FOR SUBLEASE

Industrial Property for Sublease in Mississauga

3400 Ridgeway Drive, Unit 1
Mississauga, ON

Patrick Campbell
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AVISON YOUNG

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3400

Ridgeway Drive, Unit 1
Mississauga, ON

Property details

TOTAL AVAILABLE AREA
14,435 sf

INDUSTRIAL AREA
11,823 sf

OFFICE AREA
2,612 sf

CLEAR HEIGHT
22'

SHIPPING
1 Truck level / 1 drive-in door

ZONING
E2-81 & E2-80

PARKING
Outside/surface

POSSESSION
Flexible

ASKING NET RENT
Contact Listing Agent

ADDITIONAL RENT
$4.73 (2021)

Features

Generous shipping court

Truck level and drive in shipping

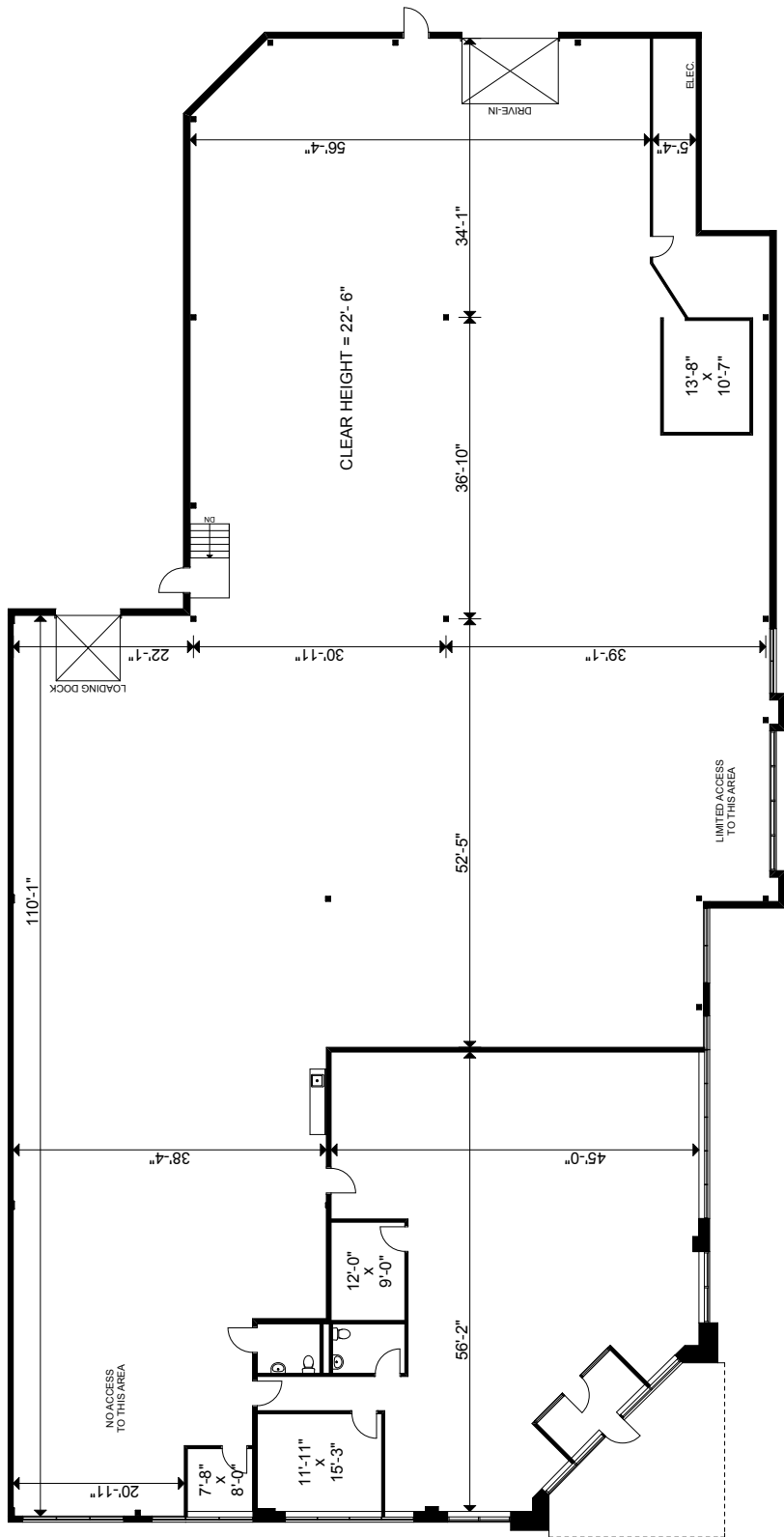Can accommodate 53' trailers

Close proximity to highways 403/407/Q.E.W.

Excellent parking

Sublease expires May 30, 2028

Racking can be made available

ELEC.

