

FOR SUBLEASE



Cross-Dock Opportunity

5425 Dixie Road, Mississauga

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Accelerating success.

Cross-dock Opportunity

5425 DIXIE ROAD, MISSISSAUGA

FOR SUBLEASE

\$2,400.00 Gross Lease

Industrial cross-dock opportunity available for sublease in the heart of Mississauga. Outside storage permitted. Including 15 tractor parking spots and 20 trailer parking spots.

Available immediately.



Property Highlights



Total Area 18,904 SF
Office Area (1,893 SF)
Warehouse Area (17,011 SF)



Thirty Truck Level Doors



Approximately 16' Clear Height



8KM to Toronto Pearson International Airport



Close proximity to 401/403/410 freeway interchange

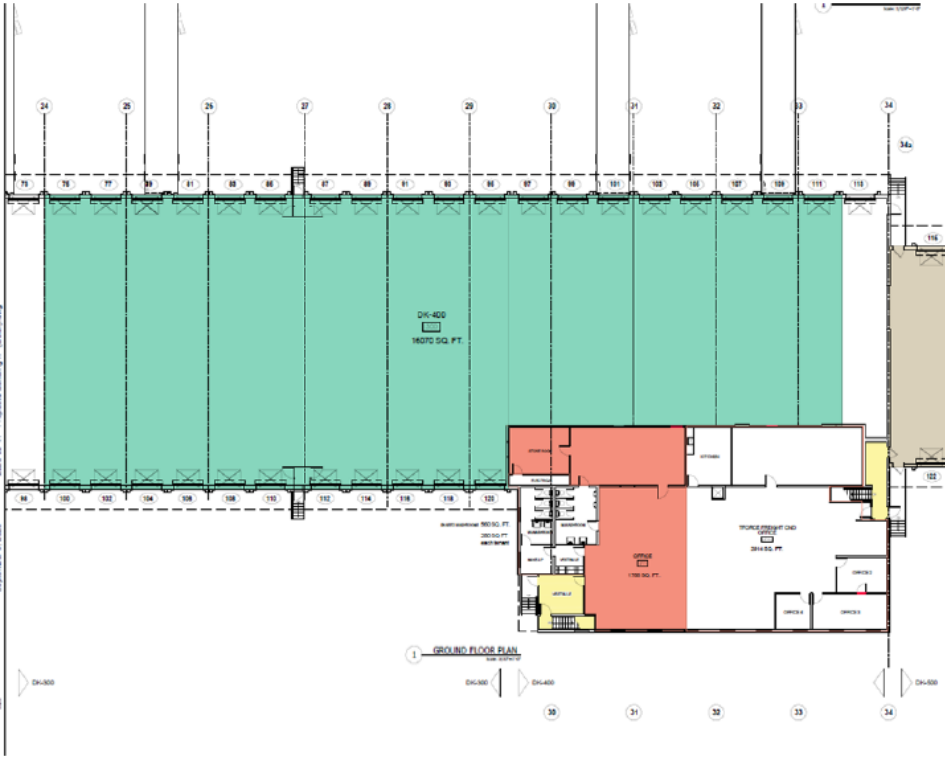


M1 Zoning



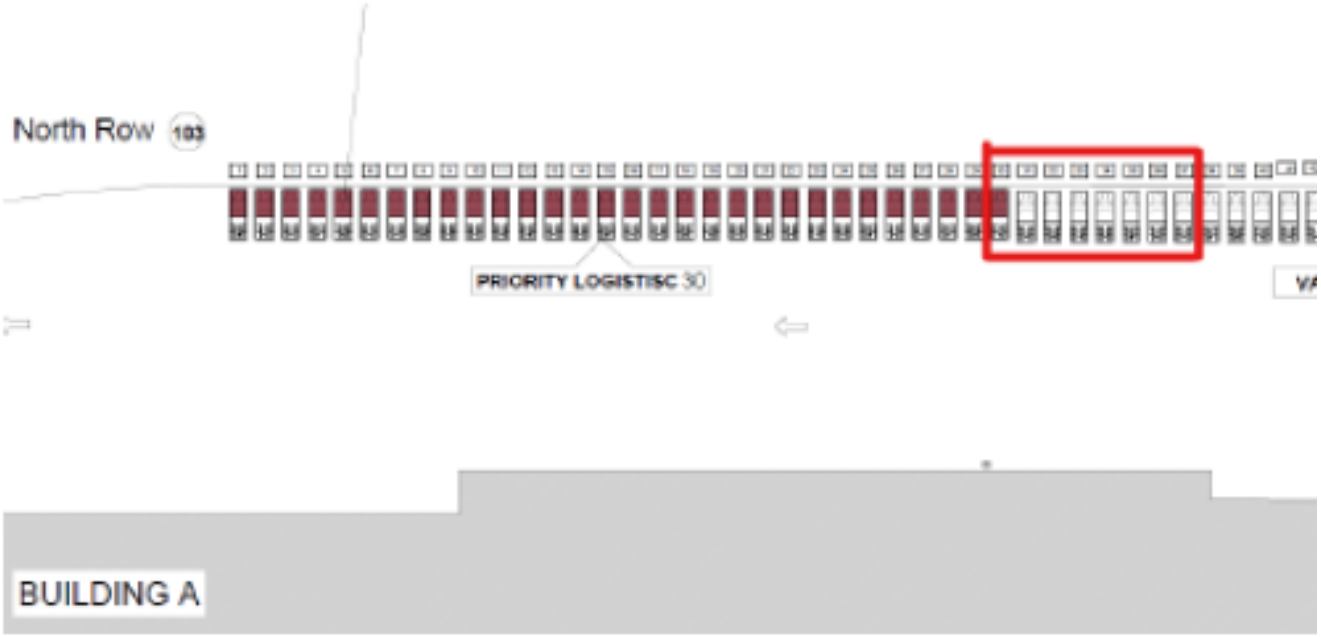
Floor Plan

SCHEDULE "A"
PLAN OF RELOCATED PREMISES

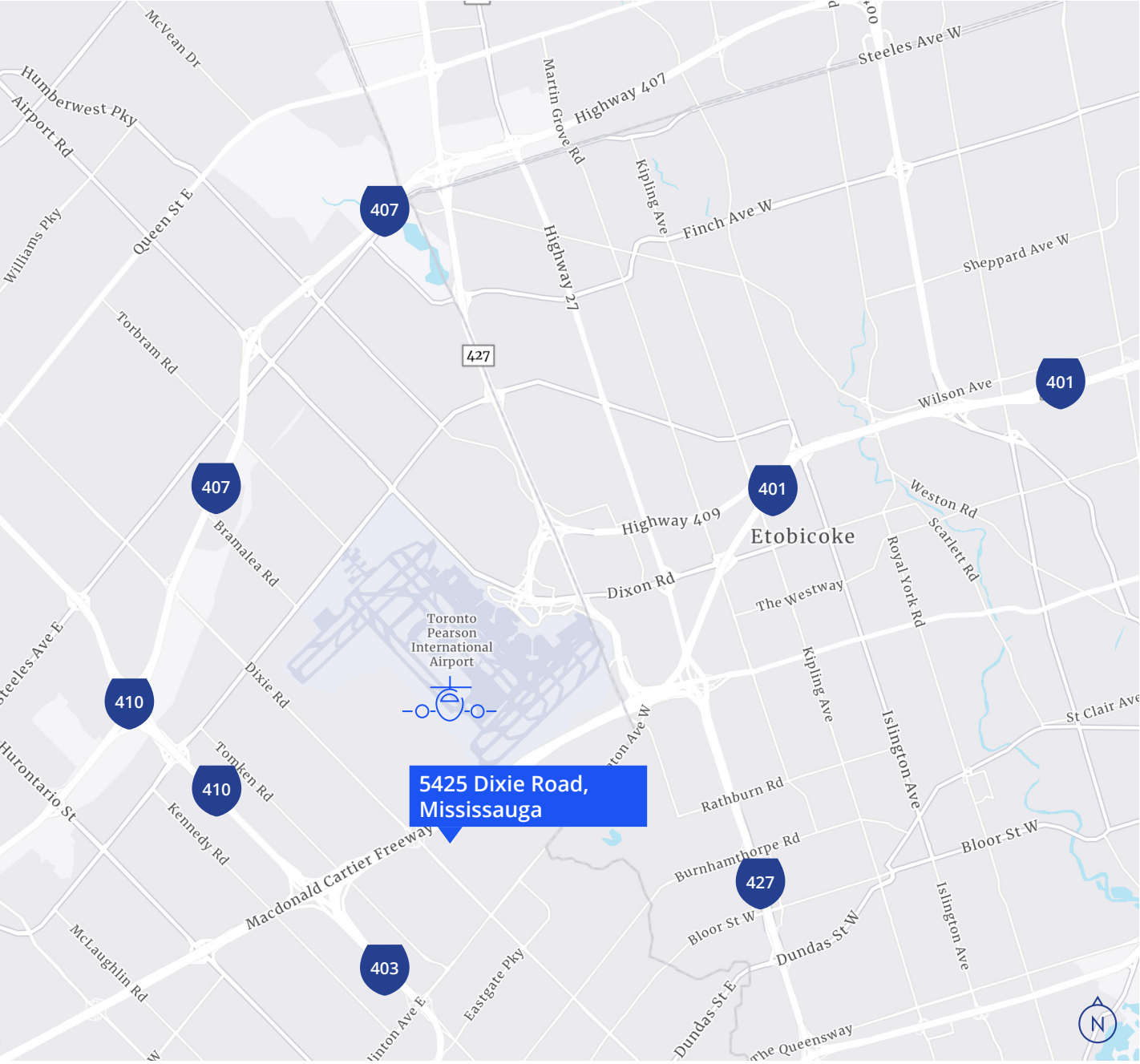


Floor Plan

SCHEDULE "B" NORTH ROW PARKING



Drive Time Map



