

3135 Universal Drive

Mississauga, ON

FOR LEASE

Highway 427, at Dundas Street



	<u>Units 10-11</u>	<u>Unit 15</u>	<u>Unit 17</u>
Total Area	6,400 sq. ft.	3,200 sq. ft.	3,200 sq. ft.
Office	1,000 sq. ft.	500 sq. ft.	1,000 sq. ft.
Warehouse	5,400 sq. ft.	2,700 sq. ft.	2,200 sq. ft.
Shipping	2 TL	1 TL	1 TL
Lease Rates	\$5.95 psf net	\$5.50 psf net	\$5.50 psf net

Remarks

- Central Mississauga location
- No sprinklers
- Units 1-2: Great exposure & signage
- Immediate possession
- TMI for all units is \$3.15 psf
- Power is 600V
- Clear height for all units is 14 feet
- E2-1 zoning
- 100% AC (Units 10-11)

*Sales Representative; **Broker

For further information, please contact:

BILL MASON

Sales Representative

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