

**AVISON
YOUNG**



FOR SUBLEASE

Industrial unit available with large shipping court

3500 Ridgeway Drive, Units 4-6
Mississauga, ON

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*Sales Representative



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3500

Ridgeway Drive
Units 4-6

Property details

TOTAL AVAILABLE AREA

27,417 sf

OFFICE / SHOWROOM AREA

5,732 sf

CLEAR HEIGHT

22' 6"

SHIPPING

6 truck level

ZONING

E2-80, E2-81

POSSESSION

May 15th, 2026

PARKING

2.06 per 1,000 sf

ASKING NET RENT

Speak with listing team

ADDITIONAL RENT

\$4.91 psf (2026)

Features



Office space built out with meeting rooms, kitchenette, washrooms, private offices and open work area



Adjacent to Highway 403, which is easily accessible by both car and public transit



Large shipping court with high ratio of dock level doors relative to unit size

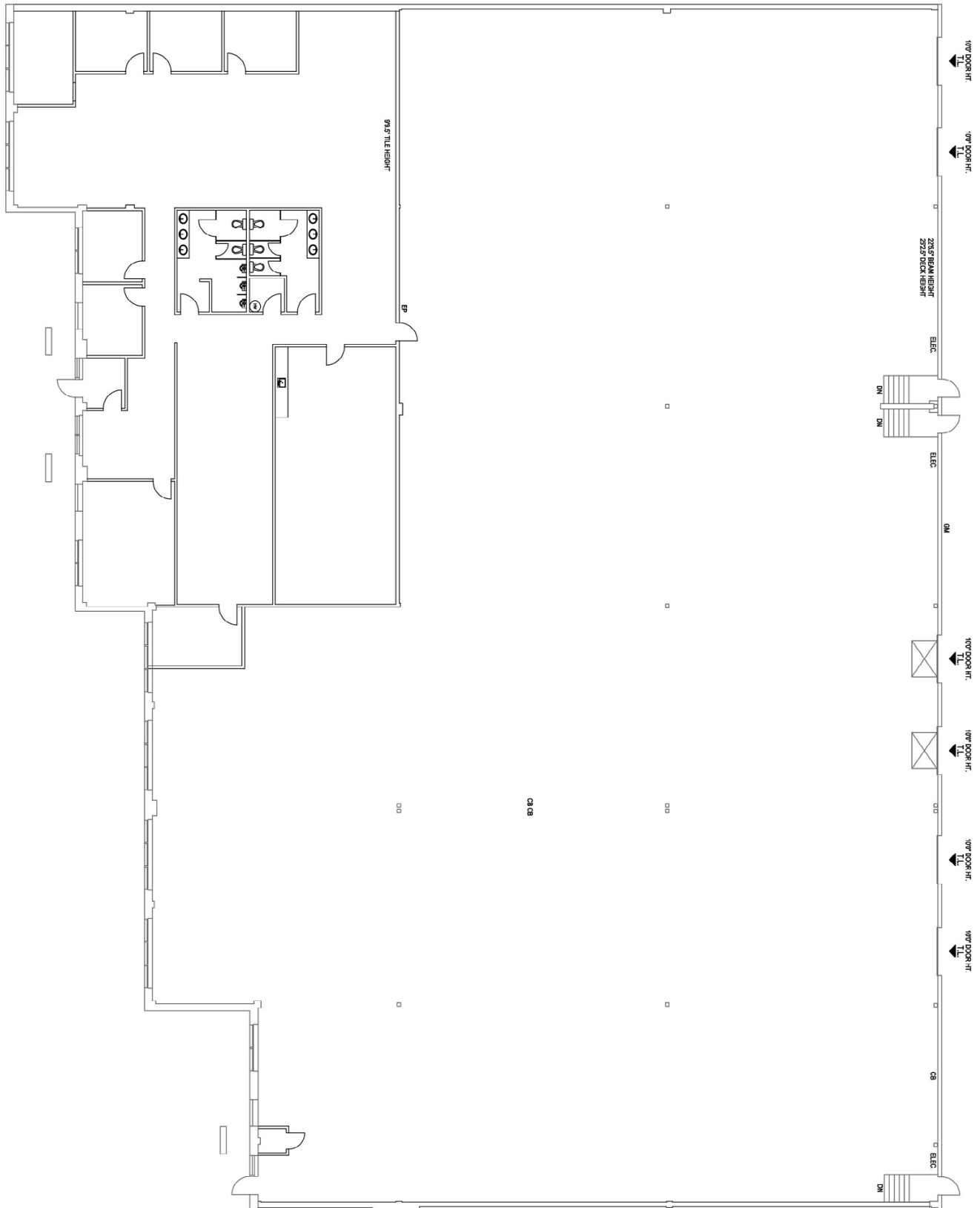


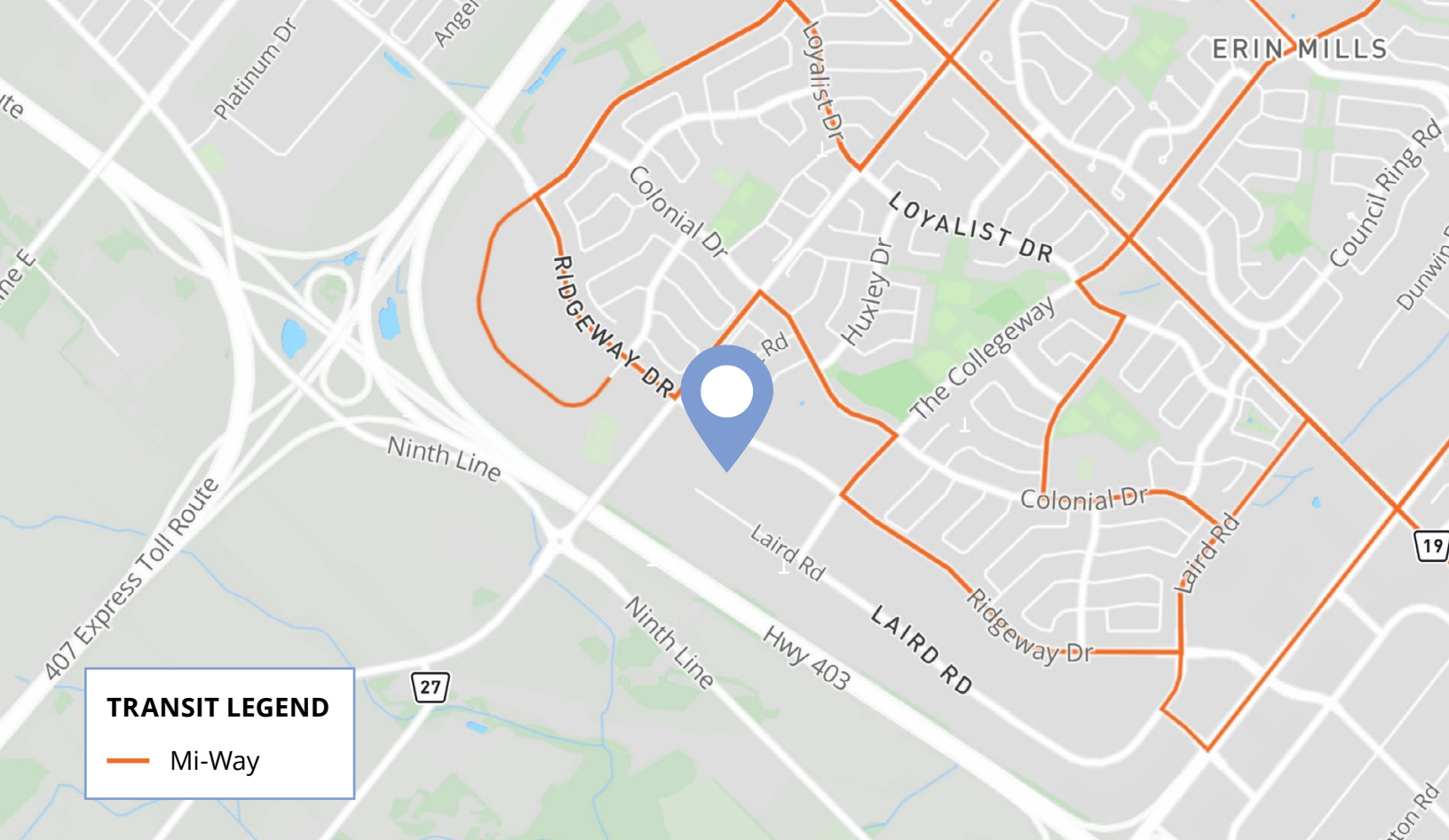
Remaining Lease Term

12.5 Months as of May 15th, 2026
Sublease expires May 30th, 2027
Longer lease term available

Units 4-6

FLOOR PLAN





Amenities within 5KM



242

Restaurants



596

Retail



37

Gas Stations



26

Banks



21

Fitness Centres

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