

Industrial Multi Unit | For Lease

CBRE



# 210 Brunel Road - Unit 4-5

Mississauga, ON

**GARY TAYLOR\***, CSCMP, ULI

Senior Vice President

416 798 6233

[gary.taylor@cbre.com](mailto:gary.taylor@cbre.com)

\*Sales Representative

# Property Highlights\*\*



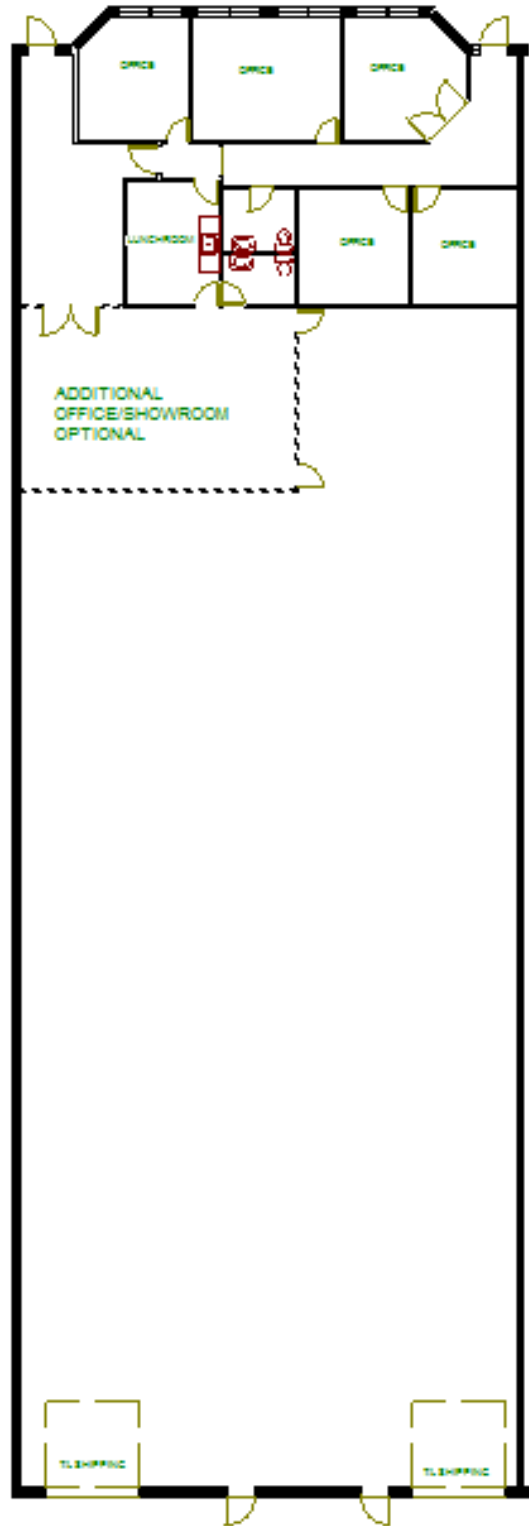
<b>TOTAL AREA</b>	8,955 sq. ft.
<b>OFFICE AREA</b>	1,085 sq. ft.
<b>WAREHOUSE AREA</b>	7,870 sq. ft.
<b>CLEAR HEIGHT</b>	18 ft.
<b>SHIPPING DOORS</b>	2 Truck Level Doors
<b>ZONING</b>	E2 - 96
<b>OCCUPANCY</b>	Immediate
<b>T.M.I</b>	\$4.13 per sq. ft.
<b>ASKING RATE</b>	\$18.25 net per sq. ft.

- » Industrial Multi-Unit
- » Extremely clean and well maintained.
- » Additional 1,000 sq. ft. full height showroom area (with separate entrance) could be restored to warehouse.
- » Highly secure facility with numerous upgrades completed by the existing tenant.
- » Fiber installed (current provider Allstream)
- » Upgraded high efficiency warehouse lighting (LEDs/TS)
- » Radiant Heating

\*\*Specifications to be confirmed by tenant.

# Floor Plan

210 Brunel Rd Units #4-5 8955 sq.ft.



# Interior Photos





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