

FOR LEASE

6415 NORTHWEST DRIVE

MISSISSAUGA, ONTARIO



MOVE-IN READY!

- 1,533 SQUARE FEET
- PERFECT FOR OFFICE/FLEX/LIGHT INDUSTRIAL USES

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PROPERTY FEATURES

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- Landlord to white-box unit to the building standard, based on tenant's needs
- Space can be divided
- Sought after location just minutes away from Pearson International Airport, Hwy 427 & Hwy 401
- Well maintained and professionally managed
- 53 foot trailers not permitted
- Flexible terms and timing
- Janitorial and utilities not included in T.M.I

KEY HIGHLIGHTS



CLOSE TO MAJOR HIGHWAYS 427 & 401



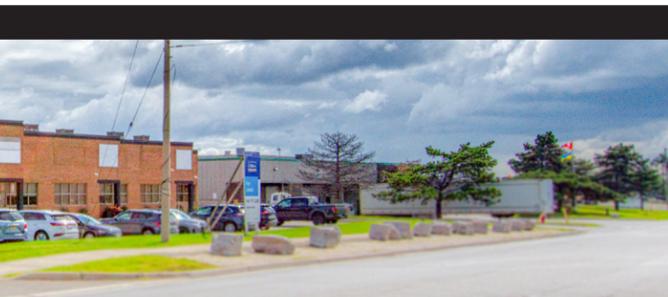
CLOSE PROXIMITY TO AREA AMENITIES



FREE SURFACE PARKING AVAILABLE



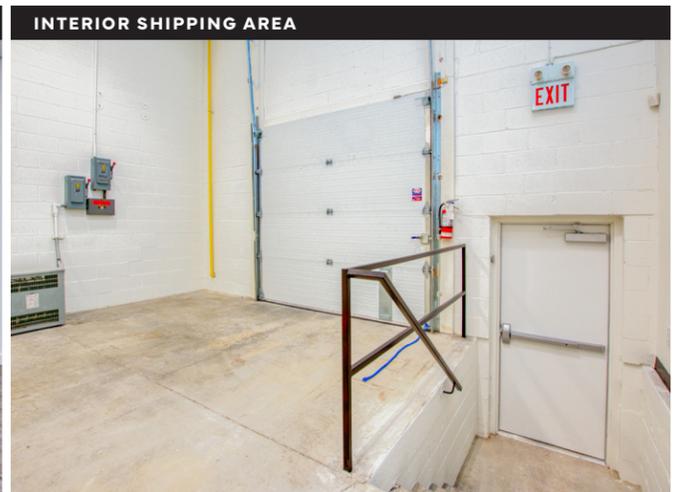
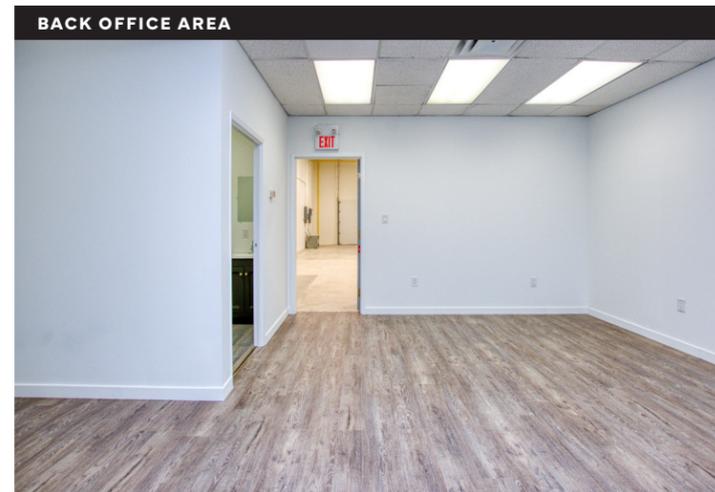
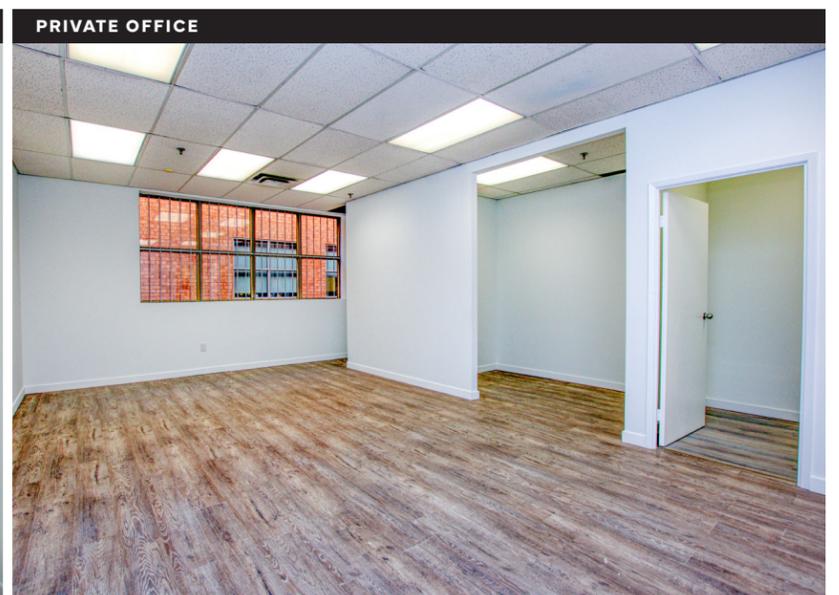
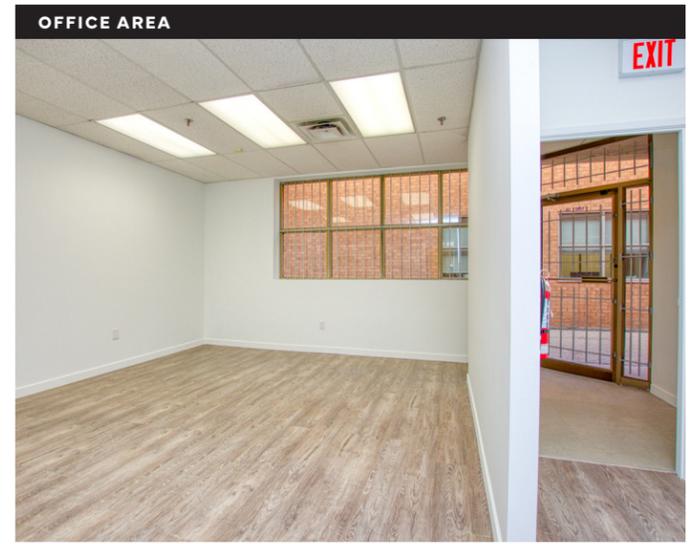
CLOSE TO PEARSON INTERNATIONAL AIRPORT



AVAILABILITIES

SUITES AVAILABLE

AVAILABLE AREA	UNIT 16 - 1,533 SF
OFFICE AREA	15%
SHIPPING	4 DRIVE-IN DOORS
CLEAR HEIGHT (FEET)	16'
ASKING NET RENT	\$23.00 PSF
T.M.I. (2025)	\$6.01 PSF
TERM	FLEXIBLE
POSSESSION	IMMEDIATE



* Not actual unit. Photos shown are not the available unit and are an example of white-box building standards.

