



## INDUSTRIAL SPACE FOR LEASE

2480 Cawthra Rd # 31,  
Mississauga

### COMMENTS

Clean and well maintained industrial unit available at 2480 Cawthra Road in Mississauga. Ideally located with quick access to the QEW and major Toronto highways, offering excellent connectivity for a wide range of users. Situated within a professionally managed building, this unit benefits from low TMI costs, helping keep overall occupancy expenses down. Available July 1st 2026, the space is well suited for a variety of business uses, with a flexible landlord open to accommodating different tenant requirements. Ownership is responsive and motivated, providing timely feedback on offers and a smooth leasing process. An excellent opportunity to secure functional industrial space in a highly accessible and in demand location.

### DETAILS

**Total Size:** 3000 Sq. Ft.

**Office Area:** 300 Sq. Ft.

**Industrial Area:** 2700 Sq. Ft.

**Retail Area:** 0 Sq. Ft.

**Zoning:** E2

**List Rate:** \$17 Sq Ft Net

**TMI:** \$4.50

**Clear Height:** 14 0

**Loading:** 1 Truck Level Door

**Sprinklers:** No

**Heat:** Gas Forced Air Open

**Available:** 07/01/2026



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