

**AVISON
YOUNG**

Industrial Space For Sublease

**3500 Laird Road, Unit 1
Mississauga, ON**

LOCATED IN A PRESTIGIOUS BUSINESS PARK AREA



Get more information:

Jeff Flemington
Broker, Principal
905 283 2336
jeff.flemington@avisonyoung.com



Platinum member



Property Summary

Total Area:	30,823 sf
Office Area:	9%
Industrial Area:	91%
Clear Height:	24' 3"
Shipping:	3 TL / 1 DI
Zoning:	E2-24
Lease Rate:	\$18.80 psf net
T.M.I. 2024:	\$5.23 psf
Sublease Expiry:	February 27, 2033

Highlights:

- Clean warehouse in Western Business Park with excellent access to Hwy 403/Dundas Interchange.
- Numerous employee amenities nearby and includes approx. 2,700 sf newly finished office space.



Highway signage exposure



Excellent parking



Many amenities within blocks

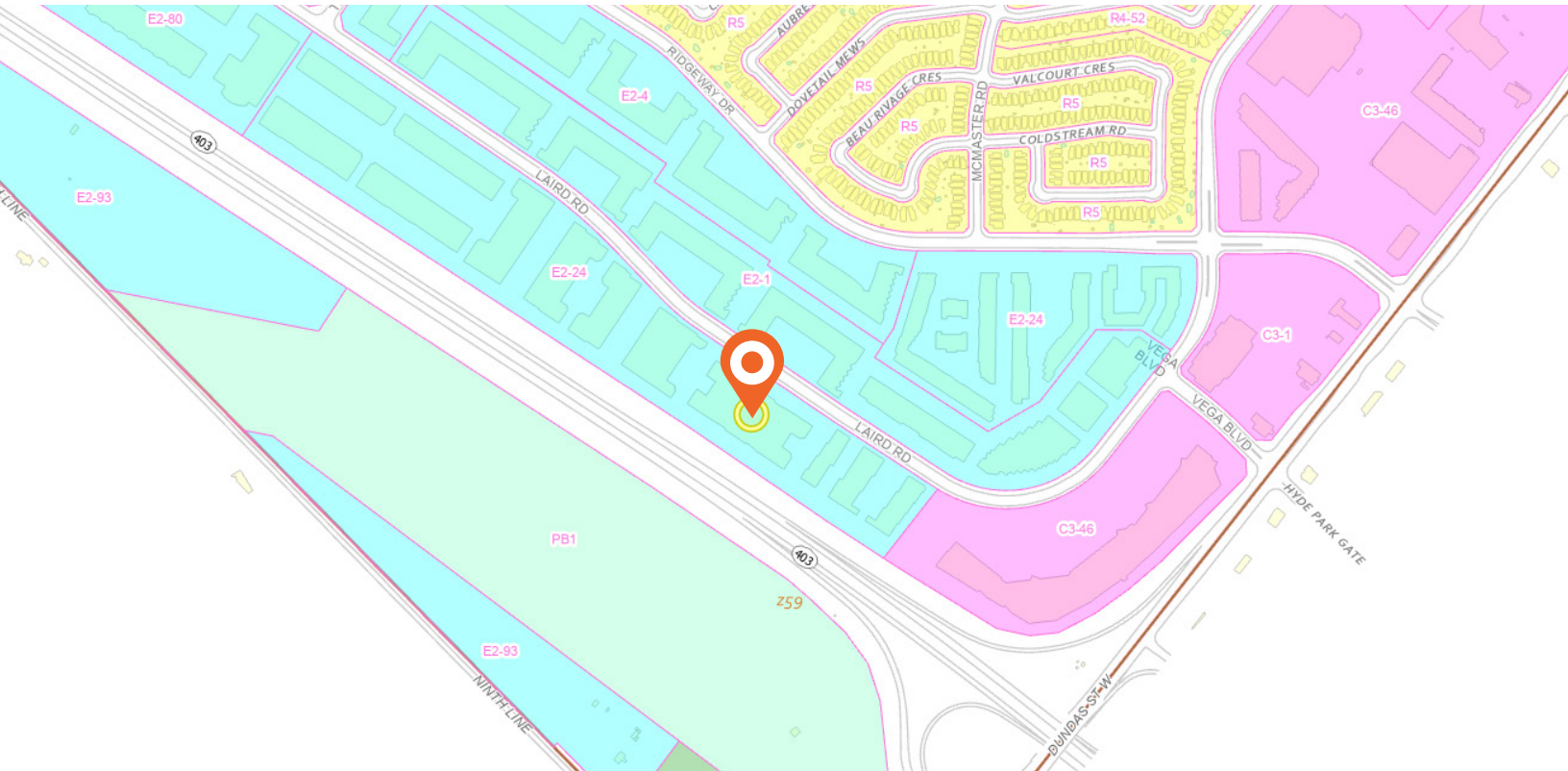


Close proximity to Highway 403/407/Q.E.W.



