

Freestand With Modern Clear Height In Central Mississauga **For Lease**

275 Export Boulevard, Mississauga

Property Profile

Colliers International is pleased to offer for lease 275 Export Boulevard in Mississauga. This freestanding 26,000 SF building features a spacious 3,304 SF office area and 26 feet clear height. The Property is equipped with 4 truck-level and 1 drive-in door. The zoning permits a wide range of industrial uses, including automotive. 275 Export Boulevard is located in close proximity to the Highways 407, 410, and 401 and is well serviced by public transit.

Property Details

Total Area	26,000 SF
Office Area	3,304 SF
Warehouse Area	22,696 SF
Lot Size	1.55 AC
Clear Height	26'
Shipping	4 TL / 1 DI
Sprinklers	Yes
AC	Partial
Power	400 A / 600 V
Zoning	E2 (click here for zoning details)
Vacant Possession	August 1, 2024
TMI	\$3.50 PSF (2023)
Asking Price	\$20.50 PSF Net



Colliers



Industrial
Freestand



26'
Modent Clear Height



Fully
Secured Yard



Premium Mississauga
Location

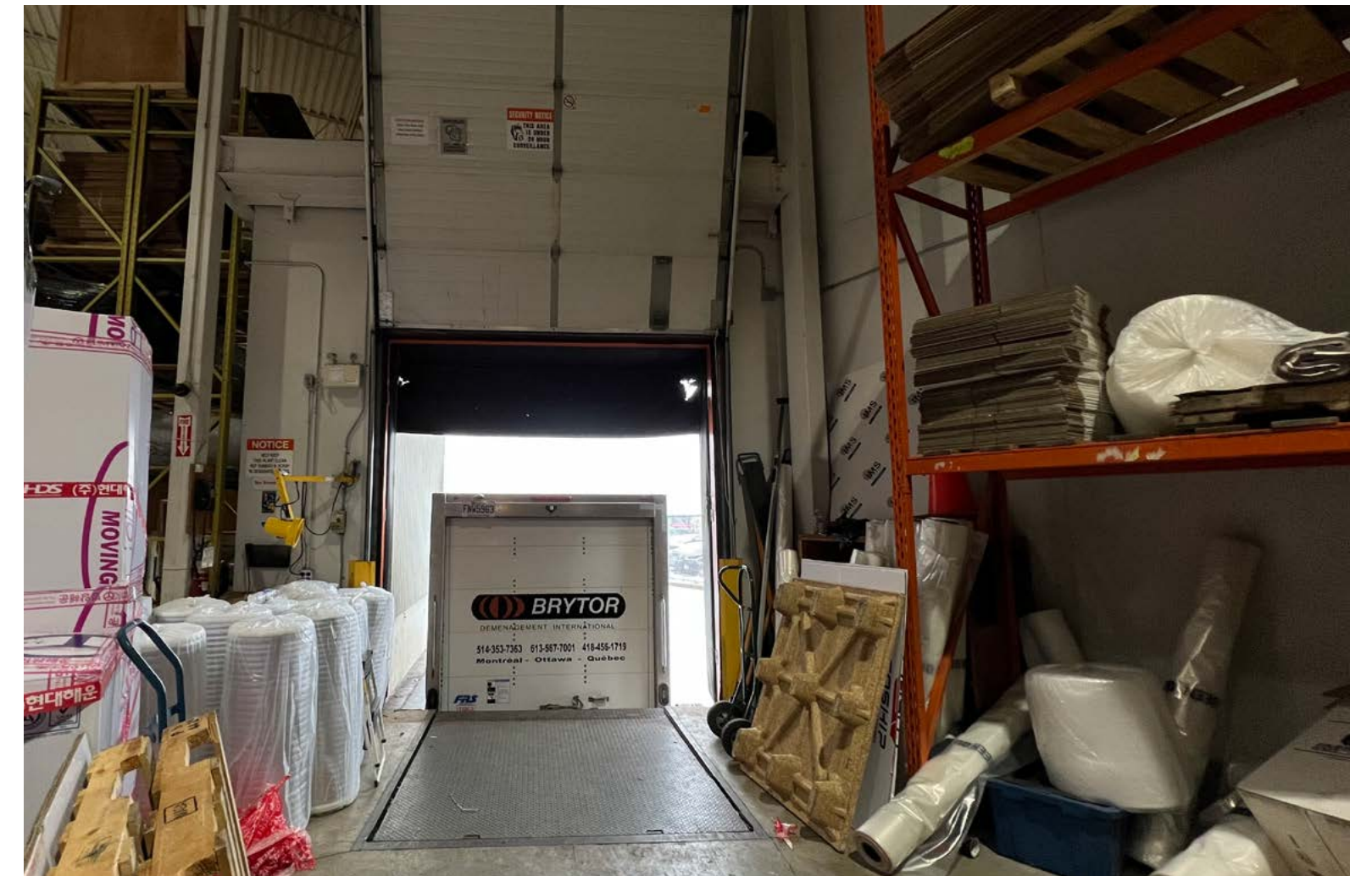
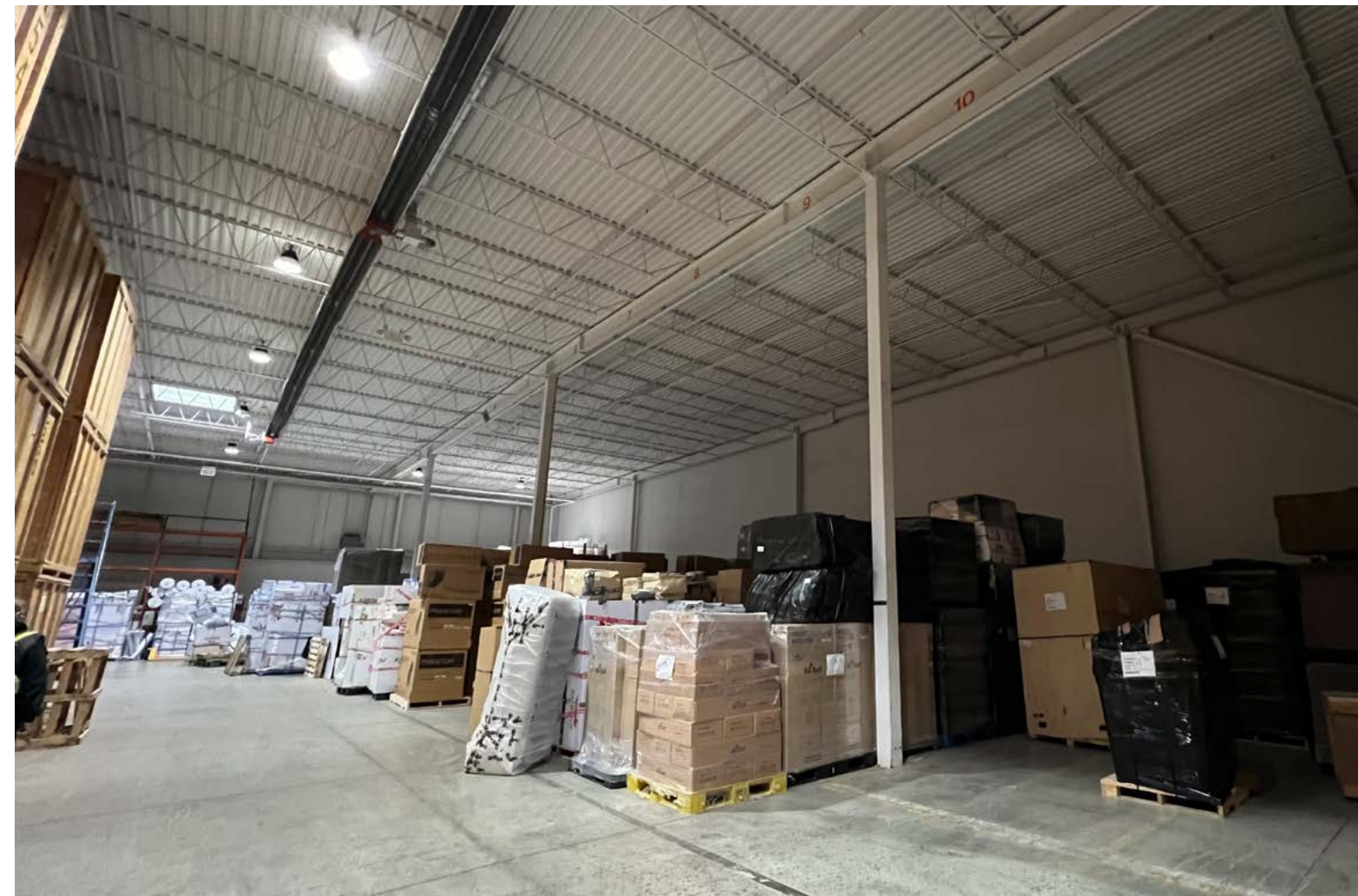
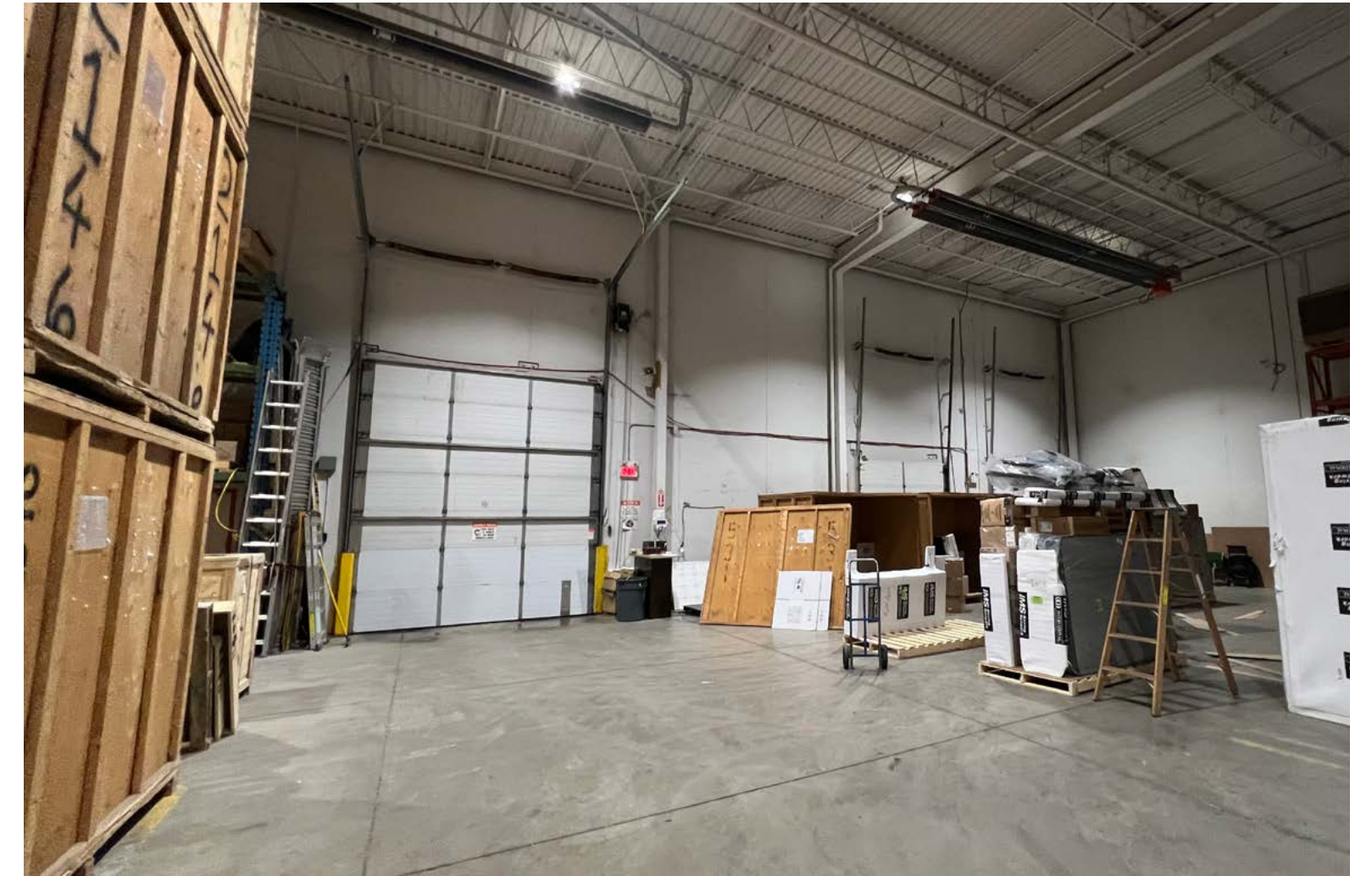
Photos Exterior



