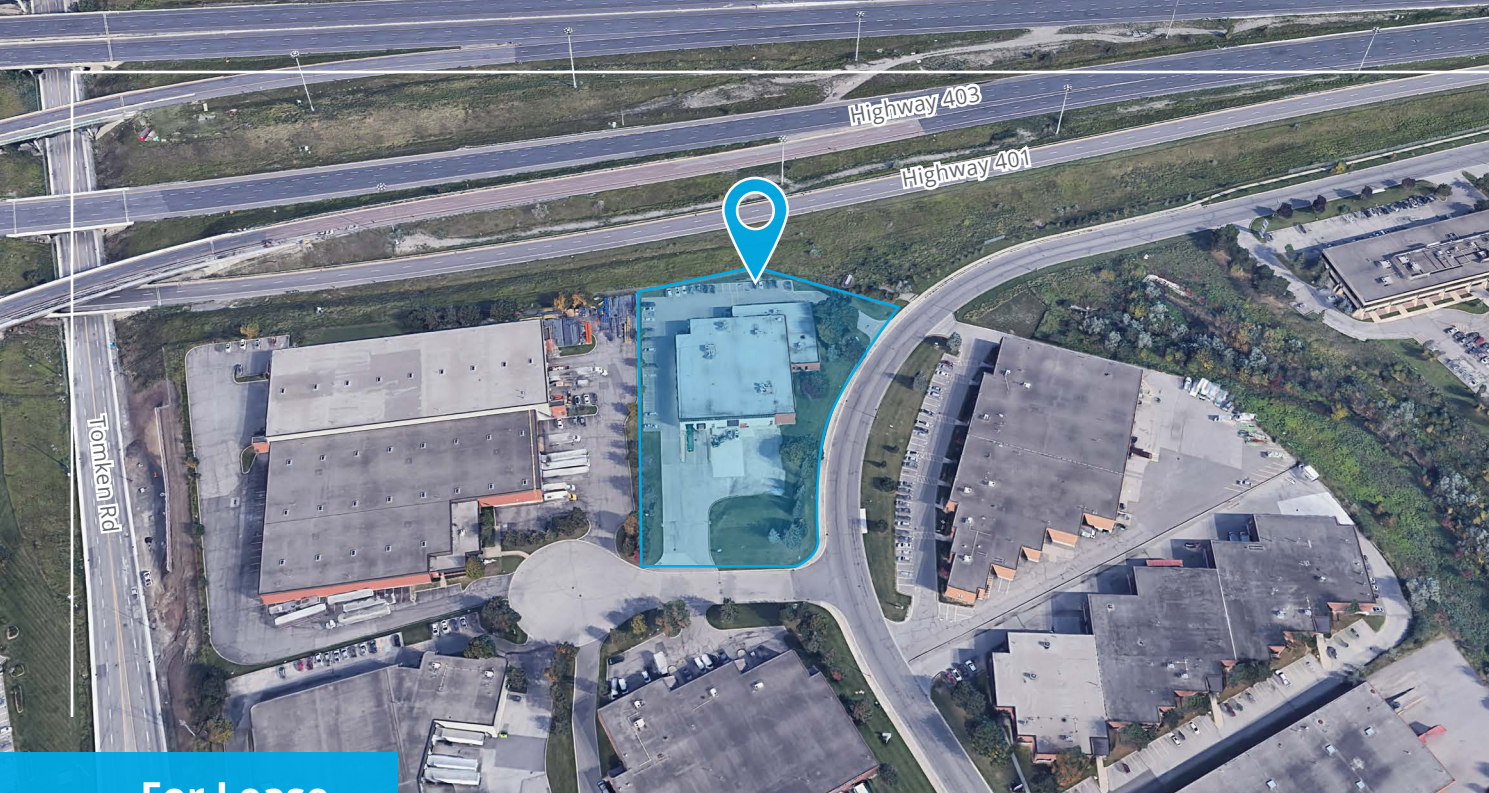




For Lease

Immaculately Well Maintained Freestanding Building with Highway 401 Exposure

5895 Ambler Drive, Mississauga, ON

Located in close proximity to Highway 401 / 410 interchange allowing easy access to the GTA. Public transit located in front of the property.

Accelerating success.

