



1004

MIDDLEGATE ROAD

MISSISSAUGA, ON

UNIQUE LEASE OPPORTUNITY

THE QUEENSWAY / CAWTHRA RD



INDUSTRIAL SPACE
SUITE 1800

8,626 SF



FLEX OFFICE SPACE
SUITE 1300

15,237 SF



For more information,
please contact:

Ryan G. Cunningham*

Principal
905.283.2384
ryan.cunningham@avisonyoung.com

*Sales Representative









Harrison Livermore*

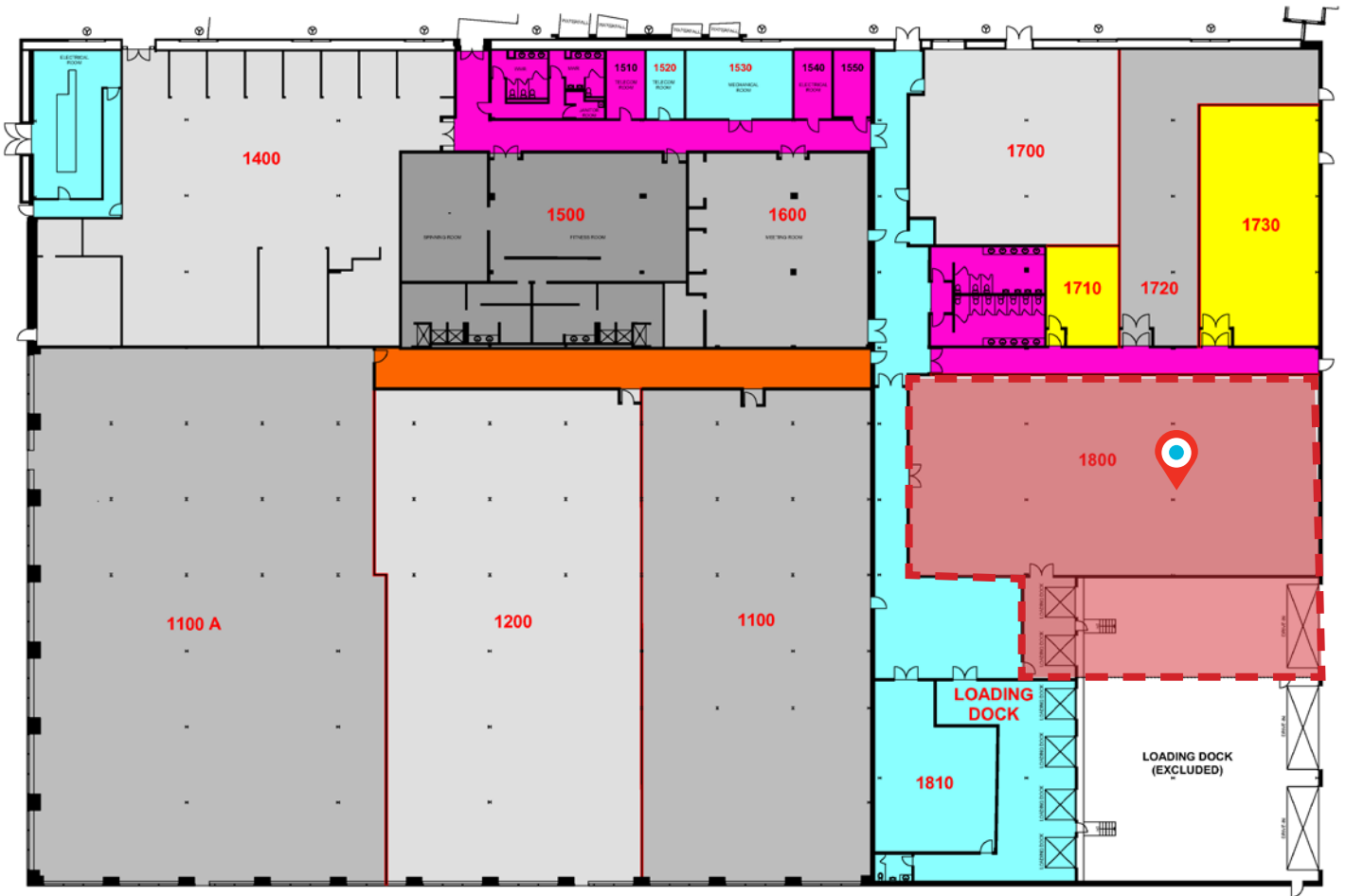
Senior Associate
905.283.2387
harrison.livermore@avisonyoung.com

