



# INDUSTRIAL UNITS AVAILABLE



## UNITS STARTING AT 2,000 SF

- › Prestigious Industrial Park
- › Wide range of office percentages available
- › Well managed with a reputable Landlord
- › Ample surface parking
- › 22' – 24' ceiling height
- › Immediate access to Highways 403, 407 and QEW



Avison Young  
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Platinum member

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

# LAIRD BUSINESS PARK

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3490 Laird Road	4-5	4,412	30 days	22% office, 2 T/L, 18'	\$14.00 psf	\$4.63 psf
3505 Laird Road	13	3,132	Immediate	8% office, 1 T/L, 22'	\$14.50 psf	\$4.63 psf
3505 Laird Road	16-17	5,749	Immediate	43% office, 2 T/L, 22'	\$14.00 psf	\$4.63 psf
3535 Laird Road	3	3,308	April 1, 2021	22% office, 1 D/I, 22'	\$14.50 psf	\$4.63 psf
3600A Laird Road	9	4,032	30 days	16% office, 1 T/L, 24'	\$14.00 psf	\$4.63 psf
3600A Laird Road	9-11	10,982	30 days	25% office, 3 T/L, 24'	\$14.00 psf	\$4.63 psf
3600B Laird Road	13	5,076	May 1, 2021	12% office, 1 T/L, 22', Option to demise	\$14.00 psf	\$4.63 psf
3615 Laird Road	2-3	7,950	Immediate	19% office, 2 D/I, 22'	\$14.00 psf	\$4.63 psf
3615 Laird Road	4	3,976	Immediate	18% office, 1 D/I, 22'	\$14.00 psf	\$4.63 psf

# RIDGEWAY BUSINESS PARK

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3200 Ridgeway Drive	2	2,906	Immediate	100% office, 1 D/I, 22'	\$15.00 psf	\$5.05 psf
3200 Ridgeway Drive	16	2,874	Immediate	22% office, 1 T/L, 22'	\$14.75 psf	\$5.05 psf



\*FLOOR PLANS AVAILABLE ON REQUEST

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# SLADEVIEW BUSINESS PARK

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3995 Sladeview Crescent	7	5,146	Immediate	55% office, 1 D/I door, 18'	\$14.00 psf	\$5.48 psf
4055 Sladeview Crescent	2	3,551	Immediate	29% office, 1 D/I door, 22'	\$14.95 psf	\$5.48 psf
4090B Sladeview Crescent	1	11,140	May 1, 2021	31% office, 3 T/L, 1 D/I door, 24'	\$14.25 psf	\$5.48 psf
4090B Sladeview Crescent	2	11,326	Immediate	30% office, 2 T/L, 1 D/I door, 24'	\$14.25 psf	\$5.48 psf
4140B Sladeview Crescent	1-2	14,005	Immediate	18% office, 4 T/L doors, 23'	\$14.00 psf	\$5.48 psf
4140B Sladeview Crescent	3	6,637	Immediate	15% office, 2 T/L doors, 23'	\$14.75 psf	\$5.48 psf
4140B Sladeview Crescent	4	6,642	Immediate	51% office, 2 T/L doors, 23'	\$14.75 psf	\$5.48 psf
4060 Ridgeway Drive	12-14	11,913	Immediate	11% office, 4 T/L doors, 23'	\$13.50 psf	\$5.48 psf

# ERIN MILLS BUSINESS PARK

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3600 Ridgeway Drive	2	10,805	Immediate	22% office, 2 T/L door, 24'	\$14.00 psf	\$4.15 psf
3600 Ridgeway Drive	3	12,394	Immediate	20% office, 2 T/L door, 24'	\$14.50 psf	\$4.15 psf
3755 Laird Road	7	5,932	Immediate	38% office, 2 T/L door, 22'	\$14.25 psf	\$4.15 psf
3755 Laird Road	8-9	13,351	Immediate	15% office, 4 T/L, 22'	\$15.00 psf	\$4.15 psf
3800A Laird Road	6	12,365	Immediate	26% office, 2 T/Ldoor, 24'	\$14.00 psf	\$4.15 psf



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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

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