



7381 BRAMALEA ROAD | MISSISSAUGA, ON

FLEXIBLE OFFICE SIZE AND CONFIGURATIONS AVAILABLE



FOR SUBLEASE 90,140 SF AVAILABLE

Outlines are approximate

PROPERTY SPECIFICATIONS

Total Area: 90,140 sf

Office Area: 8,000 sf

Clear Height: 22'

Shipping: 8 TL, 1 DI

Zoning: E3

Possession: Immediate

Asking Rate: \$8.95 psf

TMI (2025): \$3.67 psf

Sublease Expiry: November 30, 2031

Comments:

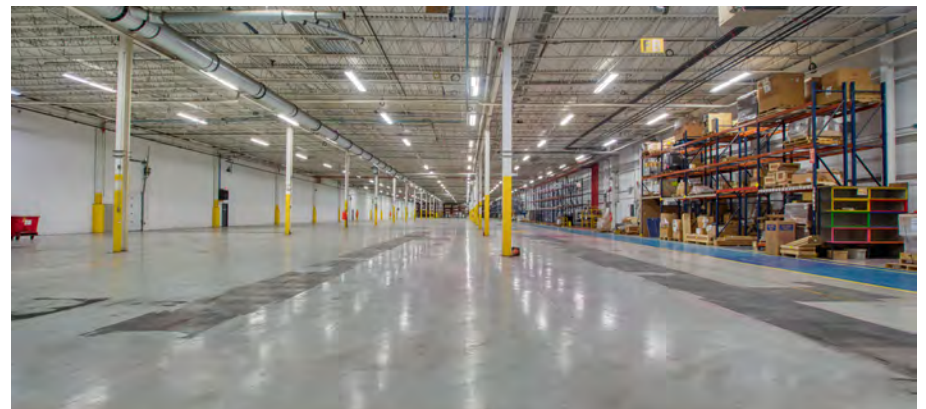
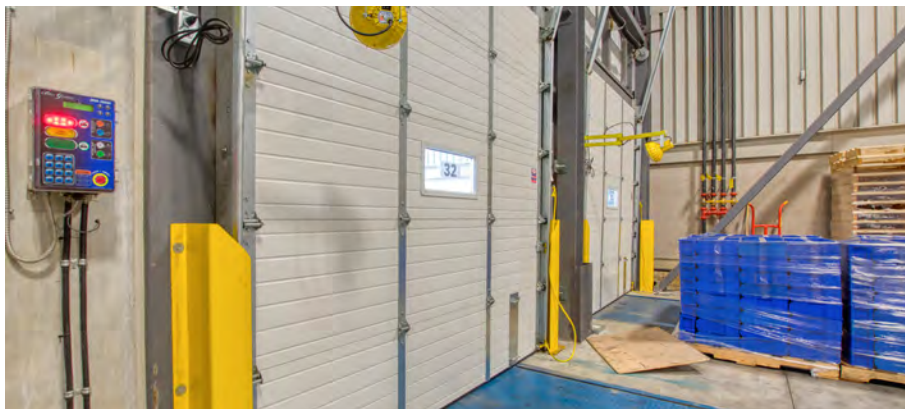
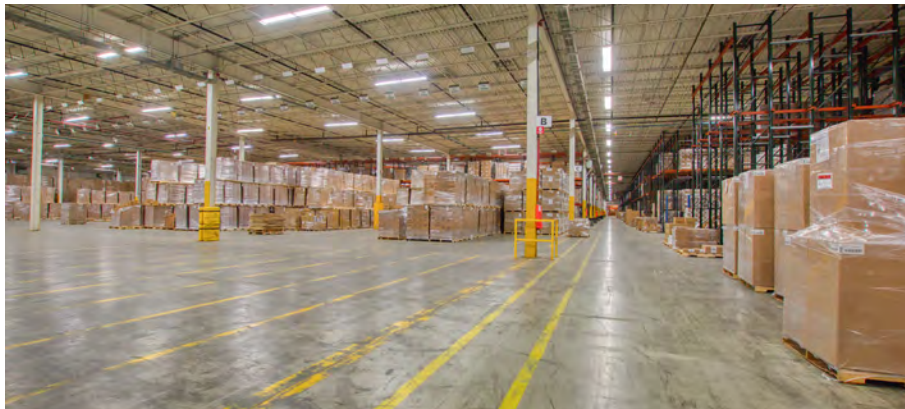
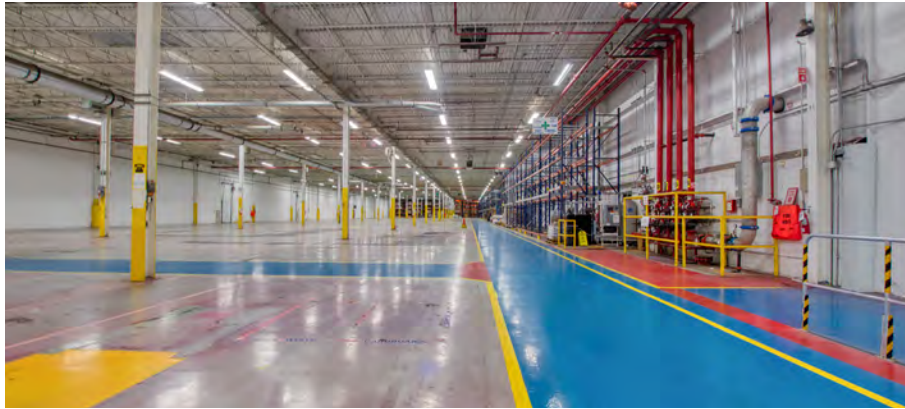
- **Flexible office size and configurations available**
- Separate employee entrance
- Two points of ingress/egress off Bramalea Road & David Hunting Drive



