



2270 Argentia Road, Unit 2, Mississauga, ON

Premium Industrial Unit Available in **Meadowvale**

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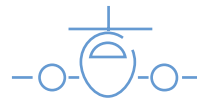
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Welcome to 2270 Argentia Road, Unit 2

Overview

Half of freestanding industrial building located within Mississauga's Meadowvale Business Park. 2270 Argentia Road offers immediate accessibility to major 400-series highways, GO Transit, MiWay, as well as various local amenities. High-profile location surrounded by brand-name occupiers.



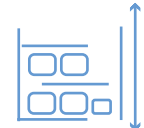
Proximity

Only 20 km to Pearson International Airport



Location

Strategically located in close proximity to major 400-series highways



Clear Height

24'



Access

Steps to Meadowvale GO, public transit, and access to a highly-desirable labour pool



Parking

High employee parking



Property Overview

2270 Argentia Road,
Unit 2

Building Area	23,225 SF
Office Area	12,720 SF
Warehouse Area	10,417 SF
Clear Height	24'
Shipping	3 TL
Year Built	1987
Asking Rate	\$15.95 PSF Net
T.M.I.	\$6.05
Availability	Immediately
Features	<ul style="list-style-type: none">• Located within one of the most reputable business parks in the GTA• Precast concrete construction with beautiful exterior facade aligning well with brand and corporate image profile• Excess parking• Functional warehouse configuration with 24' clear height and accessible shipping• Easy access to major arterial highways and local amenities

Floor Plan

INFORMATION:

SHIPPING DOORS: 8'0"x10'0" HT.
 LEVELING PLATFORMS: YES
 CLEAR HEIGHT: 24'0"
 OFFICE HEIGHT: 8'10"
 BAY SIZE: 28'10"x38'7"

AREAS:

OFFICE AREA (1ST FLOOR): 6,486 SQ.FT.
 OFFICE AREA (2ND FLOOR): 6,234 SQ.FT.
 WAREHOUSE AREA: 10,417 SQ.FT.
 SHARE OF COMMON: 88 SQ.FT.
 TOTAL RENTABLE AREA: 23,225 SQ.FT.
 OFFICE % OF TOTAL: 55%
 + 570 SF MEZZANINE

