

# 466 Morden Road

## Oakville Commercial Centre South



**100% Office Space**

*Under new management and undergoing a comprehensive revitalization and renovation.*

*Within walking distance of public transit, and a variety of shops and restaurants.*

FOR MORE INFORMATION, CONTACT:



**JUSTIN RIZEK, B. COMM.**

*Vice President, Salesperson*

905-897-3602

[Jrizek@indusite.com](mailto:Jrizek@indusite.com)

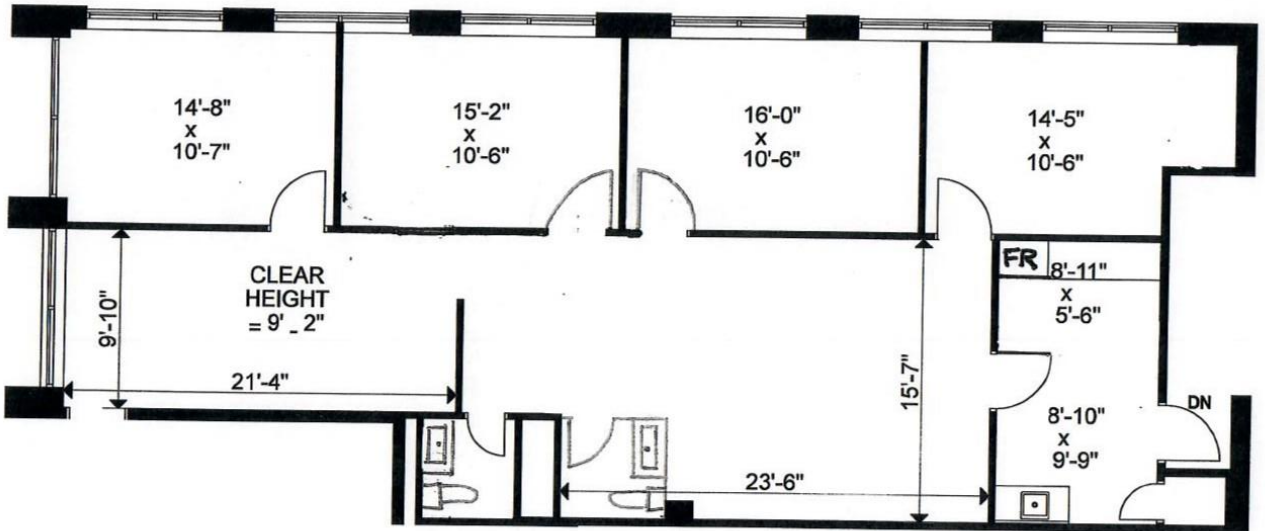
**INDUSITE**  
REALTY CORPORATION  
BROKERAGE

**\*CO-OP COMMISSION BONUS:**

1 Yr Term- \$1,000 ; 3 Yr Term- \$2,000 ;  
5 Yr Term- \$3,000

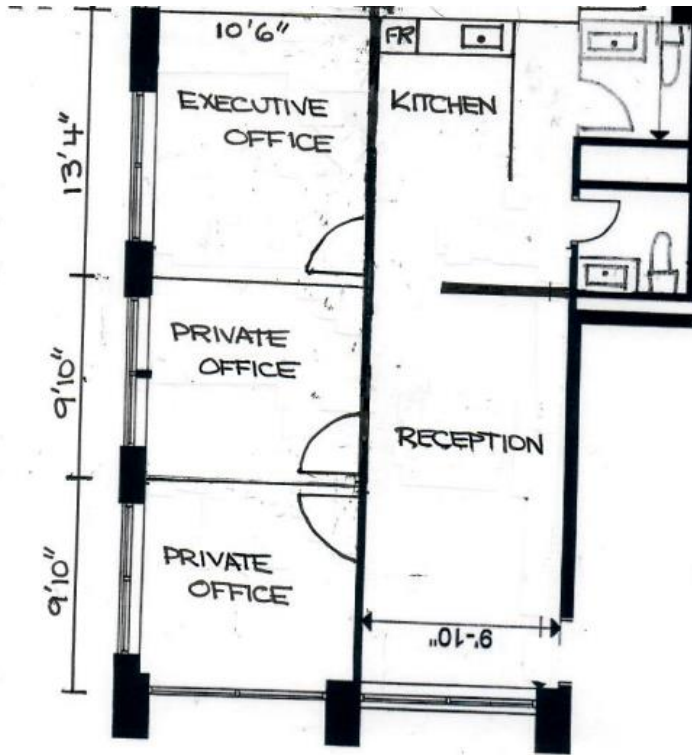
1015 MATHESON BOULEVARD EAST, SUITE 11, MISSISSAUGA, ON | T: 905-624-3500 F:905-624-2636 | [WWW.INDUSITE.COM](http://WWW.INDUSITE.COM)

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND THE SAME SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE

