doors. Dimensions are provided along the perimeter:

- Top: 60'-0" (left), 137'-0" (middle), 59'-0" (right).
- Right: 170'-0" (top), 55'-0" (middle), 59'-0" (bottom).
- Bottom: 50'-0" (left), 100'-0" (middle), 50'-0" (right).
- Left: 11'-0" (top), 7'-0" (middle), 100'-0" (bottom).



# Great Proximity to Large Labour Pool

Access to over 800,000 workers within 15 km and 4.3 million across the greater GTA.



## 5 KM

Population

**208,492**

Labour Force

**138,970**

Median Age

**37.5**

## 10 KM

Population

**632,005**

Labour Force

**407,352**

Median Age

**36.8**

## 15 KM

Population

**1,255,579**

Labour Force

**818,550**

Median Age

**36.8**





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# CBRE

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