

FOR SALE AND LEASE

INDUSTRIAL CONDO UNIT IN MISSISSAUGA

10 FALCONER DR 5
MISSISSAUGA L5N 3L8

10 FALCONER DRIVE

- | | |
|------------------------------|-----------------------------------|
| 1. NIGECO CONSTRUCTION INC | 7. ALSALAM COMMUNITY |
| 2. ELITE PHYSIO | 8. BODYTECH WELLNESS |
| 3. DMI EXIM LIMITED | 9. RESPONDPLUS SERVICES INC |
| 4. LOGO WORLD INC | 10. RESPONDPLUS SERVICES INC |
| 5. SANITAL CHEMICAL LABS LTD | 11. CKDPACK INC |
| 6. DEMATIC LTD | 12. NORTH MISSISSAUGA SOCCER CLUB |

MANAGED BY: COLDWELL BANKER REAL ESTATE MANAGEMENT LEADERS | TEL: (905) 453-3344

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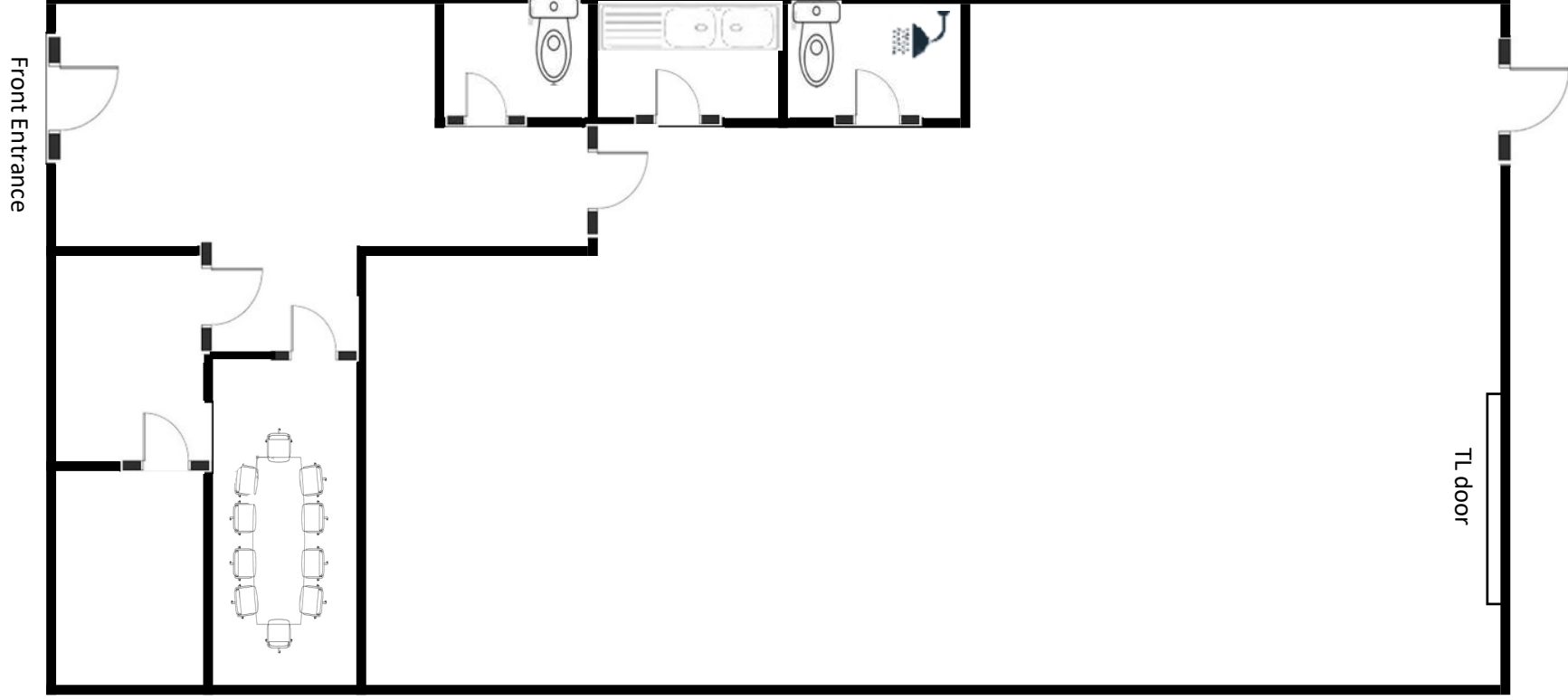