Steps away from transit stop

Zoning



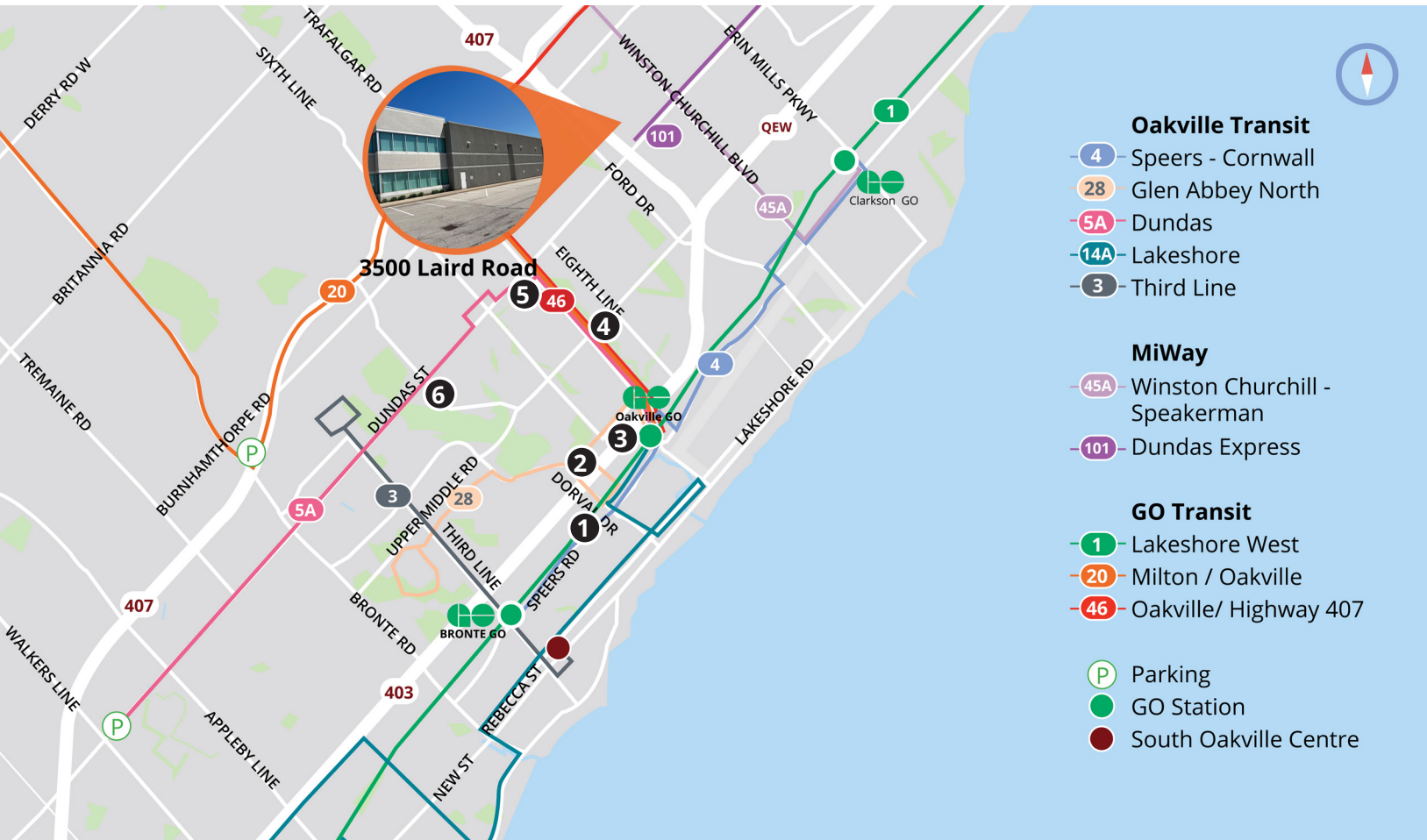
E2-24 (Employment Zone) - Permitted Uses

- Medical office
- Office
- Broadcasting/
Communication Facility
- Manufacturing Facility
- Science and
Technology Facility
- Warehouse/
Distribution Facility
- Wholesaling Facility
- Medicinal Product
Manufacturing Facility
- Restaurant
- Take-out Restaurant
- Commercial School
- Veterinary Clinic
- Animal Care Establishment
- Banquet Hall/Conference
Centre/Convention Centre
- Overnight Accommodation
- Active Recreational Use
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

