

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) 455-3344

RICHARD BURTON

Associate Vice President

+1 905 501 6415

richard.burton@cushwake.com

PRABH RATRA

Senior Associate

+1 236 869 2199

prabh.ratra@cushwake.com

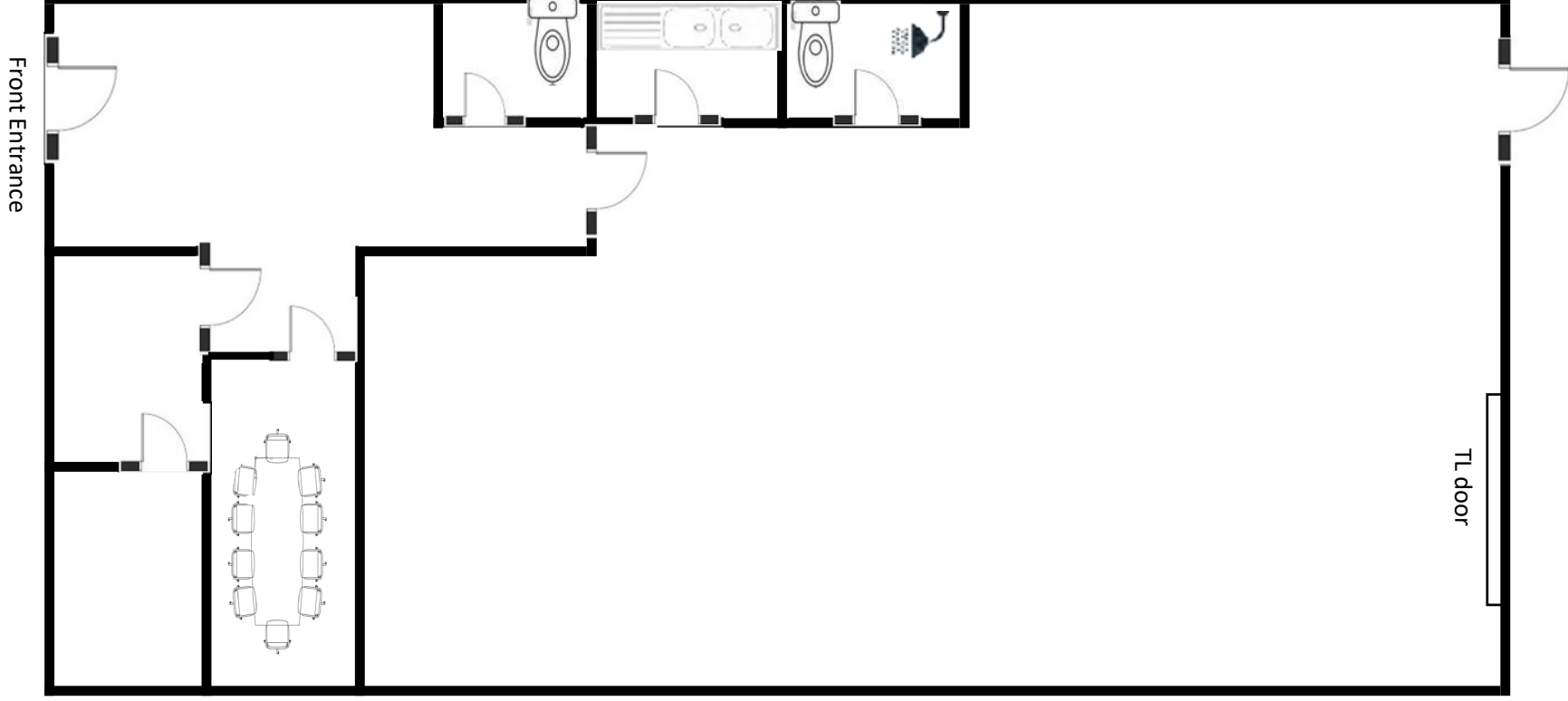


PROPERTY FEATURES

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)

