



Well maintained industrial unit for sublease

5684 Ambler Drive
Mississauga, ON

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**AVISON
YOUNG**



401

5684

Ambler Drive
Mississauga, ON

Property details

TOTAL AVAILABLE AREA

15,357 sf

INDUSTRIAL AREA

12,562 sf

OFFICE AREA

2,795 sf

CLEAR HEIGHT

18' 7"

SHIPPING

2 truck level door, 1 drive-in door

ZONING

E2

POSSESSION

Immediate

ASKING NET RENT

\$19.50 psf

ADDITIONAL RENT

\$4.98 psf (2024)

Features



Well maintained unit with clean and functional warehouse



Easy access to major 400 series highways



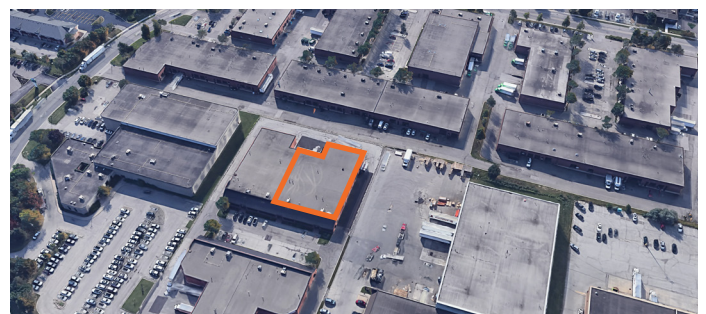
Located immediately by the Dixie/401 interchange



Shipping court can accommodate 53' trailer access



Sublease expires July 31, 2028



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Mississauga, ON

FLOOR PLAN



15,357 sf

Total available area



2,795 sf

Office area



18' 7"

