



2250 Argentia Road, Mississauga, ON

Strategically-Positioned Head Office in Meadowvale

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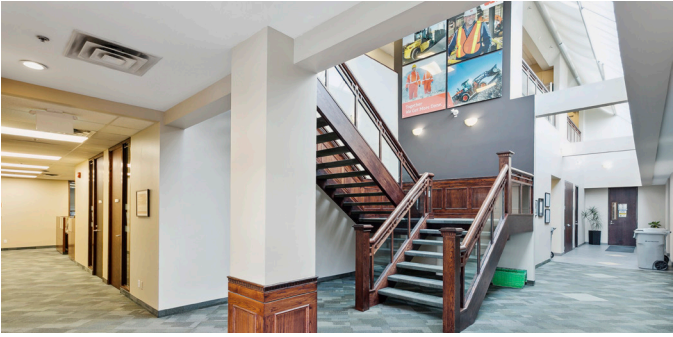
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Accelerating success.



Welcome to 2250 Argentia Road

Overview

Freestanding industrial facility located within Mississauga’s Meadowvale Business Park. 2250 Argentia Road offers immediate accessibility to major 400-series highways, GO Transit, MiWay, and local amenities with excellent brand presence and exposure.



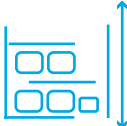
Management

Professionally managed by GWL



Location

Strategically located in close proximity to major 400-series highways



Clear Height

24'



Proximity

Only 20 km to Pearson International Airport and 19 km to Brampton’s CN Intermodal yard



Access

Steps to Meadowvale GO, public transit, and access to a highly-desirable labour pool



Parking

High employee parking count with 90 spaces



Property Overview



Argentia Road

Building Area	31,910 SF
Office Area	14,022 SF
Warehouse Area	17,888 SF
Clear Height	24'
Shipping	2 TL 1 DI
Parking	90 Spaces
Power	400A 600V
Year Built	1990
Asking Rate	\$17.95 PSF Net
T.M.I.	\$6.60
Features	<ul style="list-style-type: none">• Corporate headquarters opportunity located within one of the most reputable business parks in the GTA• Precast concrete construction with excellent Argentia Road exposure. Strong exterior façade to align with brand and signage• Excess parking• Functional warehouse configuration with 24' clear height and accessible shipping• Easy access to major arterial highways and local amenities



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