



FOR SUB-LEASE | 3195 Airway Drive, Mississauga

54,252 SF Immediate Occupancy

Stuart Forbes

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Colliers

SPECIFICATIONS

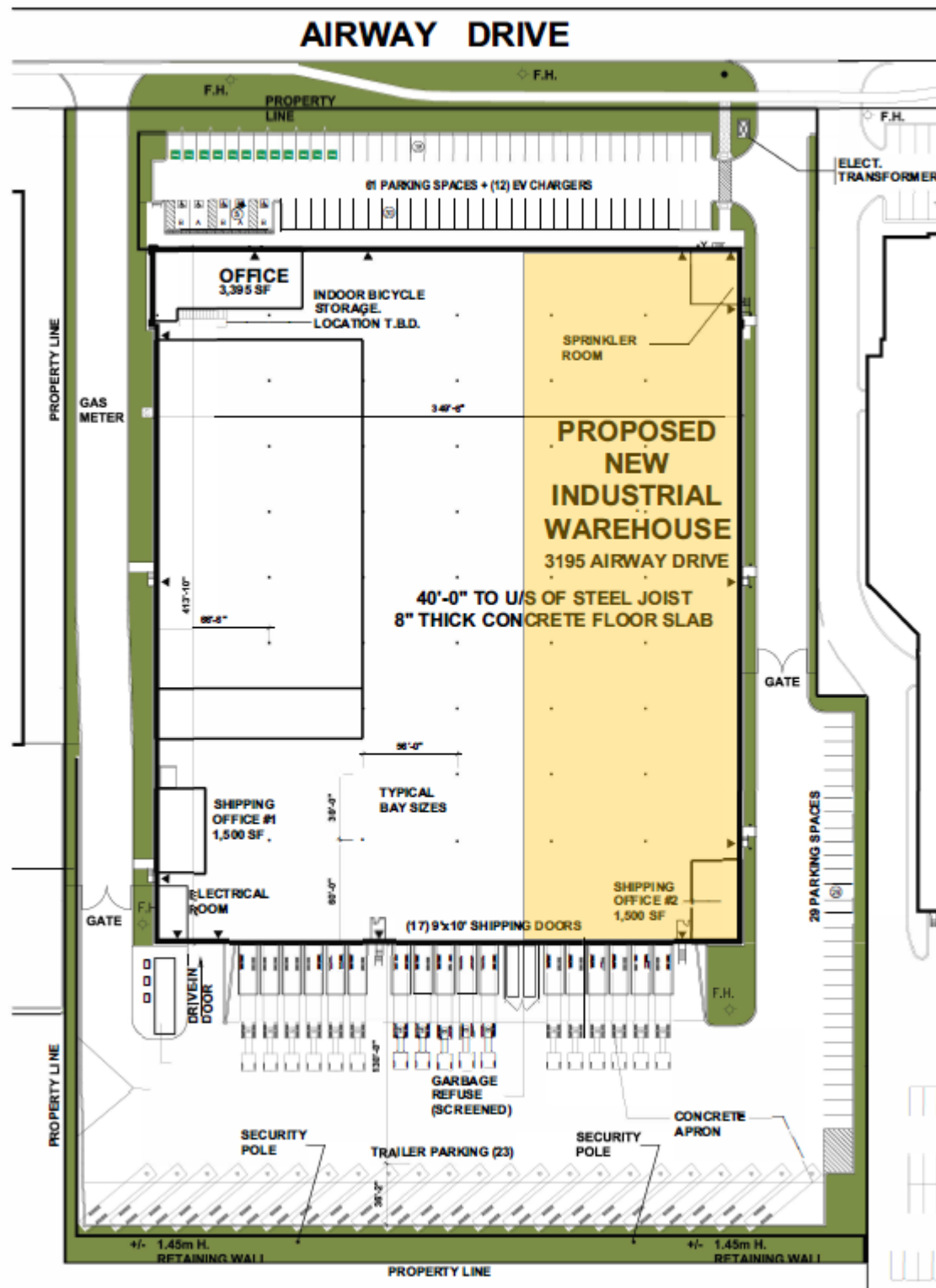
| | |
|-----------------------|---|
| Total Area | 54,252 SF |
| Office Area | Washroom & Shippers Office |
| Shipping | 6 Truck Level + 7th Door for Dumpster (no dock equipment) |
| Clear Height | 40' |
| Bay Sizes | 56' x 39' (60' Staging Bay) |
| Power | 400 Amps, 600 Volts |
| Zoning | E3 |
| Possession | Immediate |
| Asking Rate | \$18.75 PSF |
| TMI (EST.2025) | \$4.70 PSF |