Industrial Space for Sublease

3500 Laird Road, Unit 1
Mississauga, ON

Transit & Amenities



- 1 RONA**
Chuck's Roadhouse Bar & Grill
Tim Horton's
A&W
Puppies Ontario
- 2 Dorval Crossing**
Winners Metro
Stapes Starbucks
LCBO McDonalds
August 8 Subway
- 3 Oakville Place**
Goodlife Fitness
Starbucks
SportChek
Goodfellas Wood Oven Pizza
- 4 Upper Oakville Shopping Centre**
Shoppers Drug Mart
Beer Store
The Oakville Pump & Patio
- 5 SmartCentres Oakville**
Walmart
Canadian Tire
Real Canadian Superstore
Pet Valu
- 6 RioCentre**
Food Basics barBurrito
Dollarama The Stout Monk
Fortinos Shawarma X
Popeye's

Amenities within 5 km of the Property

242

RESTAURANTS

596

RETAIL

10

HOTELS

21

FITNESS CENTRES

26

BANKS

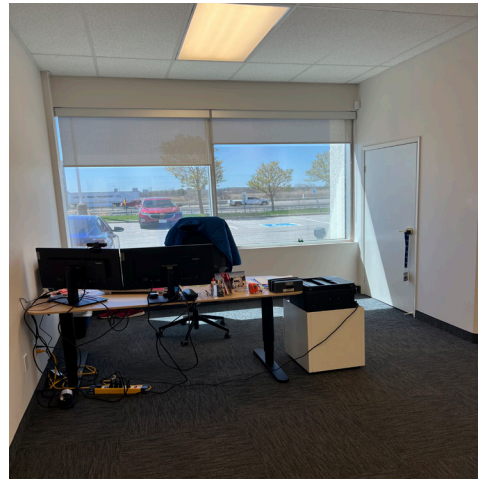
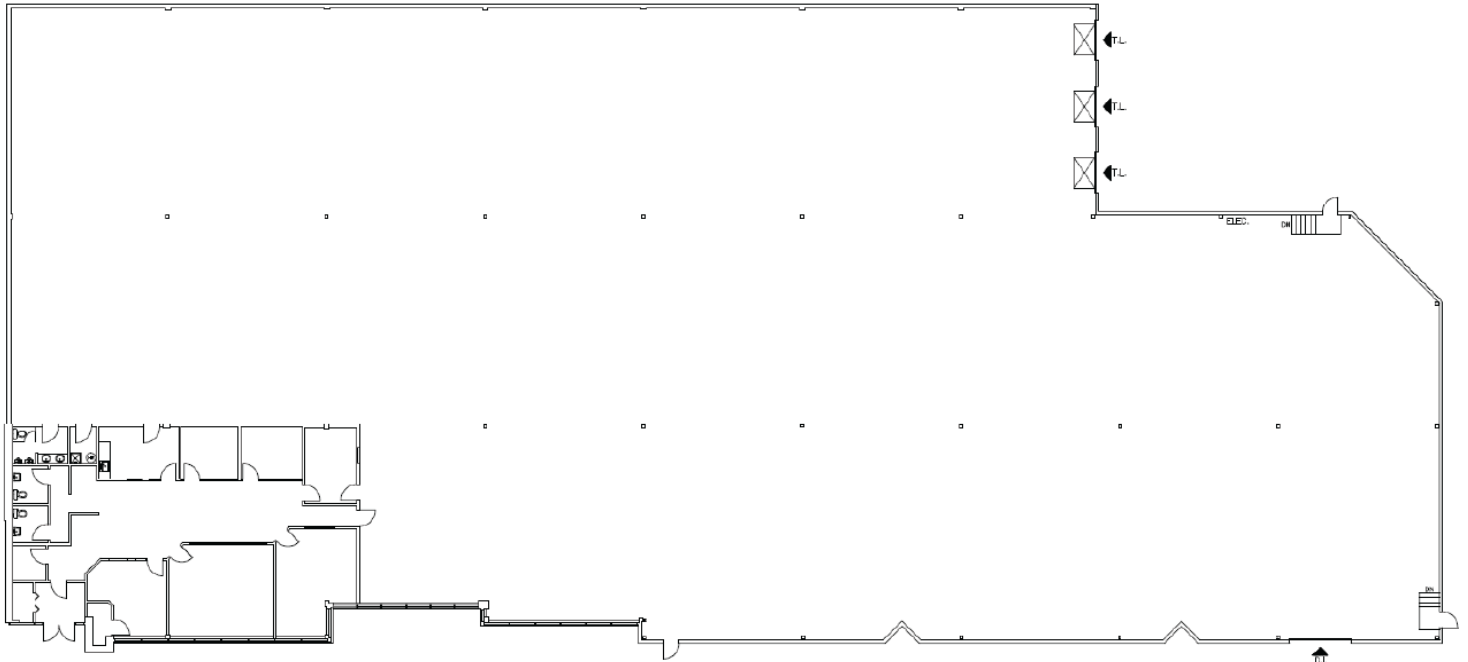
37

