



AVAILABLE FOR LEASE

47,216 sf

Prime Industrial Space
Multiple Configurations Possible



3755

**LAIRD ROAD
UNITS 8-11**
MISSISSAUGA, ONTARIO

Partnership. Performance.

For more information, please contact:

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Units 8-11 Details

TOTAL SIZE:	47,216 sf
OFFICE SIZE:	25,325 sf (54%)
TRUCK LEVEL DOORS:	5 (8' X 10')
DRIVE-IN DOORS:	1 (12' X 12')
CLEAR HEIGHT:	22'5"
BAY SIZE:	44'5" x 32'10"
OCCUPANCY DATE:	Immediate
NET LEASE RATE:	\$15.00 psf
TMI (2020):	\$4.13 psf

COMMENTS:

- **Units are in move-in condition.**
- Office area is built out with multiple private offices and washrooms and large open cubicle area
- Excellent access to Highways 403 & 407.
- Many amenities in close proximity.
- Gym and change rooms with shower.
- Large floor-to-ceiling windows.

Configurations & Pricing

UNITS 8-9 | OPTION A

TOTAL SIZE:	13,391 sf
OFFICE SIZE:	100%
SHIPPING:	4 T/L
CLEAR HEIGHT:	22'5"
NET LEASE RATE:	\$15.00 psf

UNITS 8-9 | OPTION B

TOTAL SIZE:	13,391 sf
OFFICE SIZE:	2,052 sf (15%)
SHIPPING:	4 T/L
CLEAR HEIGHT:	22'5"
NET LEASE RATE:	\$14.25 psf

UNITS 10-11

TOTAL SIZE:	33,825 sf
OFFICE SIZE:	10,117 sf (30%)
SHIPPING:	5 T/L, 1 D/I
CLEAR HEIGHT:	22'5"
NET LEASE RATE:	\$9.25 psf

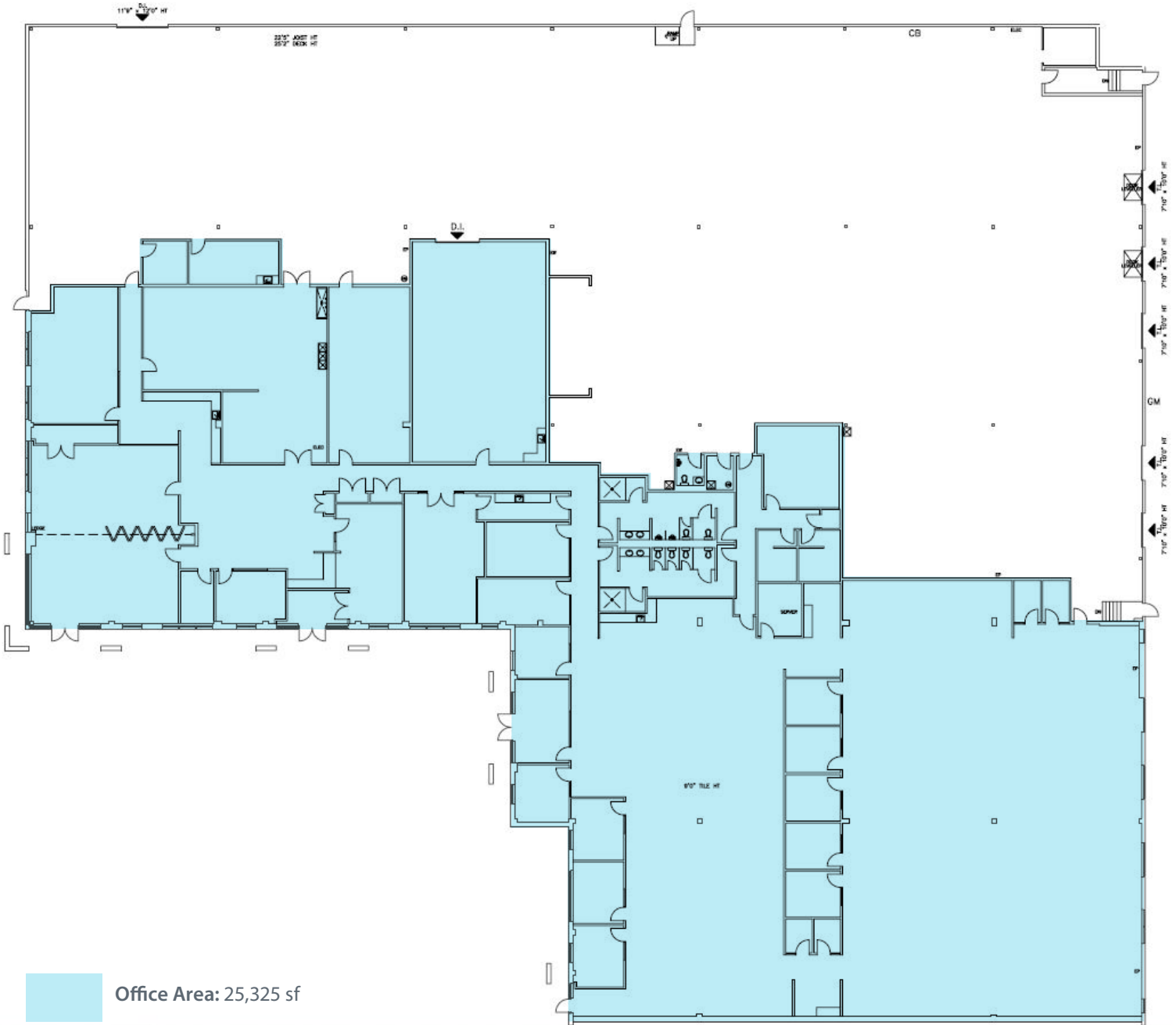
FLOOR PLAN | UNITS 8-11

TOTAL SIZE: 47,216 sf

NET LEASE RATE: \$15.00 psf

OFFICE SIZE: 25,325 sf (54%)

TMI (2020): \$4.13 psf



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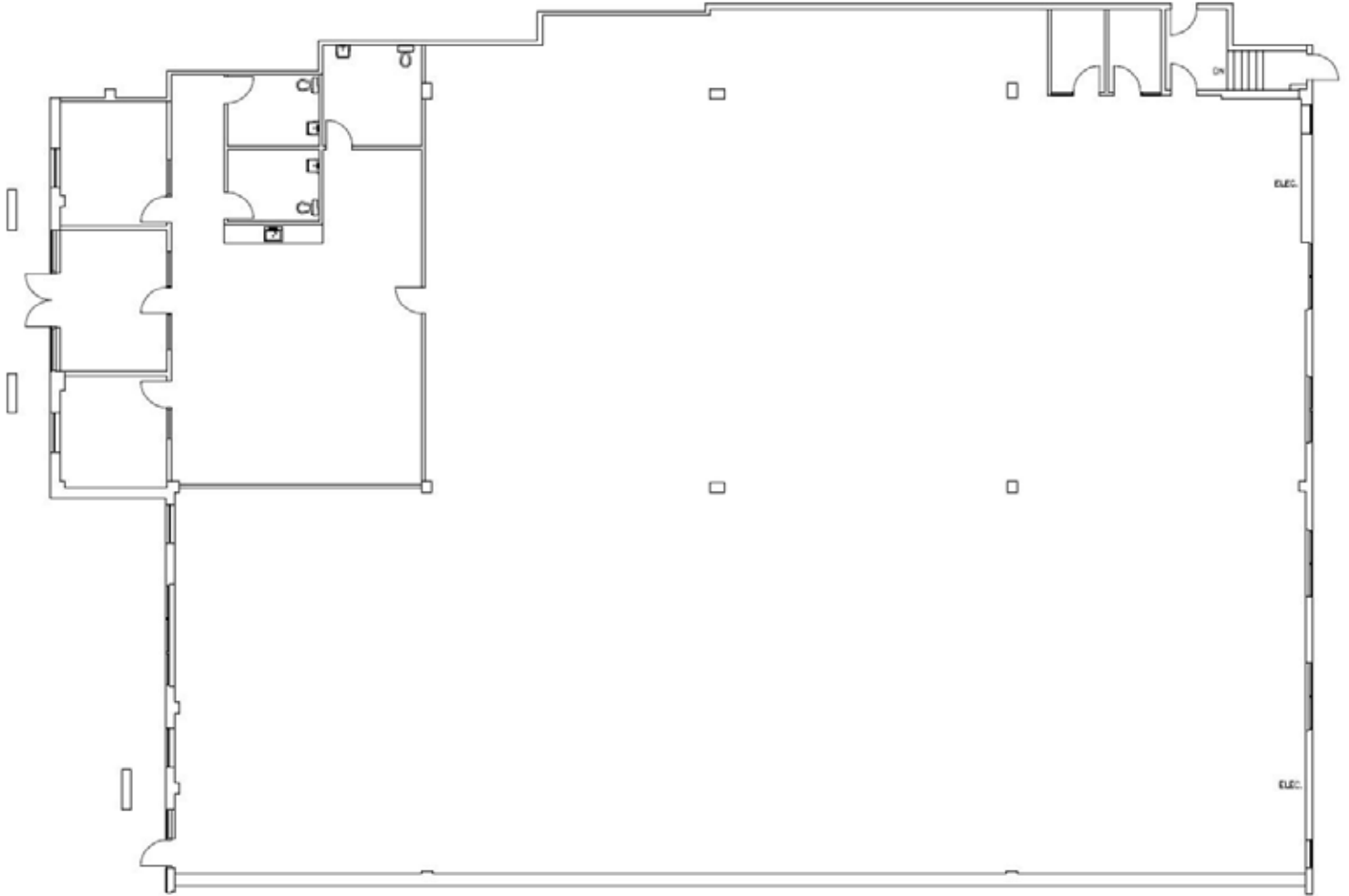
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FLOOR PLAN | UNITS 8-9 | OPTION A

