

INDUSTRIAL FOR SUB-LEASE

1575 DREW ROAD

MISSISSAUGA, ONTARIO

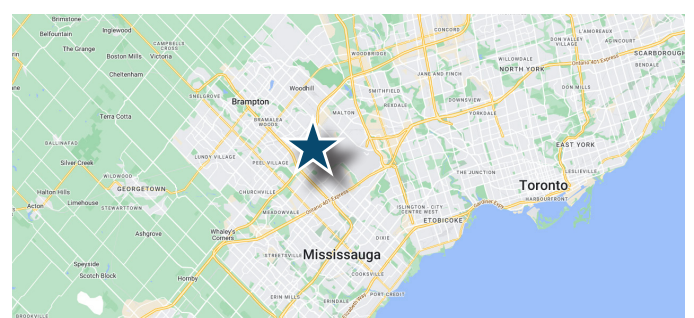


WAREHOUSE AND OUTSIDE STORAGE



Property Highlights

- Flexible size configurations from 30,000-45,000 sf
- Well Maintained Industrial Building With Great Curb Appeal
- Zoning Permits Full Outside Storage
- +/- 0.5 Acres of Yard Also Available with Warehouse or Separately
- Fully Fenced Lot
- Minutes to Hwy 401, 410 & 407
- Ample Parking On Site
- Sub-Lease Until August 2027
- Great Access To Public Transit & Amenities