GAS STATIONS

Industrial Space for Sublease

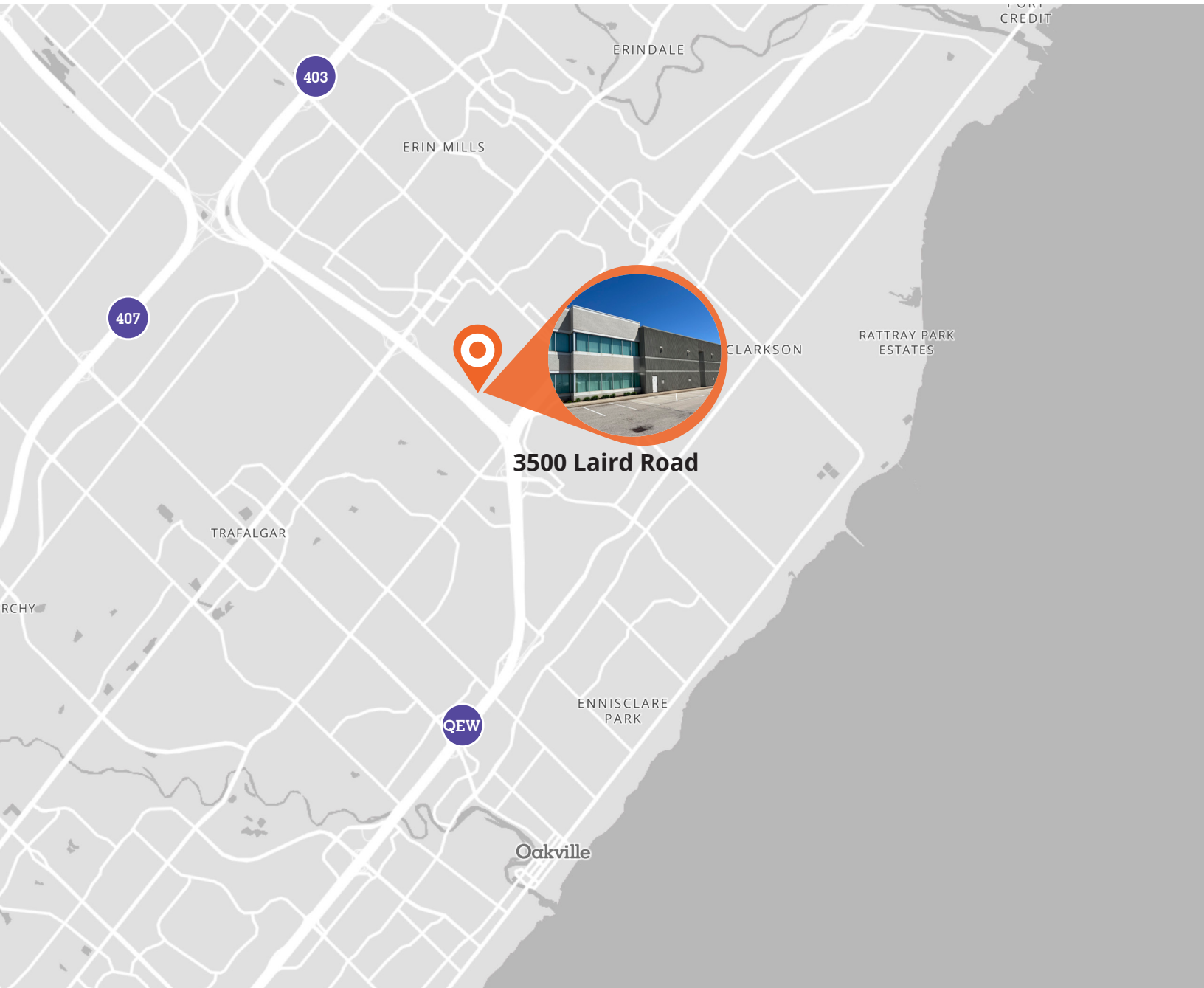
3500 Laird Road, Unit 1
Mississauga, ON

Floor Plan and Photos



Industrial Space for Sublease

3500 Laird Road, Unit 1
Mississauga, ON



Jeff Flemington
Broker, Principal
905 283 2336
jeff.flemington@avisonyoung.com

Avison Young
Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 **Fax** 905 712 2937
avisonyoung.ca

© 2024 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**CANADA BEST
MANAGED
COMPANIES**
Platinum member