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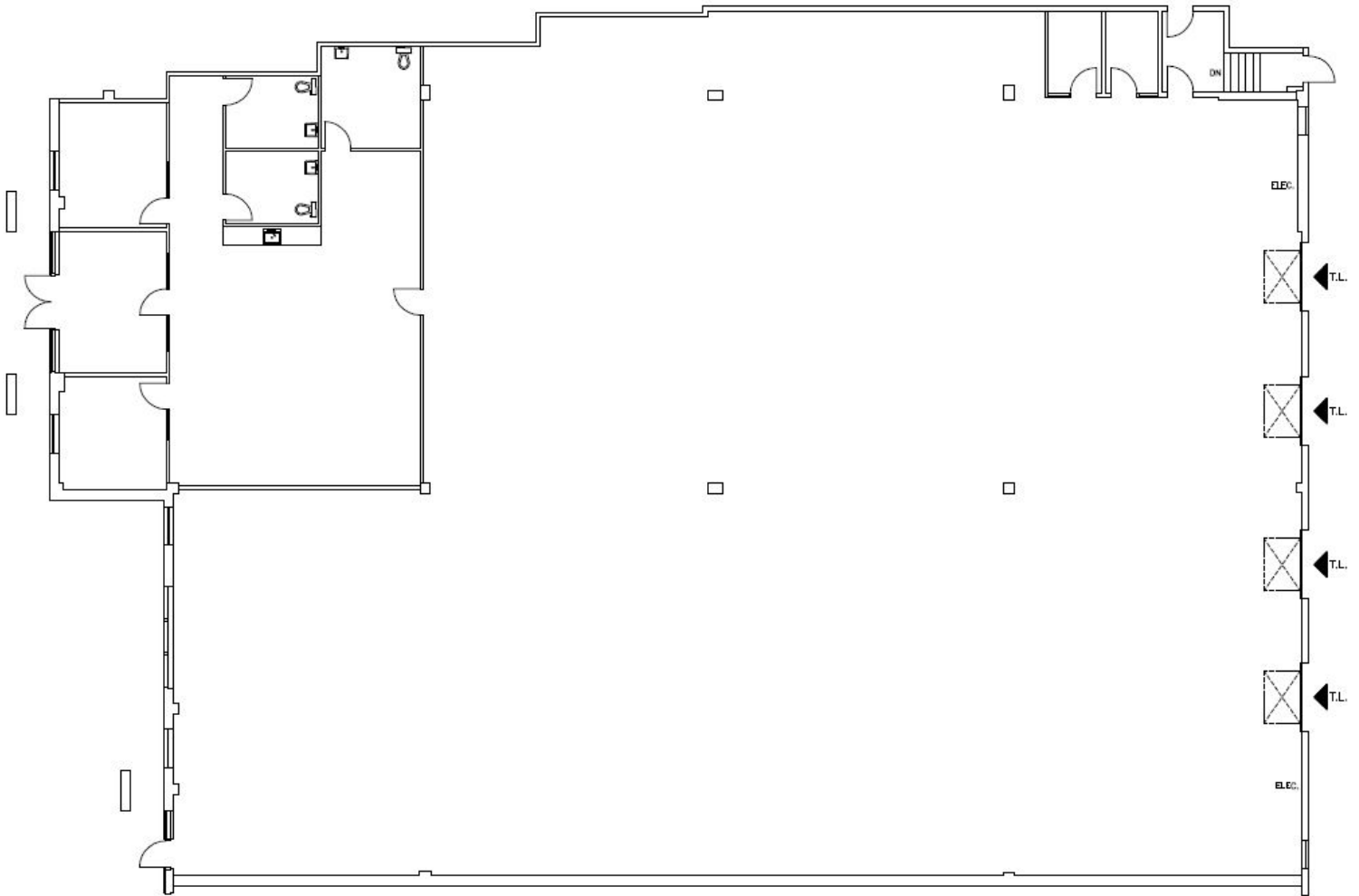
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