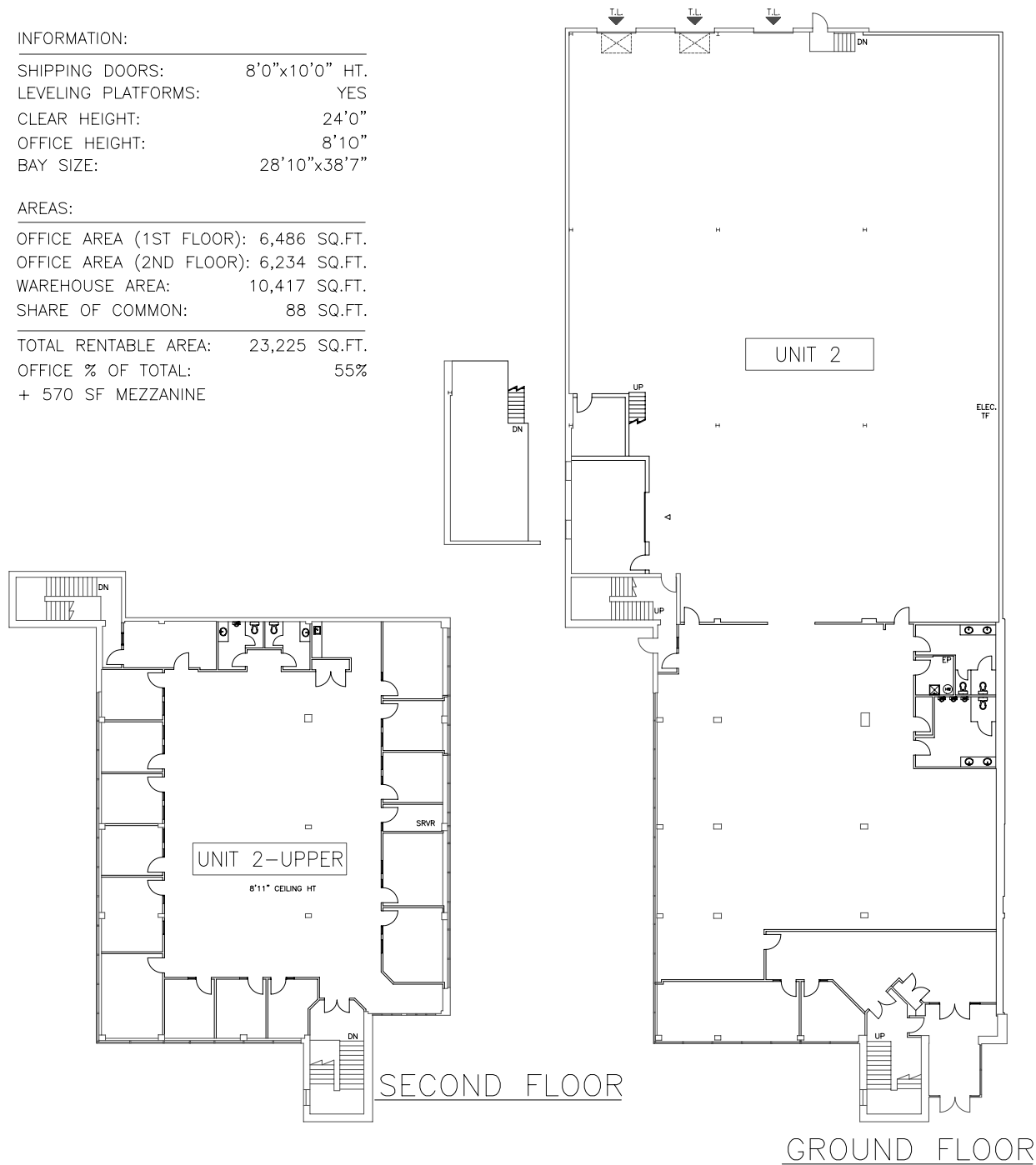
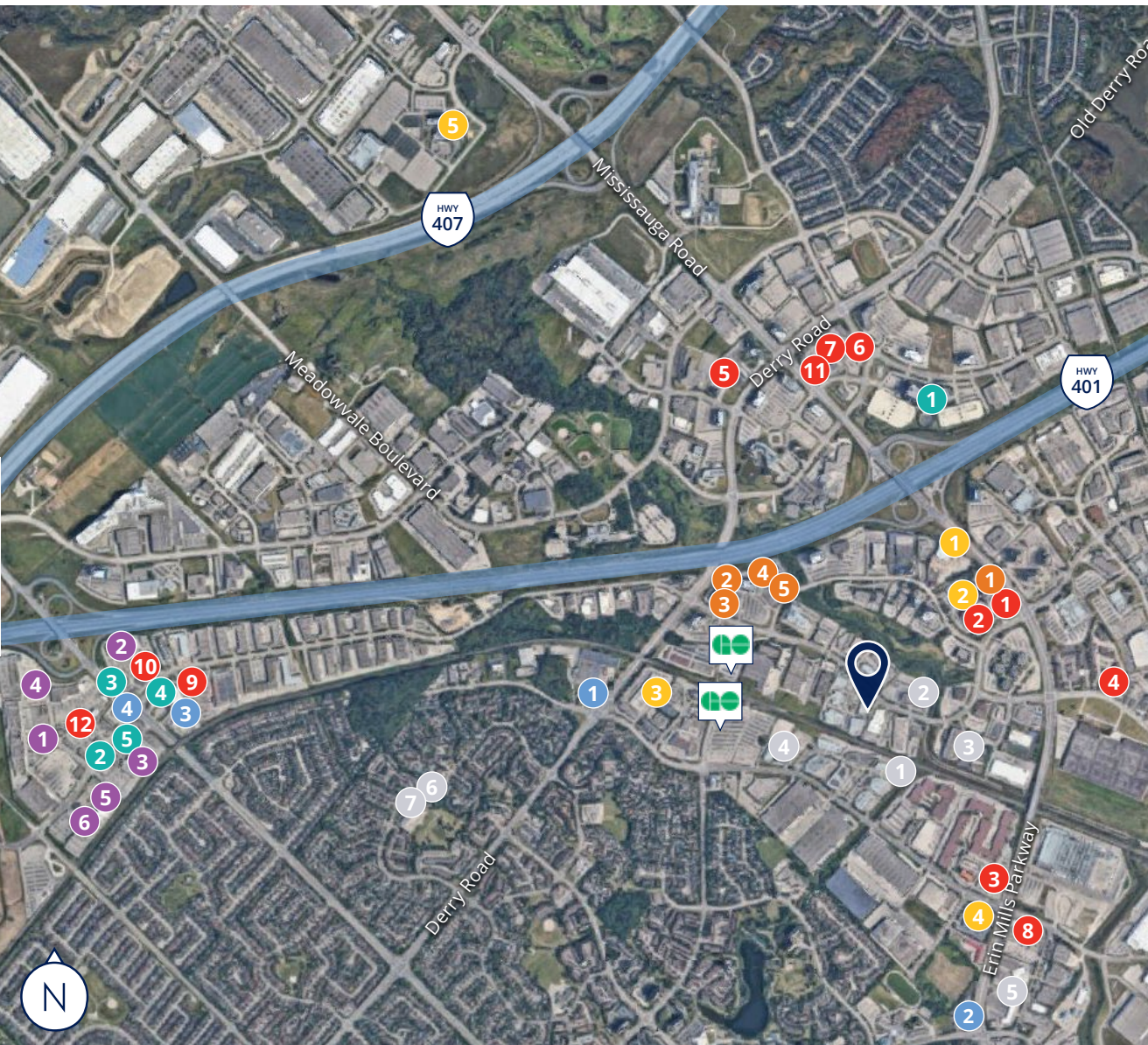


