

4510 Eastgate Parkway

Mississauga, Ontario

20,304 Sq. Ft. of Available Industrial and Office Space



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*Sales Representative

Property Highlights**

TOTAL AREA	20,304 Sq. Ft.
OFFICE AREA	2,000 Sq. Ft.
WAREHOUSE AREA	18,304 Sq. Ft.
CLEAR HEIGHT	18' Ft.
SHIPPING DOORS	3 Truck Level Doors 1 Drive-in Door
POWER	400A
ZONING	E2
OCCUPANCY	TBD
TMI	\$4.85 Per Sq. Ft.
ASKING RATE	\$18.00 Net Per Sq. Ft.

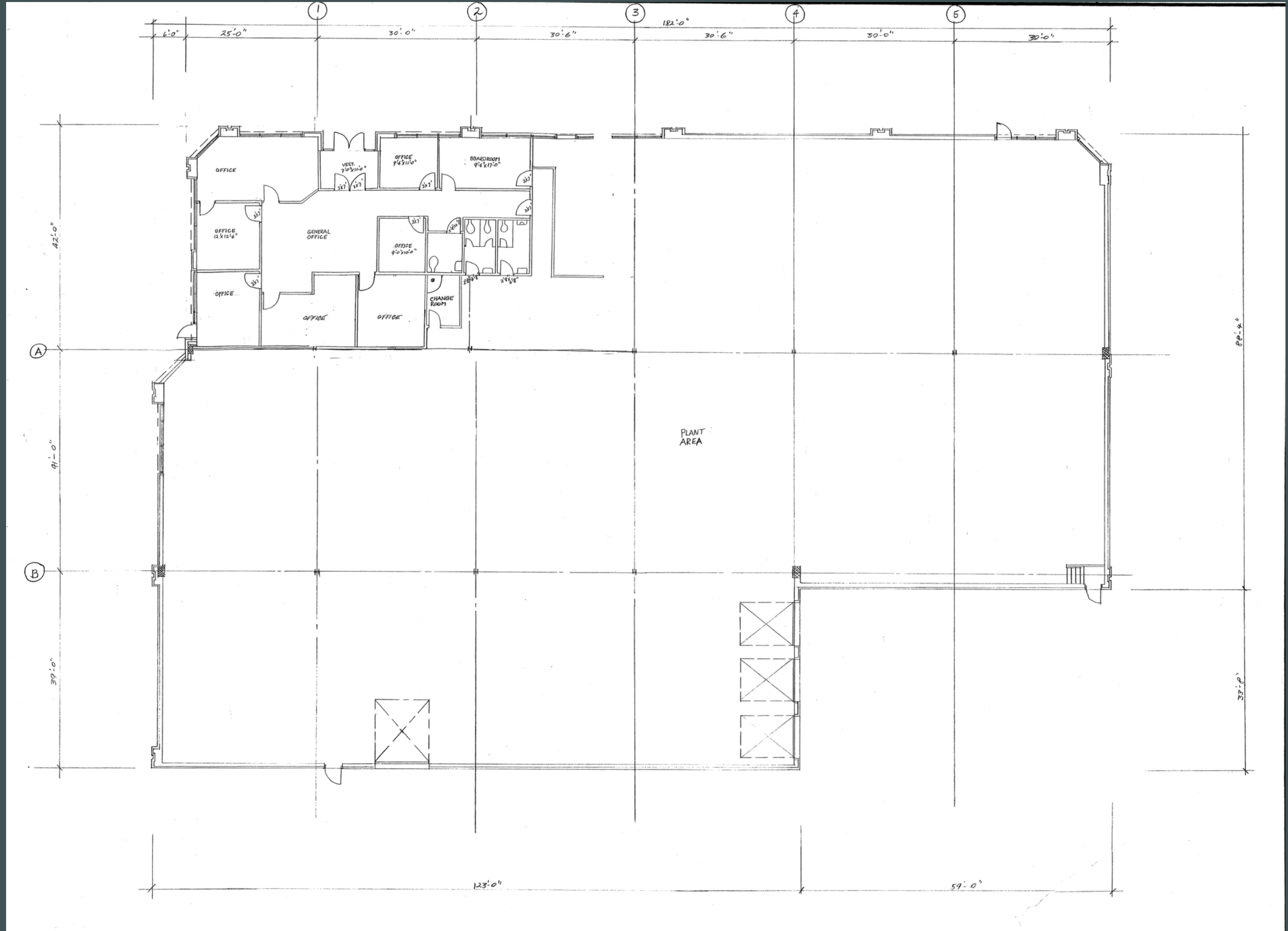


COMMENTS:

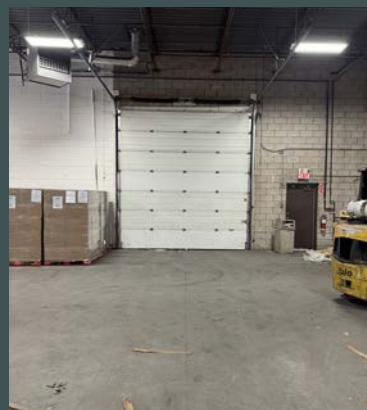
- Ideal warehousing/manufacturing facility with large power and excellent shipping
- Well laid out open concept office area
- High ratio employee/customer parking
- Excellent shipping area with good turning radius for 53' trailers
- Large power (400 AMPS)
- Great signage opportunity .

