

**2181 Dunwin Drive Unit 16, Mississauga**

# High Quality Flex Office/Industrial Building In Mississauga **For Sale**

**Sam Sgambelluri\***

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# Property Overview



## Key Highlights

- › High quality office finishes
- › Ability to reduce office space and convert to industrial
- › Well located with great access to major highways including 403, QEW, 401
- › Excellent exposure on Dunwin Drive

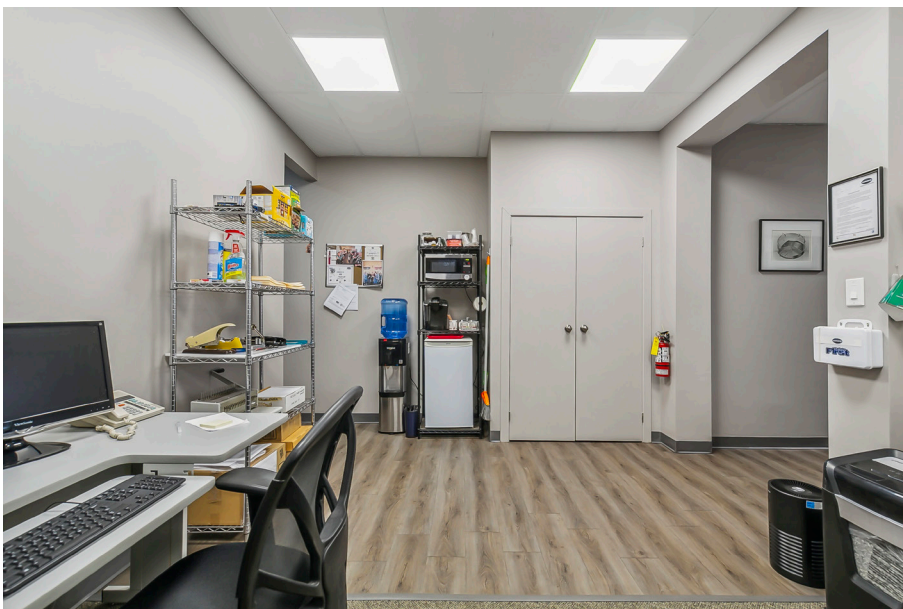
<b>Address</b>	2181 Dunwin Drive Unit 16
<b>Location</b>	Mississauga
<b>Zoning</b>	<a href="#">E2-1</a>
<b>Building Size</b>	6,040 SF
<b>Industrial Area</b>	5%
<b>Office Area</b>	95%
<b>Clear Height</b>	14'
<b>Shipping</b>	1 GL
<b>Power</b>	100 A / 600 V
<b>Available</b>	TBC
<b>Existing Tenant (4,700 SF)</b>	Lease expires in August 31, 2024 with no right of renewal
<b>Existing Tenant (1,340 SF)</b>	Lease expires in May 31, 2025 with no right of renewal

Asking Price:

**\$3,322,000**



# Property Photos



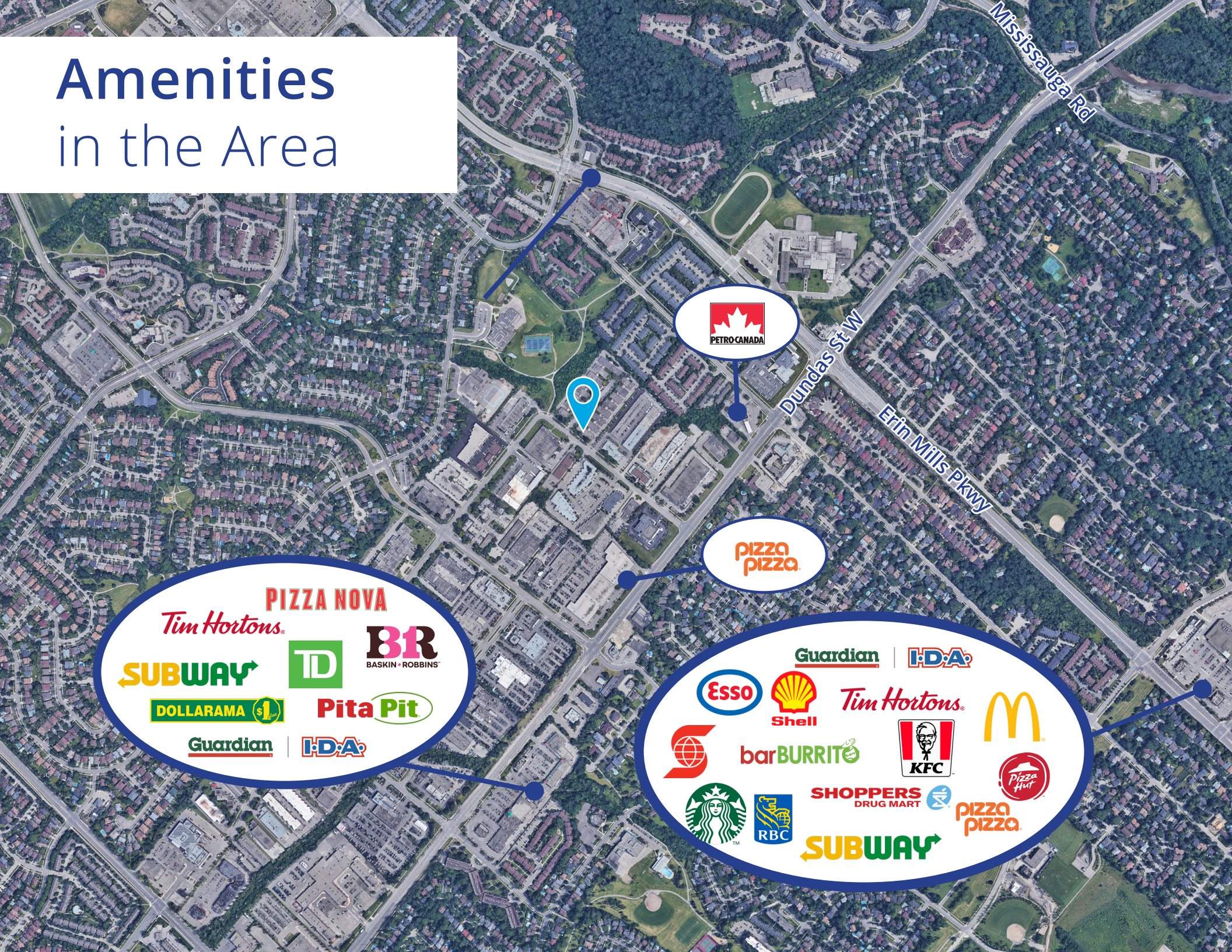


# Property Photos





# Amenities in the Area







Colliers

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