PROPERTY HIGHLIGHTS

- Located within GTAA Bonded Area, immediate access to Pearson International Airport, public transit and large existing labor pool
- Brand new construction, newly constructed shippers' office and washroom
- Unit demised by chain link fence
- Sublease term for a maximum of five years

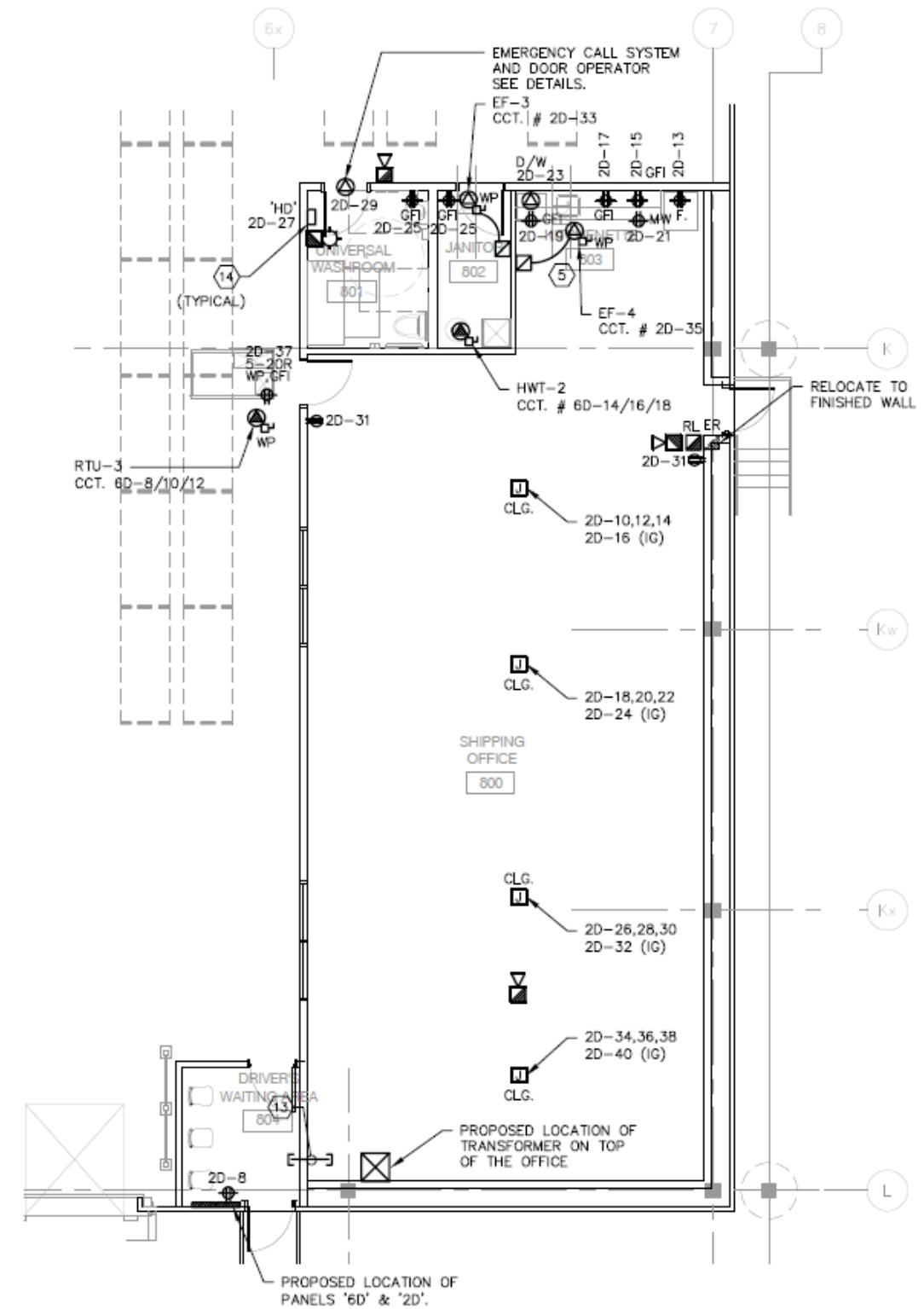


FLOOR PLANS



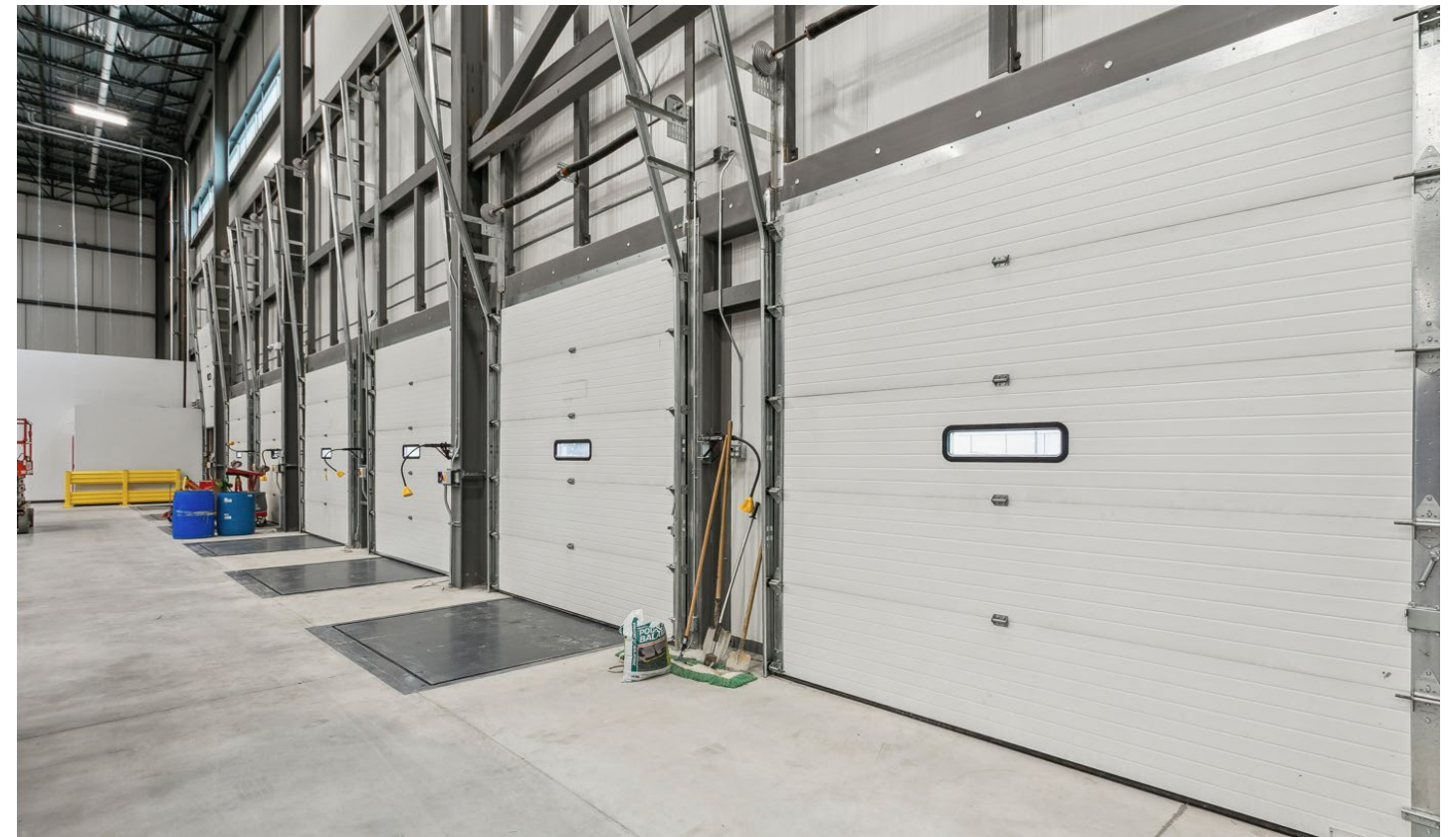