SITE PLAN

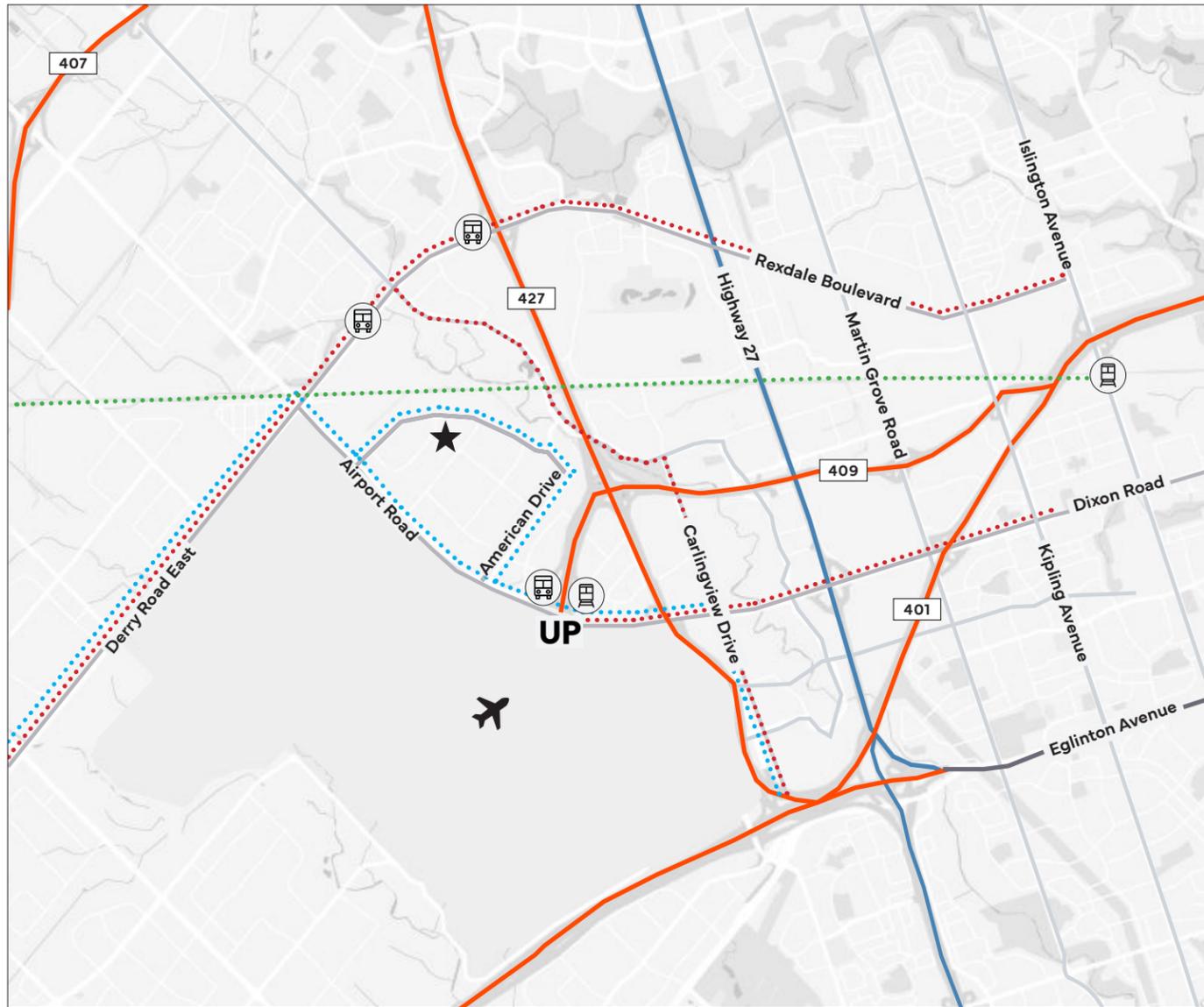


LEGEND

- AVAILABLE LIGHT INDUSTRIAL
- OCCUPIED UNITS



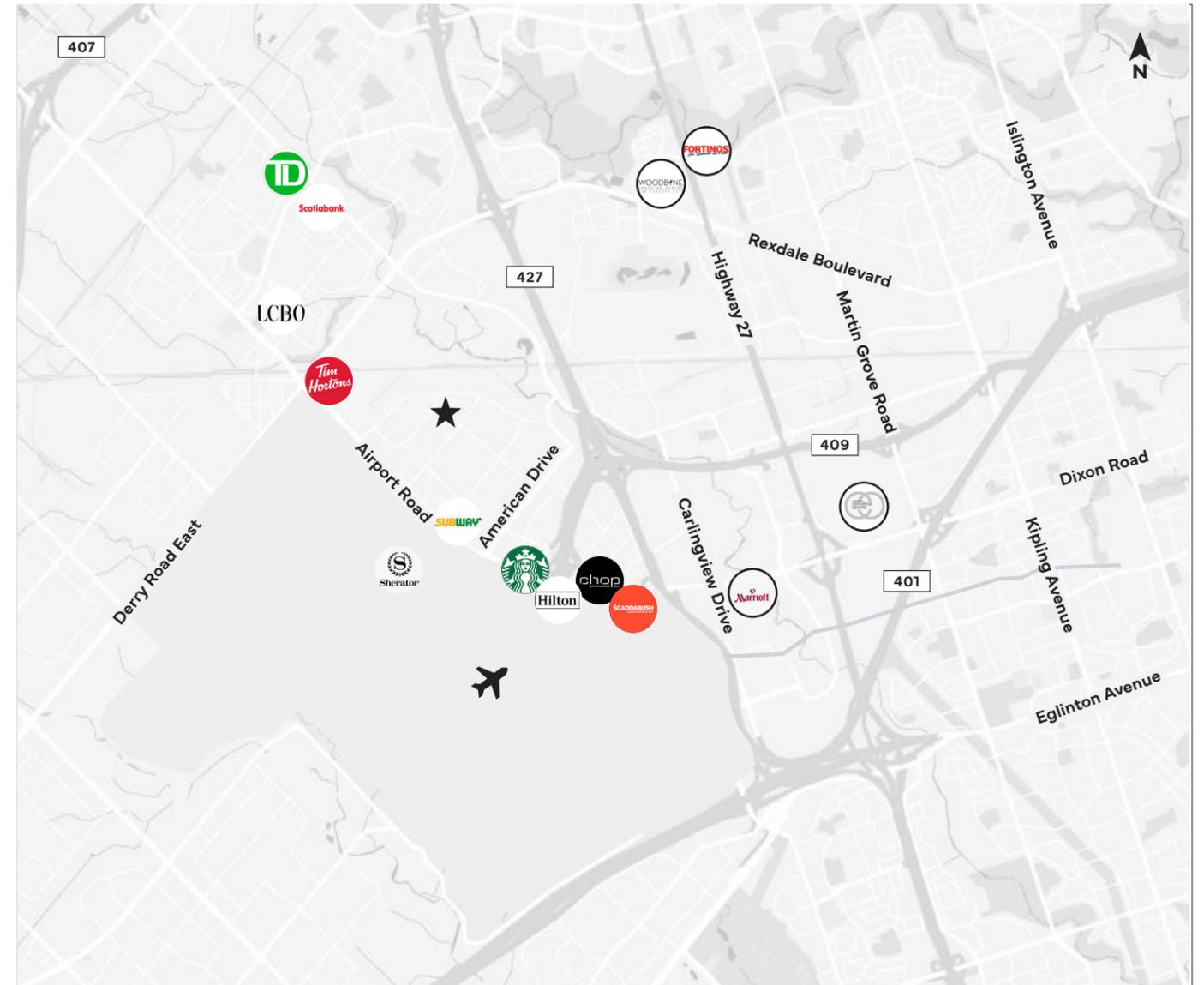
TRANSIT MAP



LEGEND

- Toronto Transit Commission
- GO Transit
- Mississauga Transit
- UP** Union Pearson Express
- Major Highway
-  GO Bus Stop
-  GO Train Stop
-  6415 Northwest Drive
-  Toronto Pearson International Airport

AMENITIES MAP



FRONT ENTRANCE





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