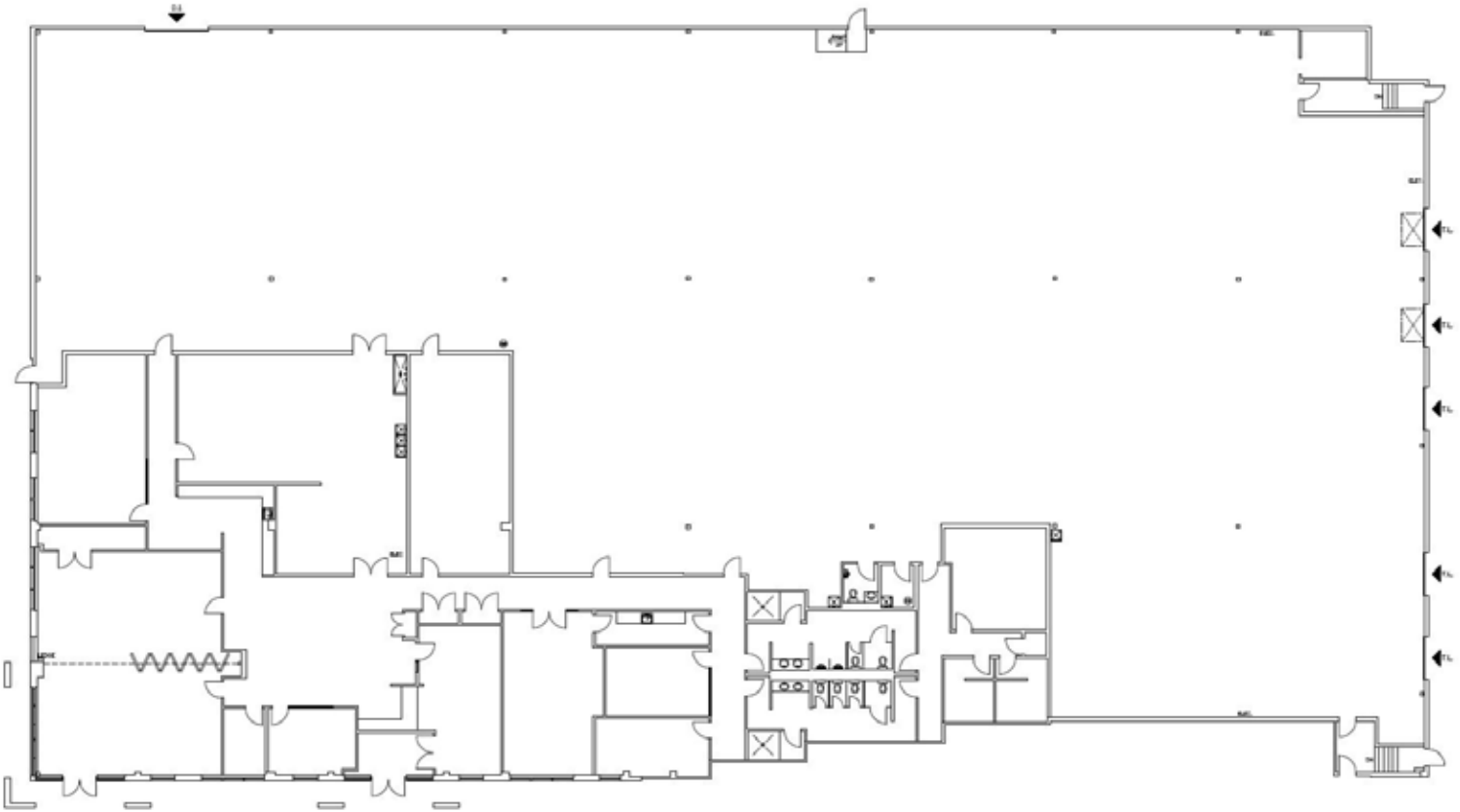
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FLOOR PLAN | UNITS 10-11

