

110 AMBASSADOR DRIVE
MISSISSAUGA, ON



GRAYWOOD



FOR LEASE
66,956 SQ. FT.

Freestanding Industrial Building
Core location in Mississauga Industrial Node

Contact Us:

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CBRE

PROPERTY SPECIFICATIONS

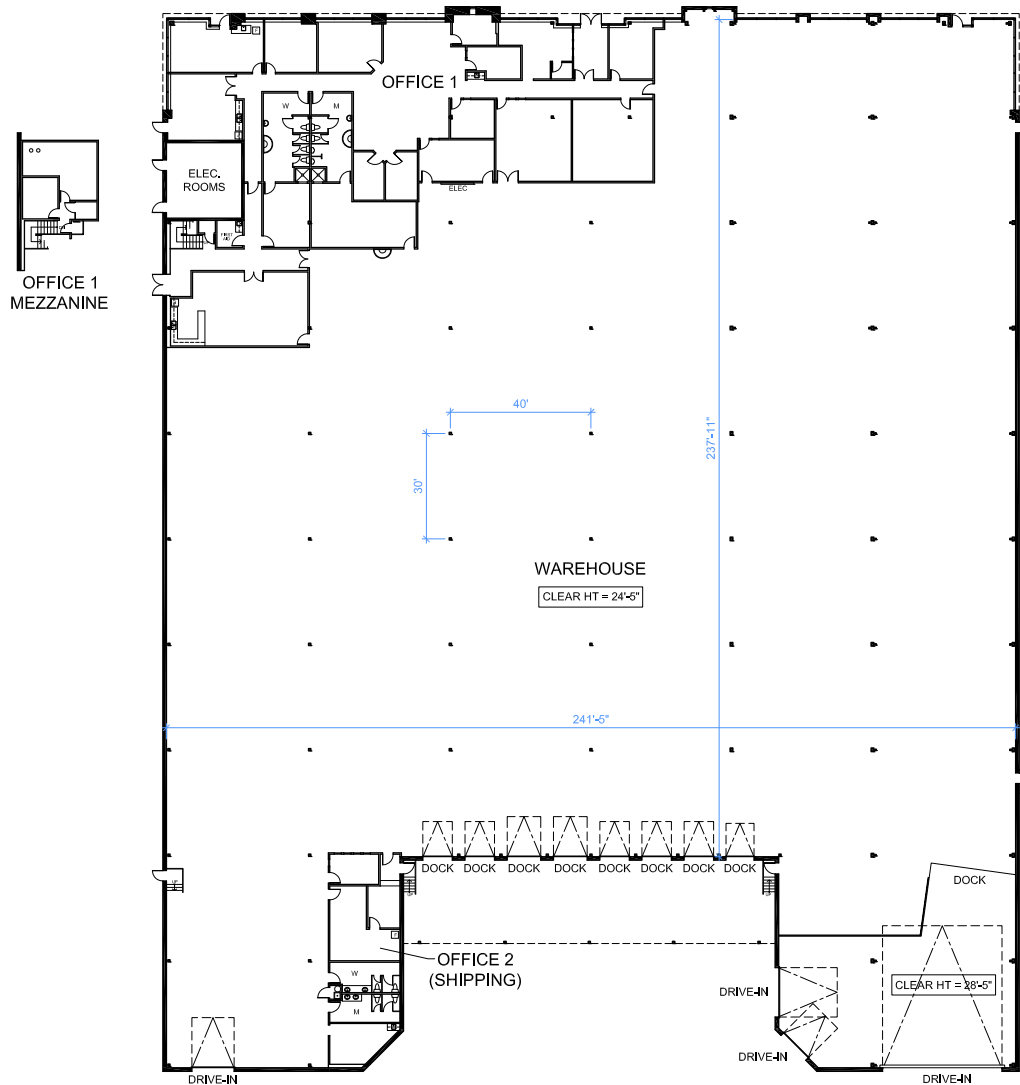


WAREHOUSE	56,665 Sq. Ft.	SHIPPING	8 Truck level doors 4 Drive-in doors
OFFICE	10,291 Sq. Ft.	CLEAR HEIGHT	24'
TOTAL SIZE	66,956 Sq. Ft.	POWER	1200 Amps, 600 Volts
LOT SIZE	3.11 Acres	ZONING	E2 (New OP is O2-1)
ASKING RATE	\$19.00 Net Per Sq. Ft.	OCCUPANCY	Immediate
T.M.I. (2023)	\$4.05 Per Sq. Ft.		

