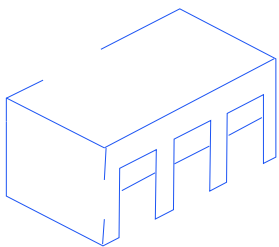




Colliers

Premier  
Industrial  
Facility With  
High Visibility



Immediate  
Possession

350 Britannia Rd E, Units 5-6  
Mississauga, ON

Available for Sublease

**27,590 SF**

**Thomas Cattana\***

Senior Vice President  
+1 416 620 2863  
thomas.cattana@colliers.com

**Gord Cook\***

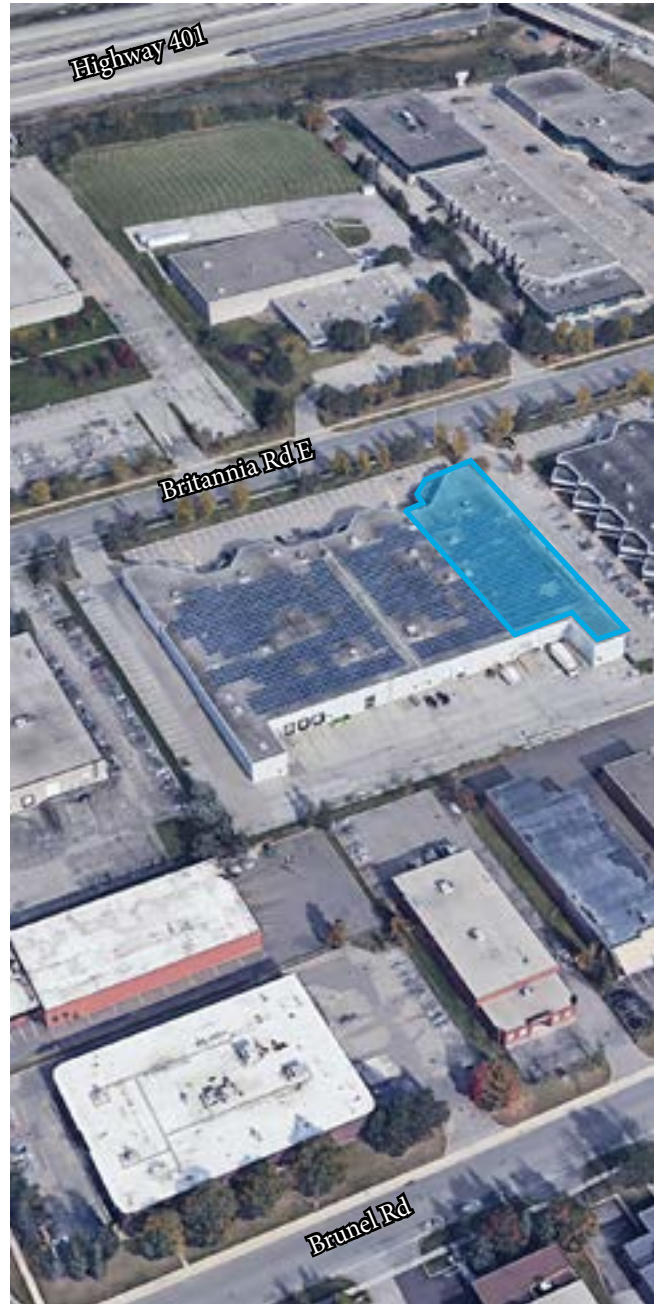
Vice Chairman  
+1 416 620 2831  
gord.cook@colliers.com

\*Sales Representative

# Property Profile

350 Britannia Rd E Units 5-6  
Mississauga, ON

Available Area	27,590 SF
Office Area	20%
Warehouse Area	80%
Clear Height	18'
Truck Level Doors	3
Drive-In Doors	1
Zoning	E2
Power	400 amps; 600 volts
Possession	Immediate
Sublease Term Expiry	April 29, 2028
Asking Rate	Speaking to listing agent



