

**AVISON
YOUNG**

GWL REALTY
ADVISORS

W WESTERN
BUSINESS PARK



Prime Industrial Unit For Lease in the Prestigious Western Business Park

3550 Laird Road, Unit 4
Mississauga, ON

Lyndsay Hopps, SIOR

Principal, Sales Representative

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Tom Clancy

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3550

Laird Road, Unit 4
Mississauga, ON

Availability details

TOTAL AVAILABLE AREA

24,051 sf

INDUSTRIAL AREA

17,814 sf (74%)

OFFICE AREA

6,237 sf (26%)

CLEAR HEIGHT

22'6"

SHIPPING

3 Truck Level Doors

ZONING

E2-1

POSSESSION

Immediate

ASKING NET RENT

\$20.50 psf

ADDITIONAL RENT

\$5.23 psf (2024)

Unit 4: 24,051 sf

Features



Well maintained unit with clean and functional warehouse space



Potential to reduce office area



Corner unit with Highway 403 exposure and signage opportunity



Located in the prestigious Western Business Park and surrounded by amenities



Immediate access to highways 403, 407 & QEW via Dundas Street



Truck level shipping court that can accommodate 53' trailer access



Easy access to an abundant and desirable labour pool

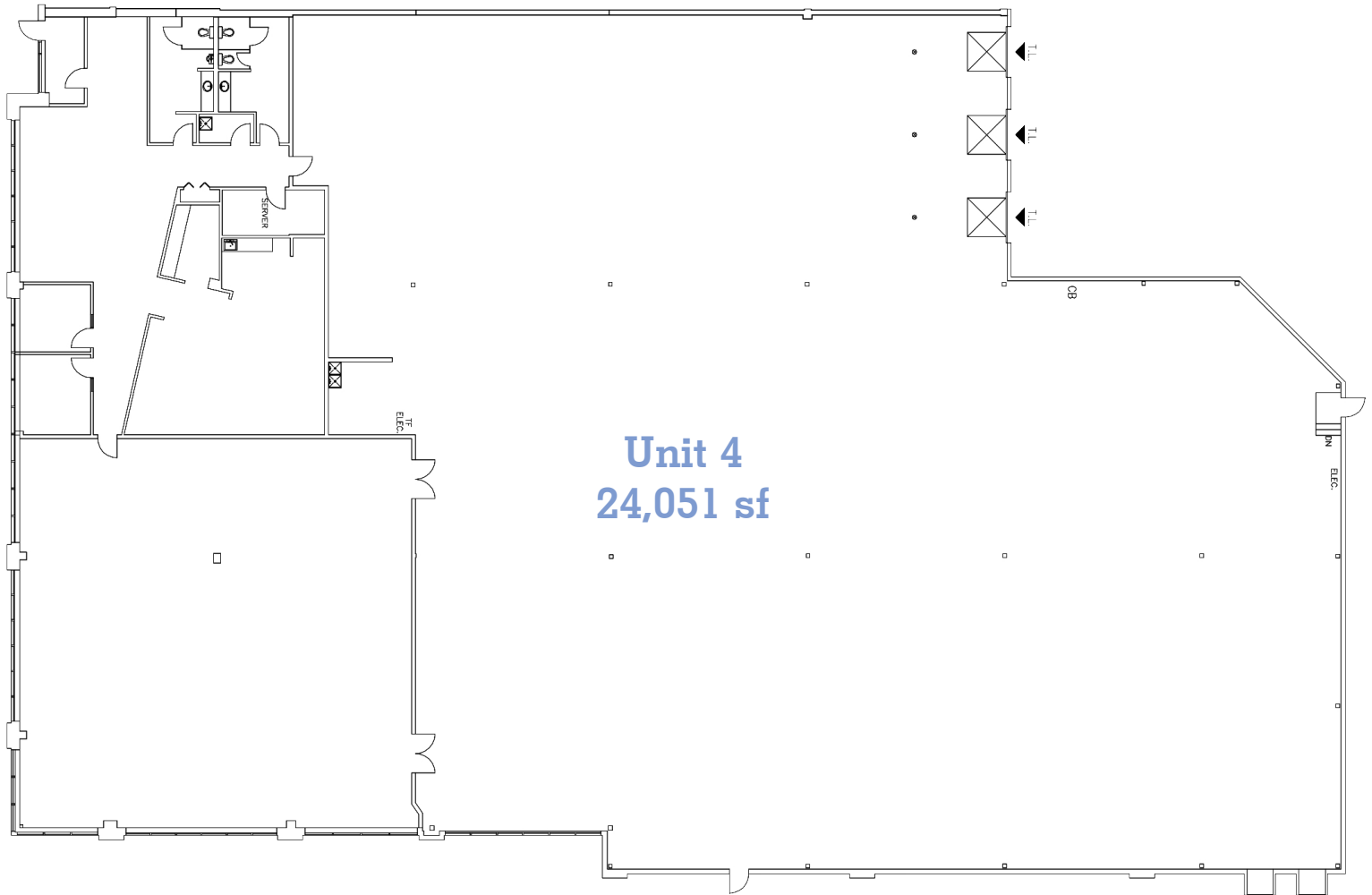


Professionally owned and managed by an institutional landlord

3550 Laird Road, Unit 4
Mississauga, ON



Floor Plan



3550 Laird Road
Unit 4, Mississauga, ON

For Lease



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