Property Details

LOCATION	Drew Road & Tranmere Drive
BUILDING AREA	30,000 - 45,000 SF
CLEAR HEIGHT	20'
SHIPPING	2 Drive In 2 Truck Level
AVAILABILITY	60 Days
ZONING	E3
SPRINKLERS	ESFR
POWER	600 Volts 2000 Amps
TMI	\$4.75
NET RENTAL RATE	\$19.00 PSF For Building \$8,000 Per Month for the Yard Only



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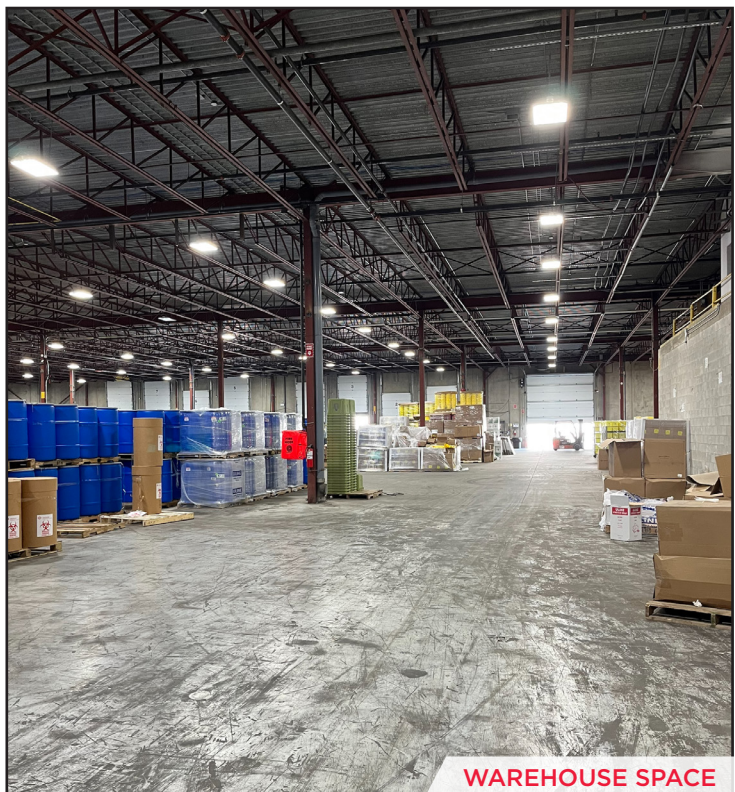
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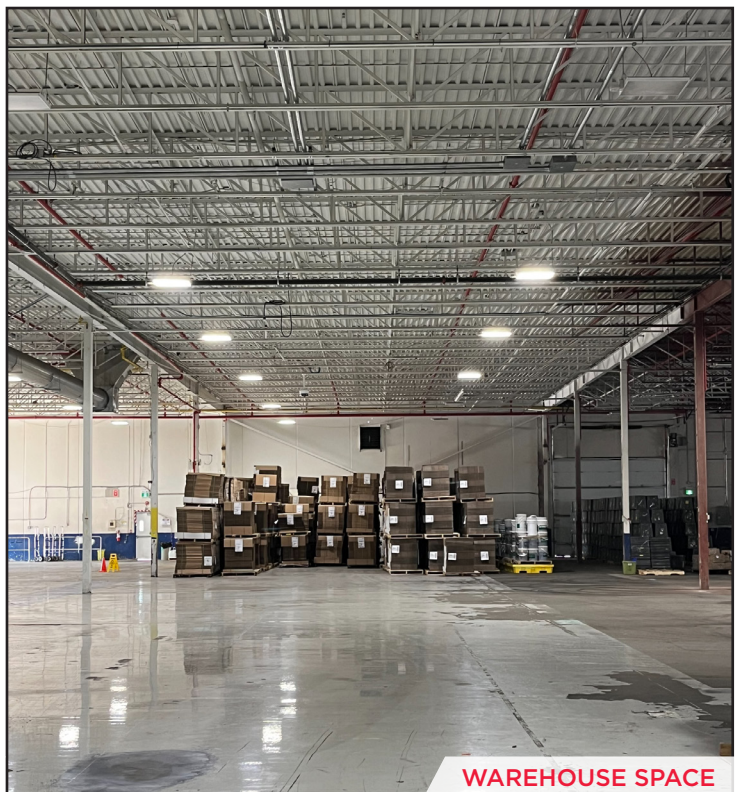
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Photos