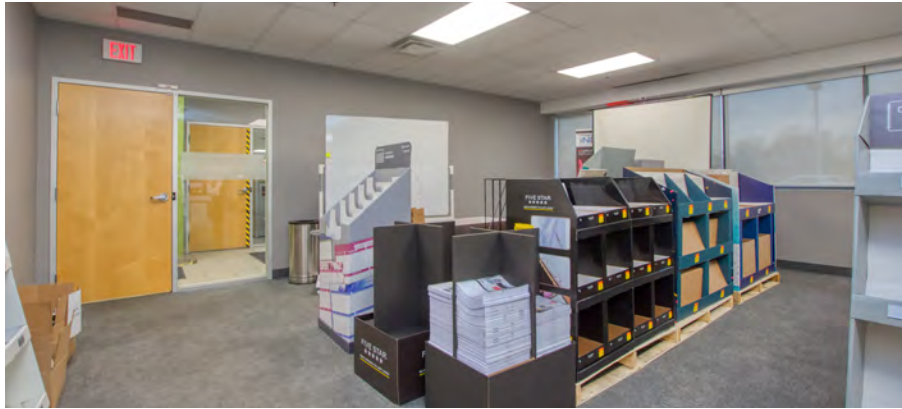
OPTIMIZING TRUCK CIRCULATION



WAREHOUSE PHOTOS



OFFICE PHOTOS

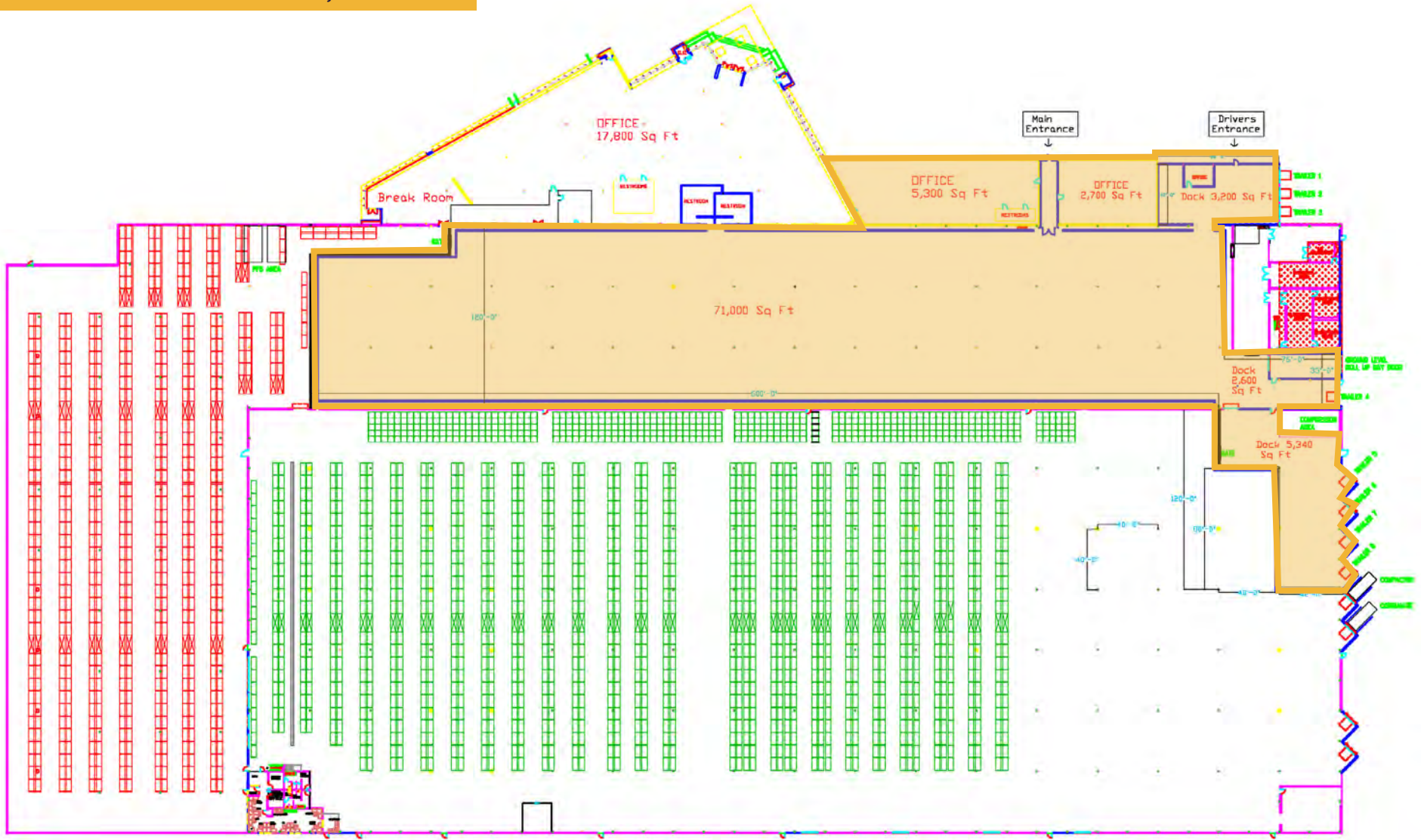


AERIAL/EXTERIOR PHOTOS



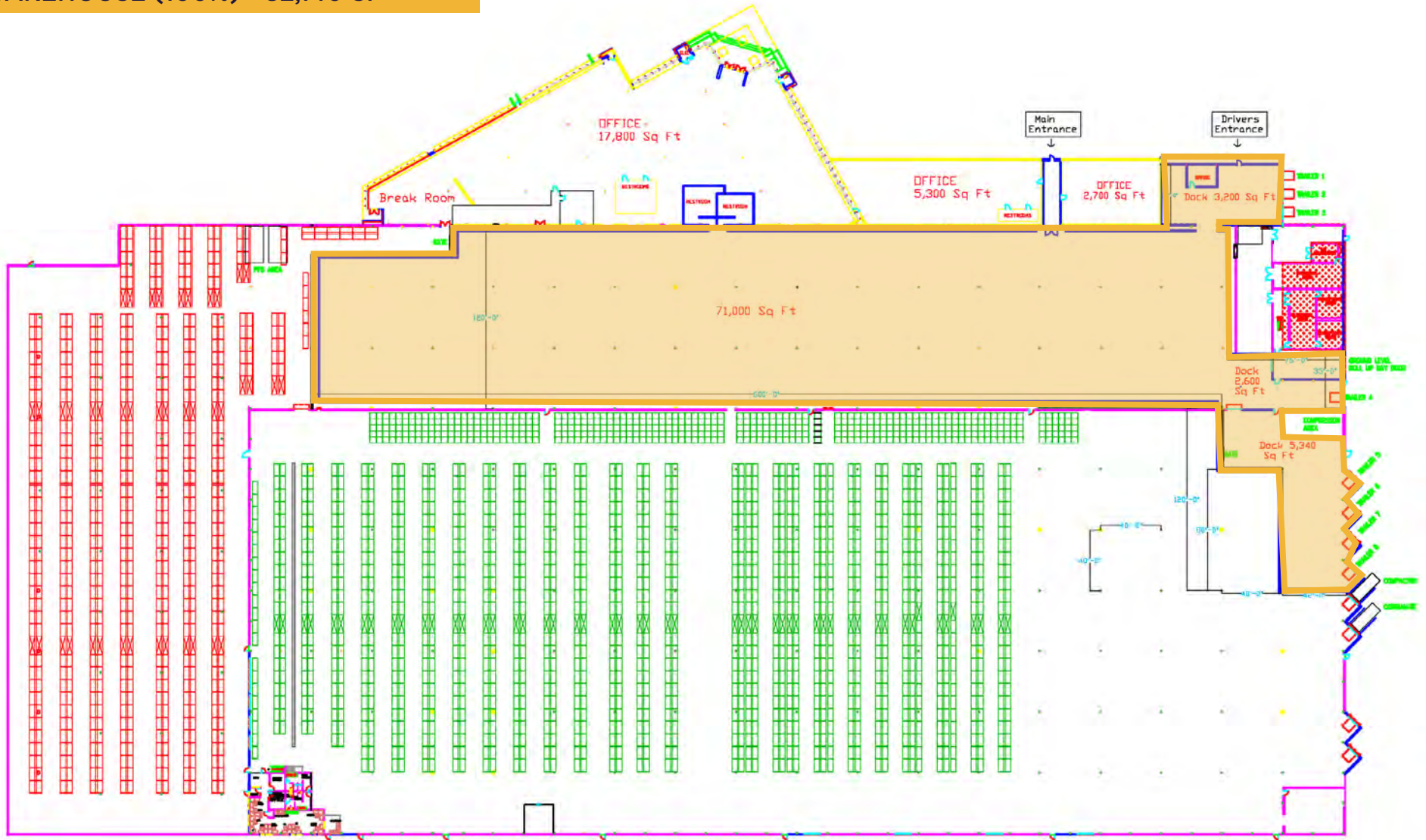
FLOOR PLAN - OPTION 1

WAREHOUSE & OFFICE - 90,140 SF



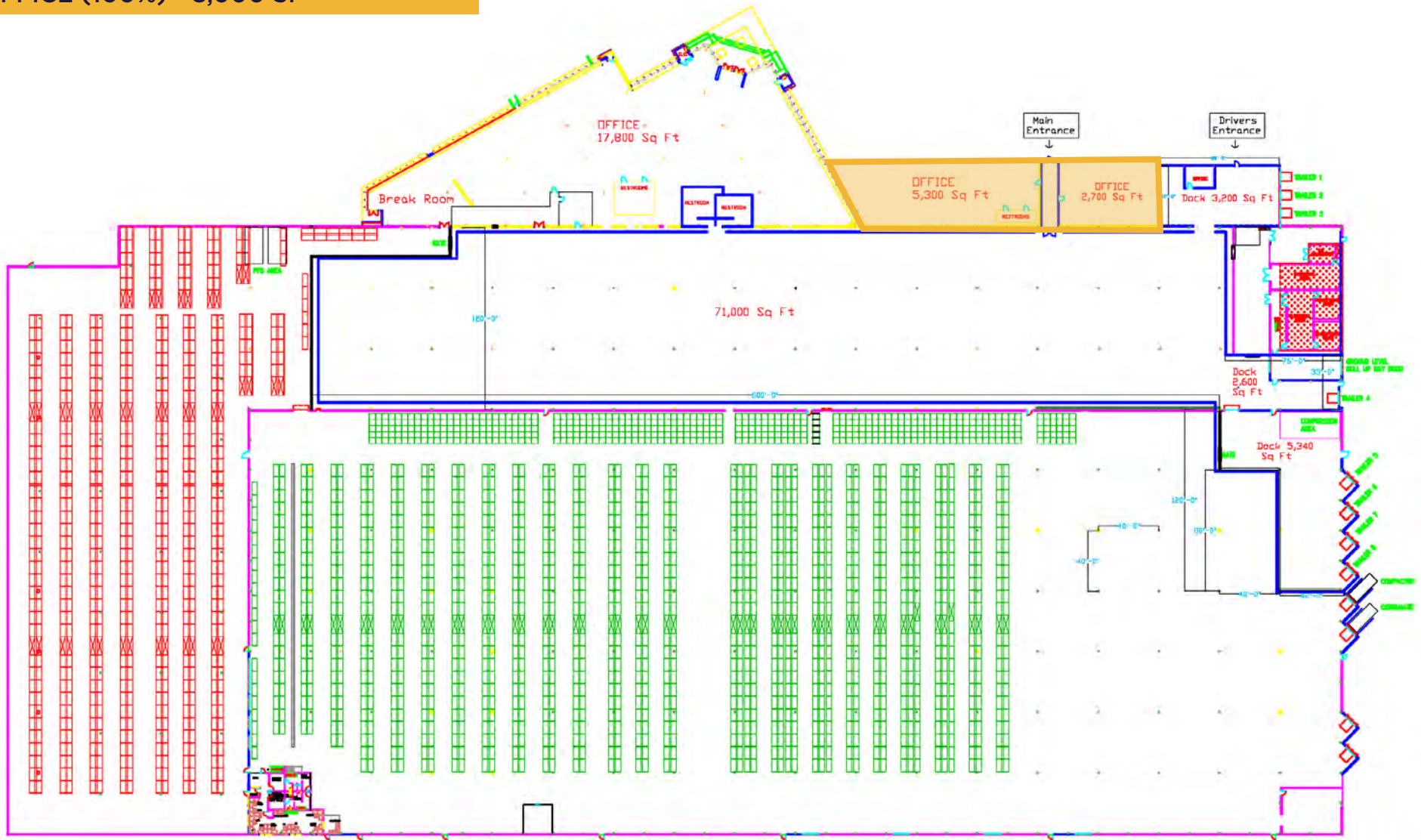
FLOOR PLAN - OPTION 2

WAREHOUSE (100%) - 82,140 SF



FLOOR PLAN - OPTION 3

OFFICE (100%) - 8,000 SF



STRATEGIC LOCATION



ZONING: E3

PERMITTED USES:

The following are permitted uses in the E3 variation:

OFFICE

- Medical office
- Office