PROPERTY FEATURES

Address:	10 Falconer Dr 5, Mississauga L5N 3L8
Area:	3,163 SF
Office:	600 SF
Clear Height:	18'
Shipping:	1 Truck Level Door
Zoning:	E2
Possession Date:	Immediate
Sale Price:	\$1,499,000
Property Taxes:	\$9,608.00 (2023)
Monthly Condo Fee:	\$725.00
Lease Rate:	\$19.00 PSF NET
Net TMI:	\$6.08 PSF TMI (2024)

- 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)

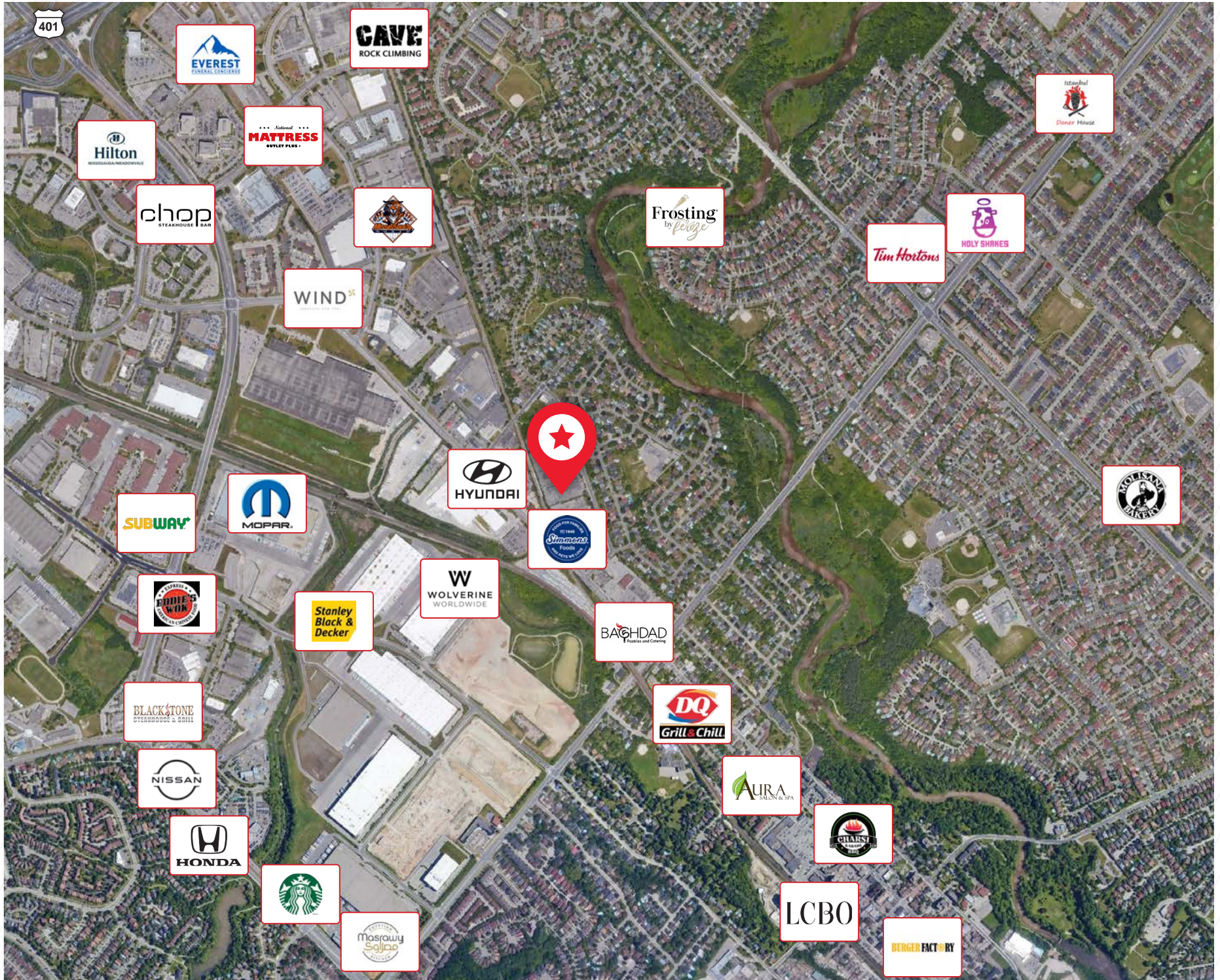
SITE PLAN



PICTURES



AMENITIES MAP





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