

4800 Eastgate Parkway, Unit 2

MISSISSAUGA, ON

WELL MAINTAINED UNIT WITH GREAT EXPOSURE



Contact Us

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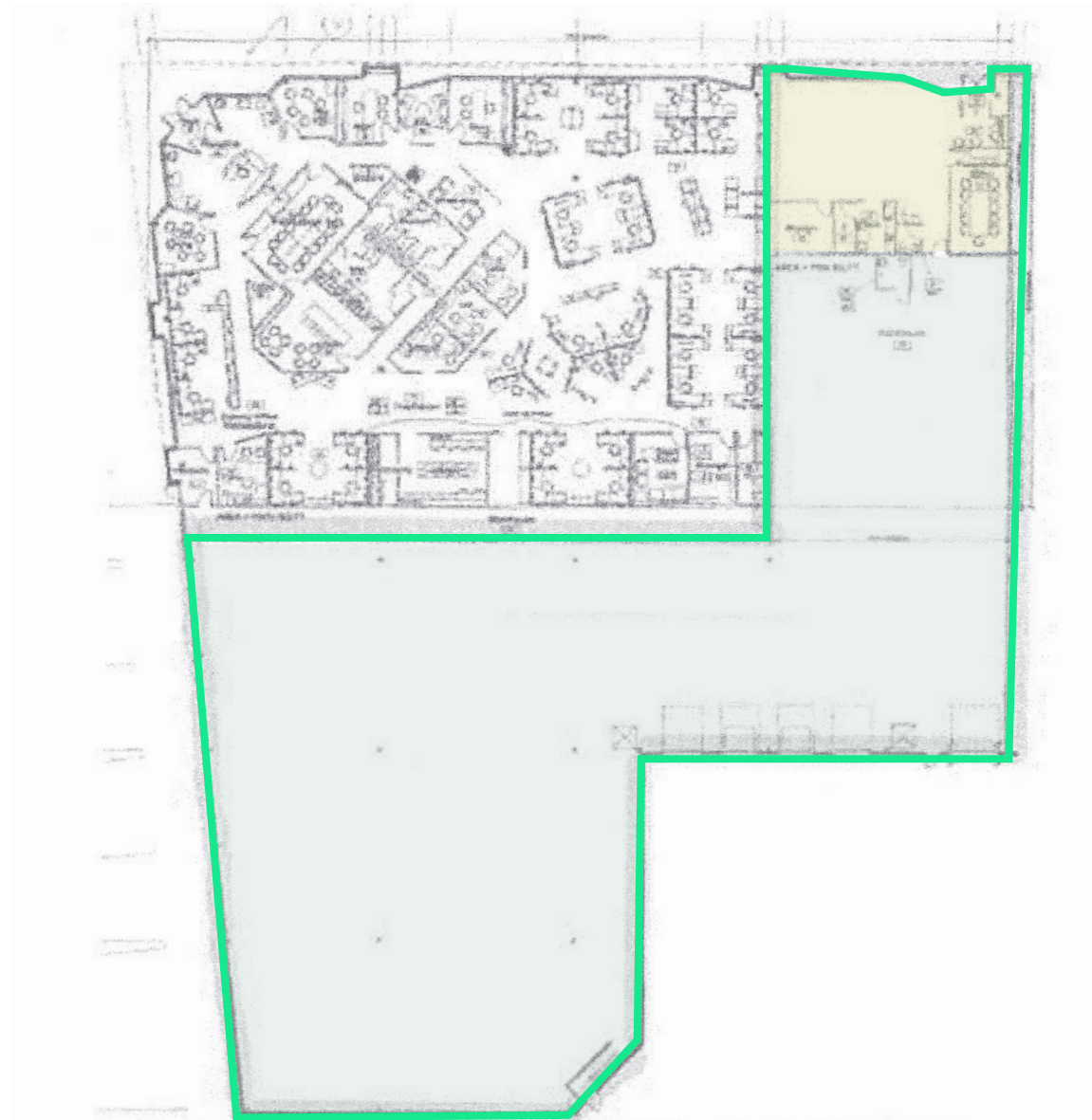
Well-Maintained Unit for Sublease