Asking:

\$16.95
Net PSF

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Matt Wytiuk

Sales Representative

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Property Overview

Address 5895 Ambler Drive, Mississauga

Major Intersection Tomken Rd / Kamato Rd

Building Area 25,715 SF

Office Area 8,000 SF

Warehouse Area 17,715 SF

Site Area 2.268 AC

Ceiling Height 18'

Shipping 3 dock doors
1 drive-in door

Zoning E2

Car Parking 48 Spaces

Power 3 Phase / 600 Volts / 200 Amps

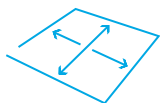
Possession Immediate

T.M.I. \$4.83

Recent Upgrades:



**LED
Lighting**



**Polished
Flooring**

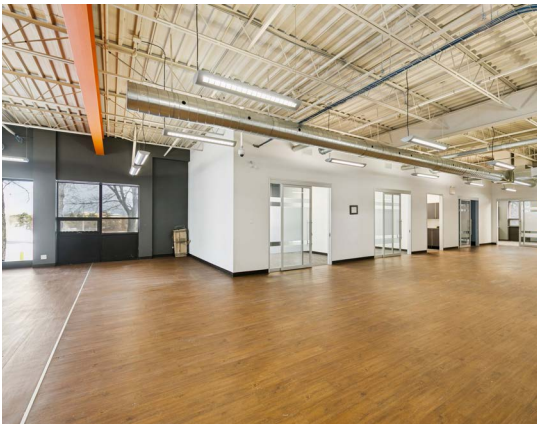
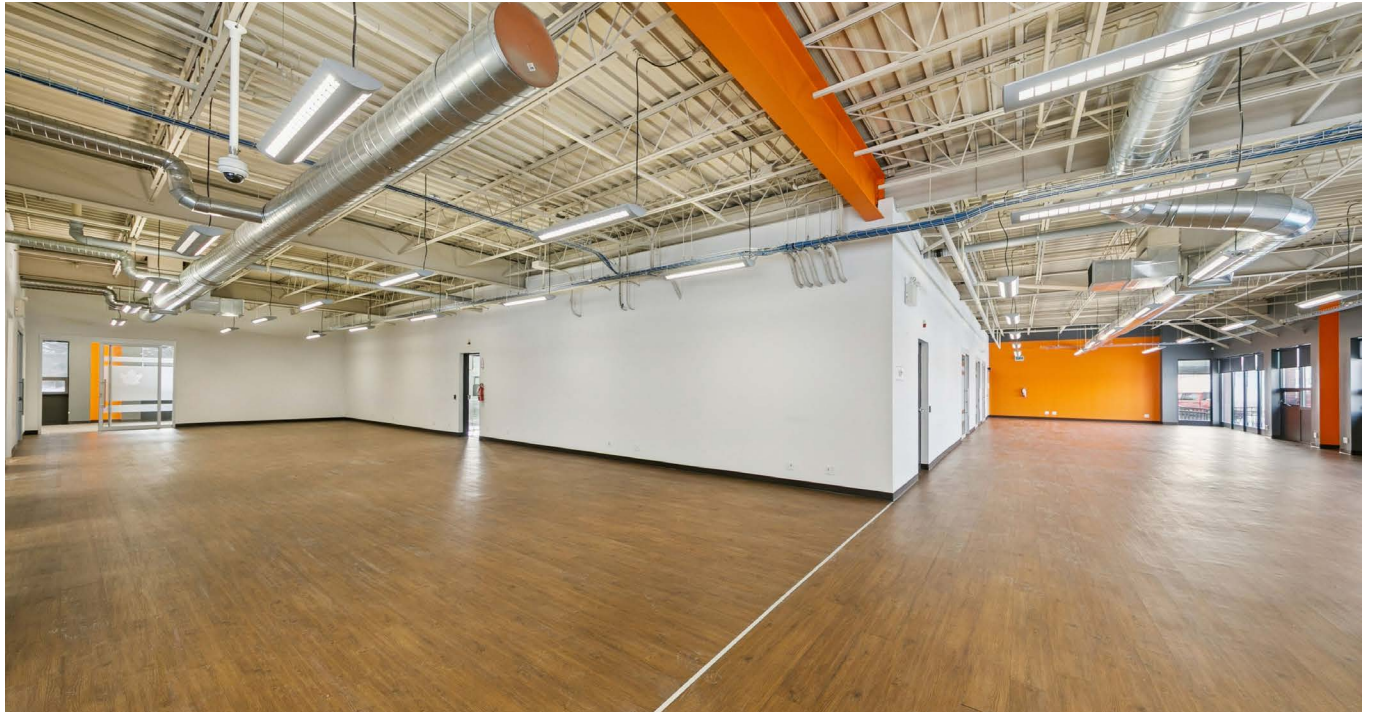


**Updated
Floor Plan**

Excellent opportunity to lease
a freestanding building with
exposure on Highway 401.