Proposed Sub-Lease Area

WAREHOUSE

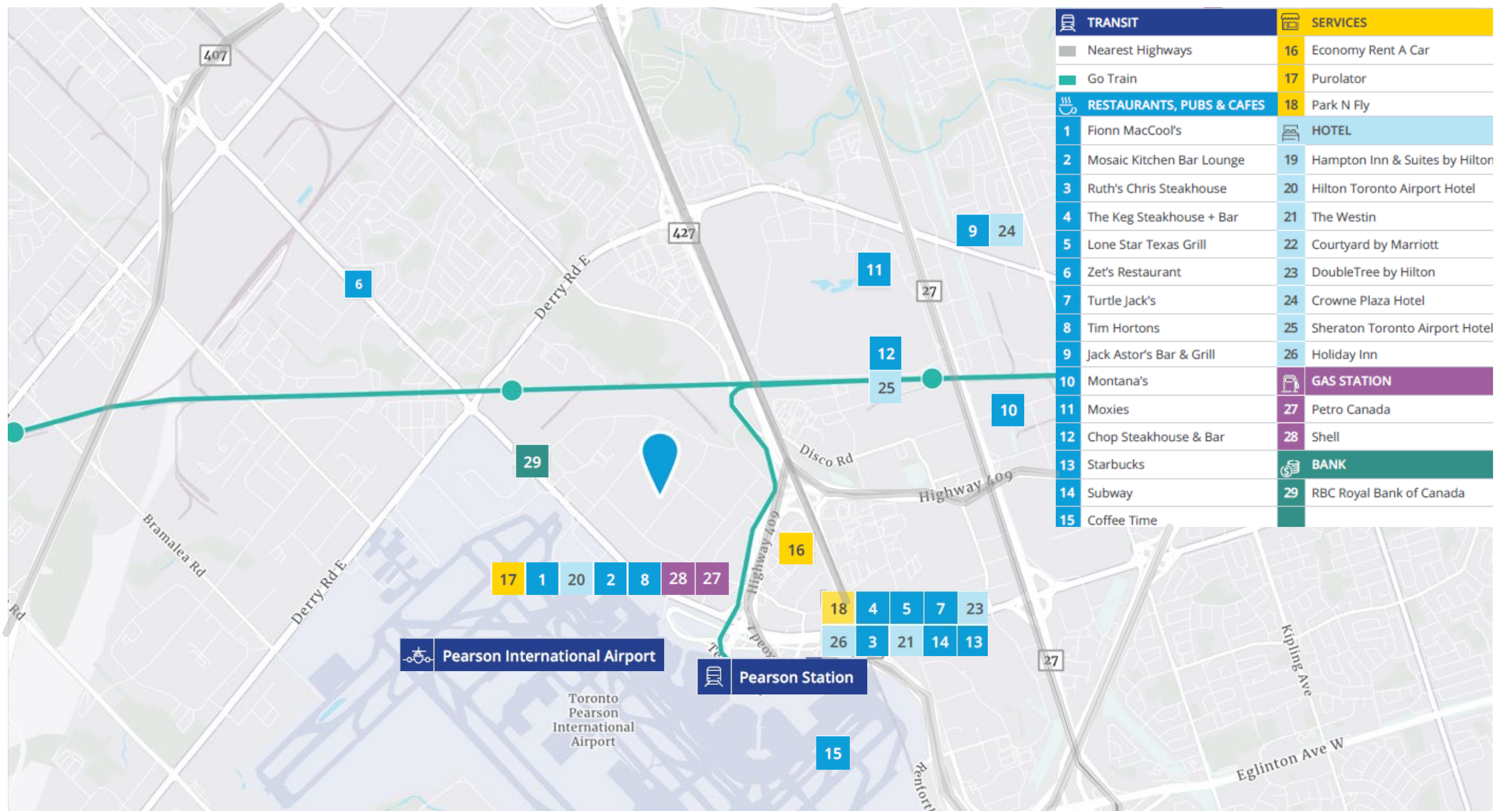


OFFICE

PROPERTY PHOTOS



AMENITIES & TRANSIT





Contact Us Today

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