UNIT DETAILS	
AVAILABLE SIZE	±20,010 SQ. FT.
OFFICE AREA	±1,850 SQ. FT.
TERM	Until April 30, 2026
SHIPPING DOORS	4 Truck Level 1 Drive-In
CLEAR HEIGHT	24.0'
ZONING	E2
HEAT TYPE	Gas, forced air
SPRINKLERS	Yes, throughout
POSSESSION	Immediate
ASKING RATE	\$14.50 Net Per Sq. Ft.
T.M.I. (2025)	\$4.60 Per Sq. Ft.
COMMENTS	- Well appointed office area - Desirable 24.0' clear height is ideal for warehousing/distribution use - High ratio of shipping doors with a good turning radius - Ideal location with great access to 400-series highways & amenities - Sublease expires April 30, 2026 with potential for longer term

ALL INFORMATION TO BE VERIFIED



Floor Plan

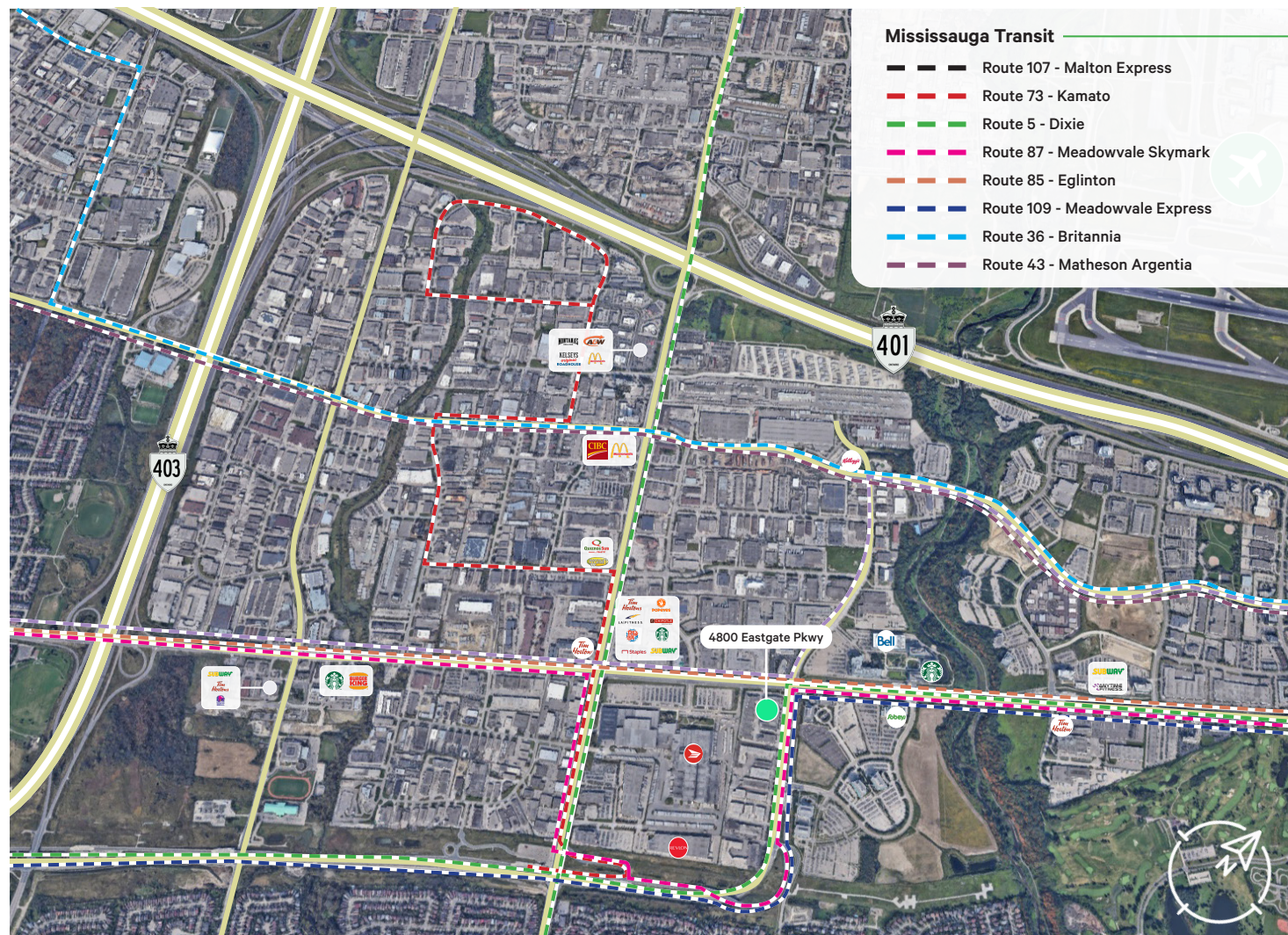


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Mississauga | ON

For Sublease

Nearby Transit & Amenities

Excellent proximity to 400 series highways, amenities and public transit.



