

350 ROAD HAZELHURST

**PRIME
INDUSTRIAL
FREESTANDING
PROPERTY**

IN MISSISSAUGA'S
EMERGING SUBMARKET

AVAILABLE FOR LEASE OR SALE



221,011 SF FREESTANDING FACILITY

CLOSE TO THE FORD
ASSEMBLY PLANT
AND OTHER
INDUSTRIAL
HUBS

KEY DETAILS



For Lease/Sale

Lease Price: \$17.50 PSF
Sale Price: \$71,828,525 (\$325 PSF)



Zoning

E3-1 (Supporting a range of industrial uses)



Loading

12 truck-level doors
4 drive-in doors



Parking

High parking ratio with secure shipping areas



Clear Height

23'



Solar Panels

Potential income available

SPECIAL FEATURES

- Heavy-duty dock levelers
- 4 oversized drive-in doors
- 15 trailer parking stalls
- Public transit at the doorstep
- Large bays (50' x 50')
- 8,000 SF of plant employee amenities
- 3,000 amps (heavy power)

AVAILABILITY

221,011 SF on 11.112 acres

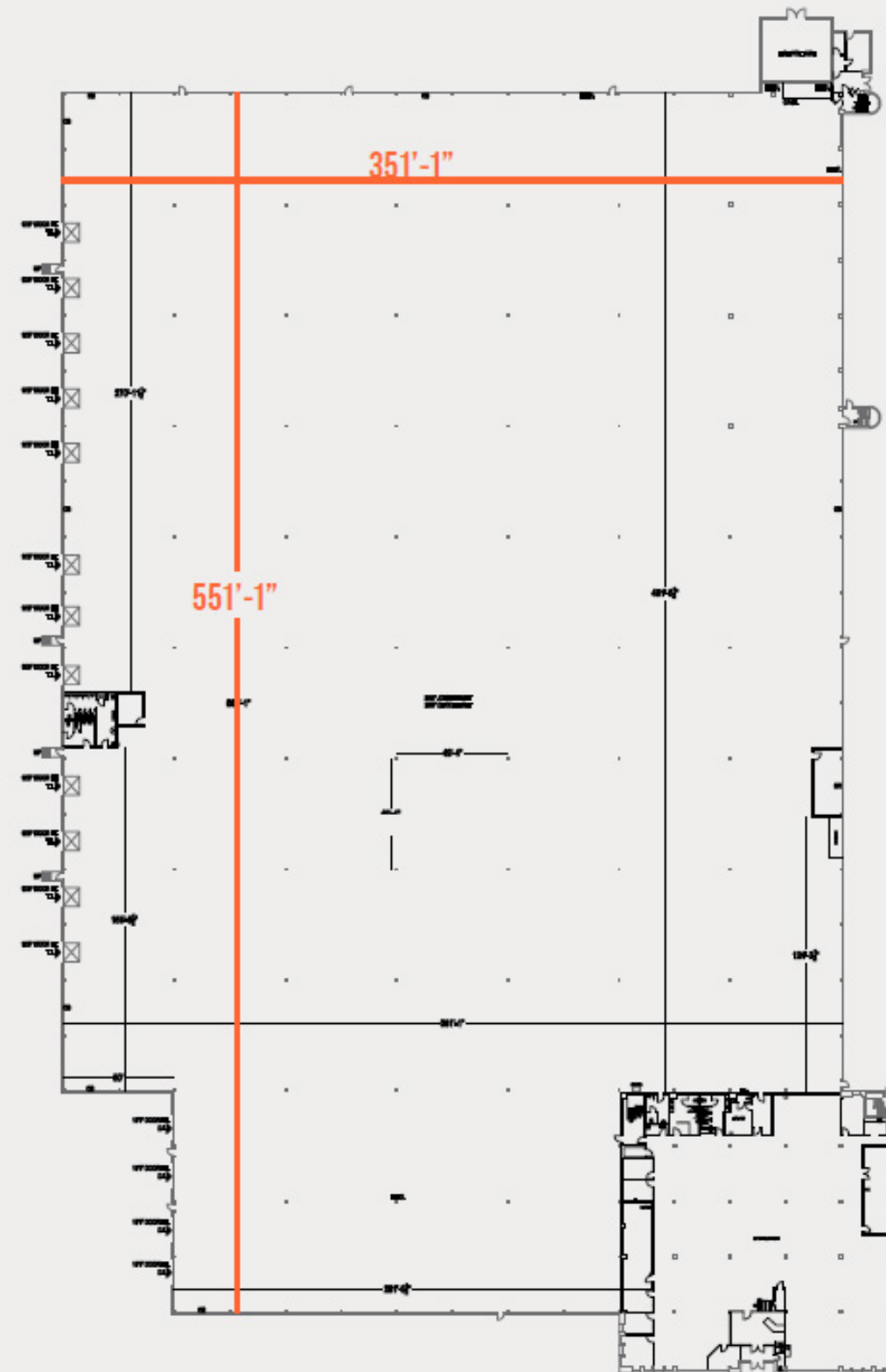
Industrial - 189,273 SF

Office - 31,738 SF

EXCELLENT BUILDING DESIGN

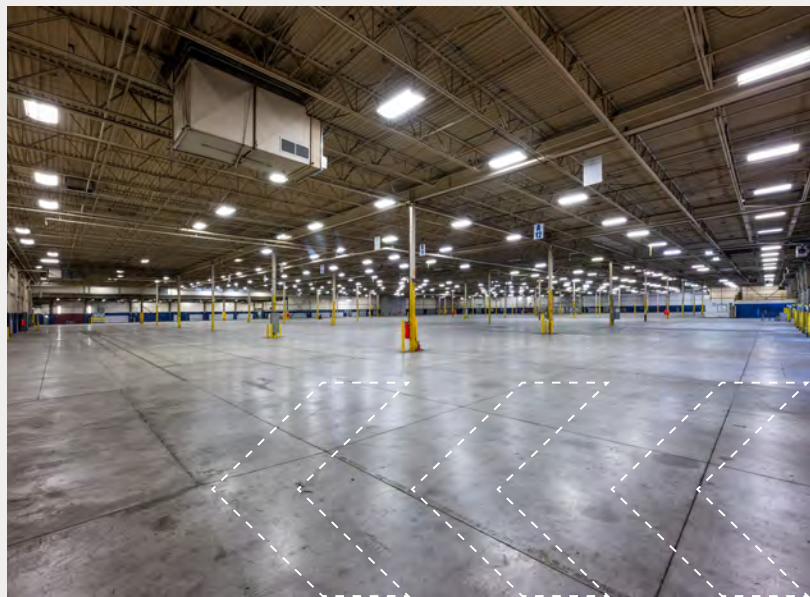
DESIGNED TO ACCOMMODATE AN ARRAY OF INDUSTRIAL USES

Plant layout ideal for manufacturing, warehousing or head office use



BUILDING RENTABLE AREA

PHOTOGRAPHY



STRATEGIC LOCATION

PREMIER ACCESS TO MAJOR HIGHWAYS AND PUBLIC TRANSIT

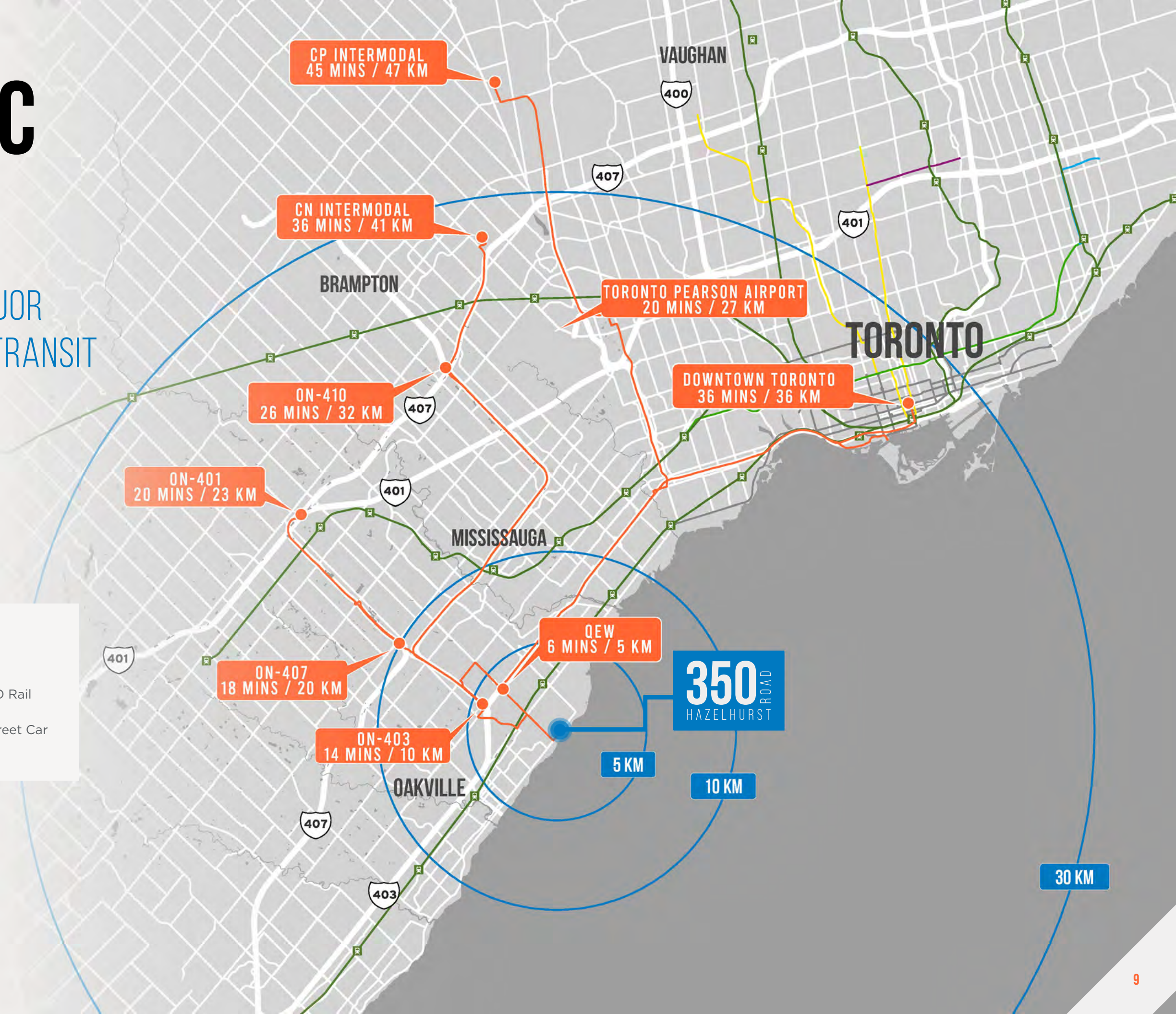
Easy access to highways 401, 403, and the QEW

Close proximity to Ford Assembly Plant and other industrial and commercial hubs

Public transit available right at the doorstep

Legend

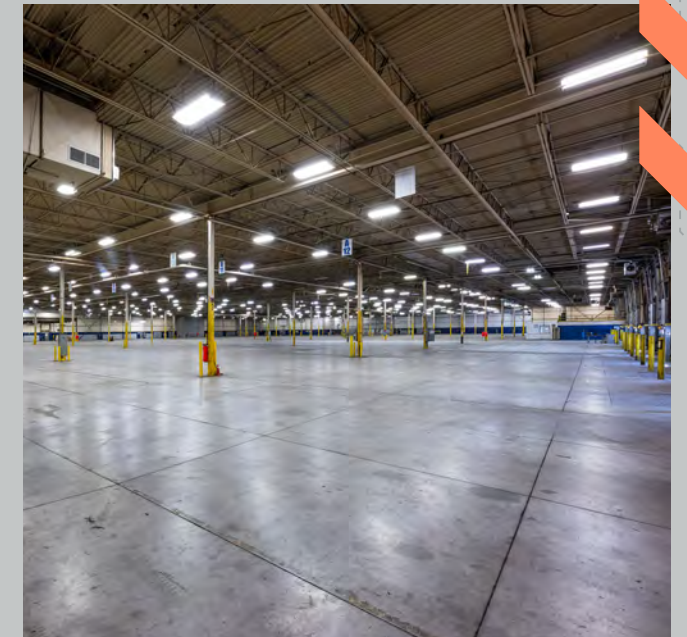
- Driving Destinations
- GO Rail
- TTC Subway System
- Street Car



DESIGNED TO MEET THE NEEDS OF DIVERSE INDUSTRIAL USES

Zoning (E3-1) allows for a wide range of industrial uses, providing operational flexibility

IDEAL FOR AUTOMOTIVE,
GENERAL MANUFACTURING,
WAREHOUSING + MORE



CONVENIENCE AT YOUR FINGERTIPS

PREMIER NEIGHBORHOOD AMENITY ACCESS

Close proximity to key commercial amenities,
including restaurants, retail, and gyms

Nearby gas stations and transit options for
employee and visitor convenience



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For more information on this opportunity or to schedule an exclusive tour, please reach out to:

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