Lease Rate:
\$16.95
NET PSF

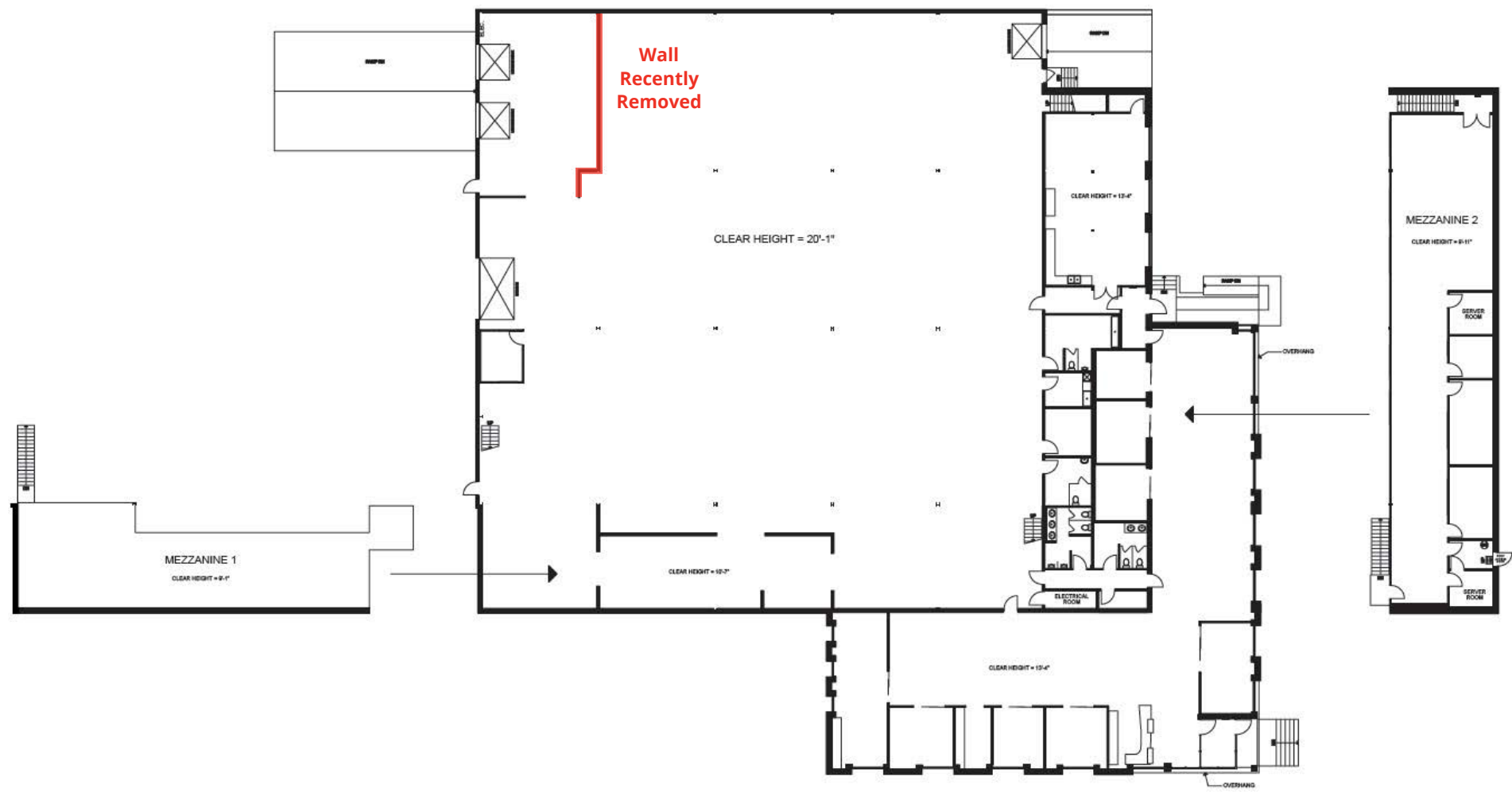








Floor Plan



Site Access



Toronto Pearson
International Airport
16 minutes