WAREHOUSE SPACE



WAREHOUSE SPACE



SHIPPING DOORS



FENCED PERIMETER



EXTERIOR YARD

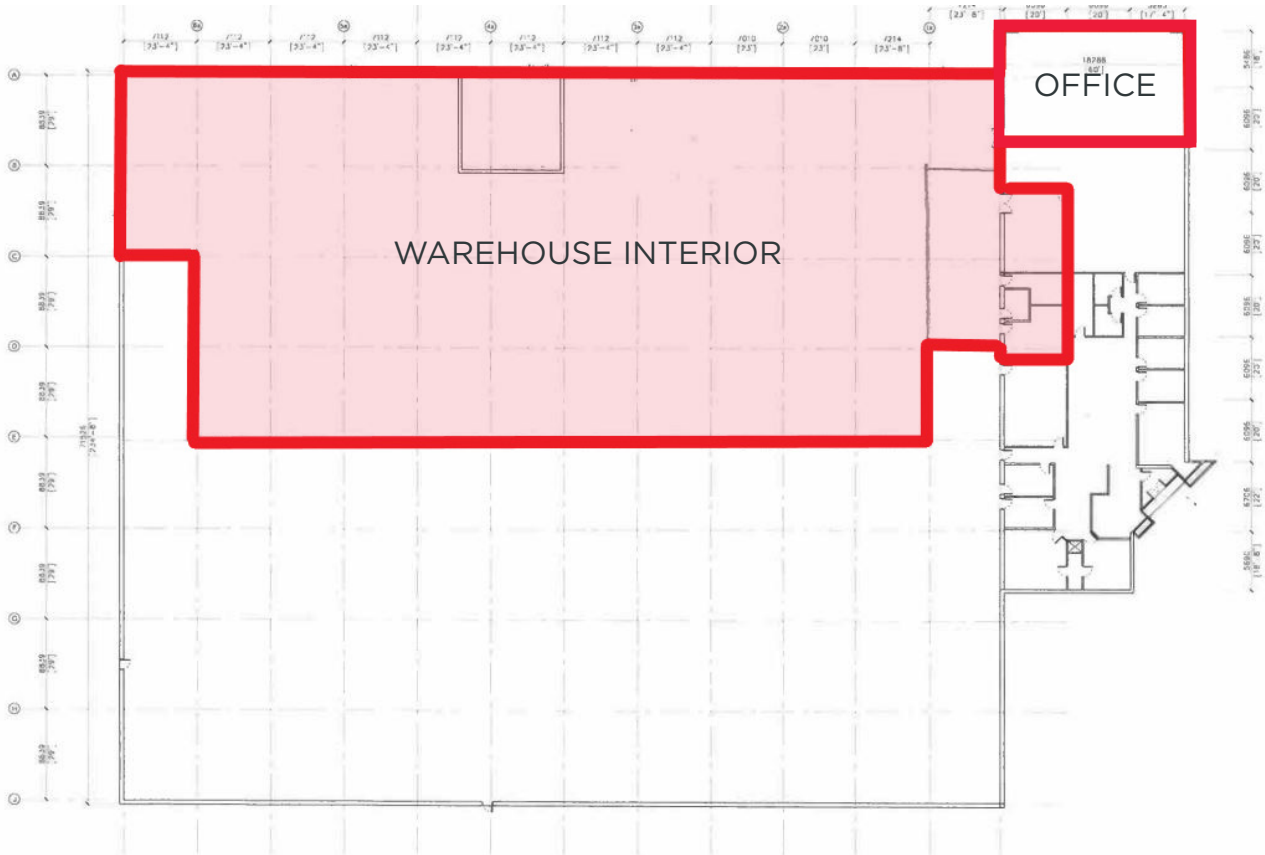
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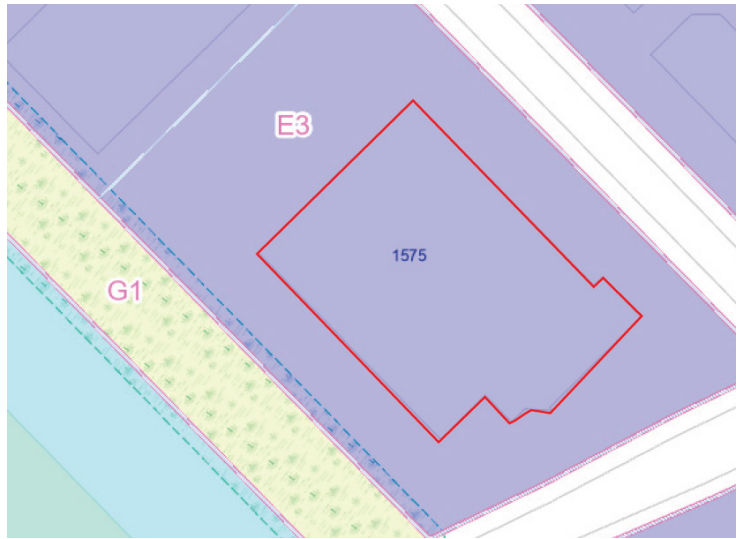
Floor Plan



Zoning

According to municipal records the subject property is zoned E3. Sample permitted uses in an E3 zone include but are not limited to:

- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Contractor's Yard
- Wholesaling Facility
- Composting Facility
- Power Generating Facility
- Outdoor Storage/Outdoor Display
- Self Storage Facility
- Contractor Service Shop
- Warehouse/Distribution Facility



