

7075 Edwards Boulevard, Unit 4

Mississauga, Ontario

For Lease



Location	Highway 10 & Derry Road
Building Area	9,136 sq. ft.
Office Area	2,106 sq. ft.
Industrial Area	7,030 sq. ft.
Clear Height	24'
Power	600V / 200A
Zoning	E-2

Shipping	1 Truck Level, 1 Drive-in
Lease Rate	\$6.95 per sq. ft. net
TMI	\$3.75 psf (2009)
Possession	Immediate

- Remarks**
- New building constructed in 2002
 - 1,053 sq. ft. finished mezzanine included in GFA
 - Rate to escalate \$0.25 psf per year

For more information, please contact:

**Sales Representative; **Broker*



Lawrence D'Orsay*
Executive Vice President
ldorsay@indusite.com

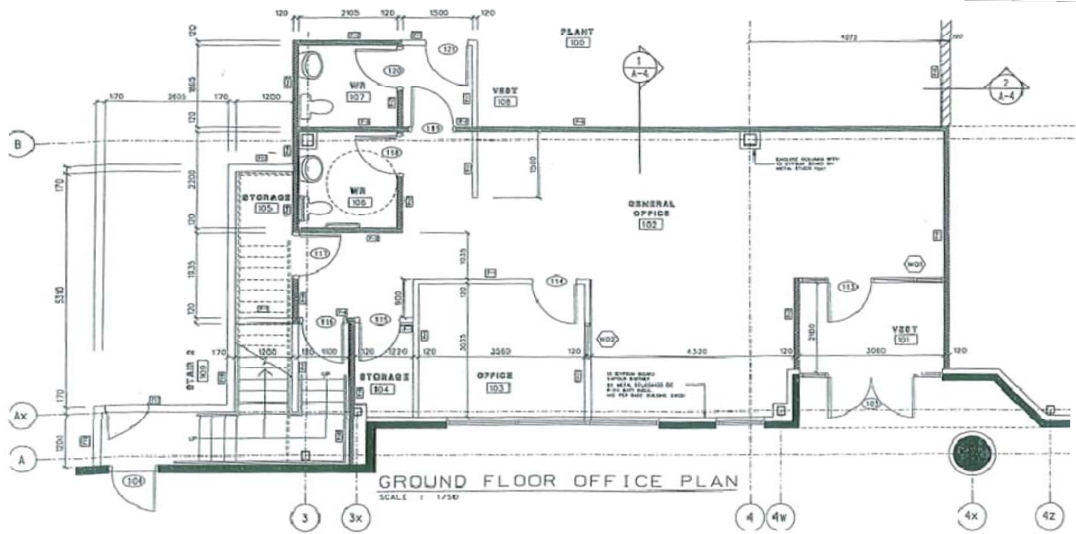
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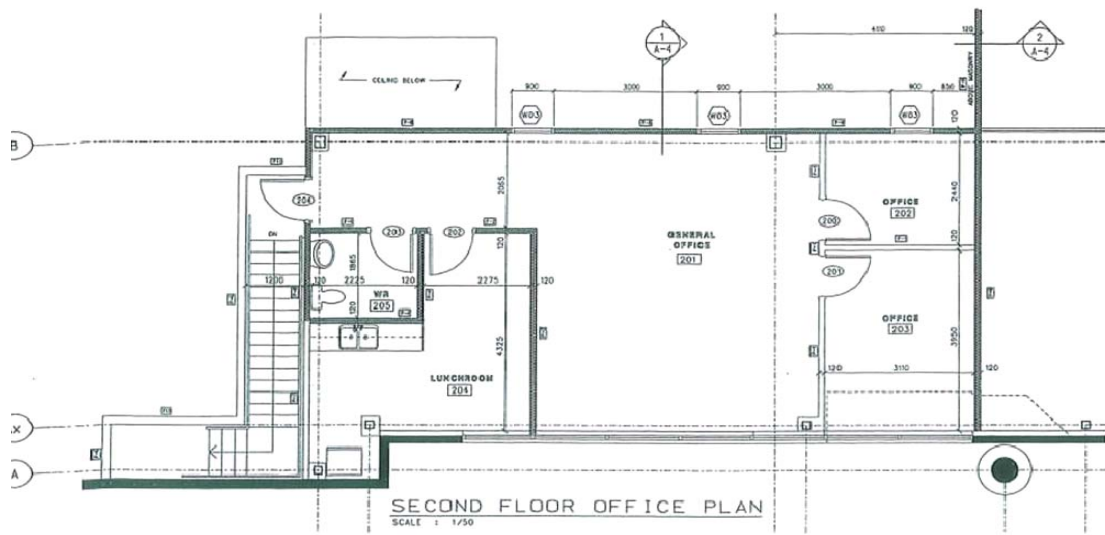
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Floor Plans