TRAVEL DISTANCES

HIGHWAY 401

7 MIN • 3.3 KM

HIGHWAY 403

5 MIN • 2.6 KM

HIGHWAY 410

7 MIN • 4.8 KM

HIGHWAY 427

12 MIN • 9.8 KM

HIGHWAY 407

11 MIN • 11.8 KM

HIGHWAY 410

11 MIN ● 11.8 KM

TORONTO PEARSON INTERNATIONAL
AIRPORT

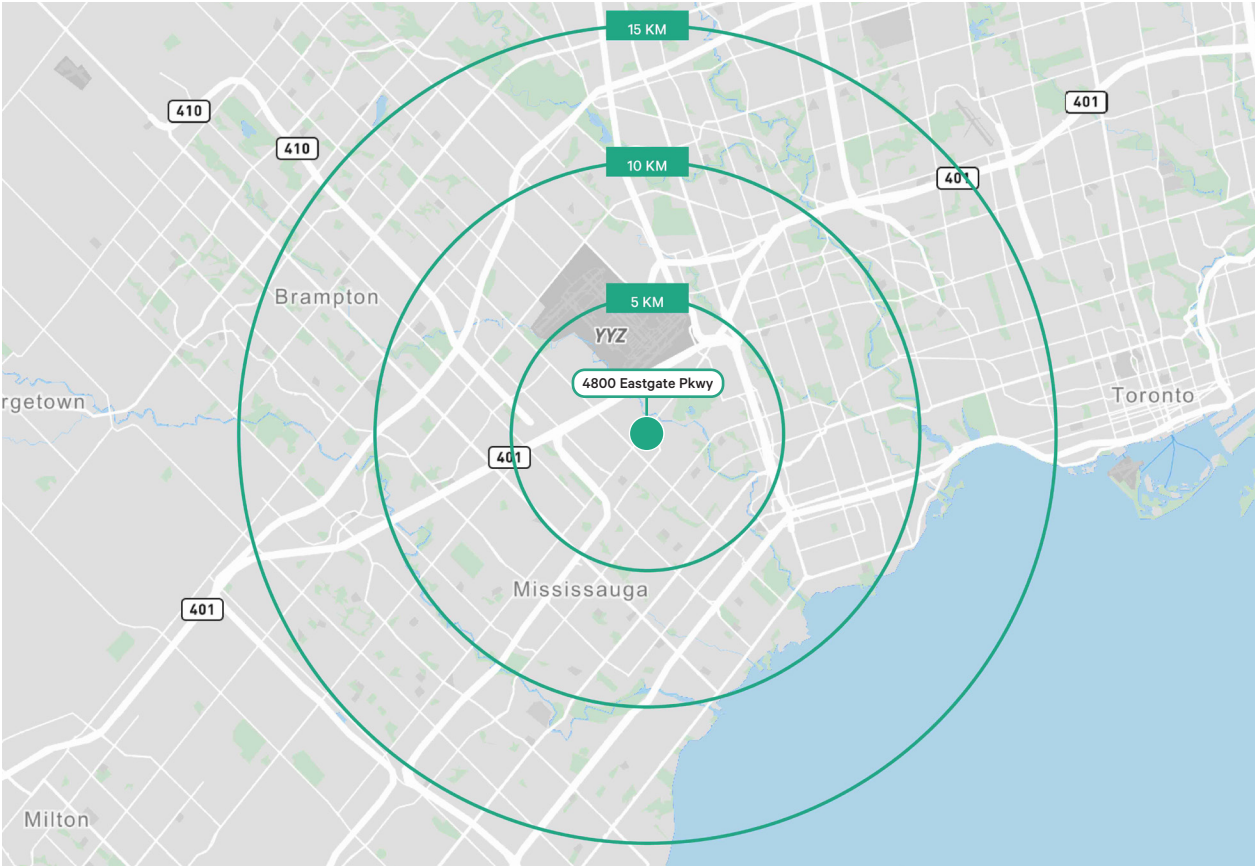
17 MIN • 8.8 KM

CN BRAMPTON INTERMODAL

19 MIN • 21.6 KM

TORONTO DOWNTOWN

31 MIN • 27.3 KM



DEMOGRAPHICS & LABOUR

	TOTAL POPULATION	TOTAL LABOUR FORCE
5 KM	167,367	87,210
10 KM	816,983	436,178
15 KM	1,971,716	1,060,313

MISSISSAUGA



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