

Industrial | For Lease



5270

Solar Drive

Unit 21

Mississauga, ON

INDUSTRIAL CONDO

3,866 SQ.FT



Property Details

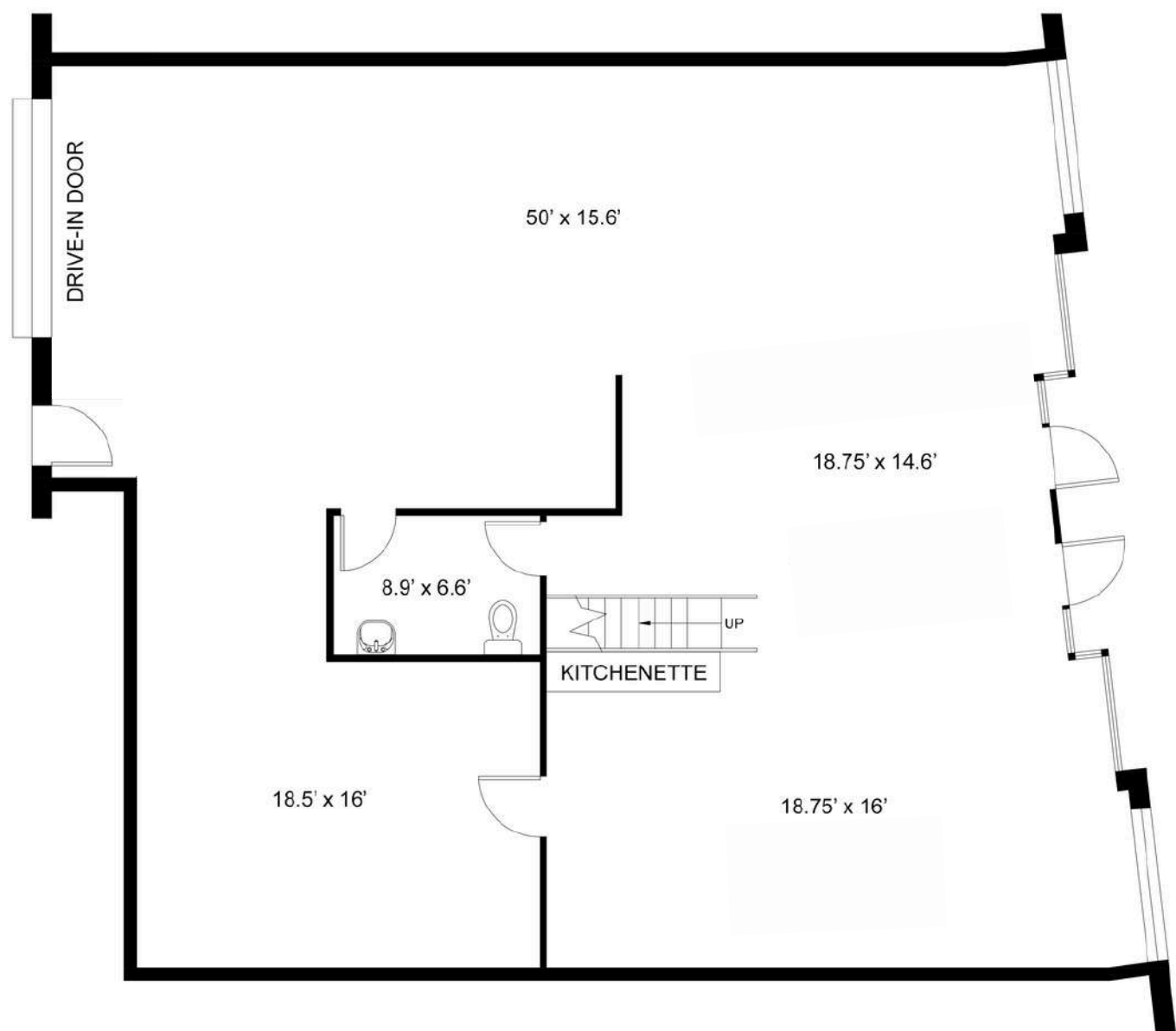


Features

ADDRESS	5270 SOLAR DRIVE UNIT 21
PRICE	\$12.00
OCCUPANCY	TBD
T.M.I	\$7.50
LOADING DOOR	1 Drive-in
HEATING + COOLING	HVAC - 6 Tones
ZONING	E1
POWER	600 AMPS

- Newly Built Industrial Condo Unit
- 30' Ceiling Height (Warehouse)
- 12 X 12 Drive in Door
- Rare Front Exposure
- Great Signage
- Easy Access to Public Transportation
- Located in Airport Corporate Centre
- E1 zoning permits wide variety of uses
- Ample amount of amenities nearby
- Bathroom and Kitchenette
- Exclusive Parking (2)

Ground Floor



GROUND FLOOR SPACE:	2,340 SQ.FT.
MEZZANINE SPACE:	1,526 SQ F.T.
TOTAL SPACE:	3,866 SQ F.T.

All measurements, dimensions, and square footage provided are approximate. While every effort has been made to ensure accuracy, neither the landlord, broker, nor their representatives warrant or guarantee the precision of any measurements stated. Tenants are advised to verify all dimensions independently to their satisfaction prior to making any decisions or entering into any agreement.

Mezzanine



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Amenities



E1 ZONING

PERMITTED USES

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Manufacturing Facility
- Science and Technology Facility
- Warehouse/Distribution Facility

COMMERCIAL

- Commercial School
- Financial Institution
- Veterinary Clinic

HOSPITALITY

- Overnight Accommodation

OTHER

- Active Recreational Use
- Recreational Establishment
- University/College
- Courier/Messenger Service.

And many others.

The Tenant acknowledges that the Landlord, Listing Brokerage, and its representatives make no representations or warranties regarding the current or future zoning, permitted uses, or compliance with municipal by-laws for the subject property. The Tenant is advised to conduct their own independent investigations and to verify all zoning and permitted uses directly with the appropriate municipal authorities. The Landlord and Listing Brokerage shall not be held liable for any discrepancies, non-conformities, or issues arising from the Tenant's intended use of the property.



CITY CAPITAL

C O M M E R C I A L

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