Ground Level Floor Plan



Second Level Floor Plan



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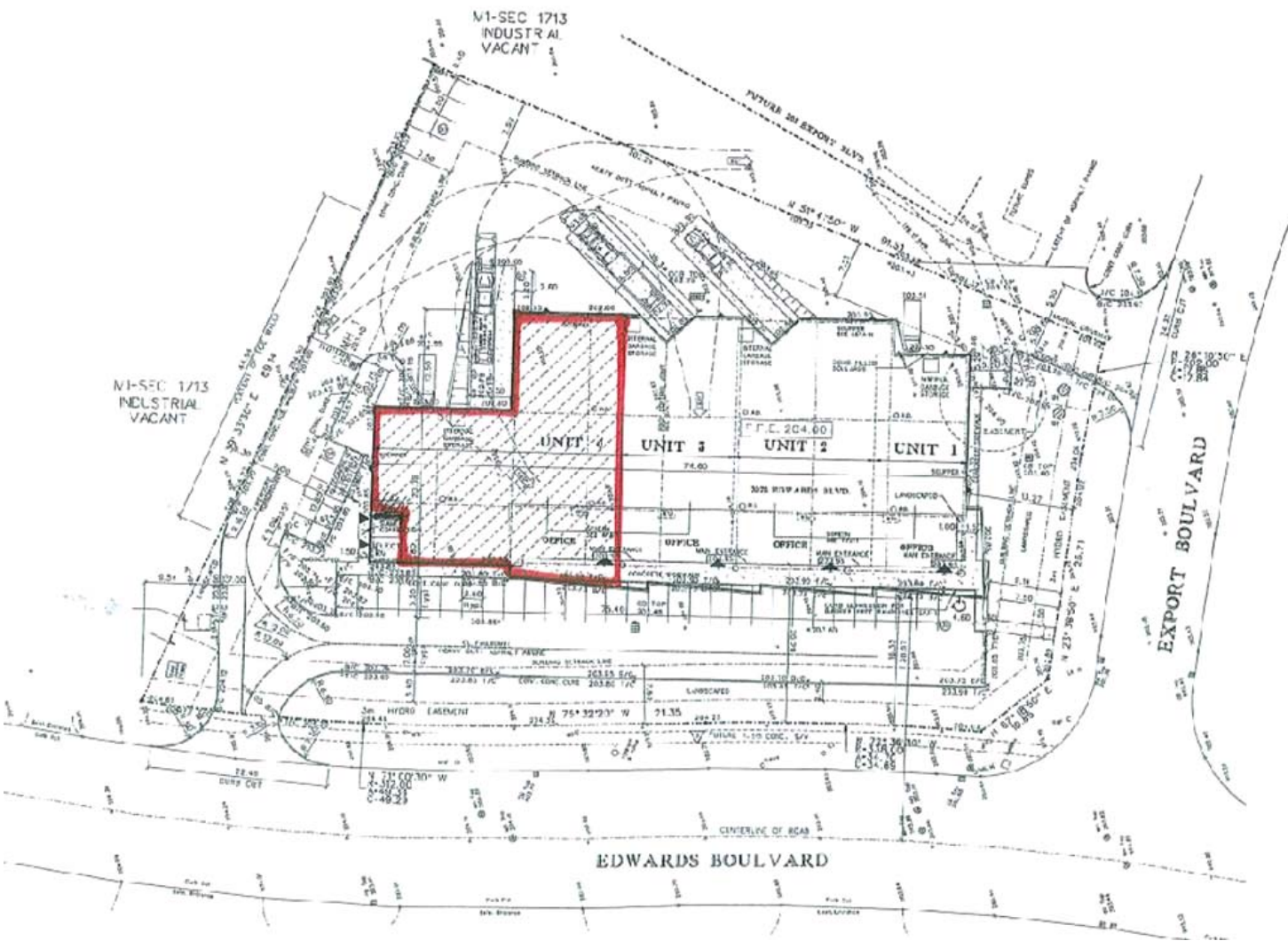


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Site Plan



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