Close proximity to  
Hwy 401, 403, & 407



Longer Term  
Headlease Available



Extensive  
Shipping



LED Lighting in  
Warehouse

# E2 Zoning

## Permitted uses (partial list)

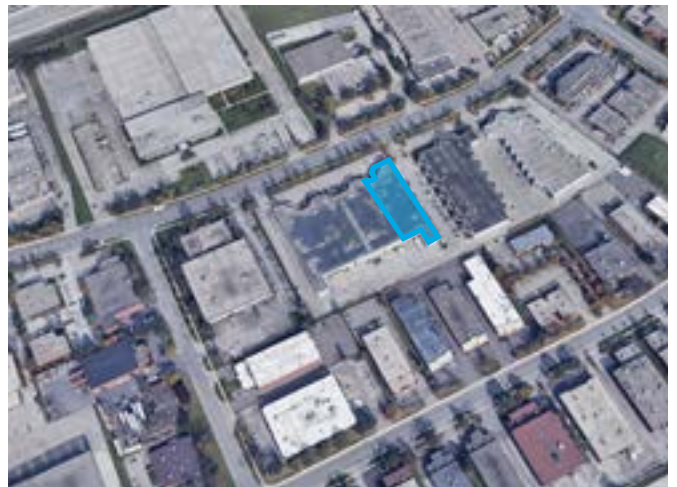
- Manufacturing
- Wholesaling Use
- Self Storage
- Office Use
- Warehouse/Distribution Facility
- Science and Technology Use
- Truck Terminal
- Contractor Service Shop
- Warehouse /Distribution Centre
- Medicinal Product  
Manufacturing Facility -  
Restricted