Clear height



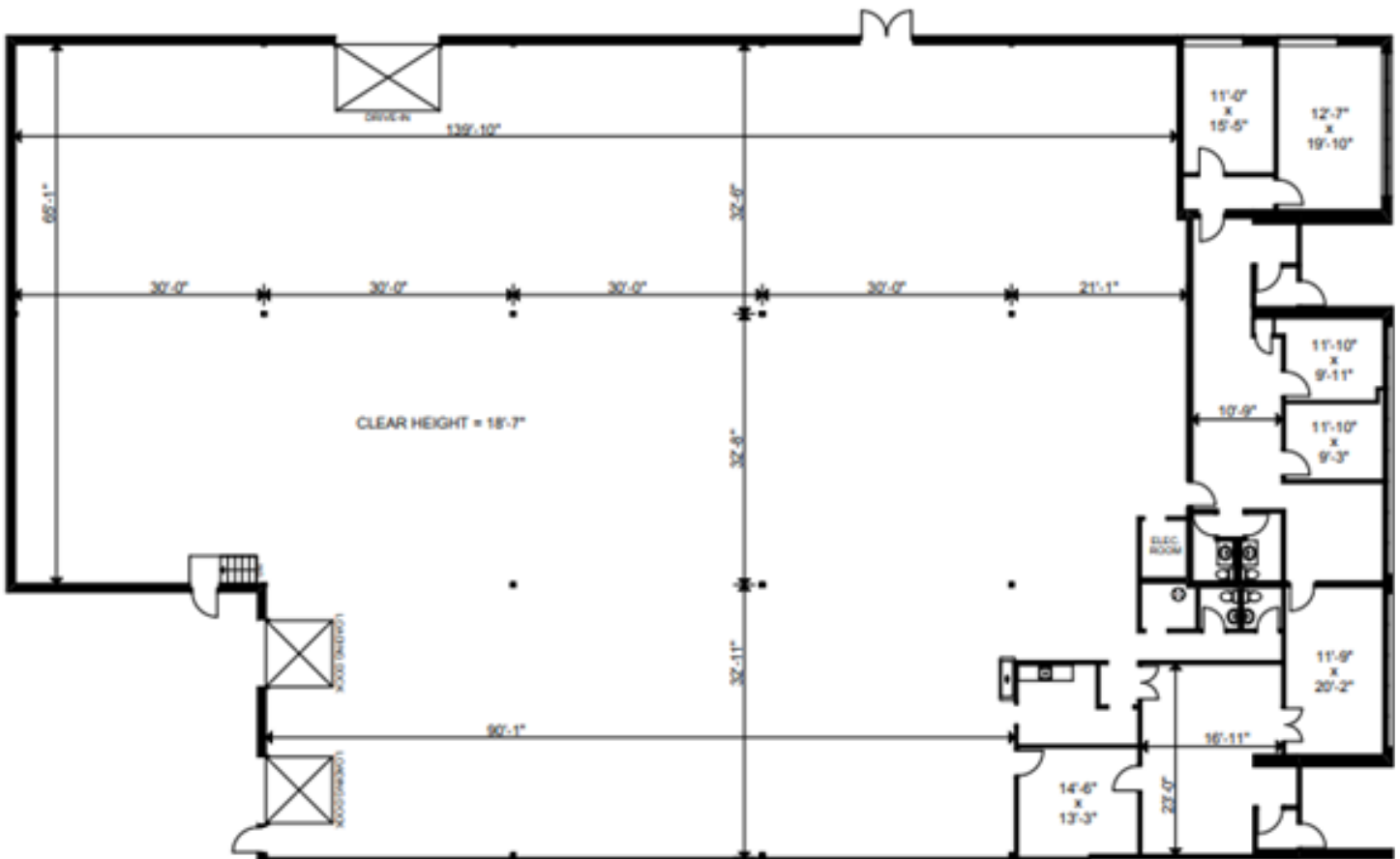
2

Truck level doors



1

1 Drive-in door



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Amenities & Transit

BUS ROUTES

- █ 7 Airport
- █ 24 Northwest
- █ 35 Eglinton
- █ 39 Britannia
- █ 57 Courtneypark
- █ 74 Explorer
- █ 107 Malton Express
- █ 109 Meadowvale Express
- █ GO Transit Milton Line
- BRT Corridor Stops



Amenities within 5 km

393

RESTAURANTS

19

FITNESS CENTRES

46

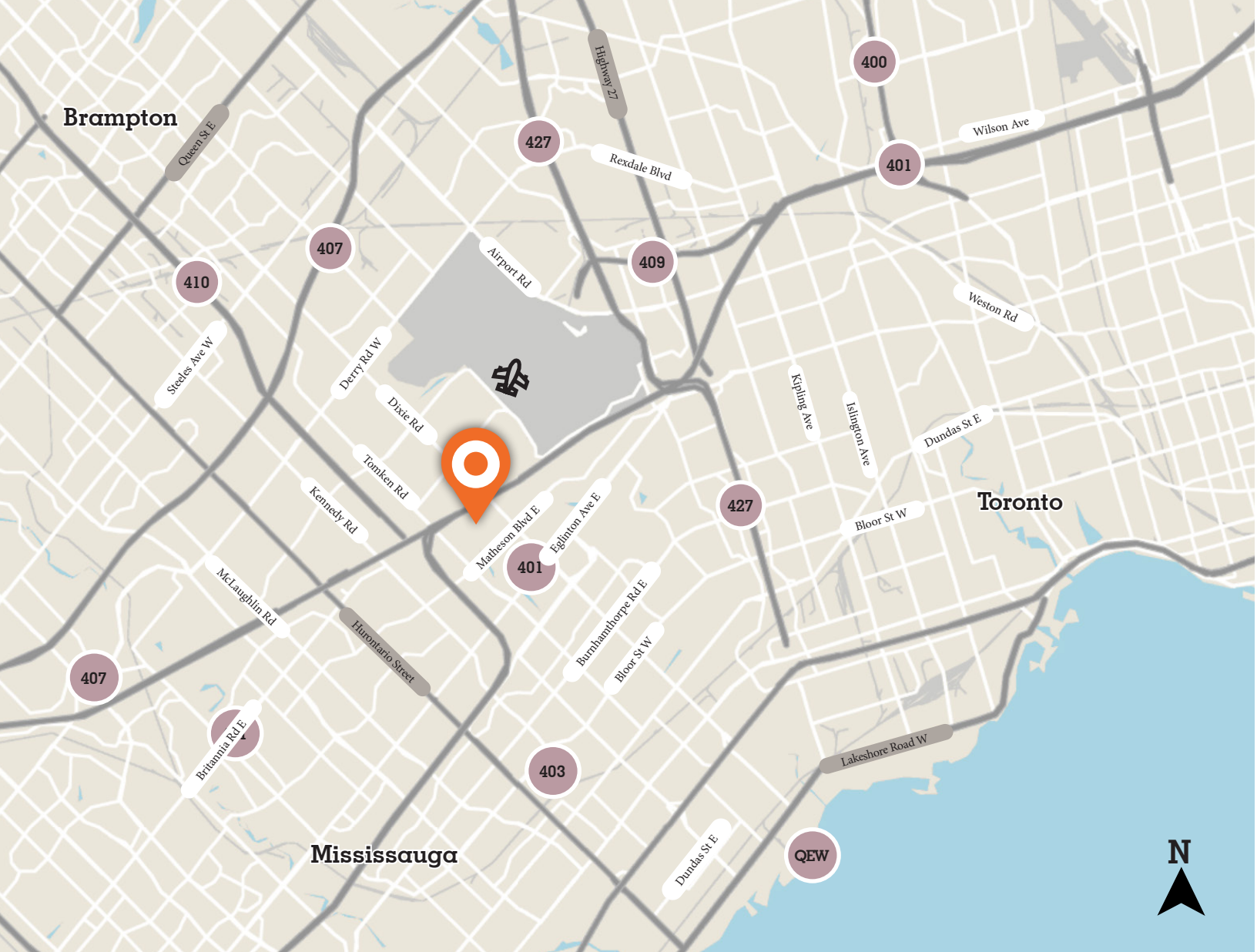
BANKS

5

HOTELS

46

GAS STATIONS



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For Sublease

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