



# INDUSTRIAL UNITS AVAILABLE



FROM 2,000 SF TO 50,000 SF

- › Prestige Industrial Park
- › Office percentage varies
- › Well managed with a reputable Landlord
- › Ample surface parking
- › 22' – 24' ceiling height
- › Accessible to major highways

Avison Young  
Commercial Real Estate (Ontario) Inc., Brokerage  
77 City Centre Drive, Suite 301  
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Platinum member



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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.



# LAIRD BUSINESS PARK

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3490 Laird Road	4-5	4,412	Immediate	22% office, 2 T/L, 18'	\$14.00 psf	\$4.66 psf
3505 Laird Road	13	3,132	December 1, 2020	8% office, 1 T/L, 22'	\$14.50 psf	\$4.66 psf
3505 Laird Road	16-17	5,749	October 1, 2020	43% office, 2 T/L, 22'	\$14.00 psf	\$4.66 psf
3530 Laird Road	1A	3,775	Immediate	0% office, 2 T/L, 23'	\$12.00 psf	\$4.66 psf
3600A Laird Road	14	3,475	Immediate	60% office, 1 T/L, 24'	\$14.95 psf	\$4.66 psf
3615 Laird Road	2-3	7,950	Immediate	19% office, 2 D/I, 22'	\$14.00 psf	\$4.66 psf

# RIDGEWAY BUSINESS PARK

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3200 Ridgeway Drive	2	2,906	Immediate	100% office, 1 D/I, 22'	\$15.00 psf	\$4.96 psf
3200 Ridgeway Drive	3	2,777	60 Days Notice	32% office, 1 D/I, 22'	\$14.50 psf	\$4.96 psf
3200 Ridgeway Drive	17-18	7,162	Immediate	51% office, 2 T/L, 1 D/I, 22'	\$14.50 psf	\$4.96 psf



\*FLOOR PLANS AVAILABLE ON REQUEST

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# SLADEVIEW BUSINESS PARK

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3995 Sladeview Crescent	7	5,146	Immediate	55% office, 1 D/I door, 18'	\$14.00 psf	\$5.11 psf
4140B Sladeview Crescent	1-2	14,005	Immediate	18% office, 4 T/L doors, 23'	\$14.00 psf	\$5.11 psf
4140B Sladeview Crescent	4	6,642	Immediate	51% office, 2 T/L doors, 23'	\$14.75 psf	\$5.11 psf
4060 Ridgeway Drive	12-14	11,913	Immediate	11% office, 4 T/L doors, 23'	Negotiable	\$5.11 psf

# ERIN MILLS BUSINESS PARK

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3500 Ridgeway Drive	8-9	6,074	Immediate	21% office, 1 T/L, 1 D/I door, 22'	\$14.50 psf	\$4.13 psf
3600 Ridgeway Drive	3	12,394	October 1, 2020	20% office, 2 D/I door, 24'	\$14.50 psf	\$4.13 psf
3755 Laird Road	7	5,932	Immediate	38% office, 2 T/L door, 22'	\$14.25 psf	\$4.13 psf
3755 Laird Road	8-11	47,216	Immediate	54% office, 5 T/L, 1 D/I door, 22'	\$15.00 psf	\$4.13 psf
3755 Laird Road	8-9A	13,351	Immediate	15% office, 4 T/L, 22'	\$15.00 psf	\$4.13 psf
3755 Laird Road	8-9	13,351	Immediate	100% office	\$14.25 psf	\$4.13 psf
3755 Laird Road	10-11	33,825	Immediate	31% office, 5 T/L, 1 D/I door, 22'	\$9.25 psf	\$4.13 psf



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# AMENITIES MAP



\*Travel distance by land

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**AVISON**  
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