Highway 401
4 minutes

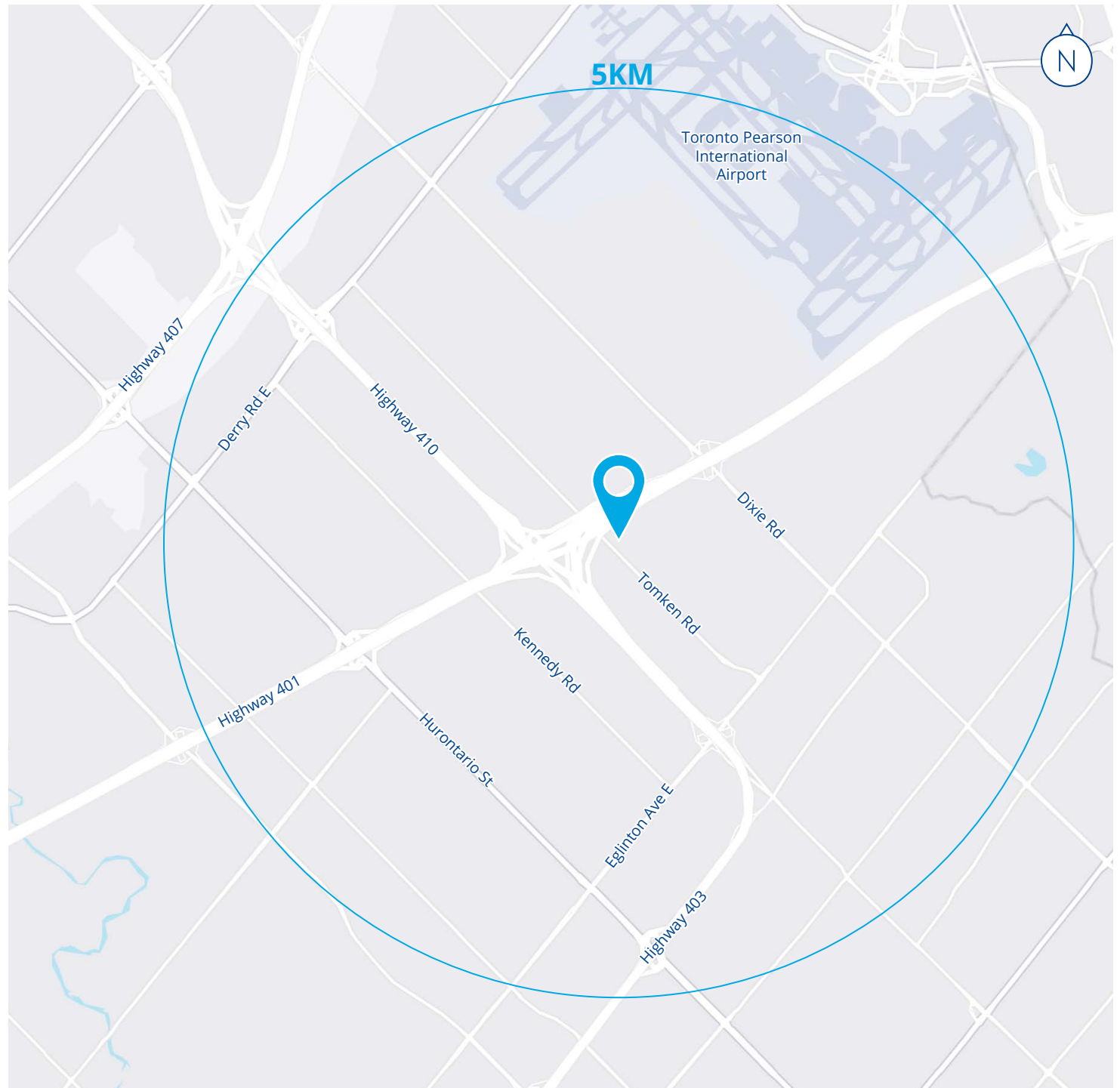
Highway 403
6 minutes

Highway 410
7 minutes

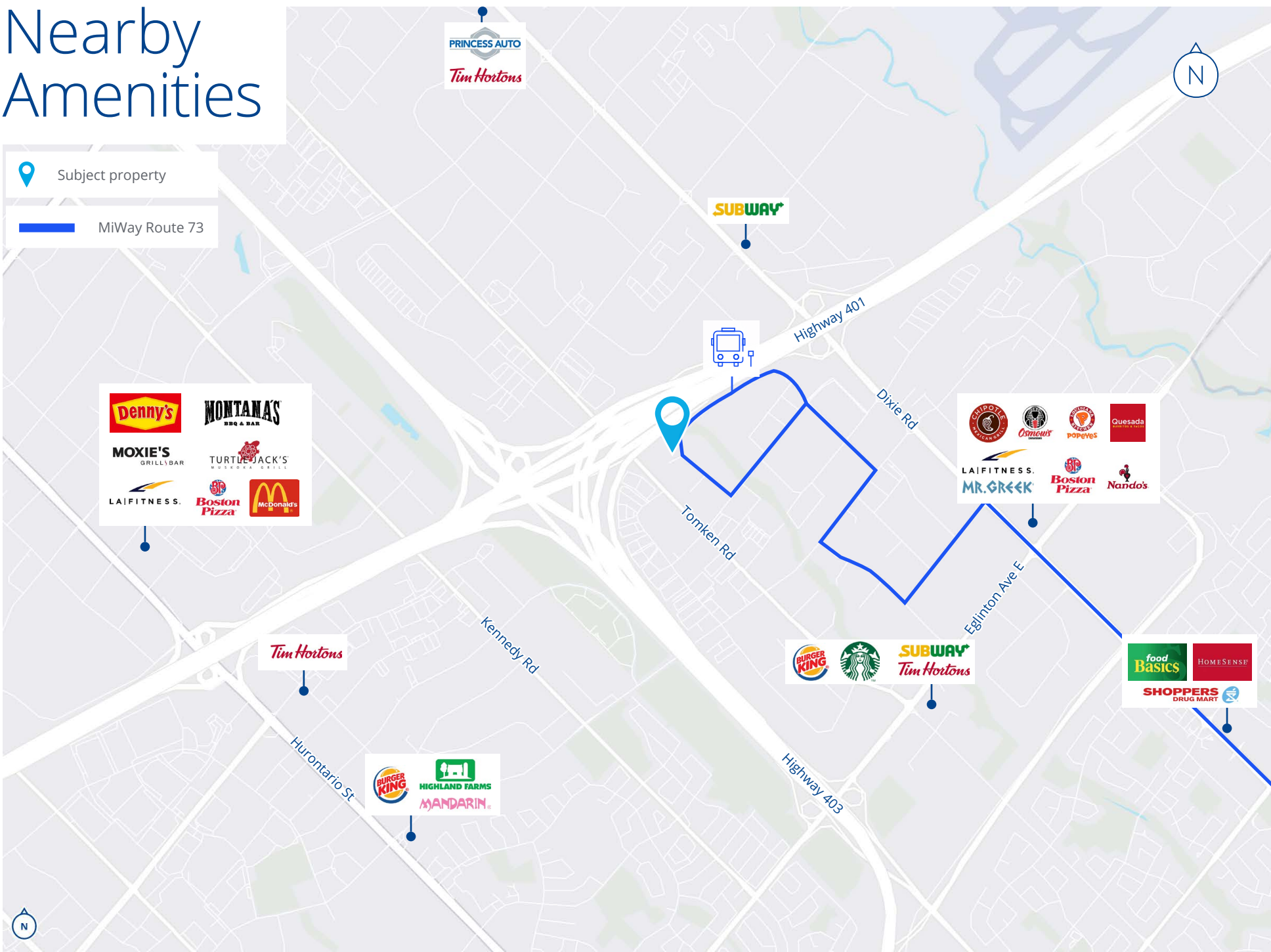
Highway 427
12 minutes

Highway 407
14 minutes

Highway 400
17 minutes



Nearby Amenities





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Accelerating success.