DRIVE-IN

56'-4"

5'-4"

34'-1"

13'-8"
x
10'-7"

CLEAR HEIGHT = 22'-6"

36'-10"

DN

LOADING DOCK

22'-1"

30'-11"

39'-1"

LIMITED ACCESS
TO THIS AREA

110'-1"

52'-5"

38'-4"

45'-0"

56'-2"

12'-0"
x
9'-0"

NO ACCESS
TO THIS AREA

11'-11"
x
15'-3"

7'-8"
x
8'-0"

20'-11"

Amenities & Transit Options

2 minutes
1.0 km to Hwy 403

4 minutes
4.0 km to Hwy QEW

4 minutes
4.3 km to Hwy 407

9 minutes
13.9 km to Hwy 401

13 minutes
19.9 km to Hwy 410

Legend

Oakville Transit
- 4 – Speers - Cornwall
- 28 – Glen Abbey North
- 5A – Dundas

MiWay
- 45A – Winston Churchill - Speakman
- 109 – Airport Express
- 36 – Colonial - Ridgeway

GO Transit
- 1 – Lakeshore West
- 20 – Milton / Oakville
- 46 – Oakville / Highway 407
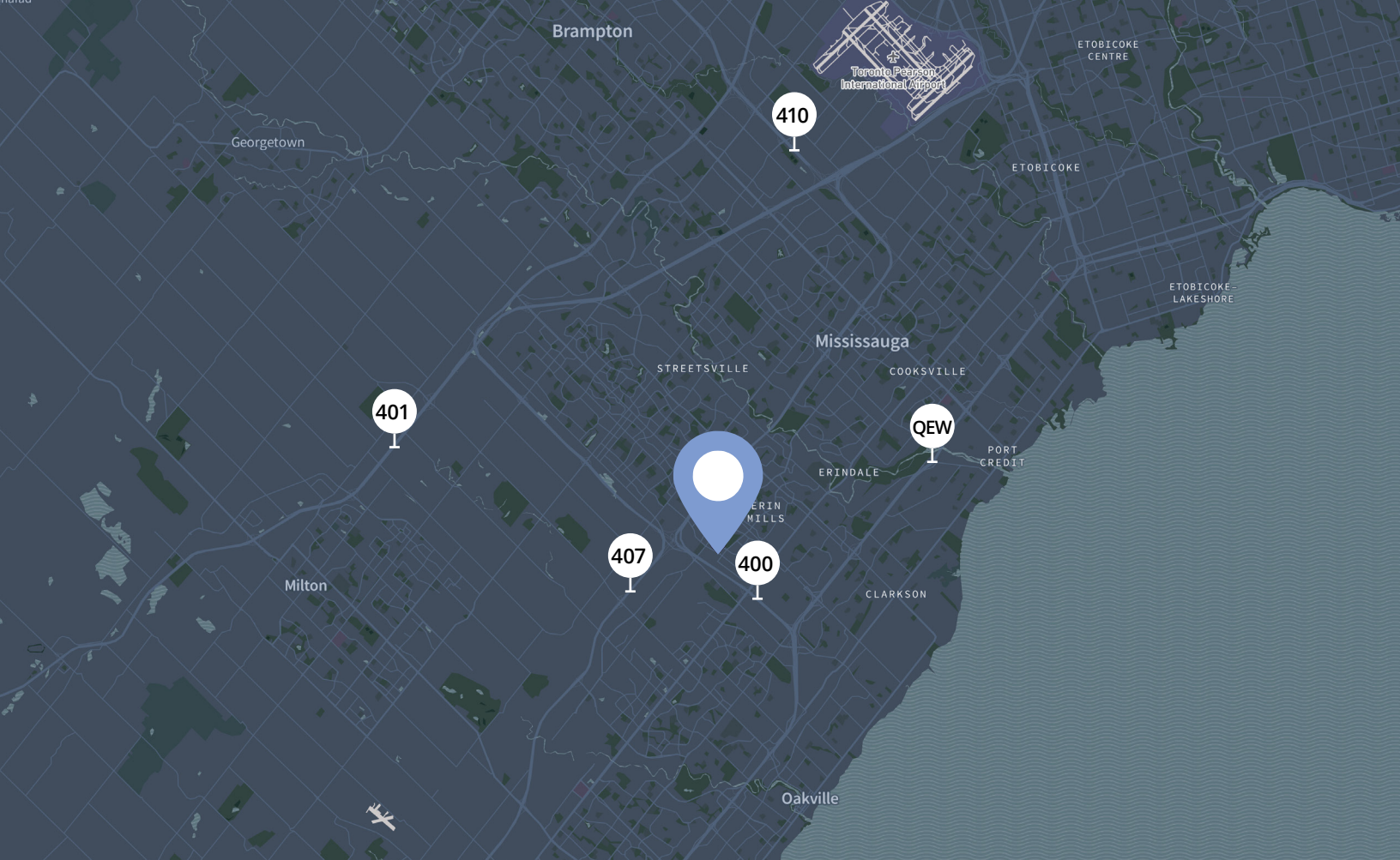
3400 Ridgeway Dr

UNDER 2 MINUTES AWAY

1
LA Fitness
Golf Town
Canadian Tire
Petsmart
Best Buy
Tim Hortons
Panera Bread
Jack Astor's
Starbucks
Mandarin
Milestone's
Montana's
Basil Box
McDonald's
St. Louis
RBC
CIBC
Home Depot

2
Walmart
TD Bank
Five Guys
Popeye's
Stacked
No Frills
Rogers
BMO
Subway
Dollarama

3 Sheridan Centre
Shoppers Drug Mart
Scotiabank
Metro
McDonalds

4
RBC
Esso
HomeSense
RONA

5 Smart Centre Oakville
Walmart
CIBC
Nando's
The Keg
Goodlife Fitness

6 Oakville Entertainment Centrum
Boston Pizza
Scaddabush
3 Brewers
Trattoria Timone
K&B Sushi
Wendy's Homewood Suites
Quality Inn

7 Erin Mills Town Centre
Hudson's Bay
LCBO
Tim Hortons
Loblaws

8 Square One Mall
Moxie's
Cineplex
Whole Foods
Goodlife Fitness
Walmart

9 Oakville Place
BMO
PetSmart
Sport Chek

Amenities within 5KM

242	**596**	**37**	**26**	**21**
Restaurants	Retail	Gas Stations	Banks	Fitness Centres

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