

INDUSTRIAL SPACE FOR LEASE

428 Gibraltar Dr #2-4,
Mississauga



COMMENTS

Highly functional small industrial units offering a unique quasi office/industrial layout with approximately 75% office/showroom space and 25% industrial/workshop area. Fully air conditioned throughout, the units are well suited for light assembly, photography or content studios, personal fitness or recreational uses, and other clean industrial users. Features a rear man door with potential to be converted to a small drive in or double man door (subject to approvals). Recent site improvements include upgraded exterior landscaping and a freshly painted building facade. Convenient access to major highways, transit, and nearby amenities. Professionally managed complex with ample on-site parking. Responsive landlord with flexible deal execution.

DETAILS

Total Size: 3430Sq. Ft.

Office Area: 2572 Sq. Ft.

Industrial Area: 858 Sq. Ft.

Zoning: E2

List Rate: \$1 Sq Ft Net

TMI: \$6.17

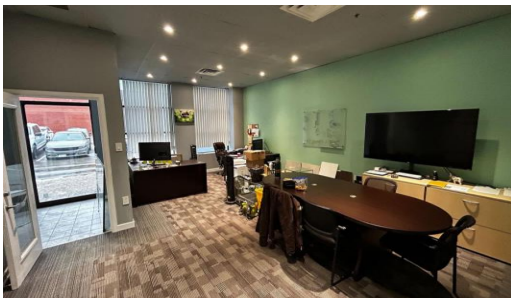
Clear Height: 16

Loading: N/A

Sprinklers: Yes

Heat: Gas Forced Air Open

Available: 02/ 01/ 2025



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