



## INDUSTRIAL FOR LEASE

## UNIT 4 4,763 SQ.FT.

2525 DUNWIN DRIVE #4 MISSISSAUGA, ON

**SIZE:** Total Area – 4,763 Sq. Ft.  
Office Area – 1,050 Sq. Ft.

**SHIPPING:** 1 Truck Level

**CLEAR HEIGHT:** 14'

**SPRINKLERS:** Yes

**POWER:** 100 amps

**OCCUPANCY:** Immediate

**ASKING RATE:** \$16.95 net per square foot (Year 1)

**TMI and  
HVAC & Roof Warranty:** \$6.06 PSF (2024 Estimate)



### FOR LEASING INFORMATION PLEASE CONTACT:

**GARY WELCH\***  
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**ROCCO TRIGIANI\*\***  
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\*Sales Representative \*\*Broker

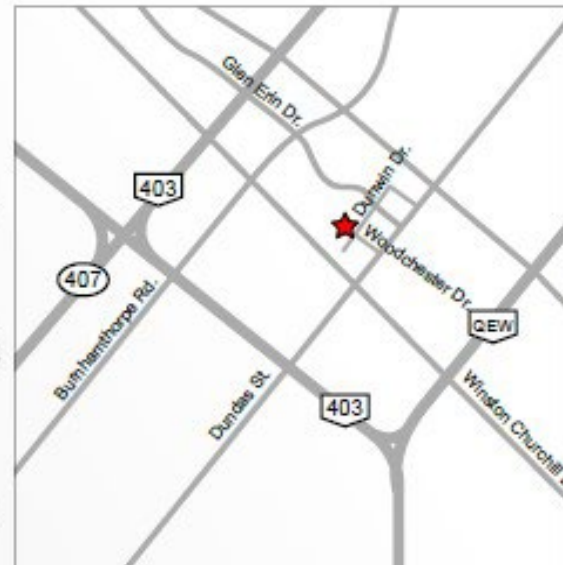
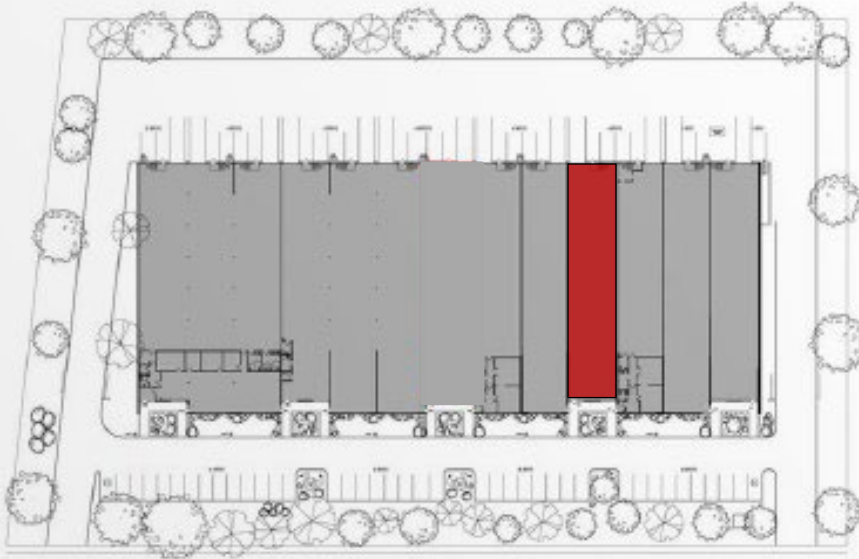


## DETAILS

### 2525 DUNWIN DRIVE MISSISSAUGA, ON

## UNIT 4 4,763 SF

- Dundas Street between Winston Churchill and Erin Mills Parkway
- Professionally managed and maintained complex
- Quick access to Highway 403, 407 & QEW
- Established business corridor
- Public transit with local amenities including retail, medical and restaurants
- Landscaped grounds



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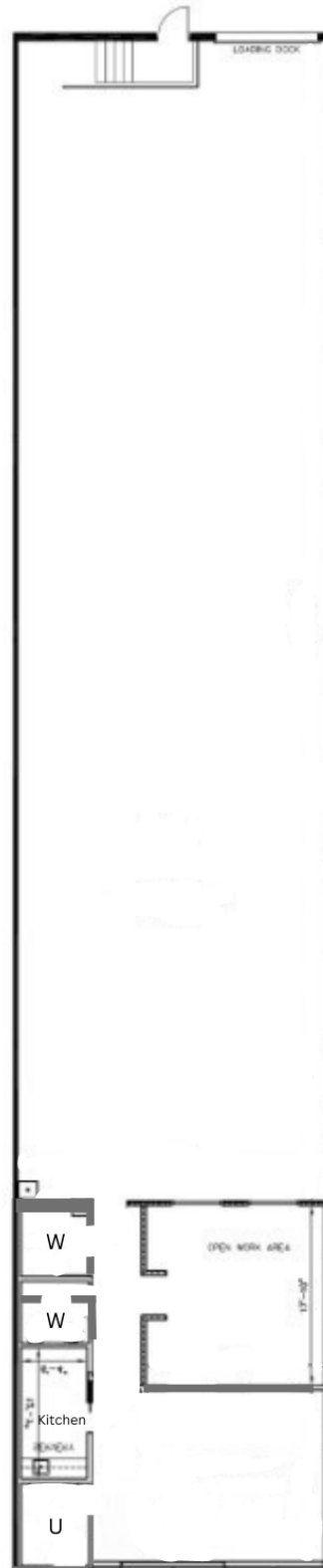
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