

2585  
**DUNWIN DRIVE**



**FREESTANDING INDUSTRIAL FOR LEASE**  
**MISSISSAUGA, ONTARIO**

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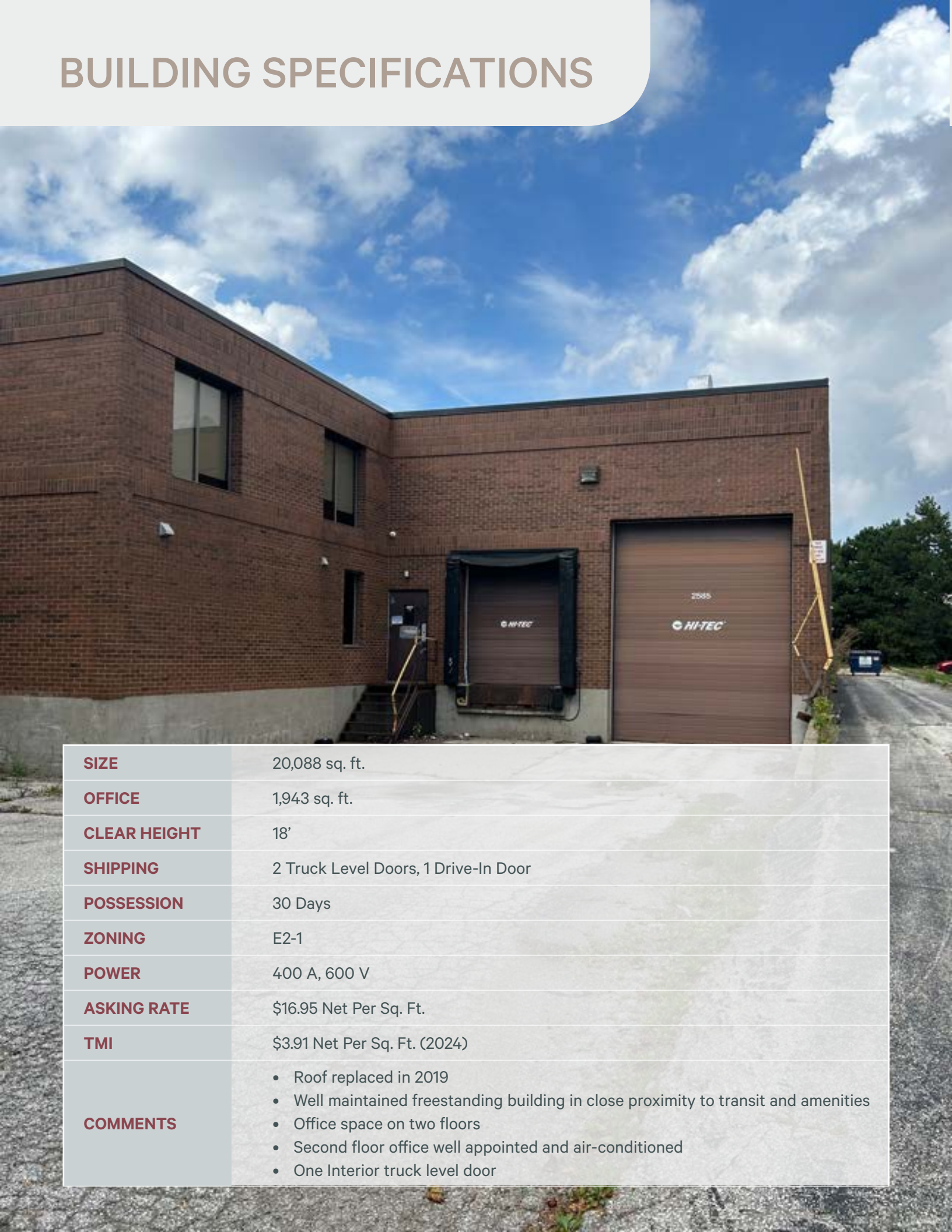
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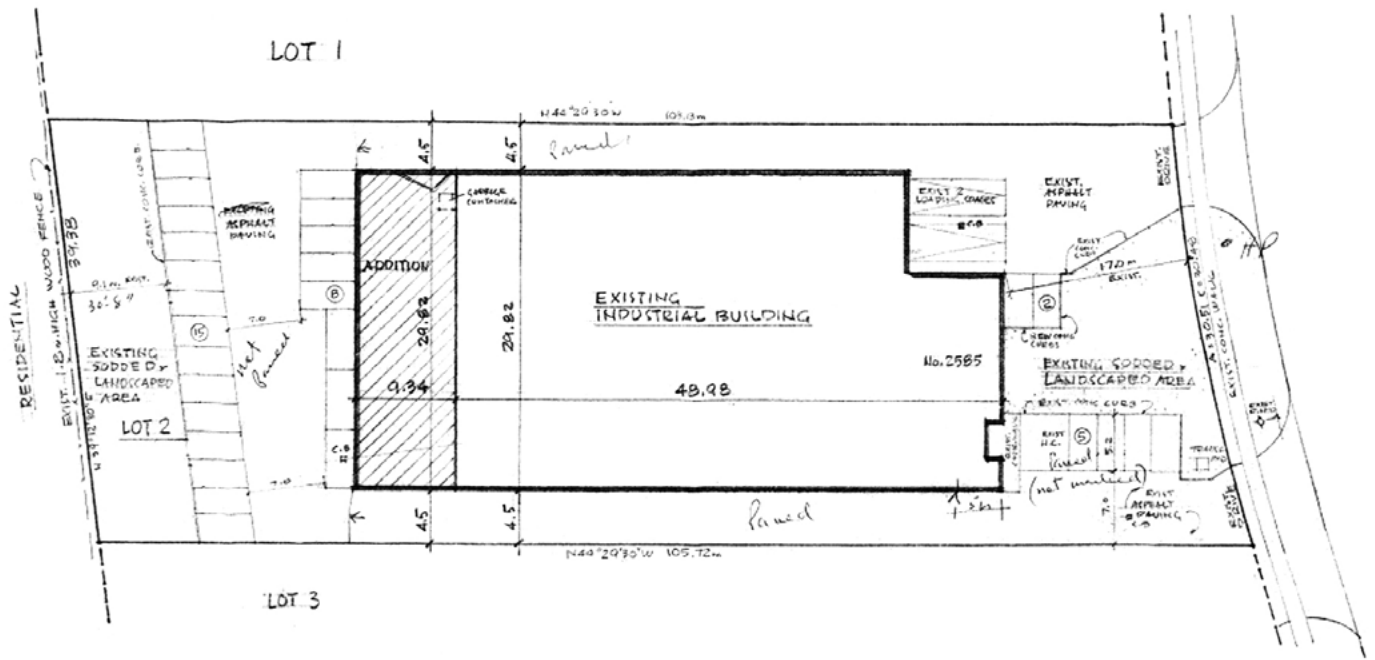
\*Sales Representative