Photo Gallery



Nearby Amenities



Restaurants

- 1 Chop Steakhouse
- 2 Quest Restaurant
- 3 Chuck's Roadhouse
- 4 Skyway Jack's
- 5 Porta Via
- 6 Starbucks
- 7 Union Social
- 8 McDonald's
- 9 A&W
- 10 Moxie's
- 11 Boston Pizza
- 12 Montana's

Banking

- 1 RBC
- 2 TD
- 3 CIBC
- 4 RBC
- 5 HSBC

Hotels

- 1 Hilton
- 2 Holiday Inn & Suites
- 3 Four Points
- 4 Courtyard Marriott
- 5 Cambridge Suites

Gas

- 1 Esso
- 2 Petro-Canada
- 3 Esso
- 4 Shell

Shopping

- 1 Walmart
- 2 Best Buy
- 3 Real Canadian Superstore
- 4 Winners & HomeSense
- 5 Marshalls
- 6 Dollarama

Fitness

- 1 Movati Athletic
- 2 Wynn Fitness
- 3 Fit 4 Less
- 4 Crunch Fitness
- 5 Goodlife Fitness

Child Care

- 1 Kinder Kampus
- 2 Kidtopia Child Care Centre
- 3 BrightPath Meadowvale
- 4 Hearts In Bloom Academy
- 5 Alpha's Discovery Kids
- 6 Tot Town
- 7 Westbrook Montessori