**all specifications and measurement to be verified by Tenant.

Property Floor Plan

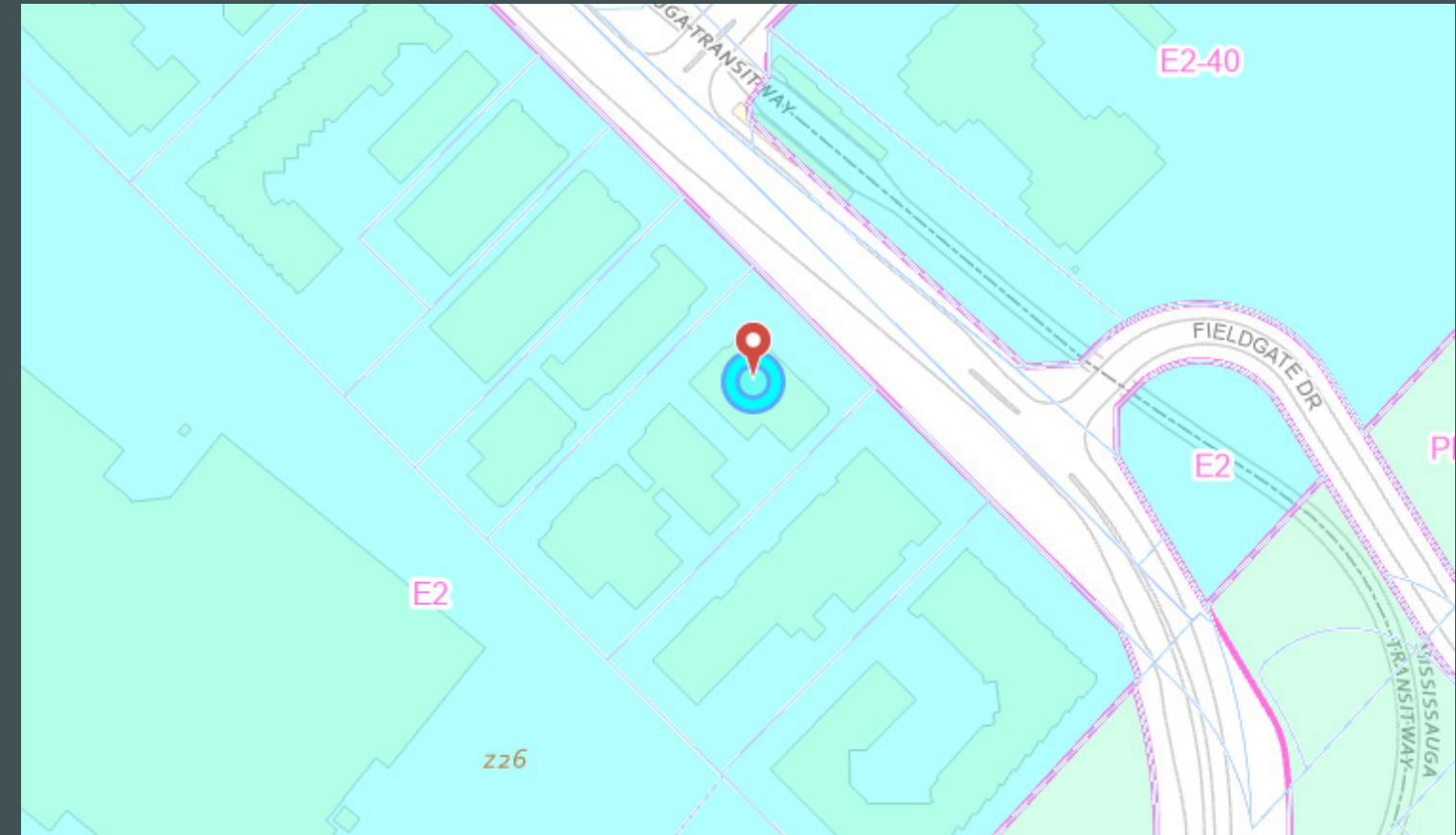


Property Photos



Zoning

E2



Permitted Uses:

EMPLOYMENT

- » Medical Office
- » Office

BUSINESS ACTIVITIES

- » Broadcasting/Communication Facility
- » Manufacturing Facility
- » Science and Technology Facility
- » Warehouse/Distribution Facility
- » Wholesaling Facility
- » Self Storage Facility
- » Medicinal Product Manufacturing Facility (0055-2015)

COMMERCIAL

- » Restaurant
- » Commercial School
- » Financial Institution (0191-2009), (0018-2015)

