

3131 Universal Drive

Mississauga, ON

FOR LEASE

Universal Drive & Dundas Street East



Total Area	15,828 sq. ft.
Office	13,228 sq. ft.
Warehouse	2,600 sq. ft.
Lot Size	150' x 317' (1.09 Acres)
Clear Height	14'
Power	600 V, 200 A
Shipping	1 Truck Level, 1 Drive-in
Zoning	E2-1
Lease Rate	\$7.50 per sq. ft. net
TMI	\$3.87 psf (2009)
Possession	Immediate

*For further information,
please contact:*

Ken Donnelly
Partner, Broker
kdonnelly@indusite.com

Jeff Starkey
Partner, Broker of Record
jstarkey@indusite.com

Luke McKay
Sales Representative
lmckay@indusite.com



Remarks

- Ample car parking- 65 spaces
- Office finishes refurbished 3 years ago - shows very well
- Office furnishings available
- TMI includes HVAC & Roof repair and replacement
- 6,800 sq. ft. of 100% office space avail. as well @ \$8.00 per sq. ft. net



ONCOR INTERNATIONAL

1015 Matheson Boulevard East, Suite 11 | Mississauga, ON L4W 3A4 | T: 905.624-3500 F: 905.624.2636 | www.indusite.com

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Site Survey



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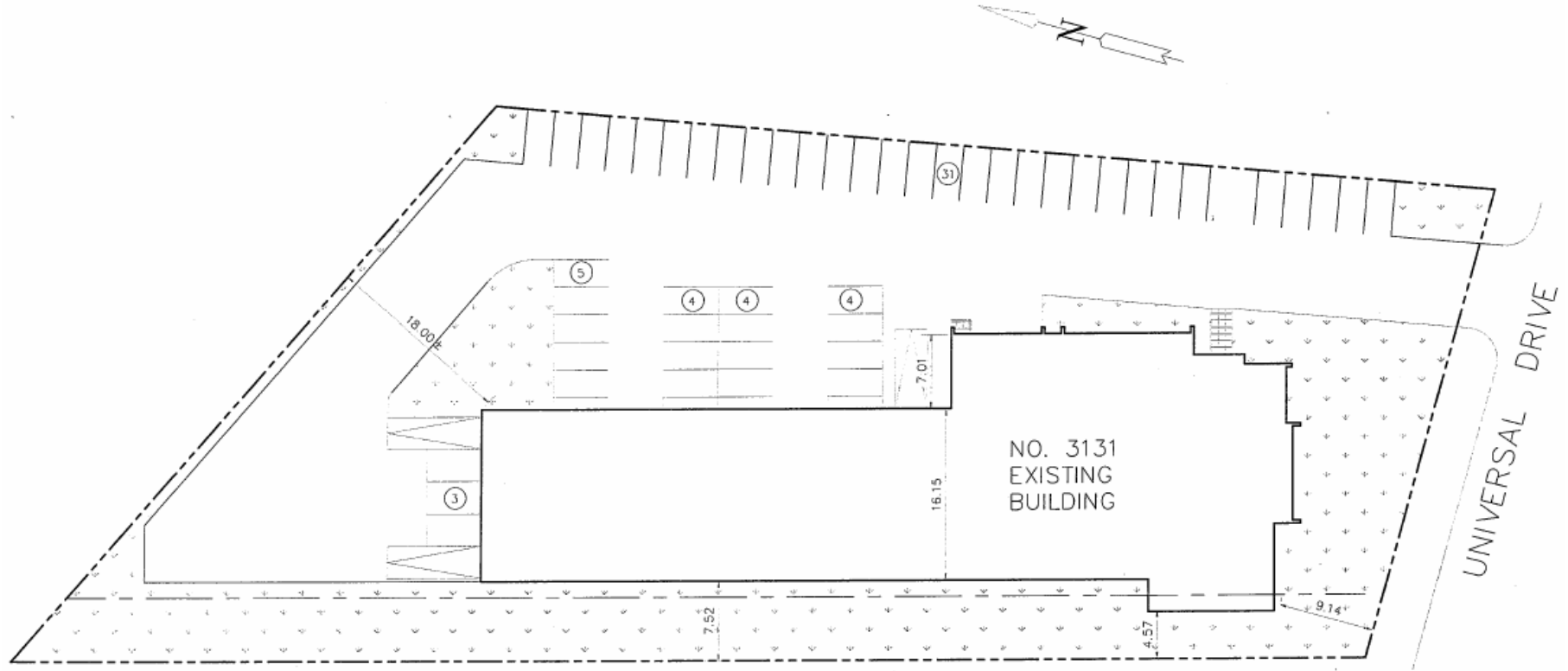
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Site Plan



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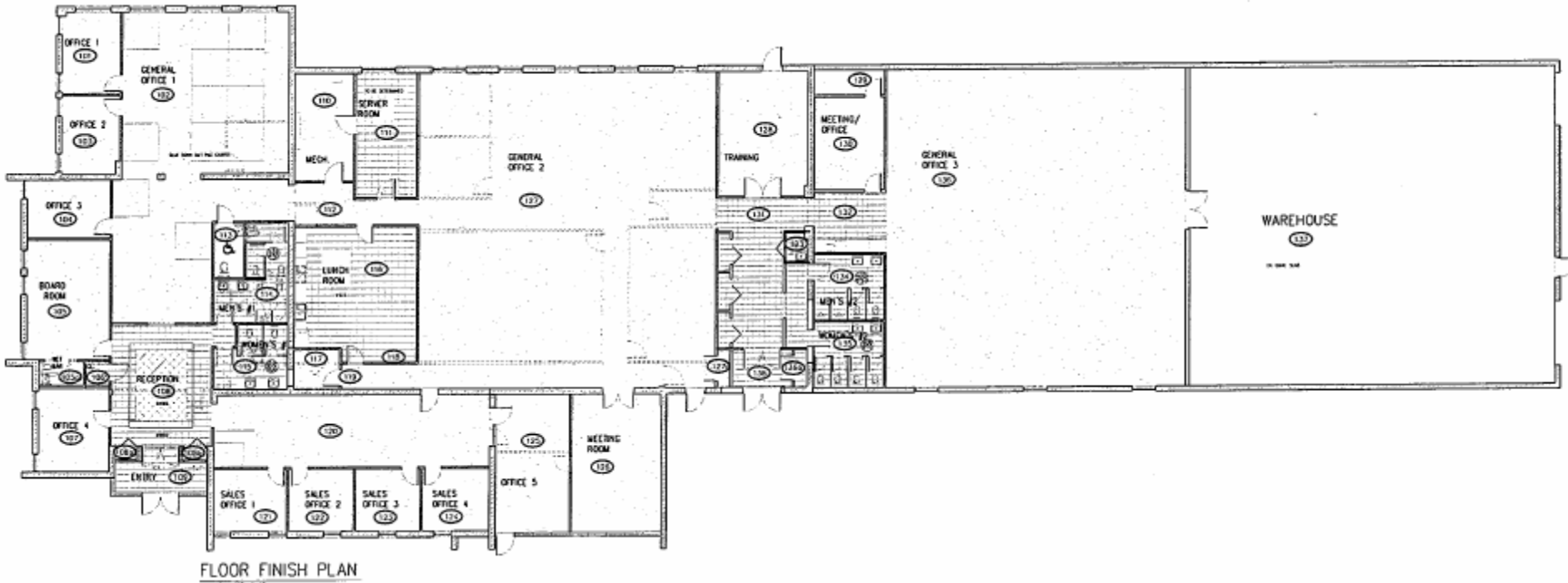
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Floor Plan



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Additional Photos



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