

2488 Dunwin Drive
Mississauga, ON

Lab/ R&D Facility For Lease

- Unique single storey Lab / R&D facility
- True “Turnkey” research opportunity
- Recently built high-quality leasehold improvements throughout with modern office furniture included.
- Project resilience and redundancy with onsite backup power & generator

**For additional information,
please contact:**

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Eamonn Murphy
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Platinum member




Property Details

TOTAL AVAILABLE AREA	22,003 sf
CLEAR HEIGHT	18'
SHIPPING	1 Truck Level Door
POWER	Backup power & generator set
ZONING	E2-1
PARKING	Free surface parking available adjacent to the building
POSSESSION	Immediate
ASKING NET RENT	Negotiable
TMI	\$10.00 (2023, includes utilities)

Property Highlights

- Single Storey Lab / R&D facility
- Major lab retro-fit in 2016/2017
- Generator & UPS bank
- 6 Fume hoods
- Walk-in refer & stability room
- Modern office furniture included
- Shipping & receiving onsite
- 1 T/L Shipping dock (can be expanded to 2)
- Skilled local labour force
- Close Proximity to U of T Mississauga/ Sheridan/Mohawk/McMaster University
- Convenient highway access
- Walking distance to transit
- Short drive to nearby amenities

Floor Plan

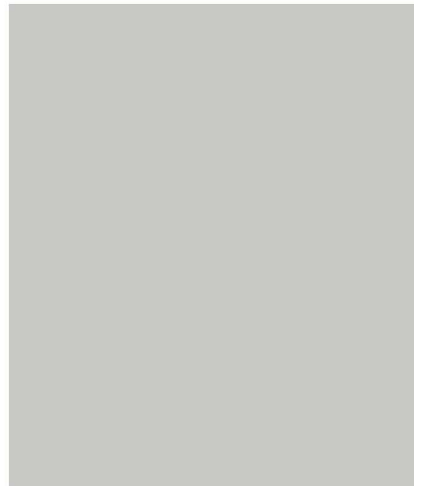
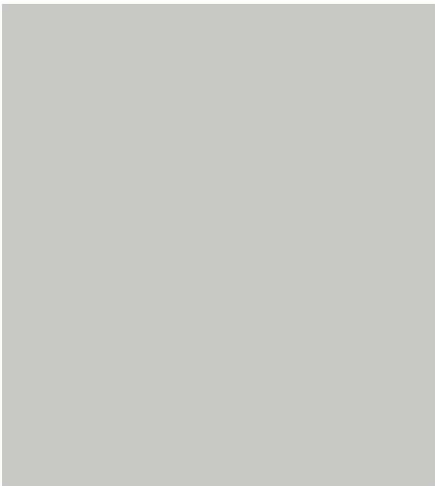
-  Wet Lab
-  Fume hoods/biosafety cabinets
-  Shipping & Warehouse

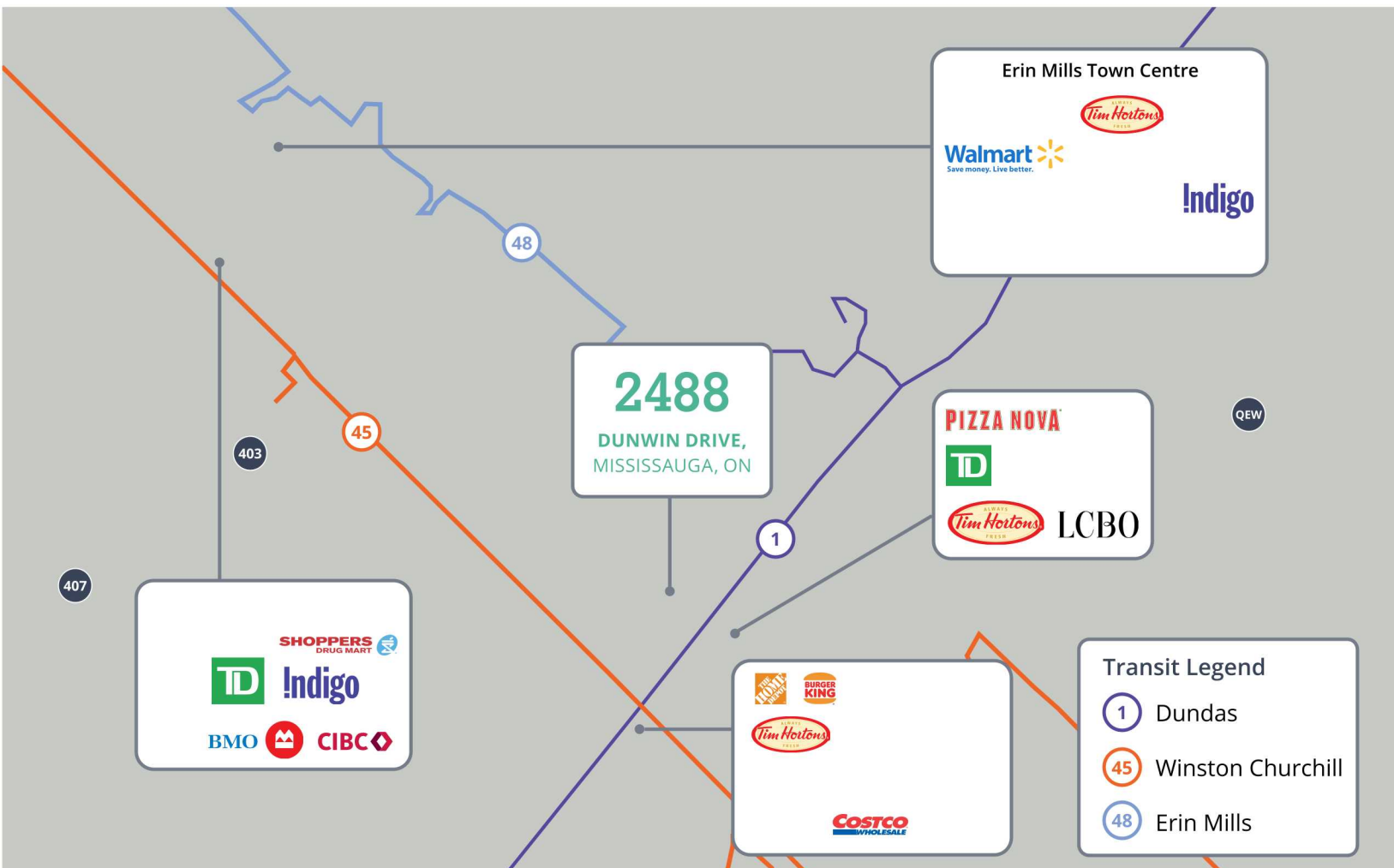


For Lease

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Photos





Amenities within 5 km

35

BANKS

316

RESTAURANTS

10

HOTELS

328

RETAIL STORES

29

GAS STATIONS

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