

350 MADILL BOULEVARD, UNIT 20



HIGHWAY 401 FRONTAGE

Discover the exceptional opportunity at 350 Madill Boulevard, Unit 20, a premier multi-tenant industrial facility strategically located in Mississauga, Ontario.

This property offers direct frontage along Highway 401, providing outstanding visibility and seamless access for logistics and distribution operations.

The 36-foot clear height allows for maximum storage efficiency and racking solutions. The building is equipped with 17 shipping doors and a secured shipping area, ensuring streamlined loading and unloading for high-volume tenants.

Ample parking for 90 cars supports workforce needs, while the ESFR sprinkler system and robust 600 Amp electrical service deliver safety and operational reliability.

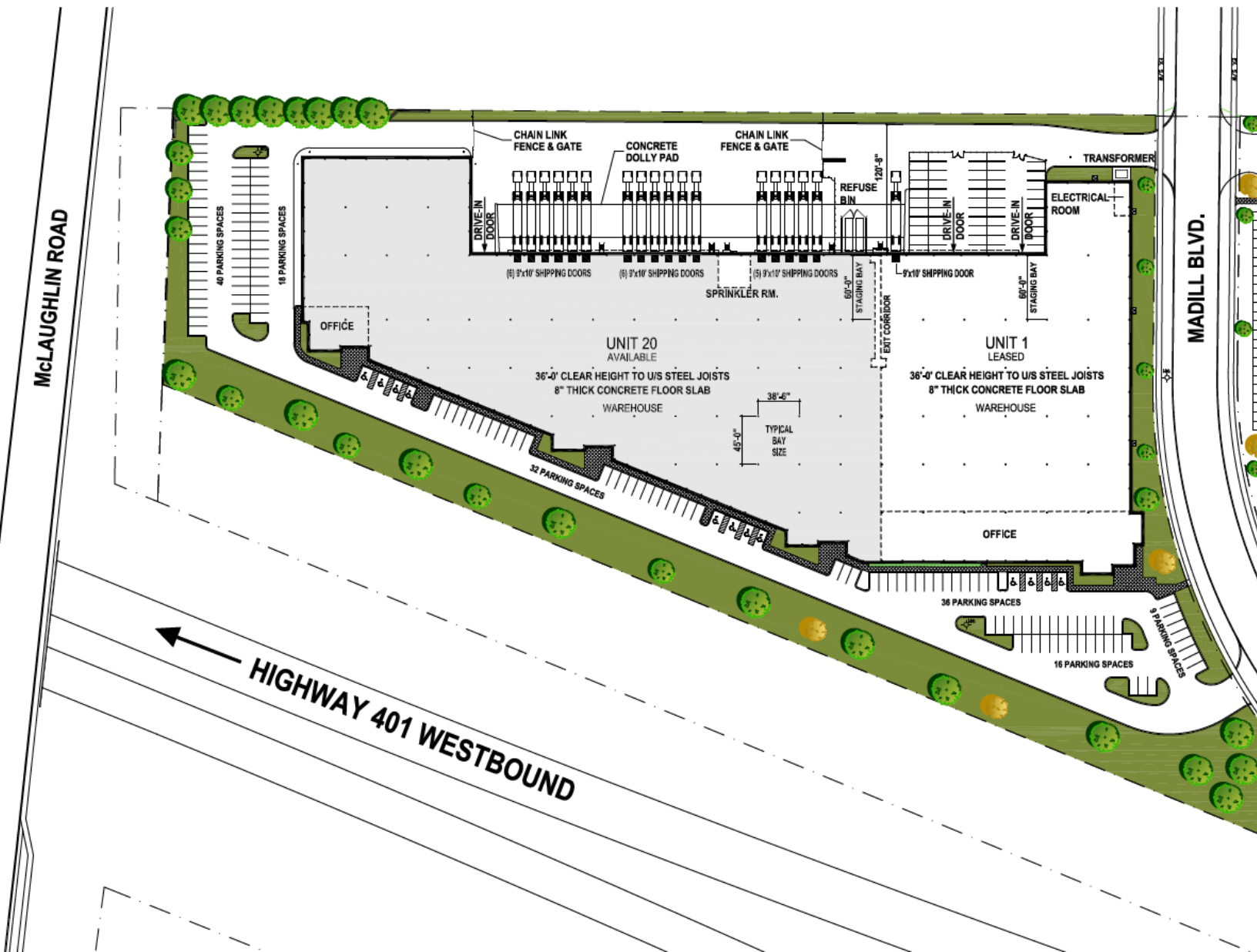
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Images



Property Features

Area:	113,388 SF
Office:	2,387 SF
Warehouse:	109,657 SF
Utility/Other:	1,344 SF
Clear Height:	36'
Shipping Doors:	17
Drive-in Doors:	1
Parking:	90 cars
Sprinklers:	ESFR
Electrical:	600 Amps
Asking Rate:	\$15.95/SF/YR
Additional Rent:	\$4.75/SF/YR
Available:	Immediate

- **Highway Access:** Only 1.3 KM to the Highway 401 & Hurontario Street interchange.
- **Clear Height:** 36' clear warehouse provides maximum storage efficiency and racking solutions
- **Location:** The property benefits from a strong local labour pool within a 5 KM radius, making it ideal for businesses seeking access to skilled workers and efficient transportation routes.

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