

FOR SUBLEASE

6155

**BELGRAVE
ROAD**
UNIT 2

MISSISSAUGA
ONTARIO

**FLEXIBLE
LEASE
TERM**

**SOME RACKING
AVAILABLE**

ASKING RATE

\$8.95

PER SQ.FT. NET

COMMENTS

- » Exceptional shipping ratio
- » Zoning permits most commercial & industrial activities
- » Excellent accessibility to transit and other location amenities.
- » Easy Access to Highways 401, 427, 409 & Toronto Pearson Airport

ALL INFORMATION TO BE VERIFIED

PROPERTY DETAILS

| | |
|---------------------|---------------------------|
| TOTAL AREA | 62,049 SQ.FT. |
| CLEAR HEIGHT | 30' |
| SHIPPING | 12 TL 1 DI |
| BAY SIZE | 36' x 40' |
| SPRINKLERS | YES |
| POWER | 600 AMPS (TO BE VERIFIED) |
| ZONING | E 2 |
| TMI | \$3.18 PER SQ.FT. |
| POSSESSION | TBA |

JOHN LAFONTAINE*

VICE CHAIRMAN

416 798 6229 | john.lafontaine@cbre.com

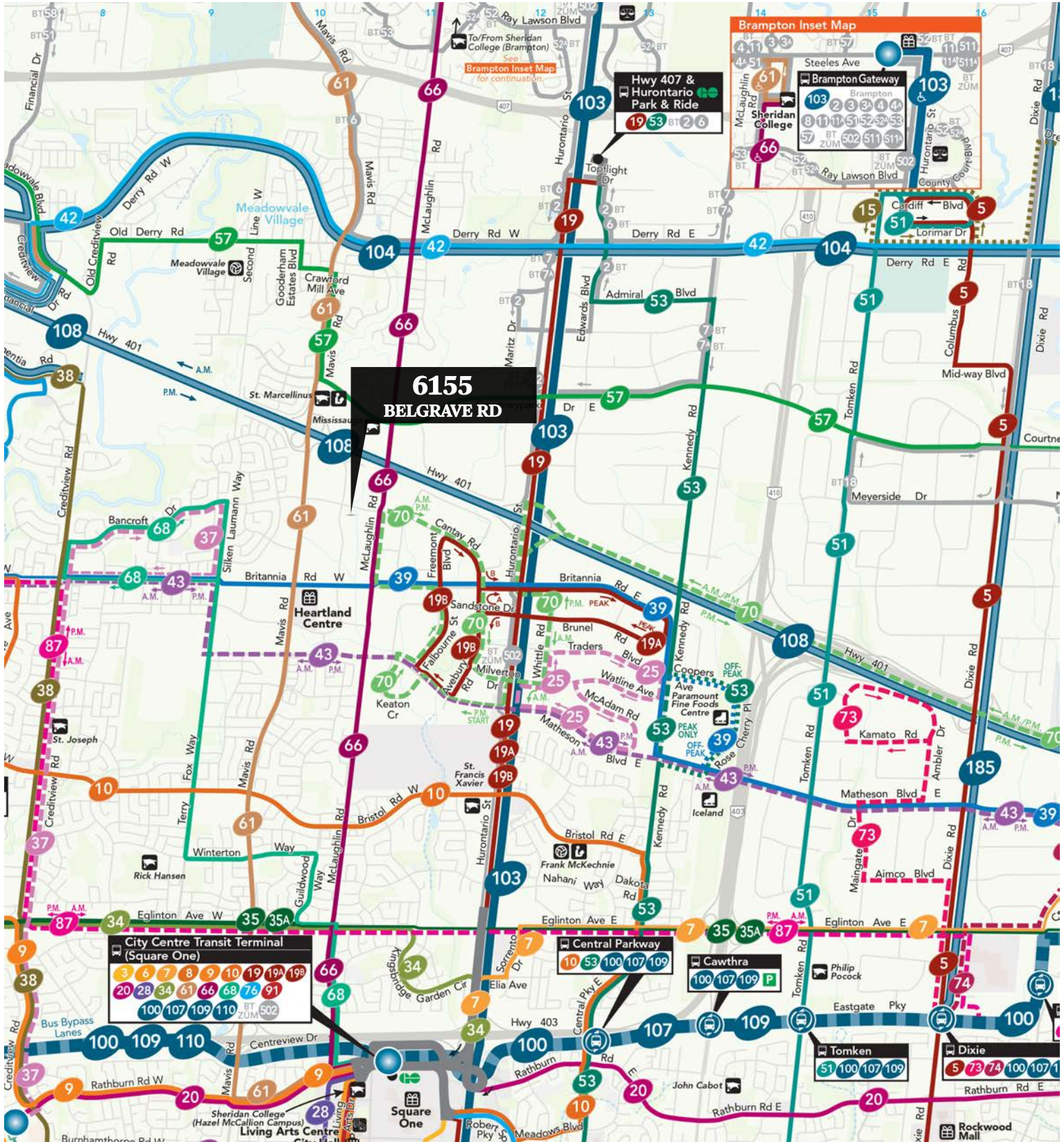
*SALES REPRESENTATIVE

PROPERTY LOCATION



| | | |
|-------------------------|------------|--------|
| HWY 401 | 4 minutes | 1.5 km |
| HWY 410 | 8 minutes | 3.2 km |
| HWY 403 | 9 minutes | 3.6 km |
| TORONTO PEARSON AIRPORT | 14 minutes | 9.2 km |

TRANSIT MAP



PHOTOS - INTERIOR



PHOTOS - EXTERIOR



ZONING INFORMATION



E2 - PERMITTED USES

OFFICE USES

- Business office
- Medical office

EMPLOYMENT USES

- Commercial self-storage
- Contractors establishment
- Manufacturing
- Outside storage
- Repair shop
- Retail store, accessory and showroom
- Training facility
- Warehousing
- Wholesaling

RETAIL USES

- Outside display and sales area

SERVICE COMMERCIAL USES

- Adult entertainment establishment
- Commercial school
- Drive-through facility
- Dry cleaning/laundry establishment
- Financial institution
- Food production
- Rental establishment
- Repair shop
- Restaurant
- Sports facility
- Taxi dispatch
- Veterinary clinic

COMMUNITY USES

- Art gallery

- Day care
 - Emergency service facility
 - Food bank
 - Place of worship
 - Public works yard
 - School, private
- #### HOSPITALITY USES
- Hotel
 - Public hall
- #### OPEN SPACE USES
- Conservation use
 - Park, public
 - Stormwater management facility
 - Motor Vehicle Uses
 - Parking area, heavy vehicle

ALL INFORMATION TO BE VERIFIED

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 john.lafontaine@cbre.com
 *Sales Representative

CBRE Limited Real Estate Brokerage | 5935 Airport Road, Suite 700 Mississauga, ON L4V 1W5 | www.cbre.ca
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