FOR
LEASE

INDUSTRIAL SPACE FOR LEASE






- Temperature controlled space
- Ideal for Medical / Pharmaceutical warehousing
- Secured lot - Can accommodate 53 ft trailers
- Located in the Middlegate Campus, mixed use amenities
- Access to new on-site cafe, outdoor terrace, conference facility and new fitness centre, **at extra cost**

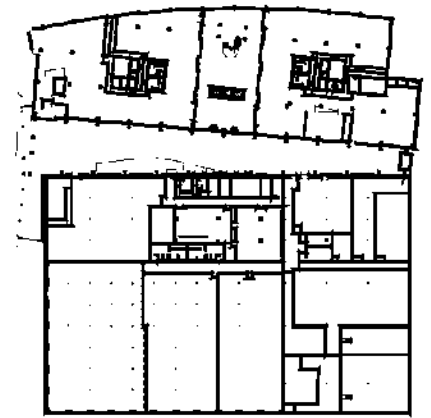
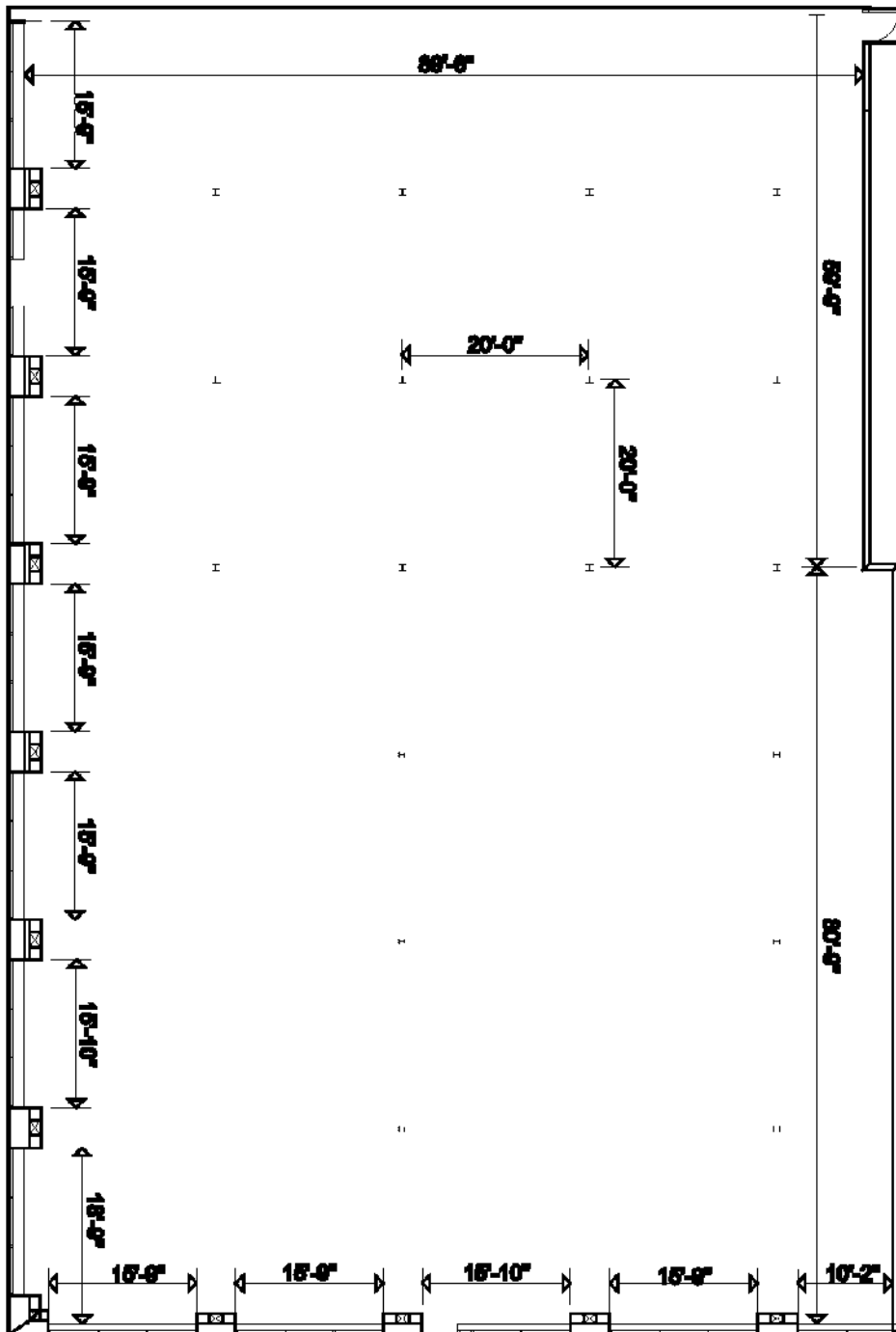
	Available Area	8,626 sf
	Industrial Area	97%
	Office Area	3%
	Clear Height	18 ft
	Shipping	2 TL 0 DI Internal, fully secured
	Net Rate	\$9.95 psf
	T.M.I.	\$9.00 psf Includes utilities
	Parking	1:1,000 sf



