

2751-2783 THAMESGATE DRIVE

Mississauga, Ontario

2765-8A
1,838 SF



INDUSTRIAL SPACE
FOR LEASE

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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

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Mississauga, Ontario

LEASE DETAILS

Basic Rental Rate: \$19.00 PSF

Taxes & Operating: \$9.65 PSF/annum

Operating costs, tax estimates and rental ranges are based on 2026 figures and are subject to change.

OPPORTUNITY

2765 Unit 8A - 1,838 SF

Approx. 50% Office area improved with 2 offices, washroom and kitchenette.

Approx. 50% Warehouse 12' Clear Height with private washroom.
1 x TL Shipping loading dock
(Shared access to vestibule and electrical room)

AVAILABLE IMMEDIATELY

HIGHLIGHTS



One minute walk to MiWay bus service - route 45

15 minute drive to:

- UP Express
- Toronto Airport Express



Minutes from HWYs. 427 and 407

On site parking available - 2.1 per 1,000 sq.ft.



Many nearby restaurants and amenities including Tim Hortons, Quiznos, gas station and more.



Plenty of natural light
Excellent street exposure



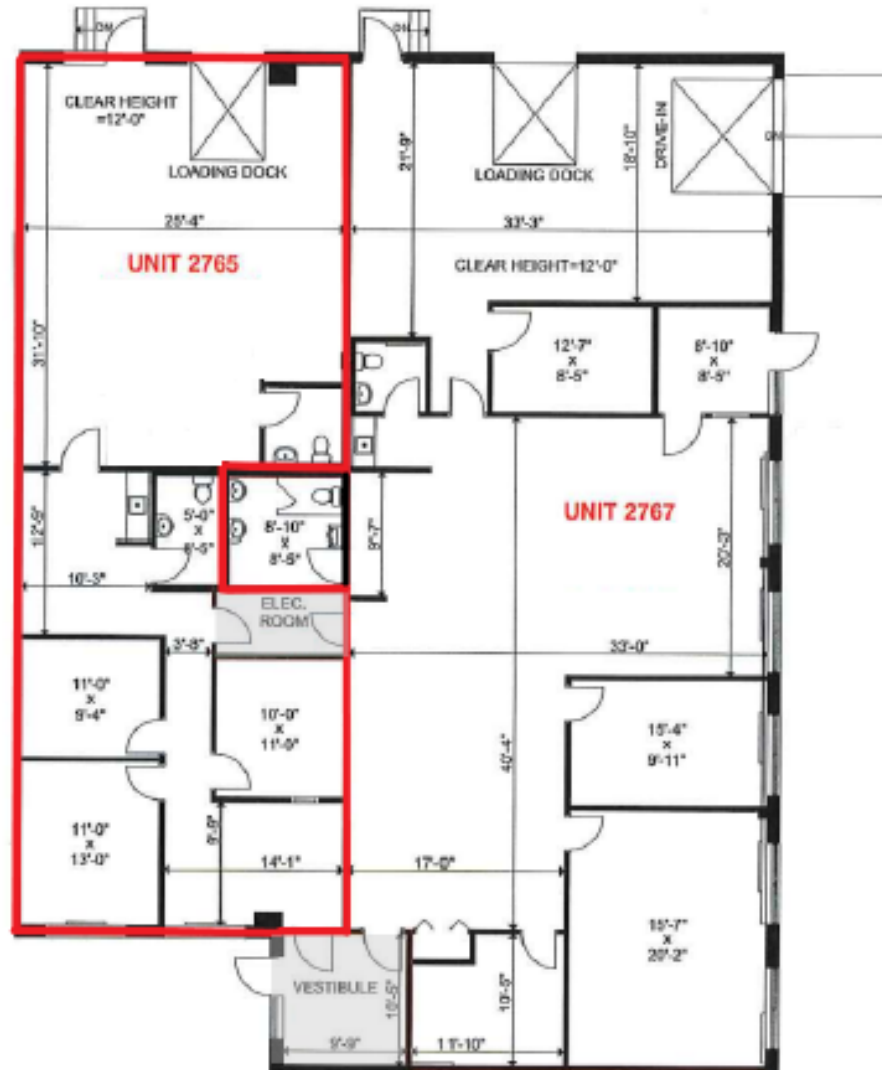
15 minute drive to Pearson International
35 minute drive to Billy Bishop Toronto City



