

# 4510 Eastgate Parkway

Mississauga, Ontario

20,304 Sq. Ft. of Available Industrial and Office Space



**Gary Taylor\*, CSCMP, ULI**

Senior Vice President

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\*Sales Representative

# Property Highlights\*\*

<b>TOTAL AREA</b>	20,304 Sq. Ft.
<b>OFFICE AREA</b>	2,000 Sq. Ft.
<b>WAREHOUSE AREA</b>	18,304 Sq. Ft.
<b>CLEAR HEIGHT</b>	18' Ft.
<b>SHIPPING DOORS</b>	3 Truck Level Doors 1 Drive-in Door
<b>POWER</b>	400A
<b>ZONING</b>	E2
<b>OCCUPANCY</b>	TBD
<b>TMI</b>	\$4.85 Per Sq. Ft.
<b>ASKING RATE</b>	\$18.00 Net Per Sq. Ft.

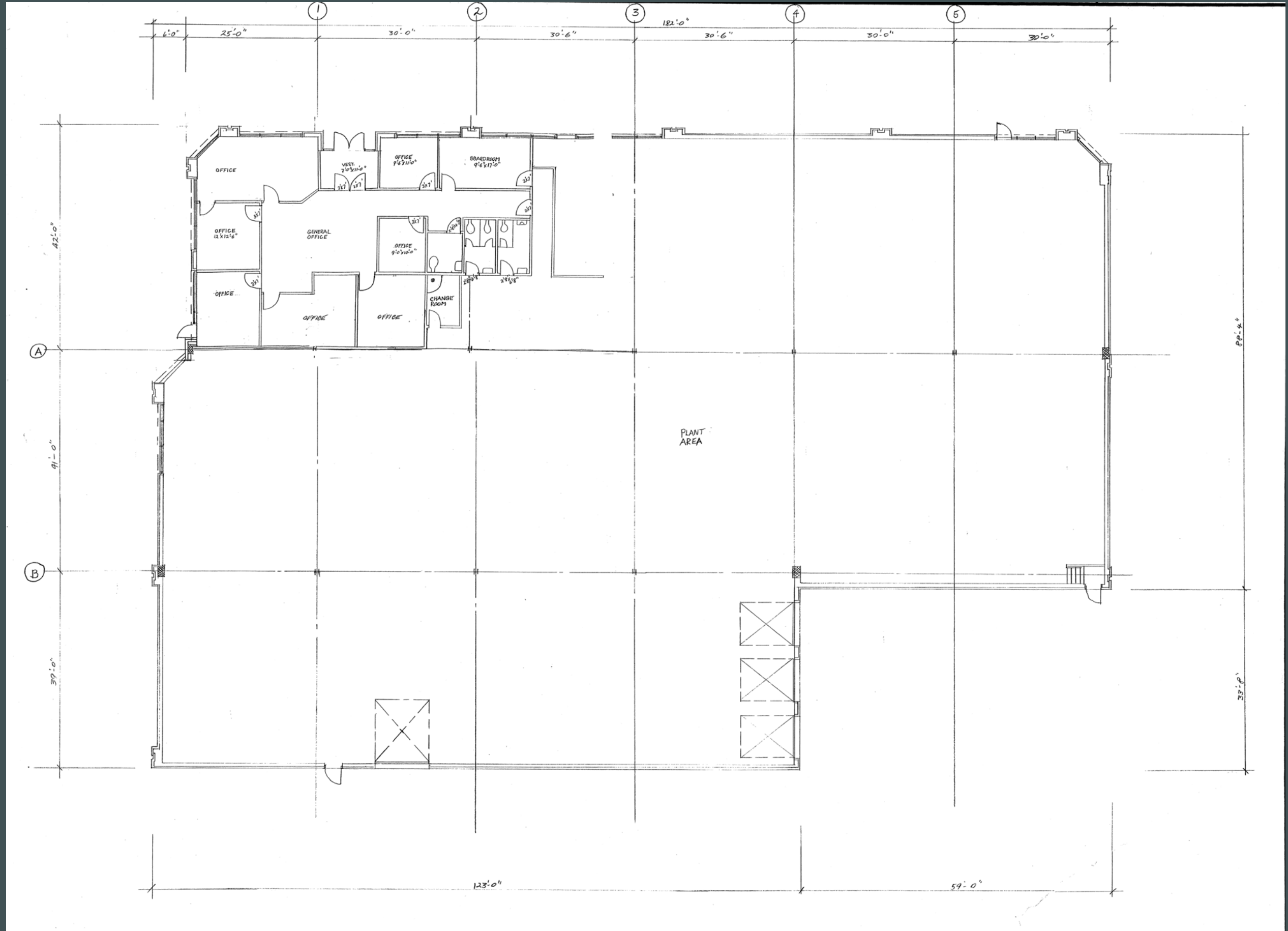


## COMMENTS:

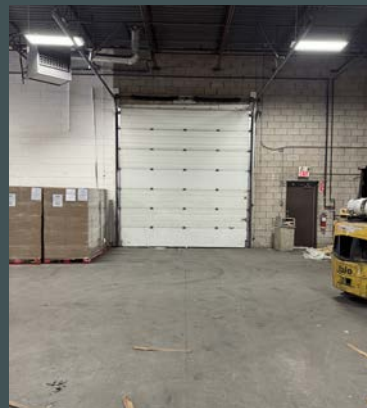
- Ideal warehousing/manufacturing facility with large power and excellent shipping
- Well laid out open concept office area
- High ratio employee/customer parking
- Excellent shipping area with good turning radius for 53' trailers
- Large power (400 AMPS)
- Great signage opportunity .