**PROPERTY SPECIFICATION**

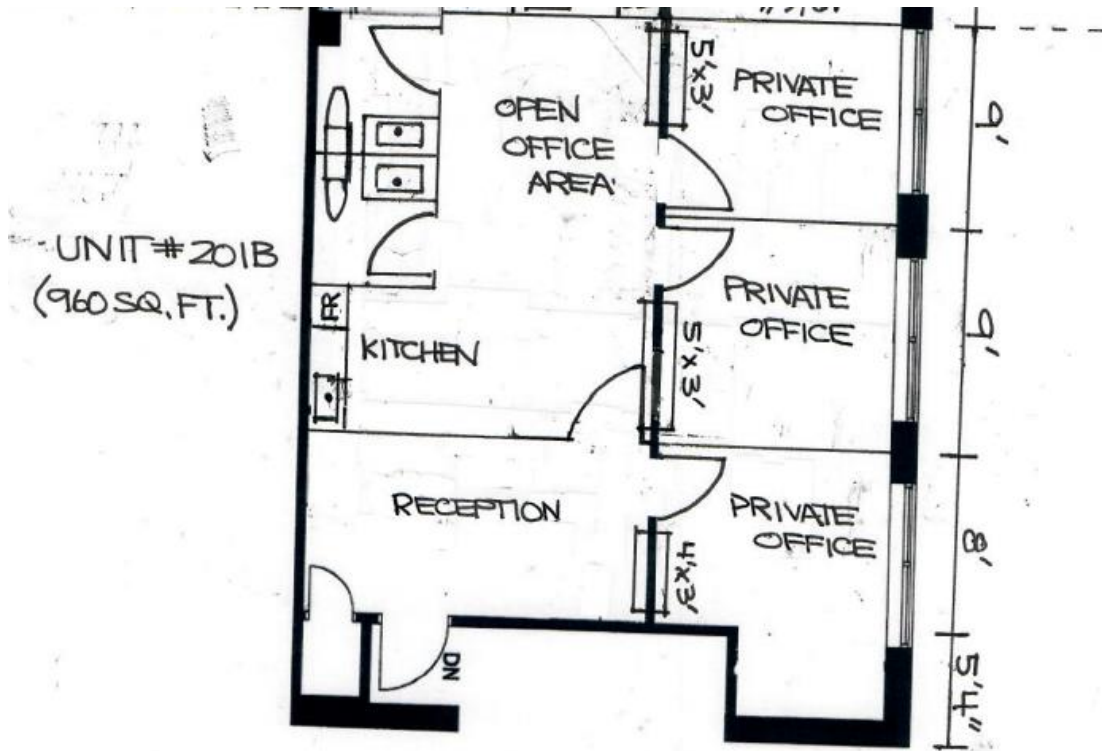
<b>TOTAL AREA</b>	1,860 Sq. Ft.
<b>OFFICE AREA</b>	100%
<b>CLEAR HEIGHT</b>	10.0'
<b>POWER</b>	600 V   30 A (3-Phase)
<b>POSSESSION</b>	Immediate
<b>LEASE RATE</b>	\$14.00 PSF
<b>T.M.I</b>	\$9.50
<b>MAXIMUM TERM</b>	36 Months
<b>MINIMUM TERM</b>	60 Months
<b>SHIPPING DOORS</b>	None

## PROPERTY SPECIFICATION



<b>TOTAL AREA</b>	900 Sq. Ft.
<b>OFFICE AREA</b>	100%
<b>CLEAR HEIGHT</b>	10.0'
<b>POWER</b>	600 V   30 A (3-Phase)
<b>POSSESSION</b>	Immediate
<b>LEASE RATE</b>	\$16.00 PSF
<b>T.M.I</b>	\$9.50
<b>MAXIMUM TERM</b>	36 Months
<b>MINIMUM TERM</b>	60 Months
<b>SHIPPING DOORS</b>	None

**PROPERTY SPECIFICATION**



<b>TOTAL AREA</b>	960 Sq. Ft.
<b>OFFICE AREA</b>	100%
<b>CLEAR HEIGHT</b>	10.0'
<b>POWER</b>	600 V   30 A (3-Phase)
<b>POSSESSION</b>	Immediate
<b>LEASE RATE</b>	\$16.00 PSF
<b>T.M.I</b>	\$9.50
<b>MAXIMUM TERM</b>	36 Months
<b>MINIMUM TERM</b>	60 Months
<b>SHIPPING DOORS</b>	None

## REFERENCE INTERIOR

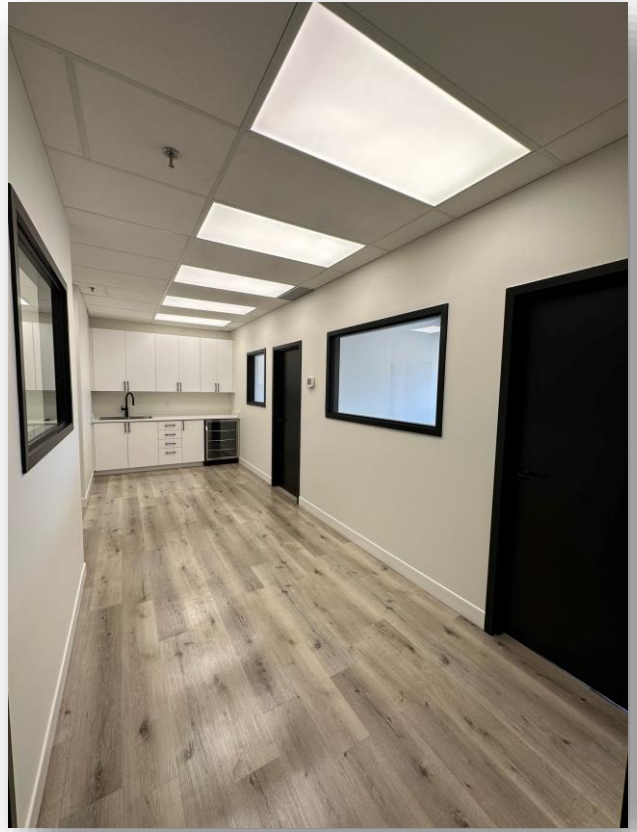


\*PHOTOS USED AS REFERENCE, NOT EXACT

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND THE SAME SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE



## REFERENCE INTERIOR



\*PHOTOS USED AS REFERENCE, NOT EXACT

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND THE SAME SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE