



FOR LEASE

## 1076 Cardiff Blvd #4-5

1076 Cardiff Boulevard  
Mississauga, ON L5S 1M4

### Jason Gilbert

Broker Of Record

4164192115 (Direct)

[jasongilbert@induspacerealty.com](mailto:jasongilbert@induspacerealty.com)

**4,816 SF**  
AVAILABLE

**\$1.00**  
SF/YR

### Induspace Realty Inc.

5800 Ambler Drive Suite 210

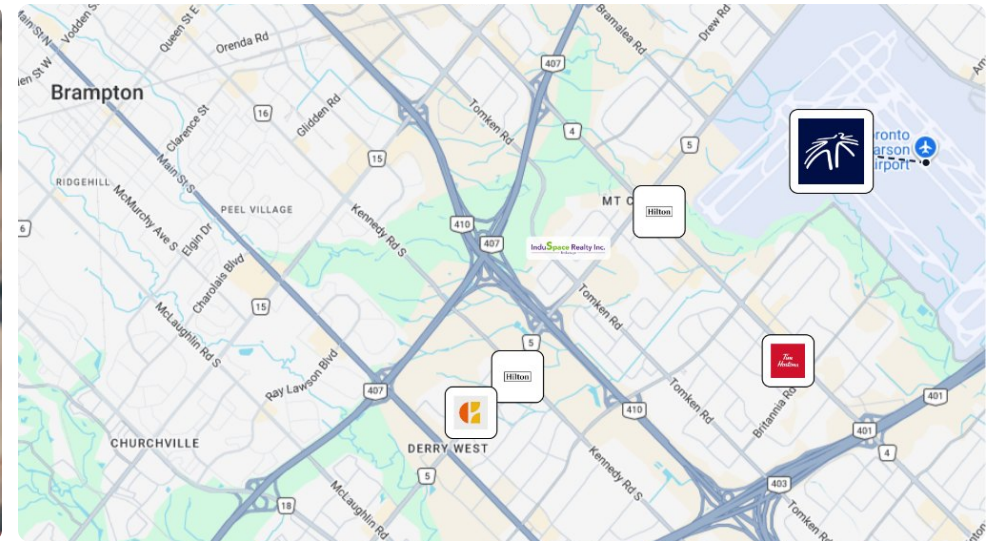
Mississauga, ON L4W4J4

905-277-4747

[www.induspacerealty.com](http://www.induspacerealty.com)

Lic# 4796286

**InduSpace Realty Inc.**  
Brokerage



|                             |                                            |                            |                          |                                        |                               |                             |                                |
|-----------------------------|--------------------------------------------|----------------------------|--------------------------|----------------------------------------|-------------------------------|-----------------------------|--------------------------------|
| <b>16</b><br>CLEAR HEIGHT   | <b>1</b><br>DOCK DOORS                     | <b>1</b><br>DRIVE-IN DOORS | <b>Yes</b><br>SPRINKLERS | <b>E3</b><br>ZONING                    | <b>\$6.58</b><br>T.M.I (2026) | <b>20%</b><br>OFFICE AREA % | <b>80%</b><br>WAREHOUSE AREA % |
| <b>Radiant</b><br>HEAT TYPE | <b>September 1 2026</b><br>POSSESSION DATE |                            |                          | <b>53 ft accessible</b><br>TRUCK COURT |                               |                             |                                |

### PROPERTY HIGHLIGHTS

Exceptional opportunity to lease a well maintained industrial unit in the heart of Mississauga's established industrial corridor. The unit features a functional office layout including two private offices, a spacious boardroom, and a large open area at the front ideal for a showroom, collaborative workspace, or customer reception area. The warehouse offers efficient shipping capabilities with one truck level loading door and one drive in loading door, radiant heating, and a practical layout suitable for a variety of industrial users. The property benefits from excellent exposure onto Cardiff Boulevard, ample on site parking, and strong signage opportunities. Recent upgrades to the building and site include refreshed exterior landscaping, new signage, and a newly painted building facade, enhancing the overall professional appearance of the property. Conveniently located with quick access to Highways 401, 410, and 403, as well as nearby public transit, this is an excellent opportunity to establish your business in one of Mississauga's premier industrial locations.

| AVAILABLE SUITES |       |      |      | 1 |
|------------------|-------|------|------|---|
| SUITE            | SF    | RATE | TERM |   |
| #4-5             | 4,816 | \$1  | 3-5y |   |

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