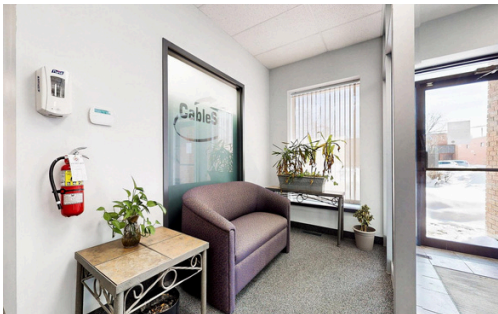


949 Kamato Road

Mississauga

Prime Industrial Space with Office/Apartment



For Lease: \$18.95/sqft

AVENUE
REALTY TEAM SINCE 1987
KELLER WILLIAMS EMPOWERED REALTY, BROKERAGE

949 Kamato Road



Reception Area



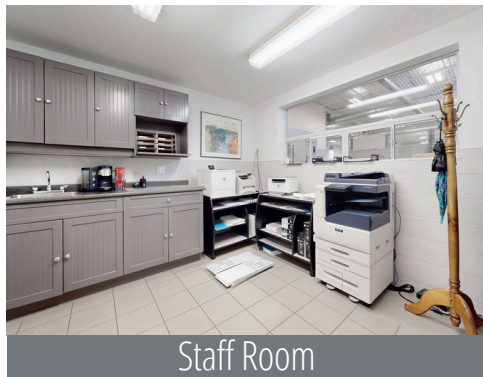
Front Office



Front Office



Meeting Room



Staff Room



Industrial Area Office



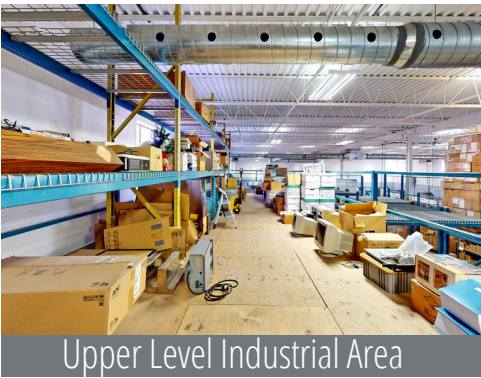
Main Level Industrial Area



Main Level Industrial Area



Main Level Industrial Area



Upper Level Industrial Area



Upper Level Industrial Area



Rear Grounds

Map



Location is key! Conveniently located near major highways (407/410/403) and Pearson International Airport

- Deep yard of approximately 190 feet from the building to rear lot line
- 17,607 sq. ft. space (15,650 sq. ft. Industrial Area + 1,949 sq. ft. Office/Apartment Area)
- 19'6" ft Front Warehouse Ceiling Height
 - Floor to bottom of beam: 17'4" ft
 - Double Doors to Back Warehouse: 8'10" ft x 5'10" ft
- 19'7" ft Back Warehouse Ceiling Height
 - Floor to bottom of beam: 17'8" ft
- 1 Washroom
- One Drive-In Door (13'11" ft X 12'0" ft)
- Unit has 2 Truck Level Shipping Doors (10'0" ft x 7'10" ft)
- TMI \$5.95/sq. ft.
- 600-volt service
- 200 amps
- E2 Zoning

Christopher Fusco

Broker of Record

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Business: (905) 737-6060 ext. 222 E-mail: cfusco@avenurealty.com