- 2250 Argentia Road
- Meadowvale GO

Location Overview



Pearson Airport
20 km | 16 min



Billy Bishop Airport
38 km | 50 min

Meadowvale GO

5 min drive | 14 min walk

Highway 401

2 km | 3 min

Highway 407

3 km | 6 min

Highway 403

8 km | 14 min

Union Station

37 km | 40 min

Meadowvale Submarket Demographics



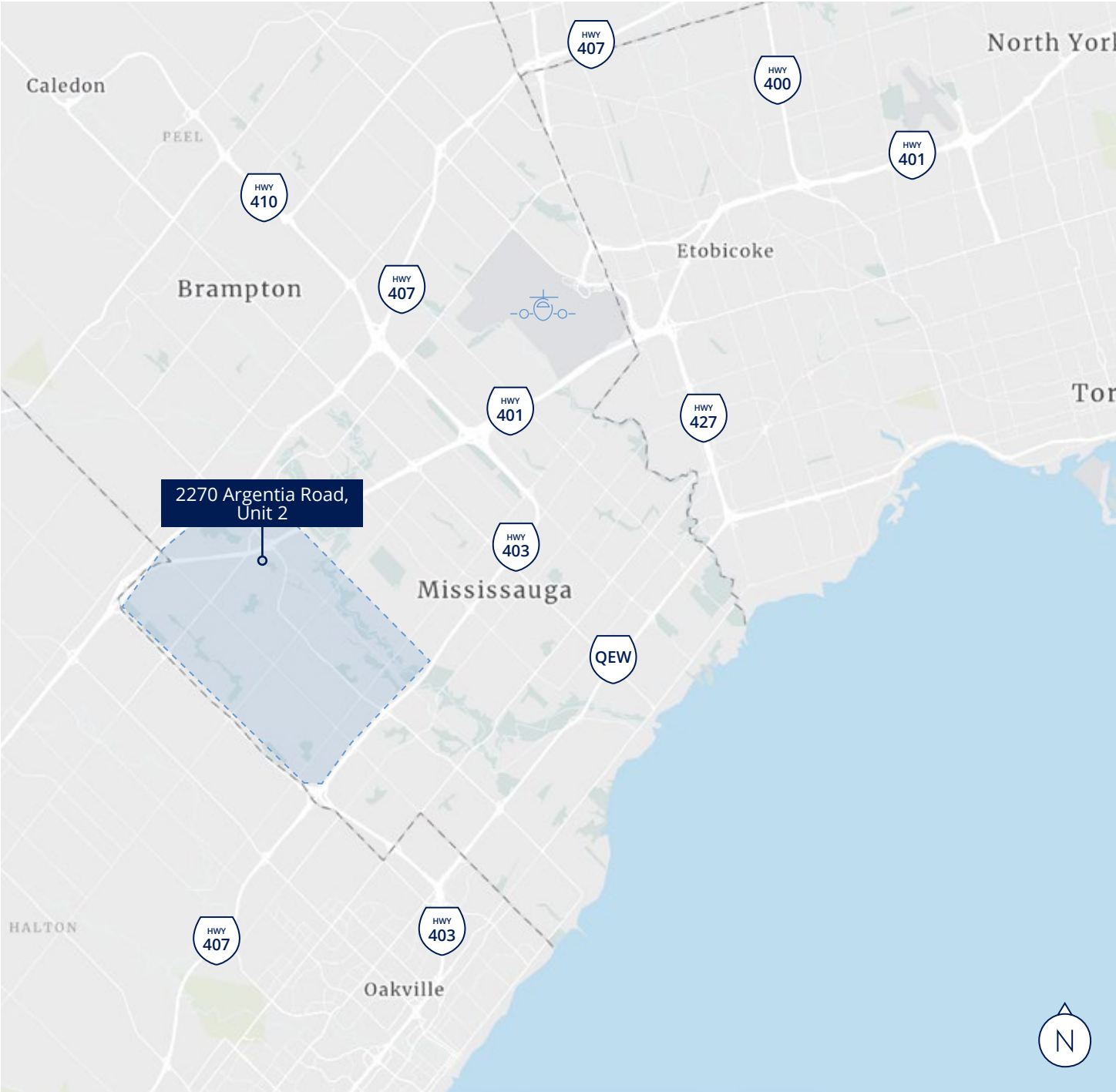
Population
198,743



Employment Rate
90.4%



Median Age
38.9





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