



5650 Keaton Crescent, Unit 2, Mississauga, ON

Prime Industrial Space in Mississauga's Gateway Area For Sublease

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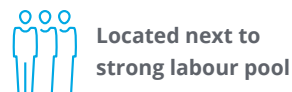
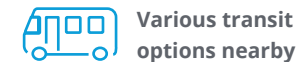
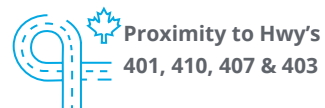
Accelerating success.

Property Overview

Civic Address	5650 Keaton Crescent, Mississauga
Unit	2
Zoning	E2
Year Built	1994
Total Available Area	100,365 SF
Office Area	4,014 SF
Shipping	9 TL / 1 DI
Clear Height	28'
Sprinklers	ESFR
Lighting	LED with motion sensors
Occupancy	Immediate
Sub-Lease Expiry	August 31, 2026
Net Rent	\$12.95 PSF
TMI	\$3.22 PSF

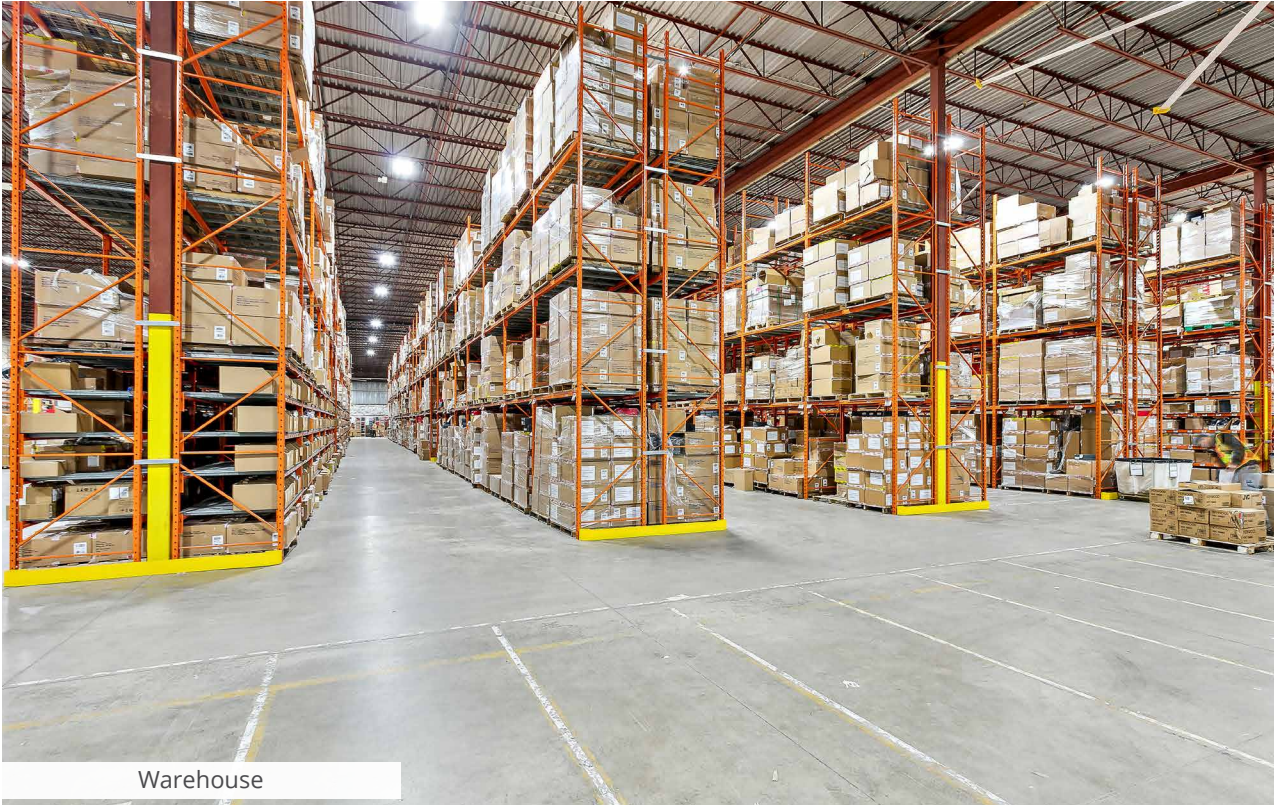
Property Highlights

- Located within Heartland Business Park
- Fully demised with block wall
- Racking available, please speak to listing agent
- Secured shipping apron (fence/electronic gate)
- Built-out functional office area with mix of private office, work stations, meeting rooms (office can be leased in part or none)
- Abundance of employee parking
- Located in Mississauga's Gateway area with proximity to amenities and a strong labour pool
- Speak to agents regarding a longer term lease