BUSINESS ACTIVITIES

- Broadcasting/communication facility
- Manufacturing facility
- Science & technology facility
- Transportation Facility
- Truck terminal
- Warehouse/distribution facility
- Wholesaling facility
- Waste processing station
- Waste transfer station
- Composting facility
- Power generating facility
- Self storage facility
- Outside storage
- Contractor service shop
- Contractor's yard
- Vehicle pound facility
- Medicinal product manufacturing facility
- Plant based manufacturing facility

COMMERCIAL

- Restaurant
- Convenience restaurant
- Take-out restaurant
- Commercial school
- Financial institution
- Veterinary clinic
- Animal care establishment

MOTOR VEHICLE SERVICE

- Motor vehicle body repair facility
- Motor vehicle repair facility
- Motor vehicle rental facility
- Motor vehicle wash facility
- Gas bar
- Motor vehicle service station
- Motor vehicle sales, leasing or rental facility

HOSPITALITY

- Banquet hall/conference centre/convention centre
- Night club
- Overnight accommodation

OTHER

- Adult video store
- Adult entertainment establishment
- Animal boarding establishment
- Active recreational use
- Body-rub establishment
- Truck fuel dispensing facility
- Entertainment establishment
- Recreational establishment
- Funeral establishment
- Private club
- Repair establishment
- Parking lot
- University/college



For more information on zoning, visit www.mississauga.ca



FOR MORE INFORMATION, CONTACT:

MICHAEL YULL*, SIOR
Executive Vice President
647 272 3075
Michael.Yull@cushwake.com

RORY MACNEIL*
Senior Associate
289 221 0356
Rory.MacNeil@cushwake.com

CUSHMAN & WAKEFIELD ULC.
1 Prologis Blvd, Suite 300
Mississauga, ON L5W 0G2
cushmanwakefield.com