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AMENITIES MAP



*Travel distance by land

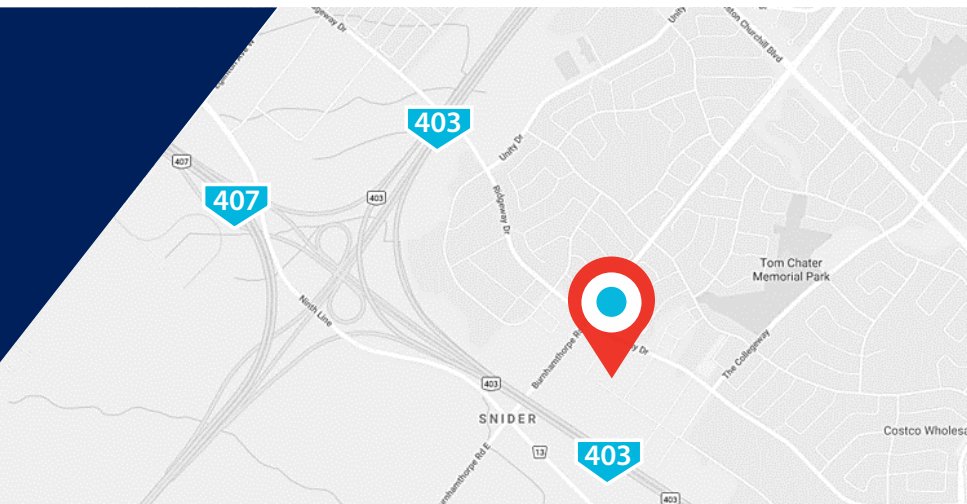
- 1** LA Fitness
Golf Town
Canadian Tire
Petsmart
Best Buy
Tim Hortons
Panera Bread
Jack Astor's
Starbucks
Mandarin
- 2** Sheridan Centre
- Shoppers Drug Mart
- Scotiabank
- Metro
- McDonalds
- 3** Walmart
TD Bank
Five Guys
Popeye's
- 4** Erin Mills Town Centre
- Hudson's Bay
- LCBO
- Tim Hortons
- Loblaws
- 5** Smart Centre Oakville
- Walmart
- CIBC
- Nando's
- The Keg
- Goodlife Fitness
- 6** Oakville Place
- BMO
- Sears
- Sport Chek
- 7** RBC
Esso
HomeSense
RONA
- 8** Square One Mall
- Moxie's
- Cineplex
- Whole Foods
- Goodlife Fitness

PROPERTY PHOTOS



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