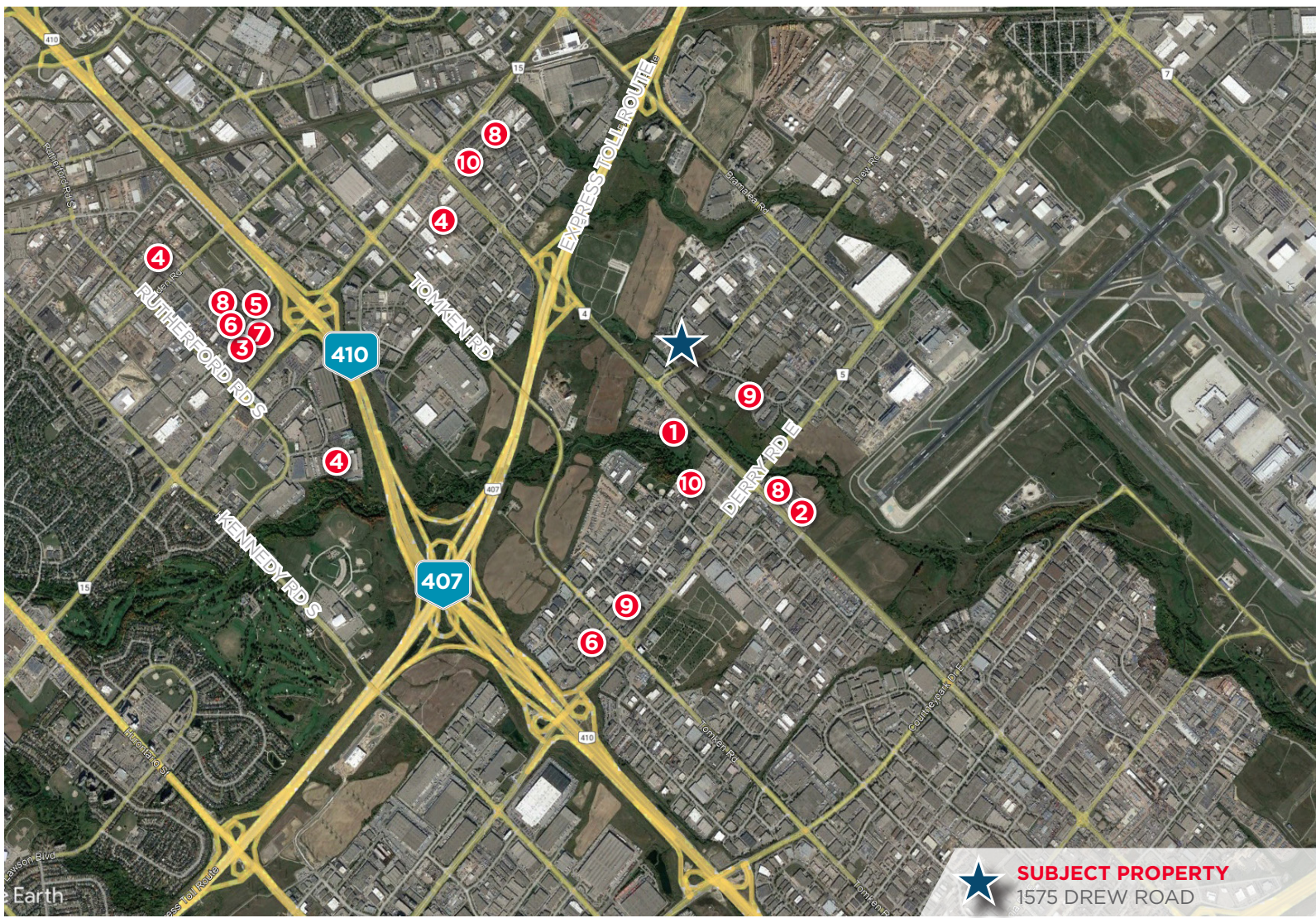
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Amenities Map













 **SUBJECT PROPERTY**
1575 DREW ROAD

Transit

-  8 KM / 12 MINS TO TORONTO AIRPORT
-  3.8 KM / 7 MINS TO BRAMALEA GO
-  6.3 KM / 8 MINS TO BRAMPTON GO
-  3.2 KM / 6 MINS TO HIGHWAY 410
-  1.6 KM / 2 MINS TO HIGHWAY 403
-  7.9 KM / 7 MINS TO HIGHWAY 407

Amenities

- | | |
|--|--|
|  1 Tim Hortons |  6 Mandarin |
|  2 Wendy's |  7 Costco |
|  3 Boston Pizza |  8 Petro-Canada |
|  4 Walmart |  9 Esso |
|  5 Courtyard By Marriot |  10 RBC Royal |

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