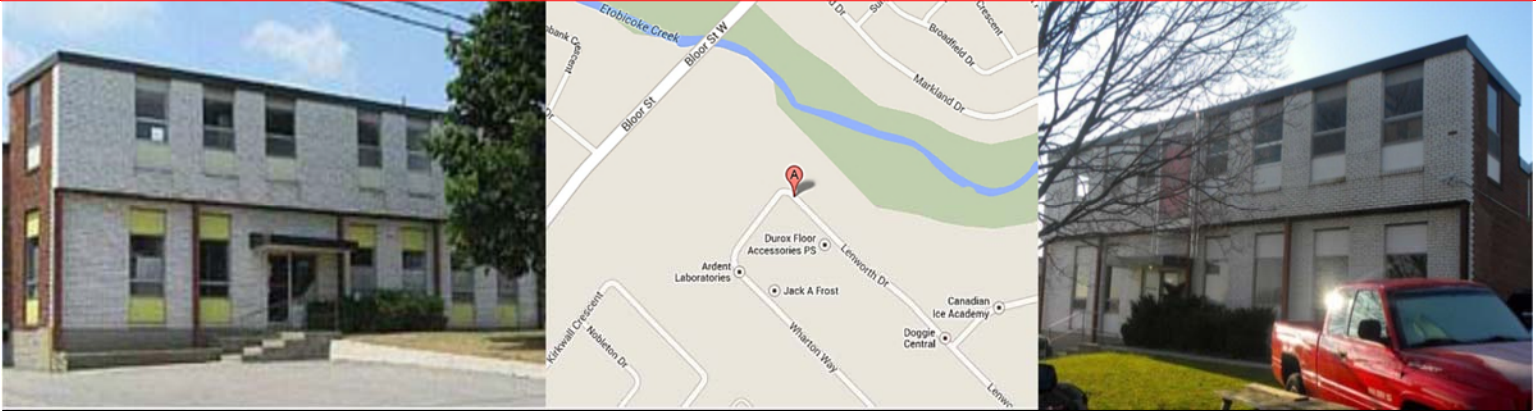


LEASING OPPORTUNITY

**3262 LENWORTH DRIVE
MISSISSAUGA, ONTARIO**

PROPERTY PROFILE



- ADDRESS:** 3262 Lenworth Drive, Mississauga, Ontario
- LOCATION:** North of Dundas Street West, East of Dixie road, West of Highway 427.
- THE PROPERTY:** Free standing 11,490 sq.ft. single storey light industrial building with some outside storage (at rear). Corner property with excellent exposure & signage opportunity. Office with mezzanine approximately 2,000 sq.ft. Clear height in warehouse– 12 feet.
- AVAILABILITY:** Immediately
ZONING E2-1
- | | |
|----------------------------|----------------------------|
| <u>Lease Rate</u> | <u>TMI</u> |
| \$5.50 per square foot net | \$3.14 per square foot net |
- PARKING:** Lot size 125 ft x 190 ft.
Fully paved rear drive & fenced rear yard.
Two drive in doors, floor drain, one dock level door.

ENTIRE BUILDING AVAILABLE FOR:

- LIGHT INDUSTRIAL USE
- SOME OUTDOOR STORAGE CAPABILITY
- PRODUCTION FACILITY
- WAREHOUSE/DISTRIBUTION FACILITY

LEASING CONTACT

**Firm
Capital**

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