

FOR SALE AND LEASE

INDUSTRIAL CONDO UNIT IN MISSISSAUGA

10 FALCONER DR 5
MISSISSAUGA L5N 3L8

10 FALCONER DRIVE

- | | |
|-------------------------------|-------------------------------|
| 1. INICIO CONSTRUCTION INC. | 7. AQUAM COMMUNITY |
| 2. ELITE PHYSIO | 8. BOOTHILL WILMEX |
| 3. ONE EXIM LIMITED | 9. RESPONSIBLE STRATEGIC INC. |
| 4. LOGO WORLD INC. | 10. RESPONSIBLE SERVICES INC. |
| 5. SANITAI CHEMICAL LABS LTD. | 11. CROFTON INC. |
| 6. DEMATIC LTD. | 12. NORTH MISSISSAUGA VILLAGE |

MANAGED BY COLWELL BARRETT REAL ESTATE MANAGEMENT LTD. TEL: 905-650-8100

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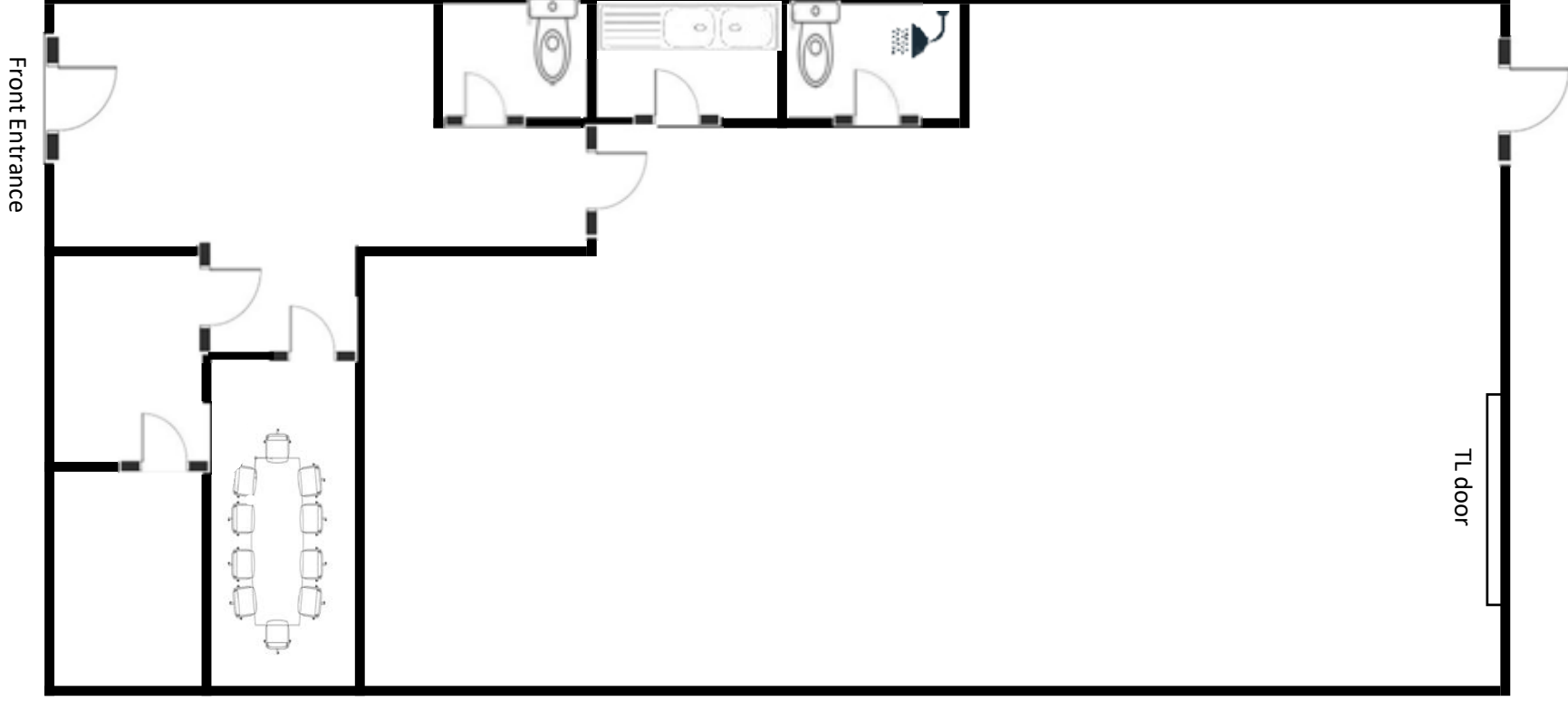


