

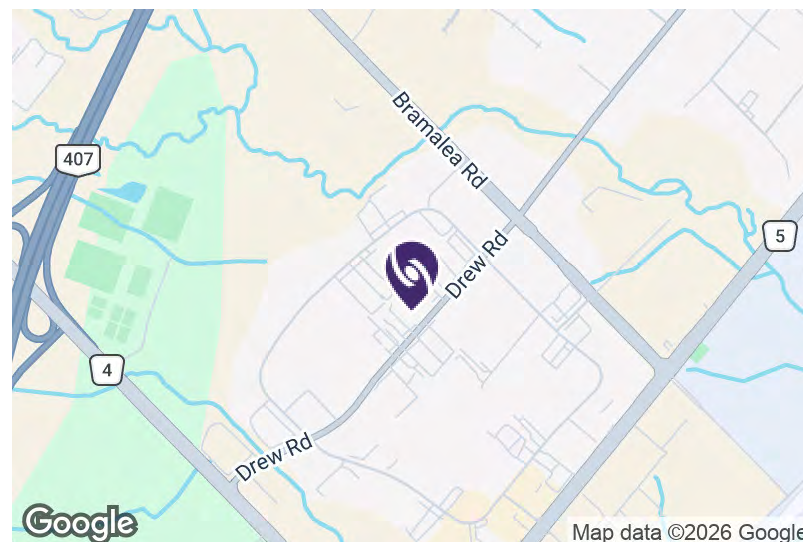
INDUSTRIAL PROPERTY

FOR LEASE

1795 Drew Road, Mississauga, ON, L5S 1J5



Located in the highly sought-after Airport Corporate Centre in Mississauga, this property offers excellent connectivity with immediate access to Highways 401, 427, 407, and 410, and is just minutes from Toronto Pearson International Airport. The area is a well-established industrial and commercial hub, home to a wide range of logistics, warehousing, and corporate users, making it an ideal setting for businesses requiring strong regional and international access.



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PROPERTY DESCRIPTION

Prime industrial unit for lease in the highly desirable Airport Corporate Centre in Mississauga. This well-maintained ±6,800 SF space offers a functional and efficient layout featuring approximately 30% finished office space across two levels, providing an ideal balance of administrative, showroom, and warehouse capabilities.

The warehouse component offers clear height of approximately 18 feet, supporting a wide range of industrial, logistics, warehousing, and light manufacturing uses. A rare ±5,000 SF outdoor storage area further enhances the functionality of the site, making it well-suited for users requiring additional exterior storage or operational space.

Strategically located with immediate access to Highways 401, 427, 407, and 410, and only minutes from Toronto Pearson International Airport, this property offers exceptional connectivity for regional and international distribution. Ample parking and proximity to major arterial routes make this an efficient and highly accessible industrial opportunity.

PROPERTY HIGHLIGHTS

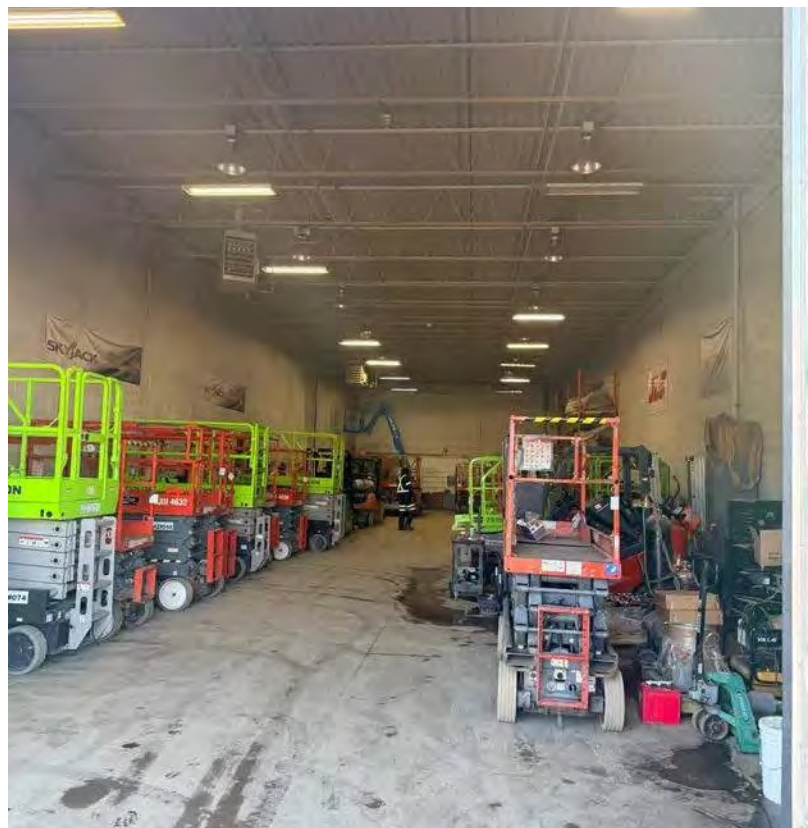
- ±6,800 SF industrial unit in Airport Corporate Centre, Mississauga
- Approximately 30% finished office space across two levels
- Functional layout with showroom, office, and warehouse capability
- Clear height of approximately 20 feet in warehouse area
- ±5,000 SF rare outdoor storage space included
- Excellent shipping and logistics capability
- Ideal for warehousing, light manufacturing, or service-based industrial uses
- Immediate access to Highways 401, 427, 407, and 410
- Minutes from Toronto Pearson International Airport
- Ample on-site parking
- Located in a well-established, high-demand industrial node