The contents are not included in the sale. Please contact Listing Agent for details.

Photos

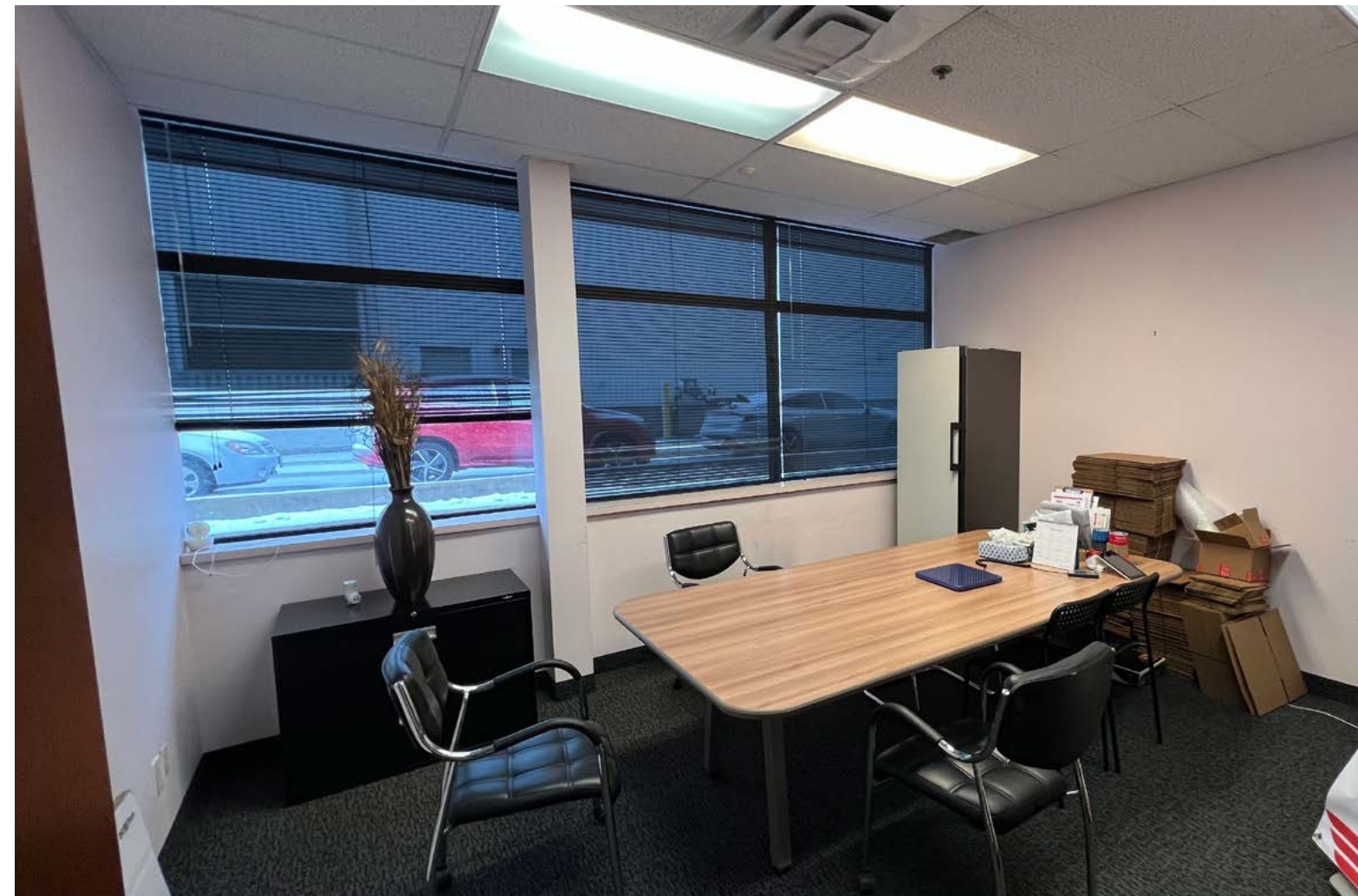
Interior



The contents are not included in the sale. Please contact Listing Agent for details.

Photos

Interior



The contents are not included in the sale. Please contact Listing Agent for details.