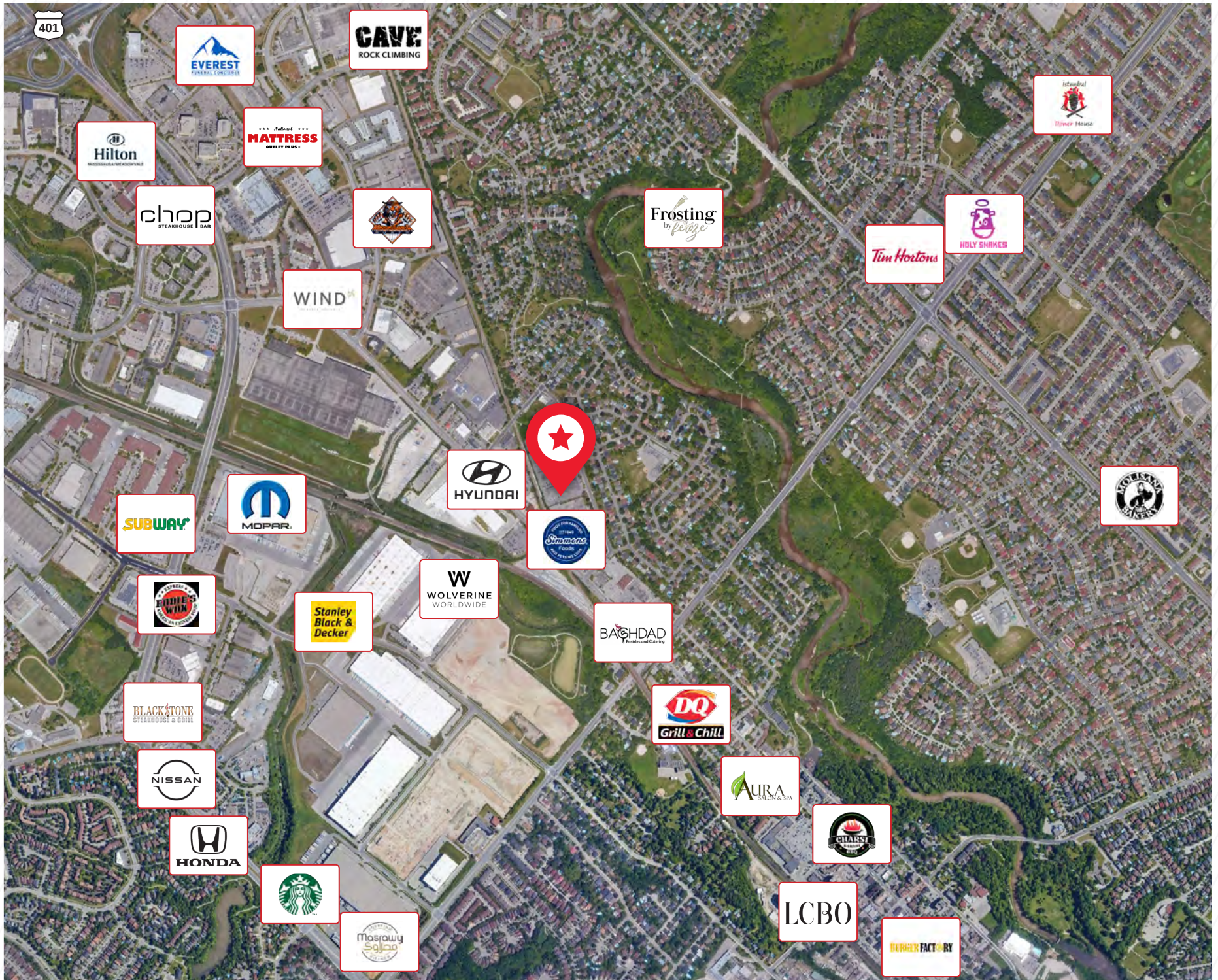
SITE PLAN



PICTURES



AMENITIES MAP





RICHARD BURTON

Associate Vice President

+1 905 501 6415

richard.burton@cushwake.com

PRABH RATRA

Senior Associate

+1 236 869 2199

prabh.ratra@cushwake.com

1 Prologis Blvd., Suite 300

Mississauga, ON

L5W 0G2 Canada

+1 905 568 9500

cushmanwakefield.ca