# BUILDING SPECIFICATIONS



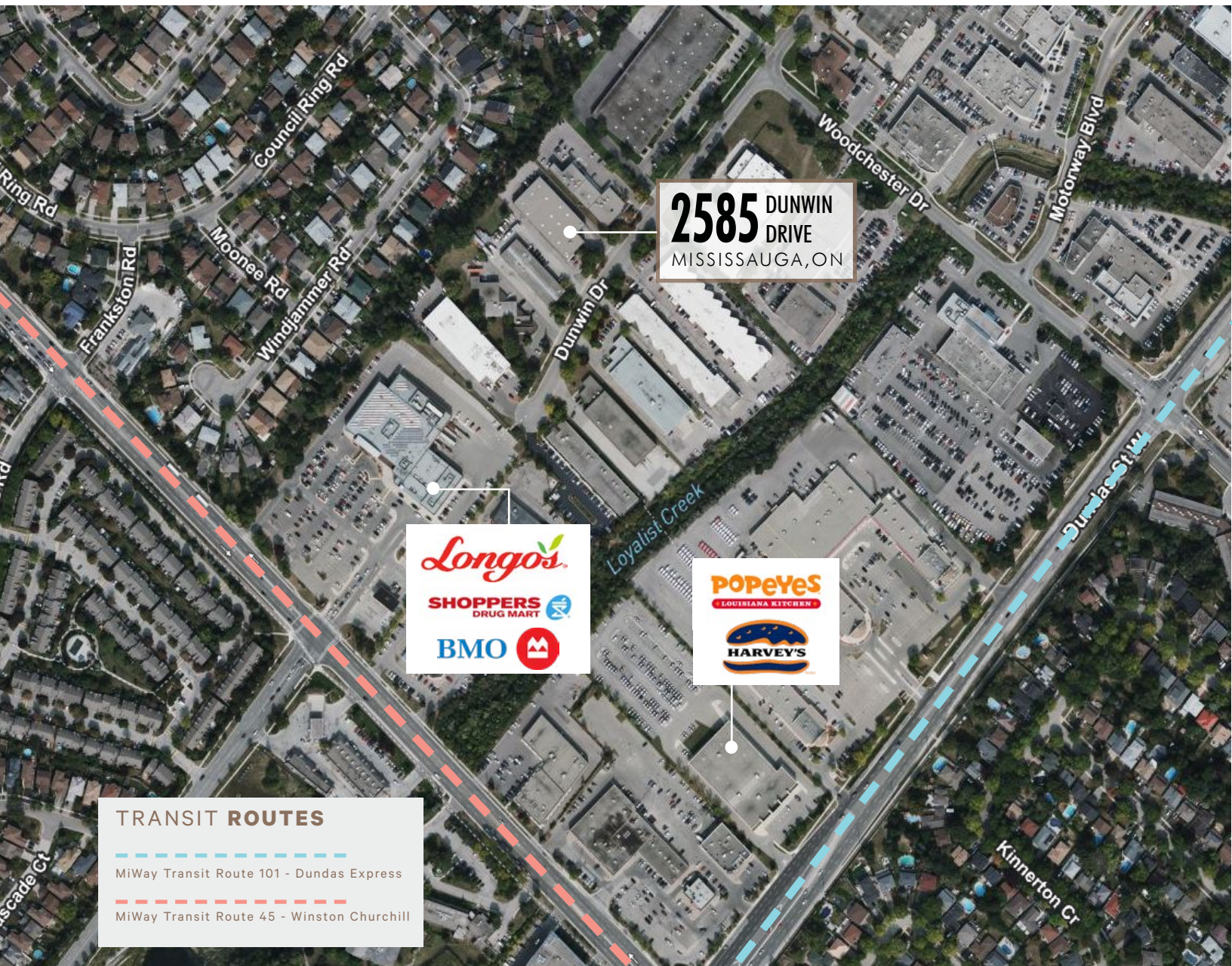
<b>SIZE</b>	20,088 sq. ft.
<b>OFFICE</b>	1,943 sq. ft.
<b>CLEAR HEIGHT</b>	18'
<b>SHIPPING</b>	2 Truck Level Doors, 1 Drive-In Door
<b>POSSESSION</b>	30 Days
<b>ZONING</b>	E2-1
<b>POWER</b>	400 A, 600 V
<b>ASKING RATE</b>	\$16.95 Net Per Sq. Ft.
<b>TMI</b>	\$3.91 Net Per Sq. Ft. (2024)
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• Roof replaced in 2019</li><li>• Well maintained freestanding building in close proximity to transit and amenities</li><li>• Office space on two floors</li><li>• Second floor office well appointed and air-conditioned</li><li>• One Interior truck level door</li></ul>

# FLOOR PLAN & PHOTOS



2585 DUNWIN DRIVE, MISSISSAUGA ON | FOR LEASE

# AMENITIES & TRANSIT MAP



**2585** DUNWIN  
DRIVE  
MISSISSAUGA, ON



**TRANSIT ROUTES**

— — — — —  
MiWay Transit Route 101 - Dundas Express

— — — — —  
MiWay Transit Route 45 - Winston Churchill

## FOR MORE INFORMATION, PLEASE CONTACT

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