Site Access



Highway 407
4 minutes



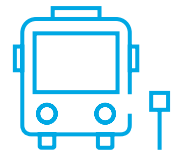
Mississauga - Square One
10 minutes

Etobicoke
14 minutes

Downtown Toronto
24 minutes

Oakville
20 minutes

Burlington
35 minutes

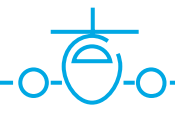


Public Transit
7 minute walk



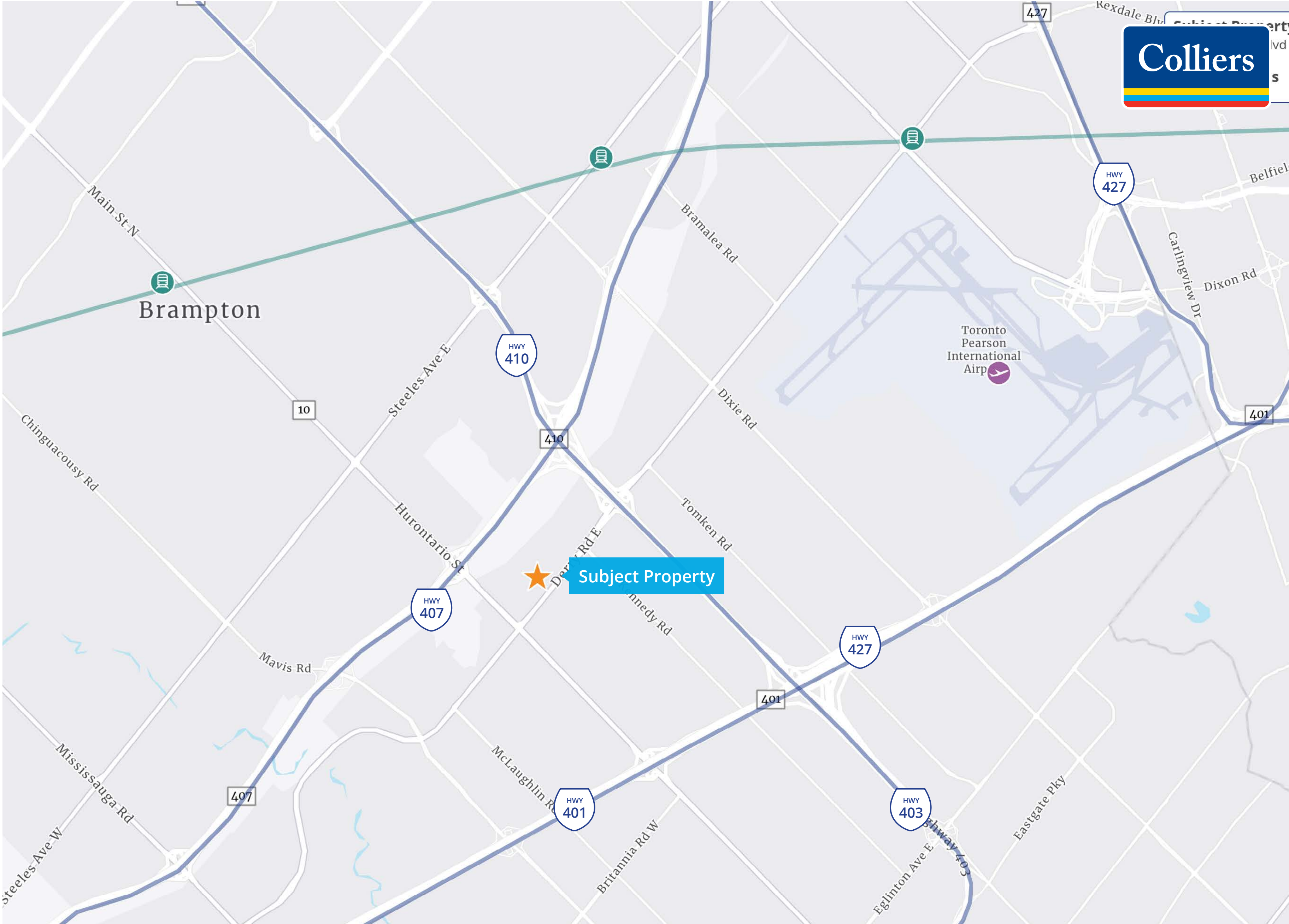
GO Station - Innovation District
12 minute drive

GO Station - Bramalea
8 minute drive



Pearson International Airport
12 minute drive

Hamilton International Airport
45 minute drive



Colliers

Ben Williams, SIOR*

Executive Vice President
+1 416 620 2874
Ben.Williams@colliers.com

Eric Margo*

Senior Sales Representative
+1 437 995 1400
Eric.Margo@colliers.com

Drew Rider

Sales Representative
+1 416 791 7249
Drew.Rider@colliers.com

Colliers Canada

401 The West Mall, Suite 800
Toronto, ON M9C 5J5
+1 416 777 2200

Copyright © 2022 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2022 Colliers Macaulay Nicolls Inc.

collierscanada.com

*Sales Representative