

INDUSTRIAL SPACE FOR LEASE

1235 AEROWOOD DR., UNIT C, MISSISSAUGA, ON.



AEROWOOD DR. & DIXIE RD.

FOR LEASE | 9,858 SF AVAILABLE



Iceland Mississauga
Armour Concrete Co.
Crumbling Concrete
concrete - Porch co...

Stuart Hunt &
Associates Ltd.
Stuart Hunt &
Associates - Nuclea...

Print2Sign
Store Front Signs
Retail Store Signs

Sri Siva Satyanarayana
Swamy Temple

Holiday Inn Express
& Suites Toronto...

HWY 401

AEROWOOD DR.

MATTHESON BLVD E.

401 Dixie Automall

401 Dixie Volkswagen

Sandman Signature
Mississauga



Furniture Giant Inc.
Furniture Wholesaler
Furniture Giant

DIXIE RD.

PROPERTY HIGHLIGHTS



Welcome to 1235 Aerowood Drive, Unit C, a prime **9,858 SF** industrial property in the heart of Mississauga, Ontario that is being marketed **For Lease**.

Conveniently situated near the prominent intersection of Dixie Rd. & Aerowood Dr., this vacant industrial unit **For Lease** boasts easy access to Highway 401, ensuring seamless connectivity.

Featuring 16-foot ceiling heights, a certified 3-ton crane, compressor with a dryer, and three gas heaters suspended from the ceiling, this industrial space is equipped for versatile operations.

The unit also encompasses five private offices, a reception area, three bathrooms, a server room, and a kitchenette area. The expansive industrial area is complemented by two truck level doors (8' x 12.5') and two rear doors, facilitating efficient logistics.

Net Rent: Call Agent/Broker

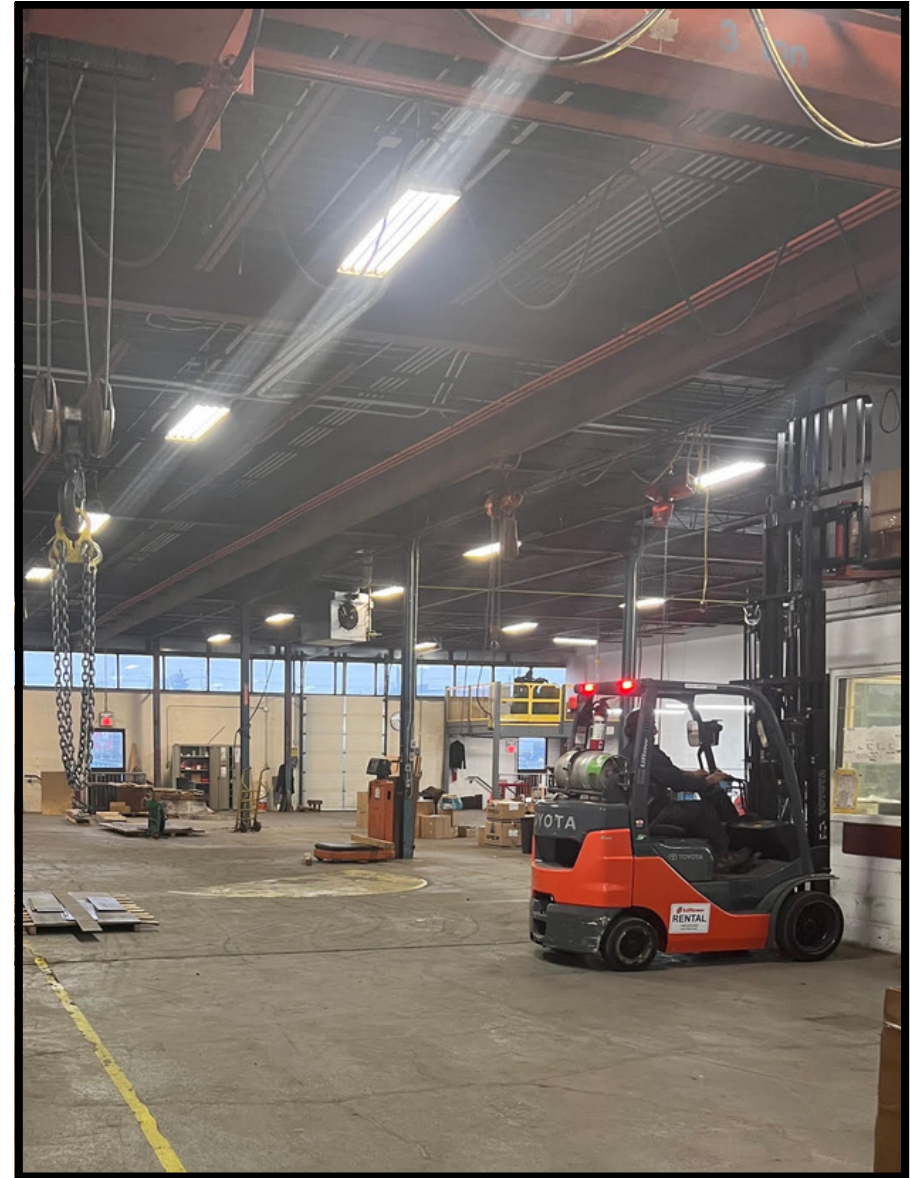
T.M.I.: \$2.65 Per SF/Year (2023)