COMMENTS

- Freestanding building
- Interior drive-in truck well with 2 truck level shipping positions
- Precast construction with tinted glass
- Heavy power
- Core location in premier Mississauga Industrial node
- Proximity to large labor pool, public transit and 400 series highways

FLOOR PLAN



Warehouse clear heights for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

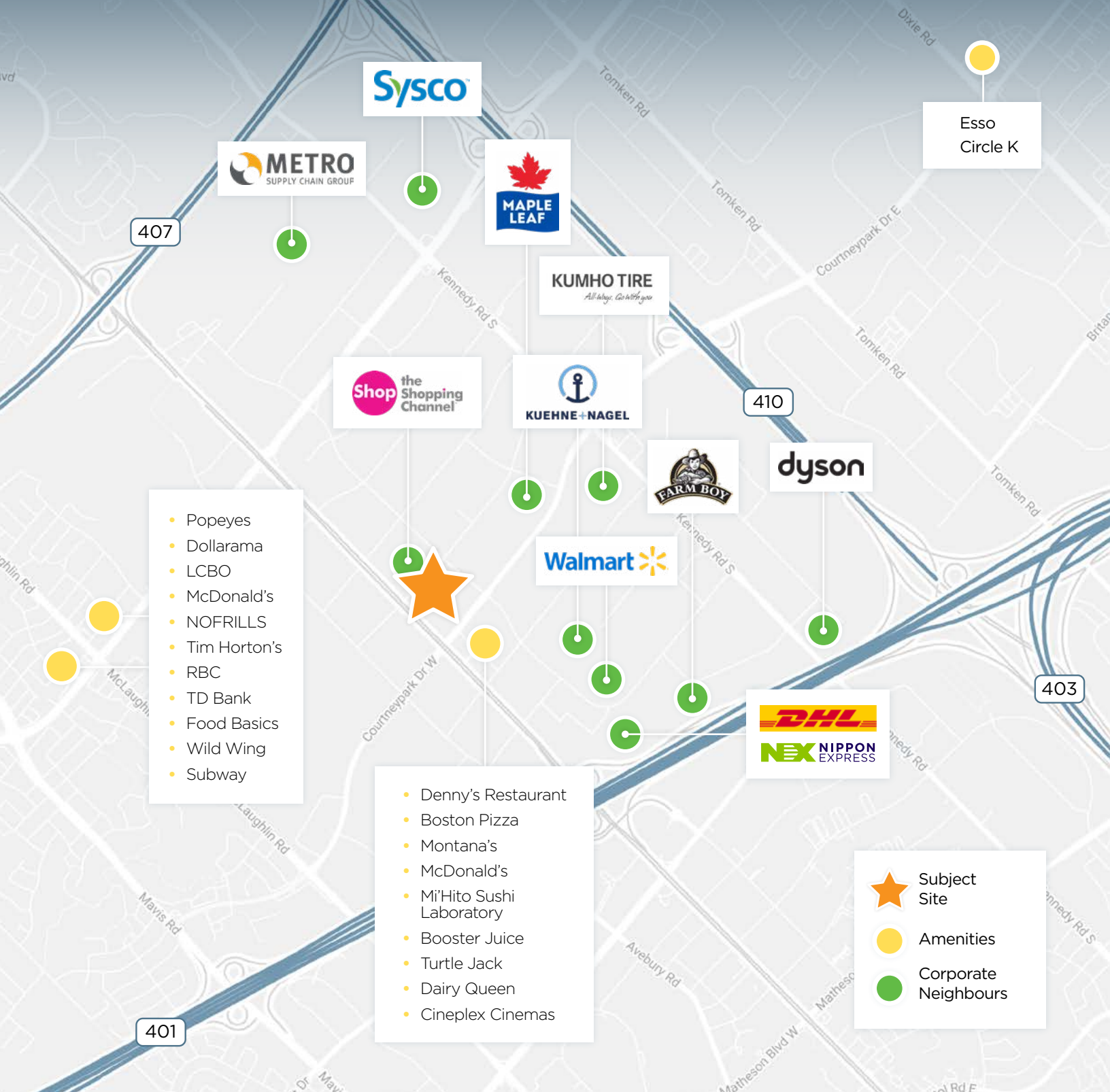


BUILDING IMPROVEMENTS

- Renovated office space and washrooms
- Warehouse will be delivered in White-box condition



CORE LOCATION

Premier Mississauga Industrial node, proximity to large labor pool, public transit and 400 series highways.



- Popeyes
- Dollarama
- LCBO
- McDonald's
- NOFRILLS
- Tim Horton's
- RBC
- TD Bank
- Food Basics
- Wild Wing
- Subway

- Denny's Restaurant
- Boston Pizza
- Montana's
- McDonald's
- Mi'Hito Sushi Laboratory
- Booster Juice
- Turtle Jack
- Dairy Queen
- Cineplex Cinemas

-  Subject Site
-  Amenities
-  Corporate Neighbours

FOR LEASE

110 AMBASSADOR DRIVE MISSISSAUGA, ON



DRIVE TIMES

Highway 401
4 Min | 1.7 KM

Highway 407
5 Min | 2.5 KM

Highway 410
5 Min | 2.5 KM

Highway 403
6 Min | 5 KM

Pearson Airport
14 Min | 15 KM

CN Brampton Yard
12 Min | 13 KM

CP Vaughan Intermodal
18 Min | 24 KM

Downtown Toronto
30 Min | 34 KM

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