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Additional Rent:	\$6.16
Available SF:	6,800 SF
Available:	September 1, 2026

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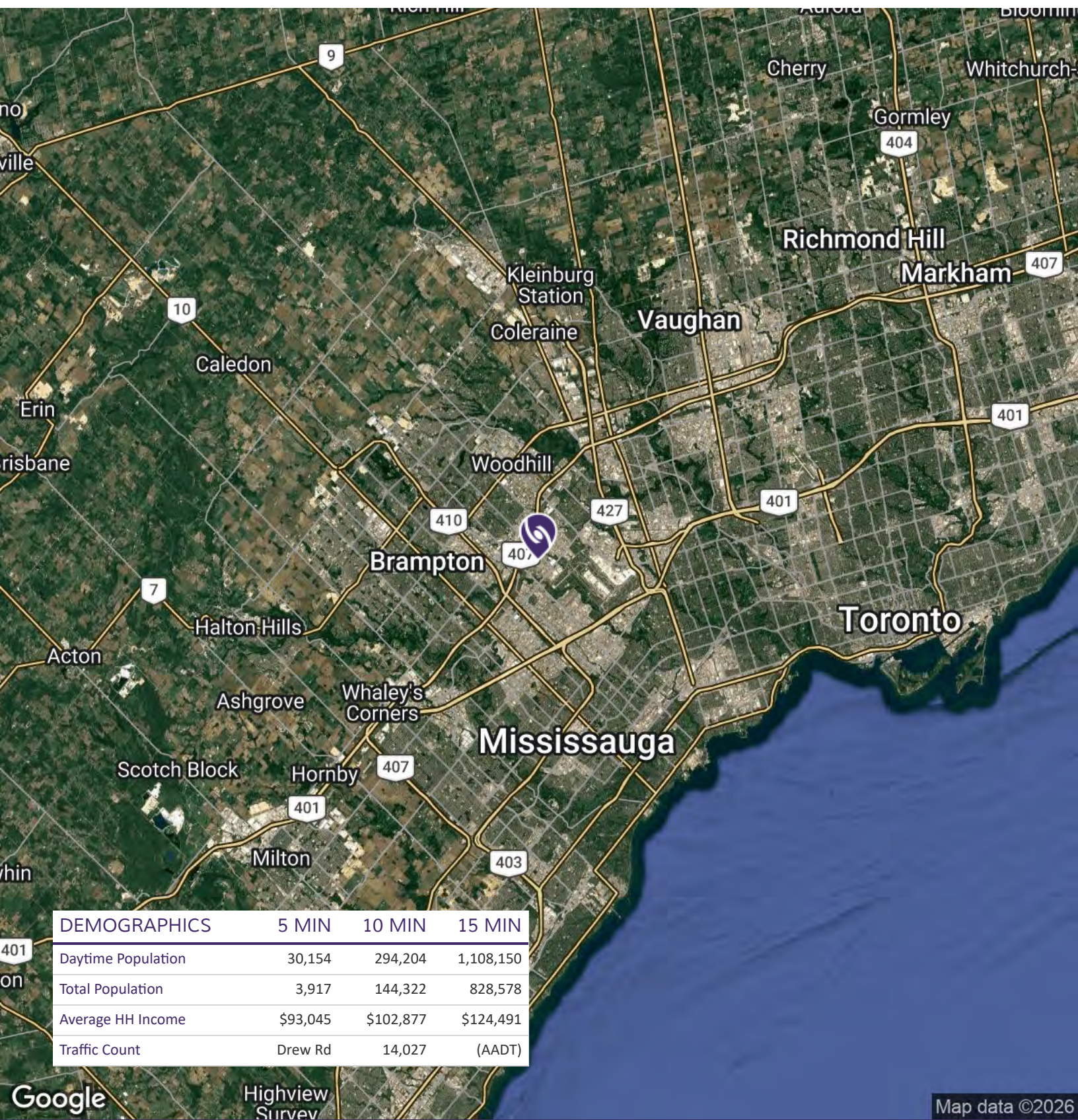


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