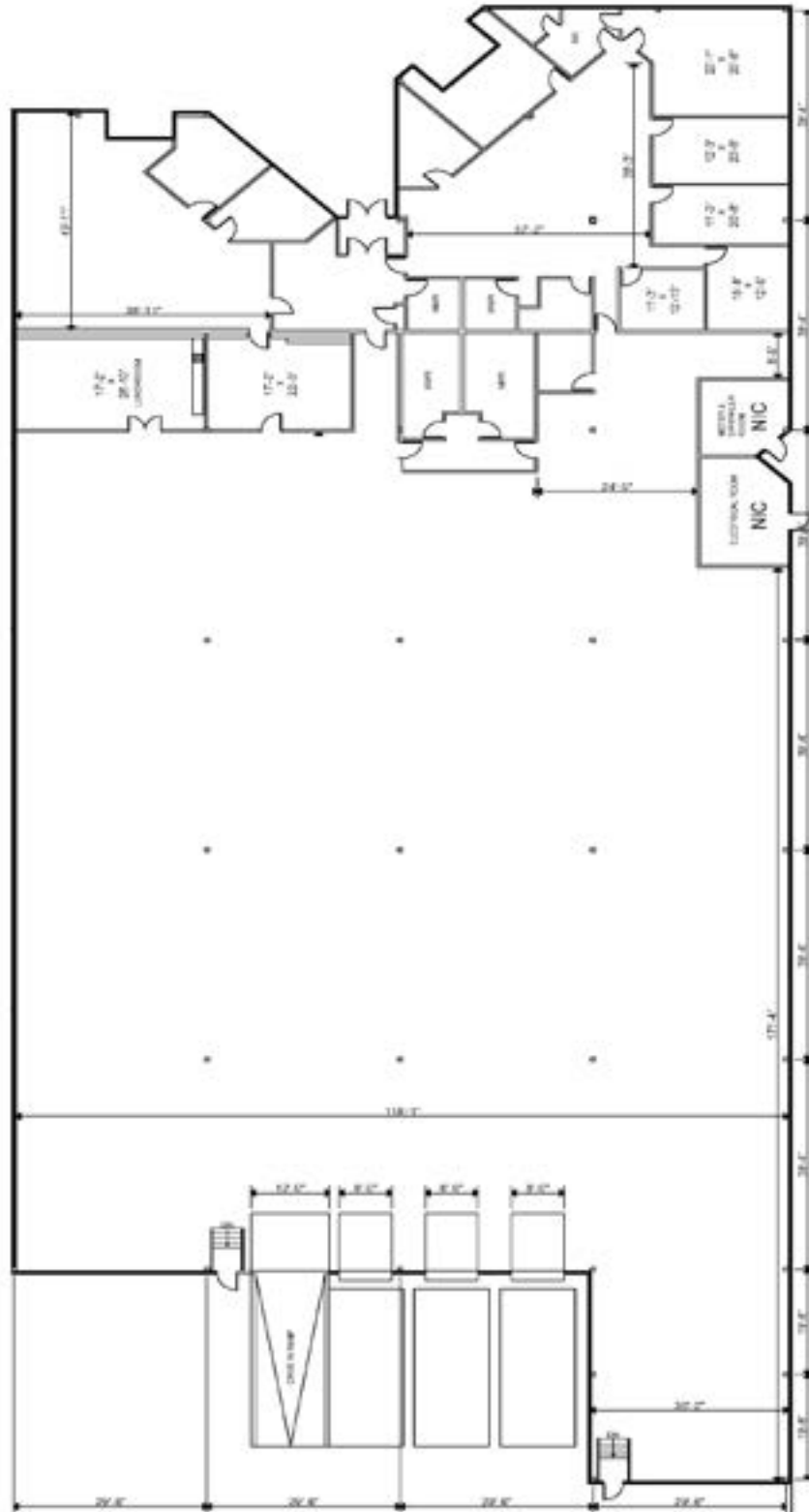
## Link to Zoning

\*Zoning subject to further municipal zoning review and  
Landlord approval

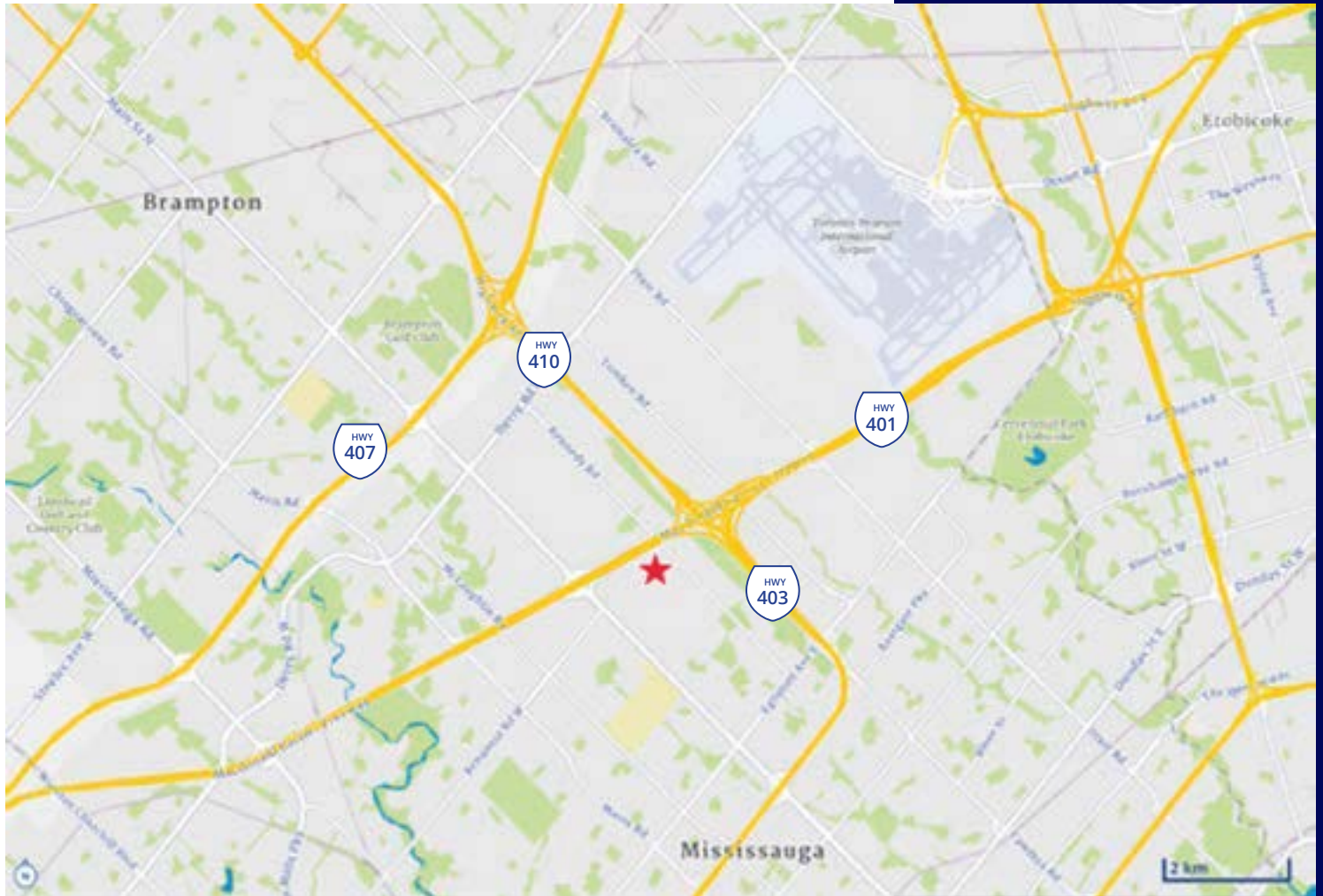
# Photo Gallery Exterior & Interior



# Subject Property Floor Plan



# Easy access to Highway 401, 403 & 407





350 Britannia Road East, Units 5-6, Mississauga

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