PROPERTY FEATURES

Address:	10 Falconer Dr 5, Mississauga L5N 3L8
Area:	3,163 SF
Office:	600 SF
TL Door:	1
Clear Height:	18'
Property Taxes:	\$9,608 (2023)
Monthly Condo Fees:	\$725
Availability:	Immediately
List Price:	\$1,650,000
Net Rent:	\$19.00 PSF
Net TMI:	\$6.08 PSF
Zoning:	E2

- Great opportunity to own or lease an industrial unit in Meadowvale close to Hwys 401 & 407
- Renovated office area
- Small Mezzanine area for storage (not included in square footage)
- Office includes: 2 window offices, 1 boardroom, Kitchenette and two washrooms (one with shower facility)

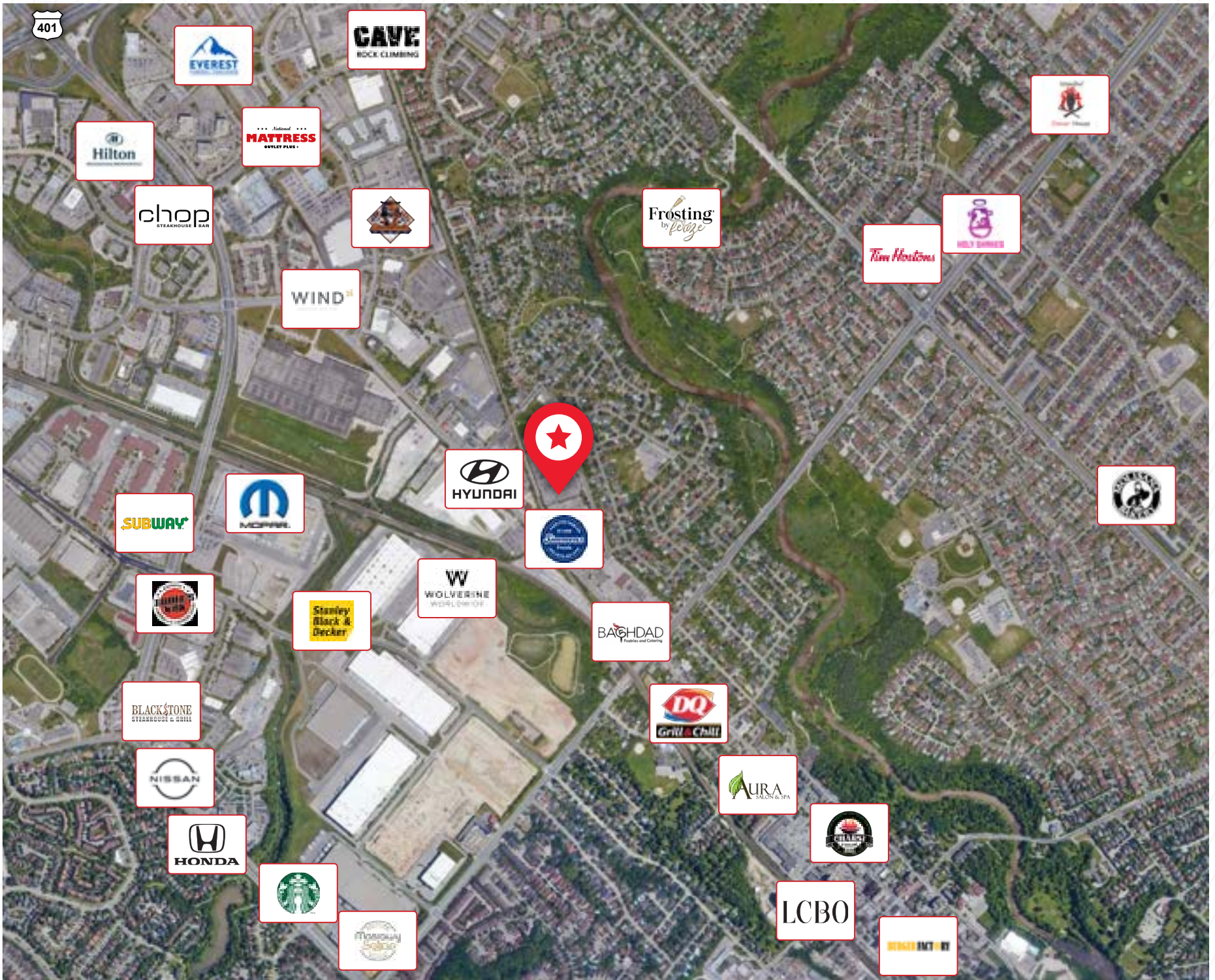
SITE PLAN



PICTURES



AMENITIES MAP





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