5425 Dixie Road, Mississauga



Driving Distances

Hwy 410 9KM | 11 minutes

Hwy 403 9KM | 10 minutes

Hwy 407 17KM | 13 minutes

Hwy 401 1KM | 3 minutes

Niagara US Border 116KM | 1 hour 16 minutes



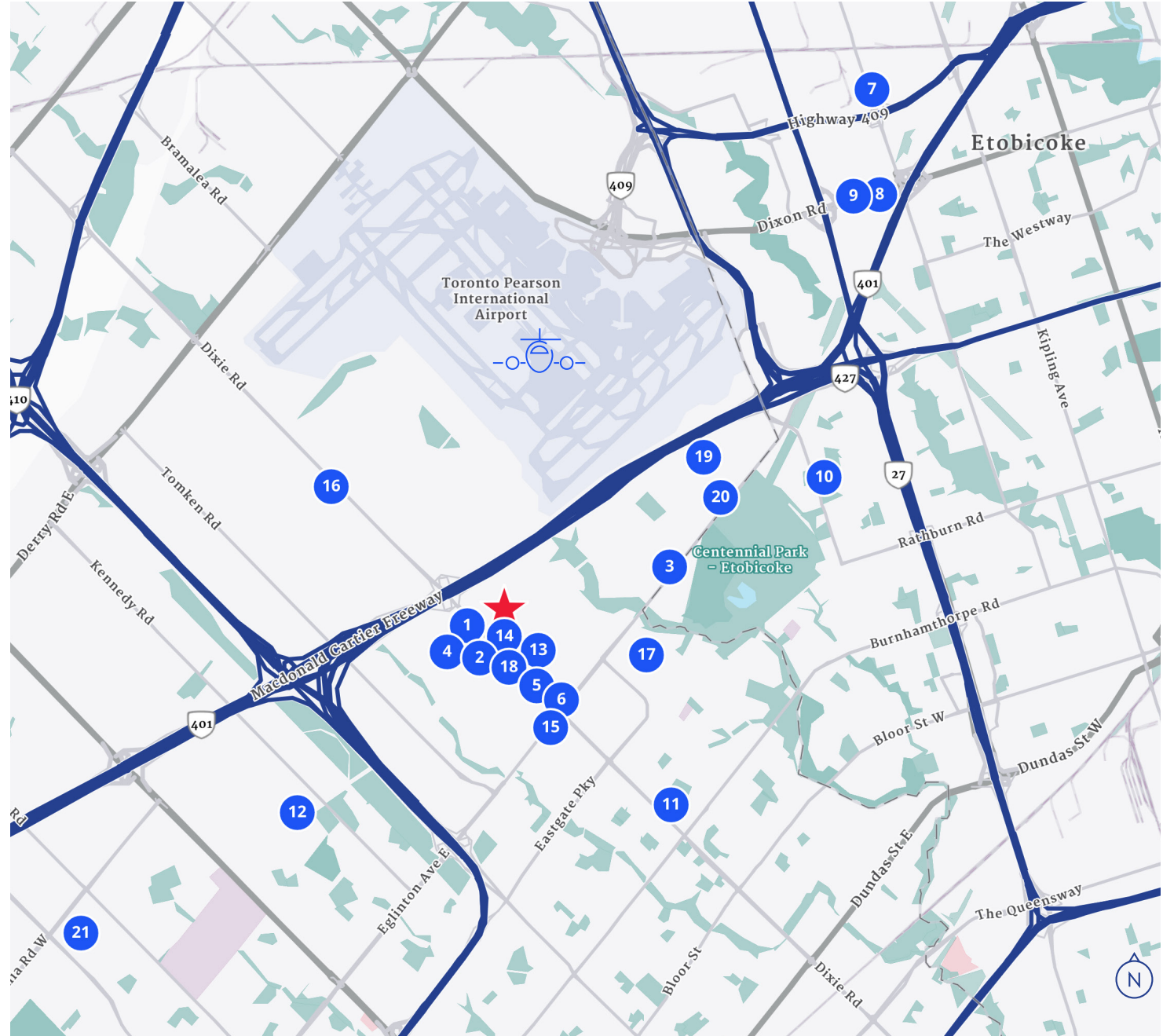
Highway 401
1KM | 3 minutes

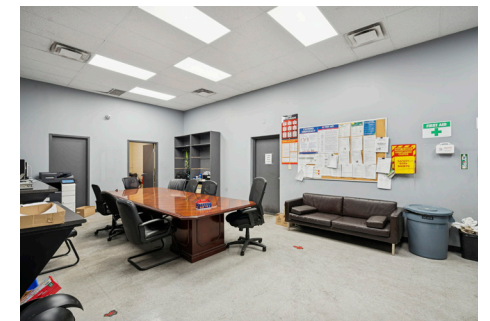
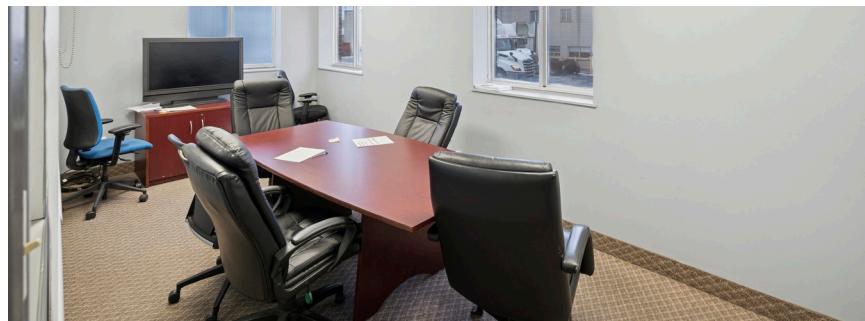
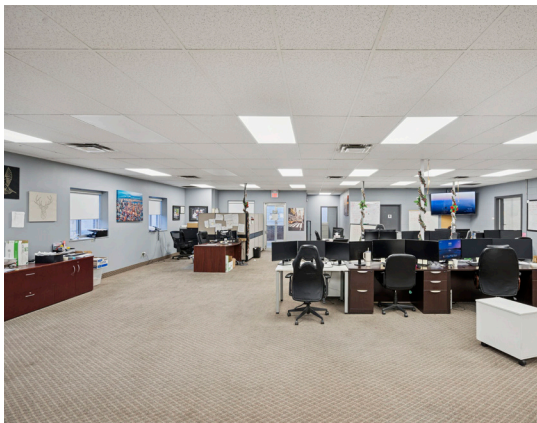


Toronto Pearson International Airport
8KM | 8 minutes

Amenities Map

- ★ 5425 Dixie Rd, Mississauga
- 1 Montana's BBQ & Bar
- 2 Kelseys Original Roadhouse
- 3 Union Social Eatery
- 4 A&W Canada
- 5 Tim Hortons
- 6 Starbucks
- 7 Esso
- 8 Petro-Canada & Car Wash
- 9 Shell
- 10 Guardian
- 11 Shoppers Drug Mart
- 12 Center City Pharmacy
- 13 D Spot Dessert Cafe
- 14 CIBC
- 15 Scotiabank
- 16 RBC
- 17 TD Bank
- 18 Le Bistro
- 19 EGO CAFÉ EATERY
- 20 Caffe E Pranzo
- 21 Costco





For more information, contact:

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