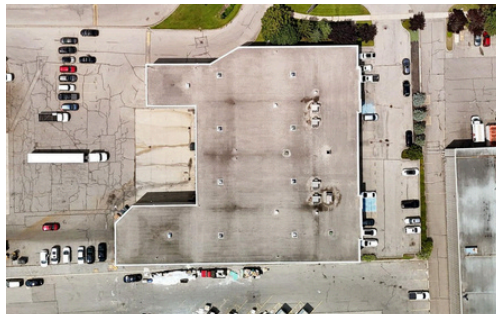


1060B Lorimar Drive

Mississauga

Prime Mississauga Industrial Area



For Lease: \$21.95/sqft Net Lease + TMI

AVENUE
REALTY TEAM SINCE 1987
KELLER WILLIAMS EMPOWERED REALTY, BROKERAGE

1060B Lorimar Drive



Front Office



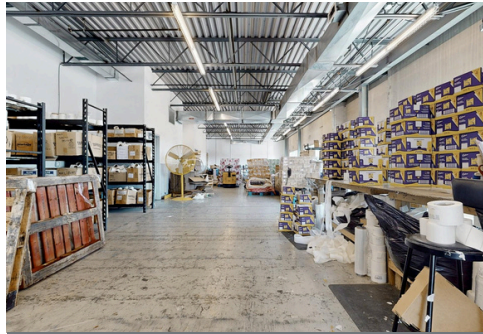
Front Office



Front Office



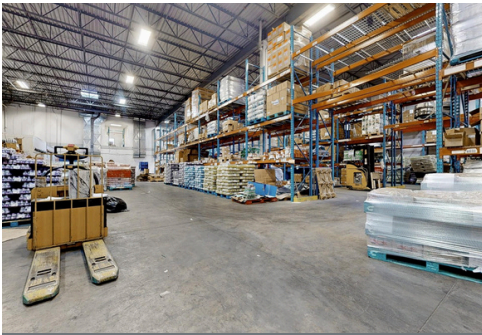
Upper Level Industrial Area



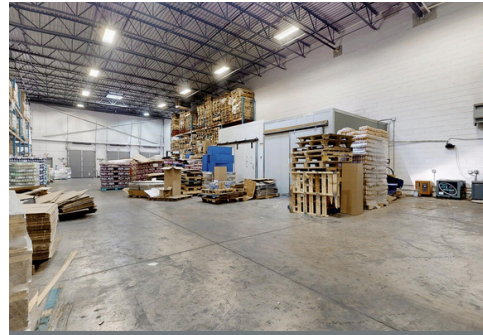
Upper Level Industrial Area



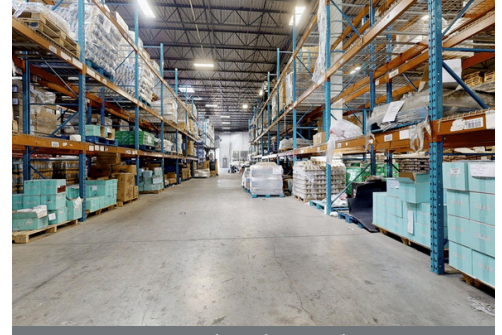