- » Veterinary Clinic
- » Animal Care Establishment

HOSPITALITY

- » Banquet Hall/Conference Centre/Convention Centre
- » Night Club
- » Recreational Establishment

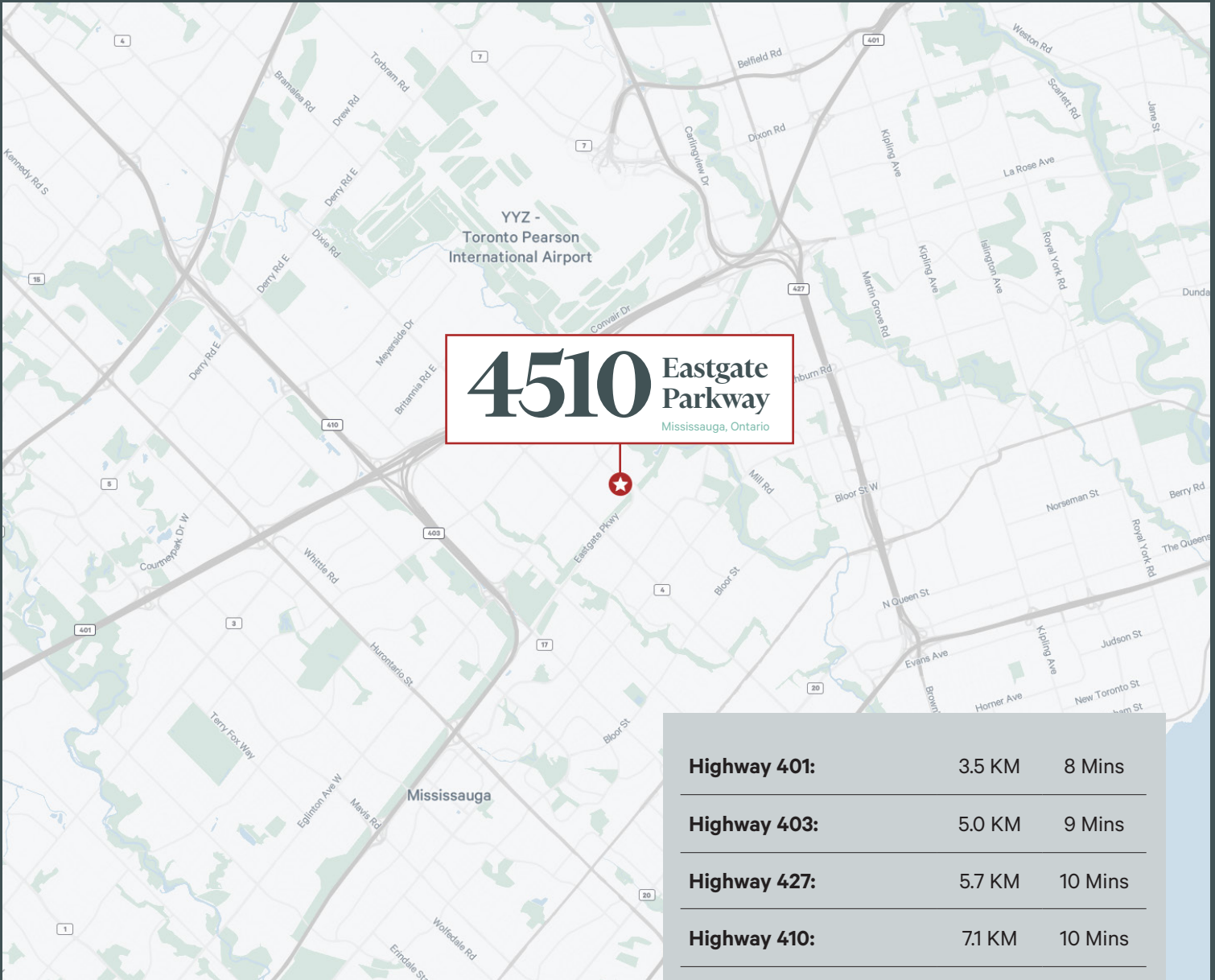
OTHER

- » University/College
- » Courier/Messenger Service

Amenities & Transit Map

- ROUTE 73 - KAMATO
- ROUTE 5 - DIXIE
- ROUTE 107 - MALTON EXPRESS
- ROUTE 87 - MEADOWVALE SKYMARK
- ROUTE 35 - EGLINTON
- ROUTE 109 - MEADOWVALE EXPRESS
- ROUTE 39 - BRITANNIA
- ROUTE 7 - AIRPORT
- ROUTE 43 - MATHESON ARGENTIA
- BRT ROUTE





Highway 401:	3.5 KM	8 Mins
Highway 403:	5.0 KM	9 Mins
Highway 427:	5.7 KM	10 Mins
Highway 410:	7.1 KM	10 Mins
Highway 407:	11.6 KM	14 Mins
Toronto Pearson Airport:	8.6 KM	14 Mins
Downtown Toronto:	24.0 KM	30 Mins

Contact Us

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