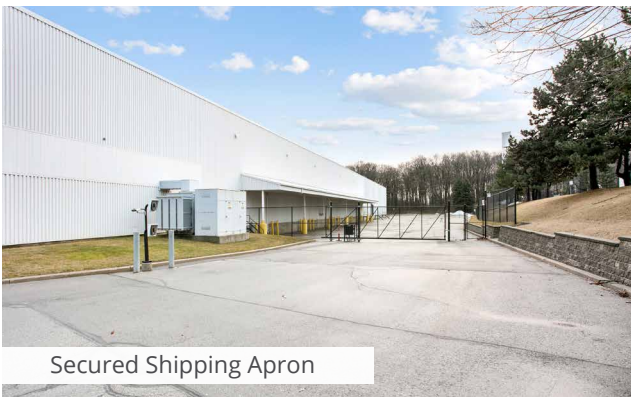


Property Photos

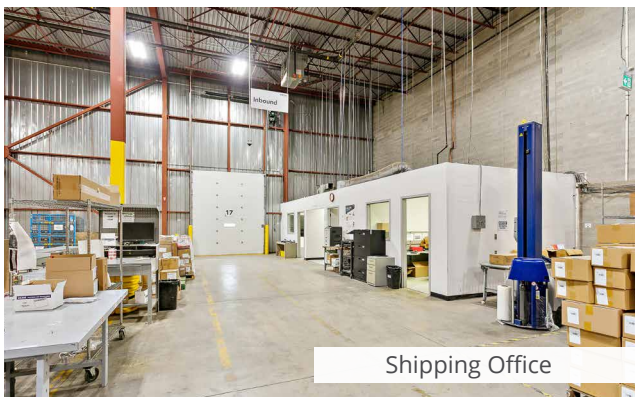
5650 Keaton Crescent



Warehouse



Secured Shipping Apron



Shipping Office

Property Photos

5650 Keaton Crescent



Office Entrance

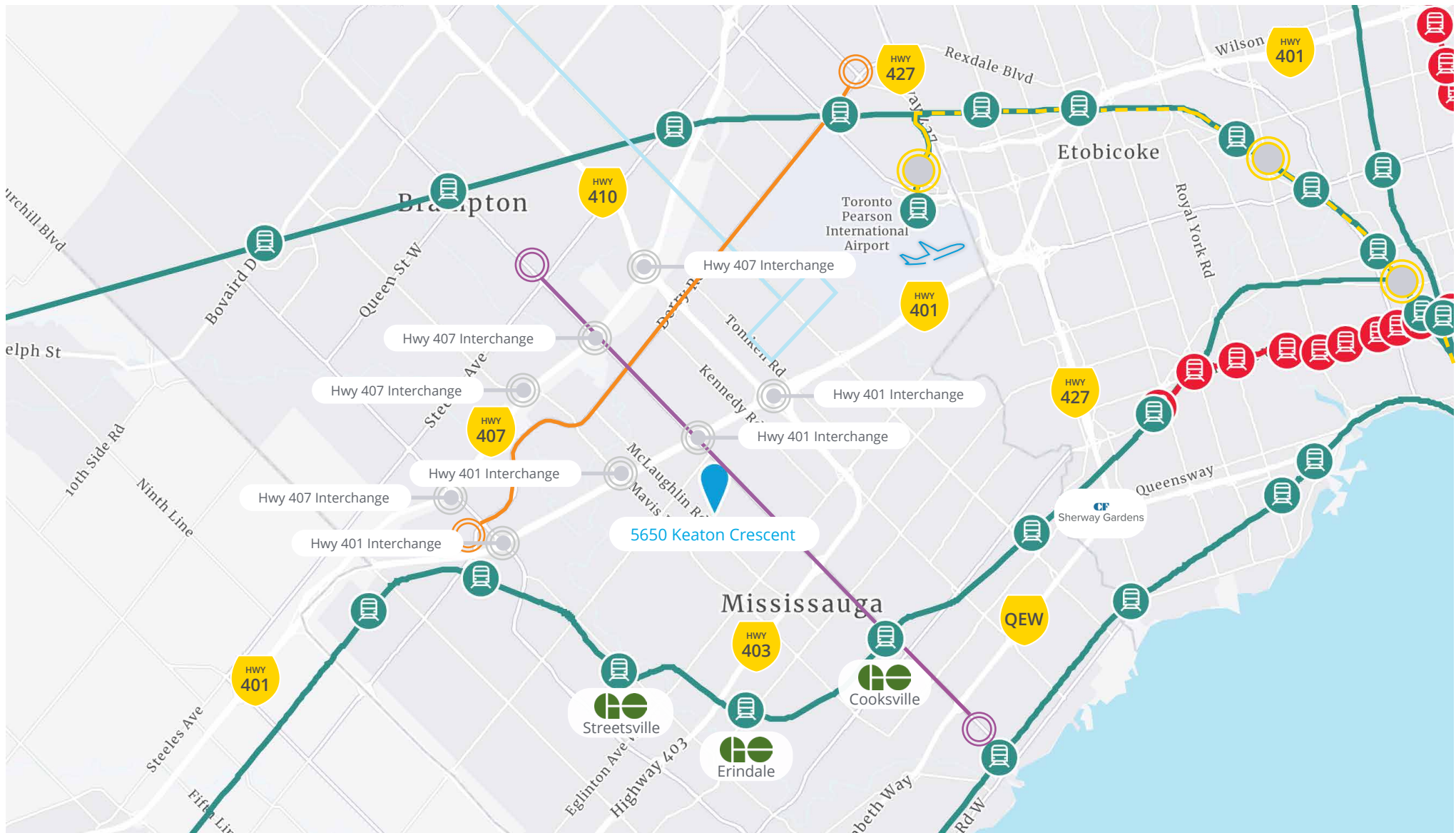


Kitchen / Lunch Room



Washroom Facilities






Transit & Accessibility

Bus Routes

— MiWay Transit

— Hurontario LRT Line

18 Dixie

 TTC Subway Line

 GO Line

 UP Express



Nearby Amenities

- 1 Heartland Town Centre

- 2 Costco Wholesale

- 3 Loblaws

- 4 Swiss Chalet

- 5 Mandarin


- 6 TD Canada Trust


- 7 Watan Kabob - Matheson

- 8 Highland Farms

- 9 Tim Hortons / Wendy's

- 10 Subway

 Subject property

 Restaurant



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