FLEX OFFICE SPACE FOR LEASE

- Flexible layout, with separate entrance
- Sprawling floor to ceiling windows
- Exterior signage above suite entrance
- New LED lighting to be provided
- HVAC distributed to open plan
- \$35 psf tenant improvement allowance, included in rates
- Located in the Midlegate Campus, mixed use amenities
- Access to new on-site cafe, outdoor terrace, conference facility and new fitness centre, **at extra cost**

	Available Area	15,237 sf
	Office Area	100%
	Clear Height	18-30 ft (mezzanine possible)
	Net Rate	Years 1-5: \$15.00 psf Years 6-10: \$17.00 psf Includes Tenant improvement allowance
	T.M.I.	\$12.50 psf Includes cleaning and utilities
	Parking	4:1,000 sf



LOCATION & AMENITIES MAP



1004 Middlegate Road, is conveniently located just north of The Queensway, east of Cawthra Road and situated within a two minute drive of the QEW and less than ten minutes to Highways 403, 401 and 410.

Access to public transportation is immediately accessible, steps away, via miWay and GO transit systems, which provides easy access to TTC transit bus and train systems.

The lands zoned **E2, Employment Zone**, allow for a variety of business operations, subject to conditions, requirements, restrictions and/or other provisions detailed in the City of Mississauga By-law and as permitted by the Landlord.

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of the By-law, General Provisions for Employment zones, <http://www.mississauga.ca/portal/residents/zoningbylaw>, regulations and the permitted uses specified below:

EMPLOYMENT

OFFICE

- Medical Office
- General Office

BUSINESS ACTIVITIES

- Broadcasting / Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse / Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self-Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility

COMMERCIAL

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility
- Motor Vehicle Rental Facility
- Motor Vehicle Sales, Leasing and/or Rental Facility
 - Commercial Motor Vehicles

HOSPITALITY

- Banquet Hall / Conference Centre / Convention Centre
- Night Club
- Overnight Accommodation

OTHER

- Active Recreational Use
- Beverage/Food Preparation Establishment
- Entertainment Establishment
- Recreation Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- University / College
- Courier / Messenger Service





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**AVISON
YOUNG**

CROWN
PROPERTY MANAGEMENT



**8,626 SF
INDUSTRIAL SPACE**

**15,237 SF
FLEX OFFICE SPACE**



**FOR
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UNIQUE OPPORTUNITY PRIME MISSISSAUGA LOCATION

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**CANADA'S
BEST
MANAGED
COMPANIES**

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

Partnership. Performance.

1004

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MISSISSAUGA, ON