\*\*all specifications and measurement to be verified by Tenant.

# Property Floor Plan

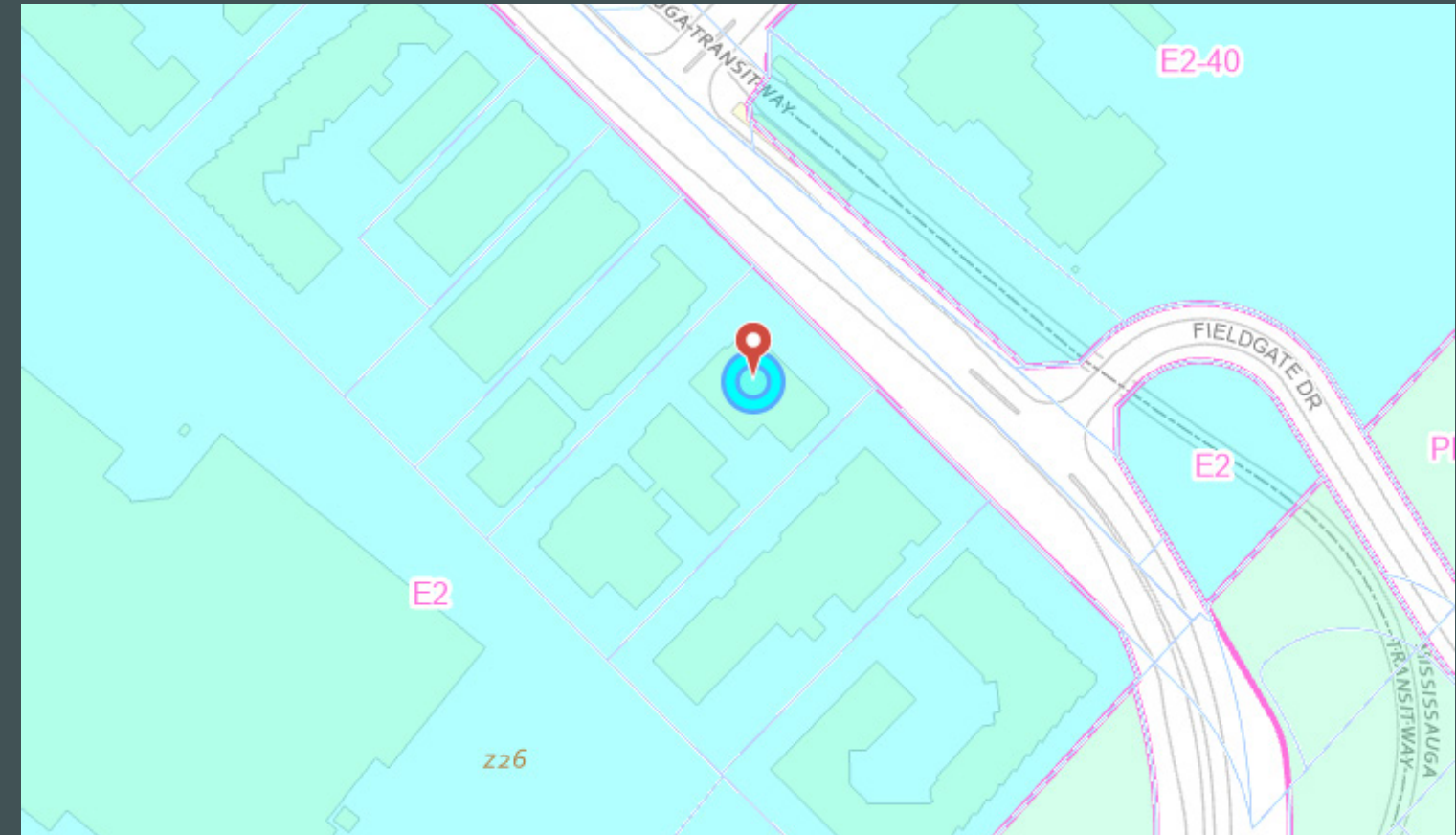


# Property Photos



# Zoning

E2



## Permitted Uses:

### EMPLOYMENT

- » Medical Office
- » Office

### BUSINESS ACTIVITIES

- » Broadcasting/Communication Facility
- » Manufacturing Facility
- » Science and Technology Facility
- » Warehouse/Distribution Facility
- » Wholesaling Facility
- » Self Storage Facility
- » Medicinal Product Manufacturing Facility (0055-2015)

### COMMERCIAL

- » Restaurant
- » Commercial School
- » Financial Institution (0191-2009), (0018-2015)