Upper Level Industrial Area



Main Level Industrial Area



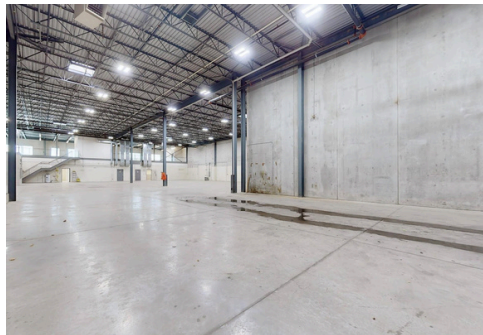
Main Level Industrial Area



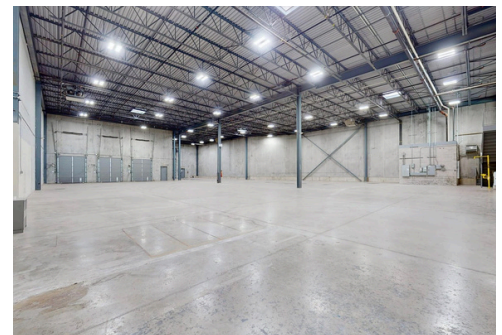
Main Level Industrial Area



1060A Industrial Area Example

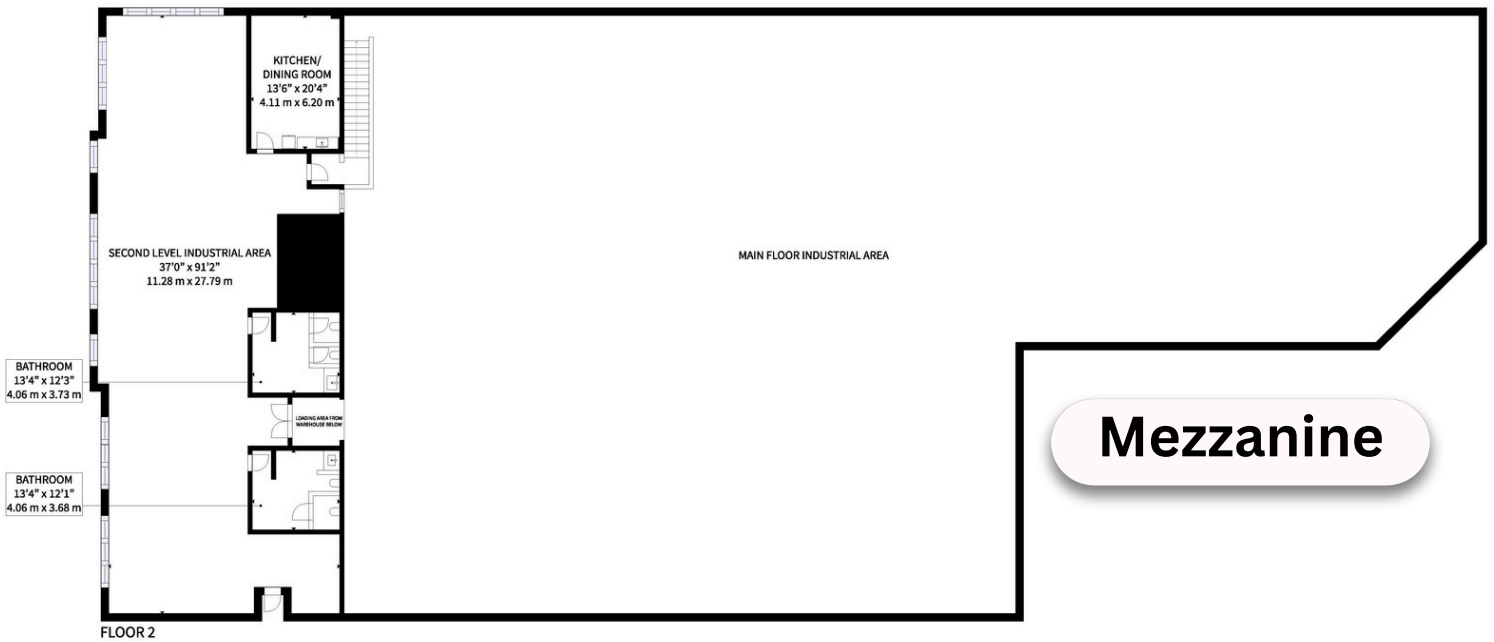
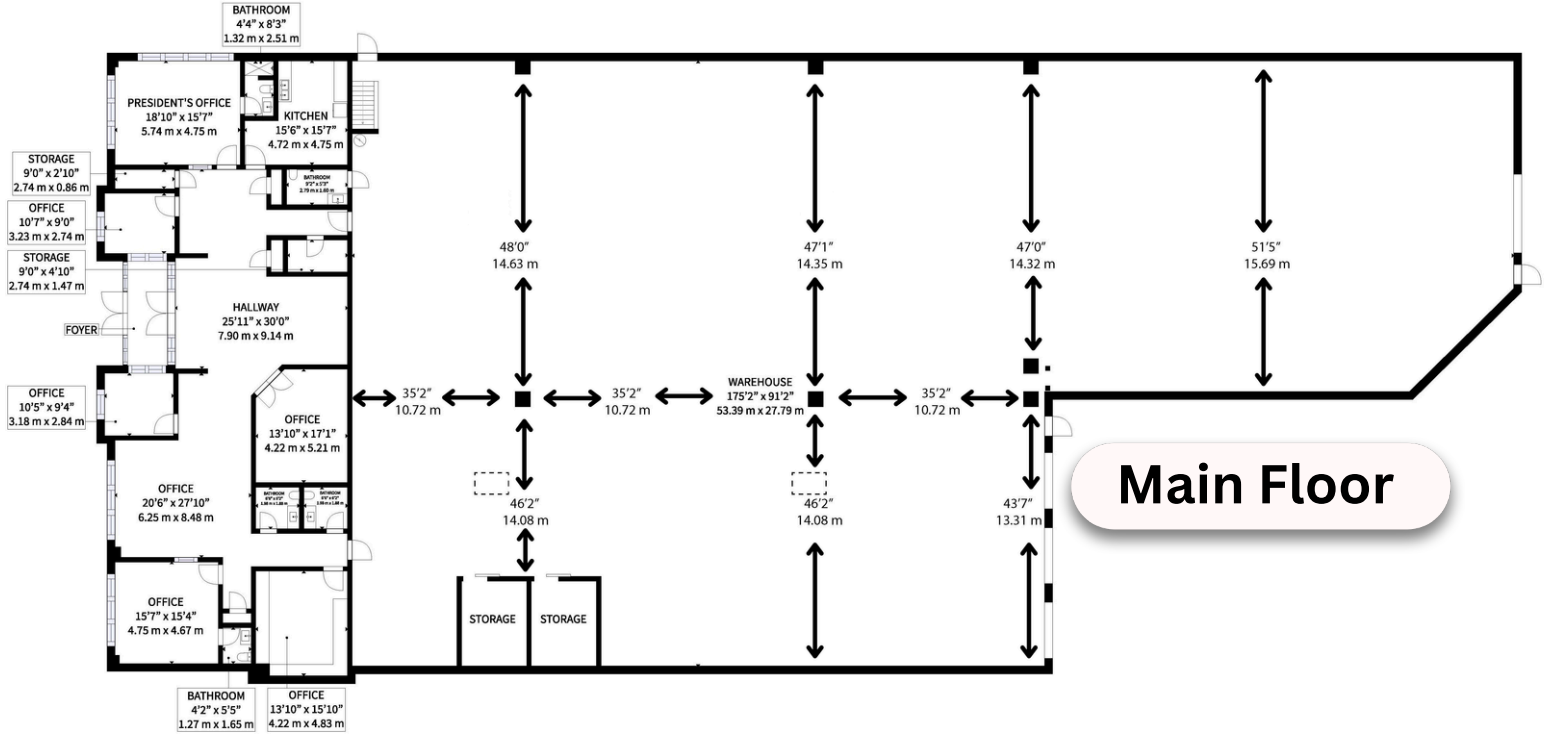


1060A Industrial Area Example



1060A Industrial Area Example

Floorplans



Map



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

- 21,344 sq. ft. space (13,986 sq. ft. Industrial Area + 3,679 sq. ft. Mezzanine + 3,679 sq. ft. Office Area)
- 26'5" Warehouse Ceiling Height
- 13'7 1/2" ft Mezzanine Ceiling Height
 - Floor to bottom of air duct: 10'4.5" ft
 - Floor to bottom of beam: 11'6" ft
- Amps: 400
- 6 Washrooms and 1 Kitchenette
- One Drive-In Door (13'7" ft X 11'9" ft)
- Unit has 3 Truck Level Shipping Docks with automatic Levelers (9'9" ft X 7'8" ft)
- TMI \$5.95/sq. ft. (lawn, snow, plumbing, electrical, HVAC and sprinkler monitoring)

Christopher Fusco

Broker of Record

Mobile: (416) 301-4878

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