Available: Immediate

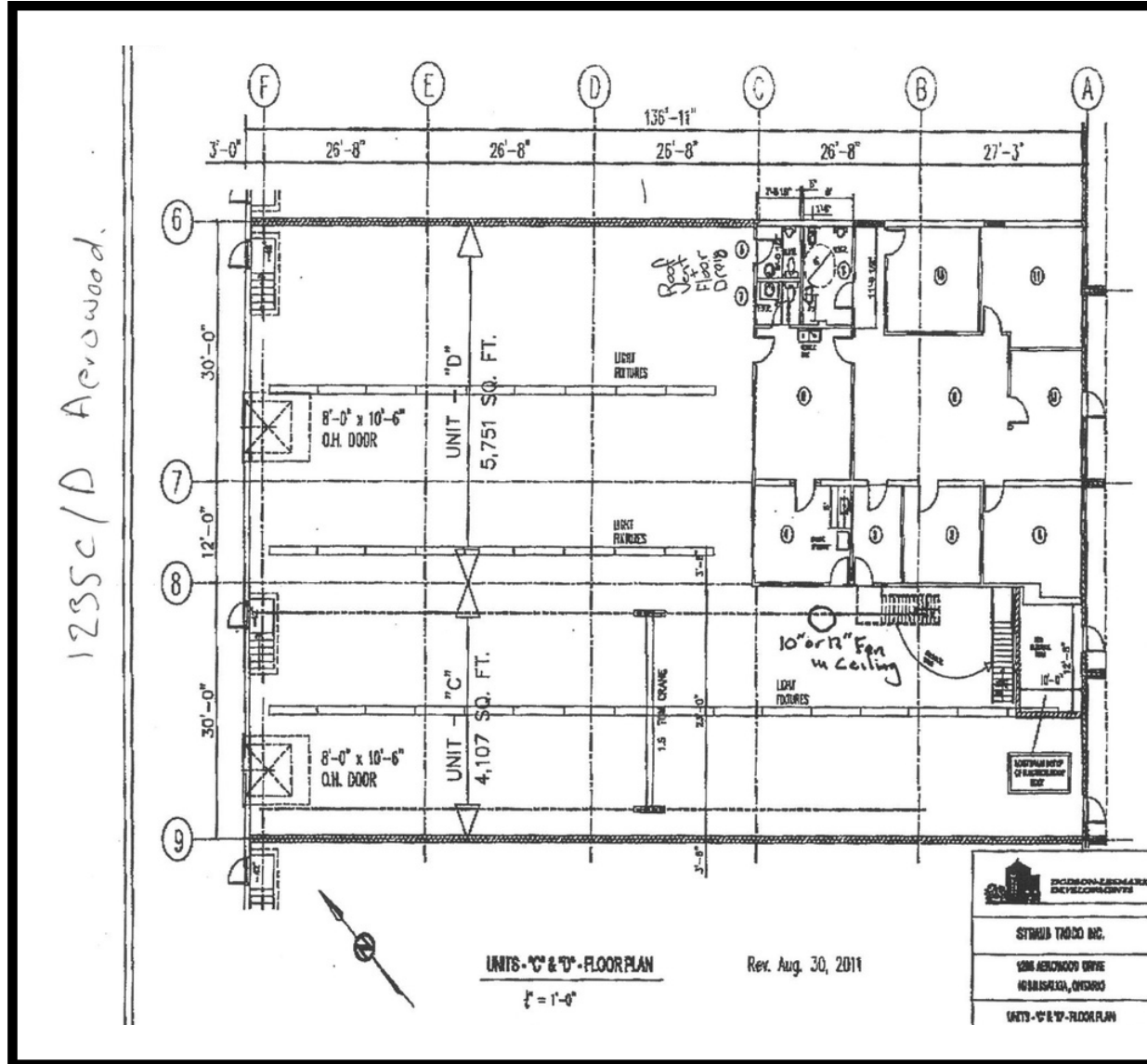
Office: 2,394 SF

Industrial: 7,464 SF

Total SF Available: 9,858 SF



FLOOR PLAN- UNIT C



SITE MAP

AERWOOD DR. & AMBLER DR.

