

# Industrial facility available for lease

979 Gana Court

Mississauga, ON

Ben Sykes, SIOR

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## Property details

#### **TOTAL AREA**

Office 11,374 sf <u>Warehouse 48,828 sf</u> **Total 60,202 sf** 

#### **CLEAR HEIGHT**

18′

#### **SHIPPING**

4 Truck level doors 2 Drive-in doors

#### **ZONING**

E2 - Industrial

#### **AVAILABILITY**

July 1, 2023

#### **ASKING RENT**

\$17.95 psf net

#### TMI (2022)

\$4.00 psf (estimated)

### **Features**

- Industrial space available for lease
- Located in the heart of Mississauga
- Located within 2 minutes to Highway 410 at Derry Road interchange and 5 minutes to Highway 407
- Public transit at front door
- 1,200 amps power
- Bright LED lighting throughout warehouse
- 4 Truck level doors with electric dock levelers
- Warehouse and office is clean, well configured and maintained
- Possibility to convert ground floor office to industrial use



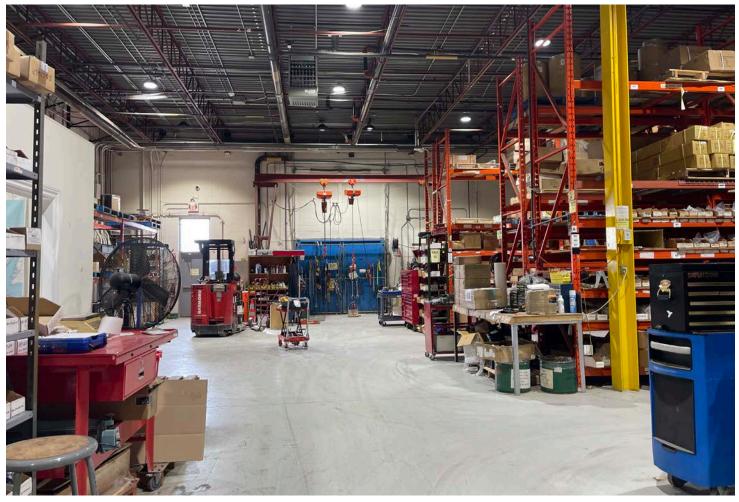




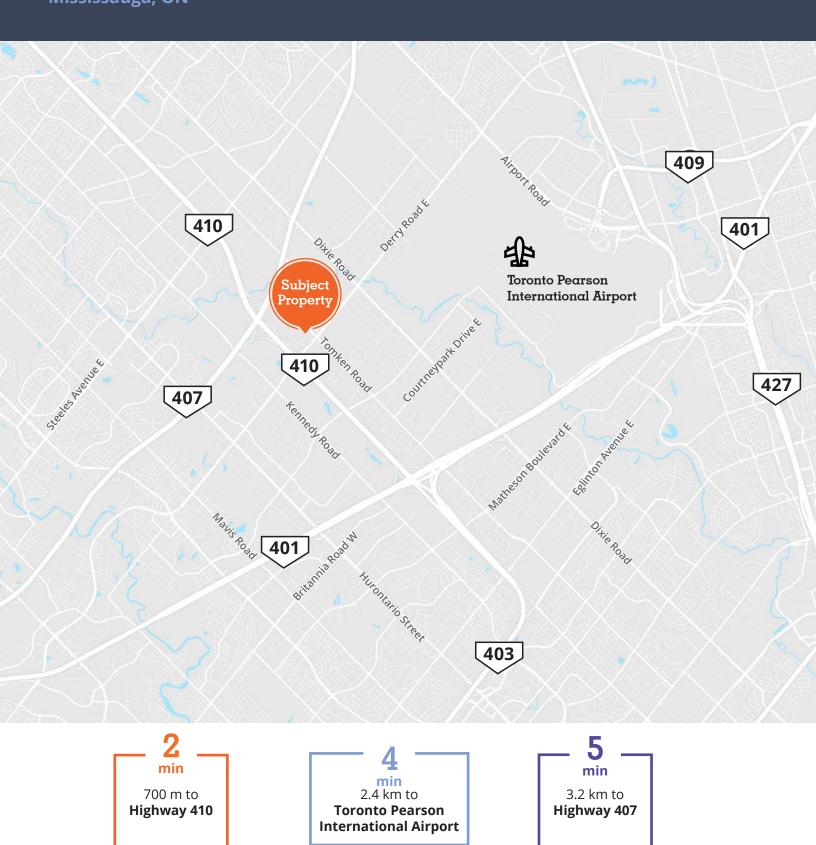
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#### Get more information

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