- » Veterinary Clinic
- » Animal Care Establishment

### HOSPITALITY

- » Banquet Hall/Conference Centre/Convention Centre
- » Night Club
- » Recreational Establishment

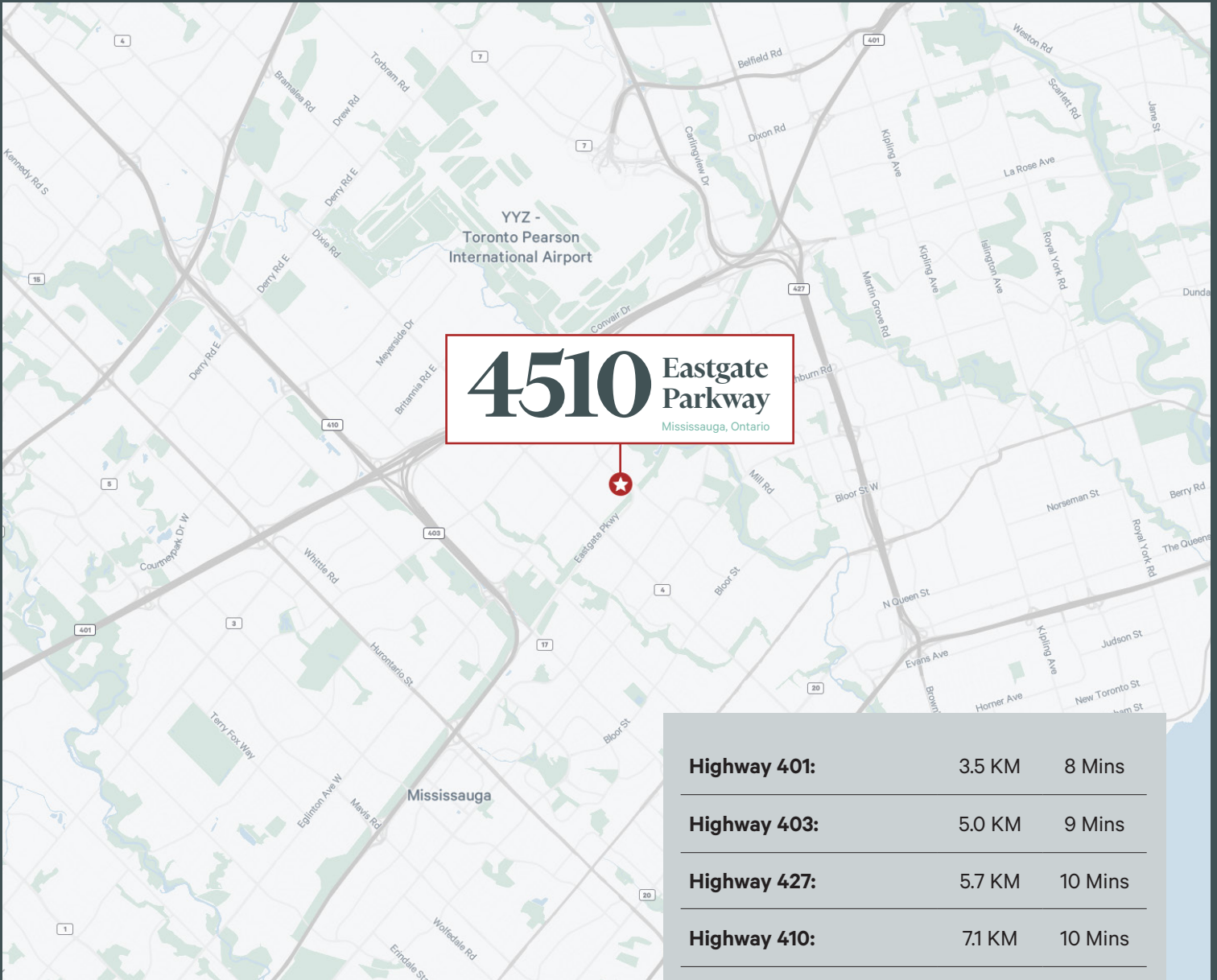
### OTHER

- » University/College
- » Courier/Messenger Service

# Amenities & Transit Map

- ROUTE 73 - KAMATO
- ROUTE 5 - DIXIE
- ROUTE 107 - MALTON EXPRESS
- ROUTE 87 - MEADOWVALE SKYMARK
- ROUTE 35 - EGLINTON
- ROUTE 109 - MEADOWVALE EXPRESS
- ROUTE 39 - BRITANNIA
- ROUTE 7 - AIRPORT
- ROUTE 43 - MATHESON ARGENTIA
- BRT ROUTE





Highway 401: 3.5 KM 8 Mins

Highway 403: 5.0 KM 9 Mins

Highway 427: 5.7 KM 10 Mins

Highway 410: 7.1 KM 10 Mins

Highway 407: 11.6 KM 14 Mins

Toronto Pearson Airport: 8.6 KM 14 Mins

Downtown Toronto: 24.0 KM 30 Mins

## Contact Us

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