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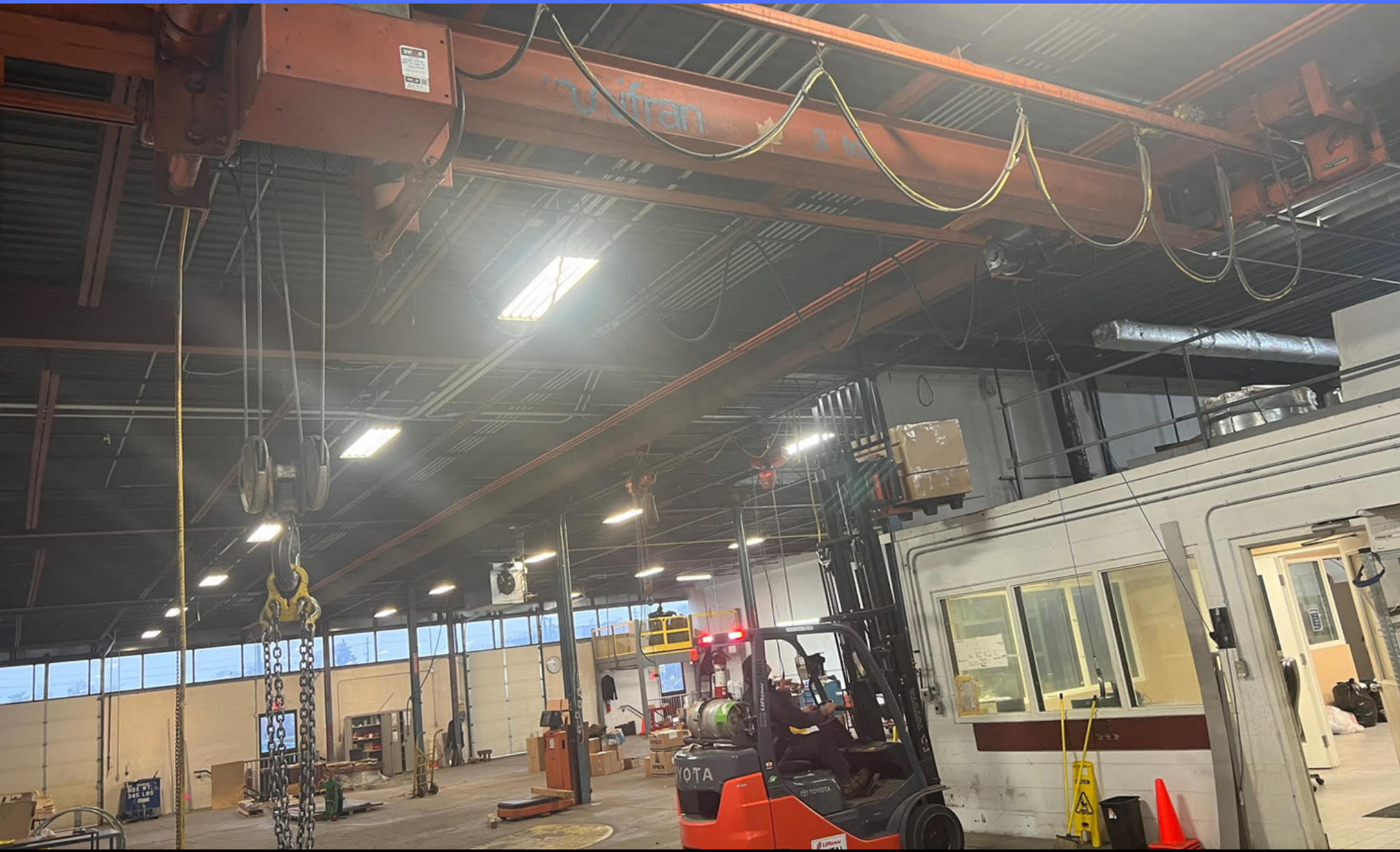
DIXIE RD.

Furniture Giant Inc.
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INTERIOR PHOTOS



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INTERIOR PHOTOS



CONTACT INFORMATION

1235 AEROWOOD DR., UNIT C, MISSISSAUGA, ON.



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AVAILABLE FOR LEASE
UNIT C: 9,858 SF

