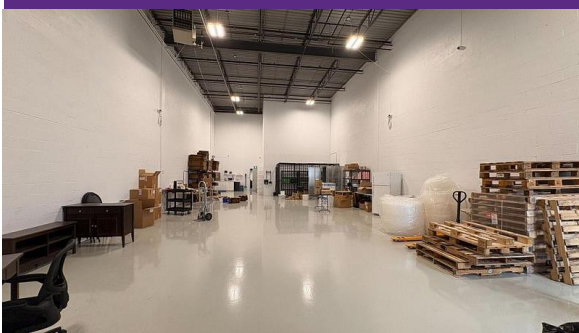


INDUSTRIAL SPACE FOR SUB-LEASE

3620A Laird Rd # 8,
Mississauga



COMMENTS

Industrial Unit Located In A Prestigious Business Park Area. In Close Proximity To Highways 403/407/Q.E.W. Excellent Parking. Exceptional opportunity to sublease a highly improved industrial unit in the heart of Mississauga's established industrial corridor. Unit 8 at 3620 Laird Road offers a rare combination of functional warehouse space and professionally finished office accommodations. The warehouse features durable epoxy flooring, approximately 22-foot clear height, and excellent shipping capabilities with ample room to accommodate 53 foot trailer access and maneuverability. The bright, modern office area is fully finished and well-maintained, creating a professional environment for a variety of industrial, warehousing, distribution, service, or office intensive users. Located with convenient access to Highways 403, 401, and 407, the property provides excellent connectivity throughout the GTA. Available by way of sublease through December 31, 2027. A turnkey opportunity for tenants seeking quality industrial space without the commitment of a long term lease.

DETAILS

Total Size: 3502 Sq. Ft.
Office Area: 1365 Sq. Ft.
Industrial Area: 2,137 Sq. Ft.
Retail Area: 0 Sq. Ft.
Zoning: E 2-1
List Rate: \$19.95 Sq Ft Net
TMI: \$5.88
Clear Height: 22'6"
Loading: 1 Truck Level Door
Sprinklers: Yes
Heat: Gas Forced Air Open
Available: 08/01/2026



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