

2562 STANFIELD ROAD, MISSISSAUGA

RETAIL | WAREHOUSING | INDUSTRIAL SPACE FOR LEASE



FOR LEASE

BUILDING A: 336,100 SQUARE FEET

BUILDING B: 25,700 SQUARE FEET

TOTAL: 361,800 SQUARE FEET

Located on Stanfield Road, just south of Dundas Street East

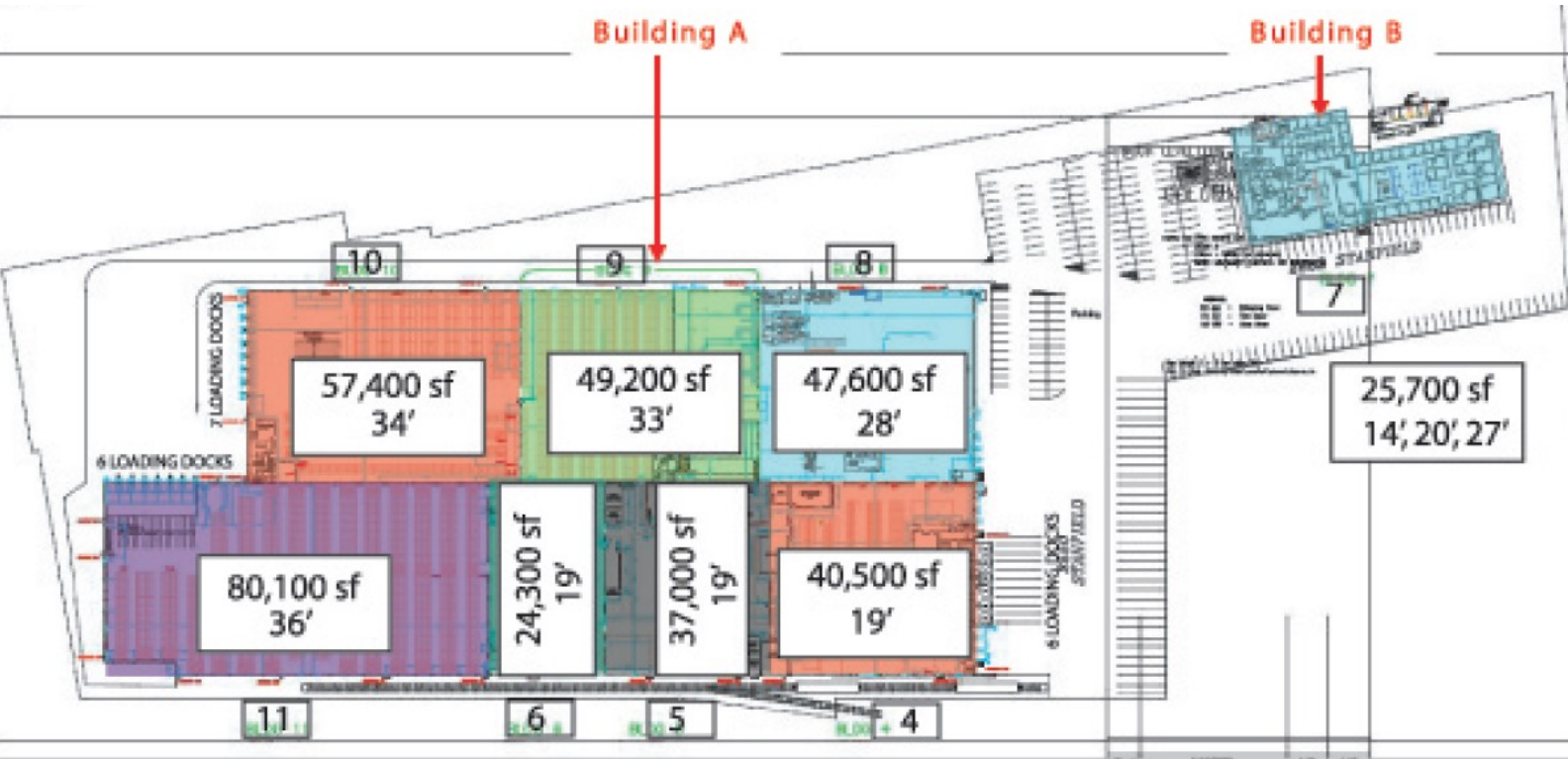
INQUIRIES

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	BUILDING A	BUILDING B	TOTAL
Office	7,560 SF (approx.)	25,700 SF	33,260 SF
Plant/Warehouse	328,540 SF	Approx. 5% of total	328,540 SF
Total	336,100 SF	25,700 SF	361,800 SF
Shipping	25 truck level, 3 drive-in	1 truck level, 1 drive-in	26 truck level, 4 drive-in
Rail	CP—1 rail door	N/A	CP—1 rail door
Clear Height	19' - 36'	TBC	19' - 36'

SITE DETAILS	
Zoning	E-2
Lot Size	16.57 acres
Power	6,000 amps
Bay Size	Varies
Sprinklers	YES
Parking Stalls	216

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COMMENTS

- ◇ Close proximity to HWYs QEW, 427 and 403
- ◇ Mix of precast construction and metal siding
- ◇ New motion sensor T5 and T8 lighting
- ◇ Potential for CP rail—one rail door
- ◇ Excess land for trailer storage
- ◇ One truck level door is oversized for machine loading
- ◇ Battery charging area and natural gas refueling station for lift trucks
- ◇ Small welding area with exhaust fans

BUILDING DETAILS

Two separate buildings on 16.57 acres. The administrative building (Building B on previous page) is a freestanding office building of approximately 25,700 square feet. The manufacturing/warehousing facility (Building A on previous page) is approximately 336,100 square feet. This building is effectively divided into six fire divisions by masonry walls with openings protected by single and double automatic closing fire rated doors. Each area is a separate fire division with the exception of areas 10 and 11.

UNIT NUMBERS	CONSTRUCTION	AREA (SF)	CEILING HEIGHT
7	Masonry walls, metal deck roof	25,700	14', 20' & 27'
4	Masonry walls, metal deck roof	40,500	19'
5	Masonry walls, metal deck roof	37,000	19'
6	Masonry walls, metal deck roof	24,300	19'
8	Masonry walls, metal deck roof	47,600	28'
9	Masonry walls, metal deck roof	49,200	33'
10	Masonry walls, metal deck roof	57,400	34'
11	Steel frame metal clad, metal deck roof	80,100	36'

Please contact Agent for pricing and timing.

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation. The Behar Group Realty Inc., Brokerage.



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