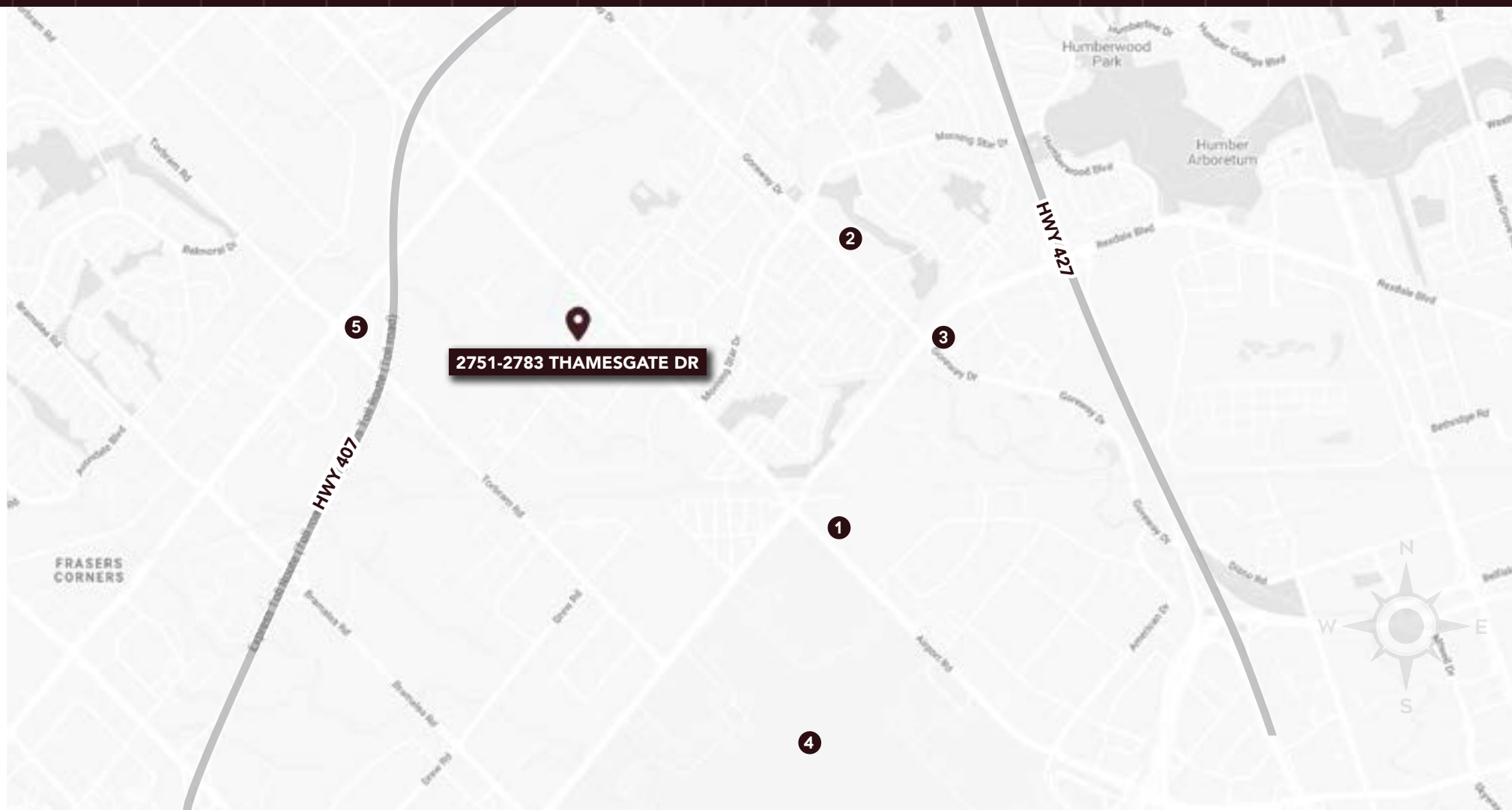
THAMESGATE DRIVE
Mississauga, Ontario

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1,838 SF



AREA MAP



2751-2783
THAMESGATE DRIVE
Mississauga, Ontario

- 1 Tim Hortons
- 2 Westwood Square
- 3 McDonald's
- 4 Pearson International Airport
- 5 Tim Hortons