



# 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. CKDIPACK INC                  |
| 6. DEMATIC LTD               | 12. NORTH MISSISSAUGA SOCCER CLUB |
- MANAGED BY: COLDWELL BANKER REAL ESTATE MANAGEMENT LEADERS | TEL: (905) 455-3344

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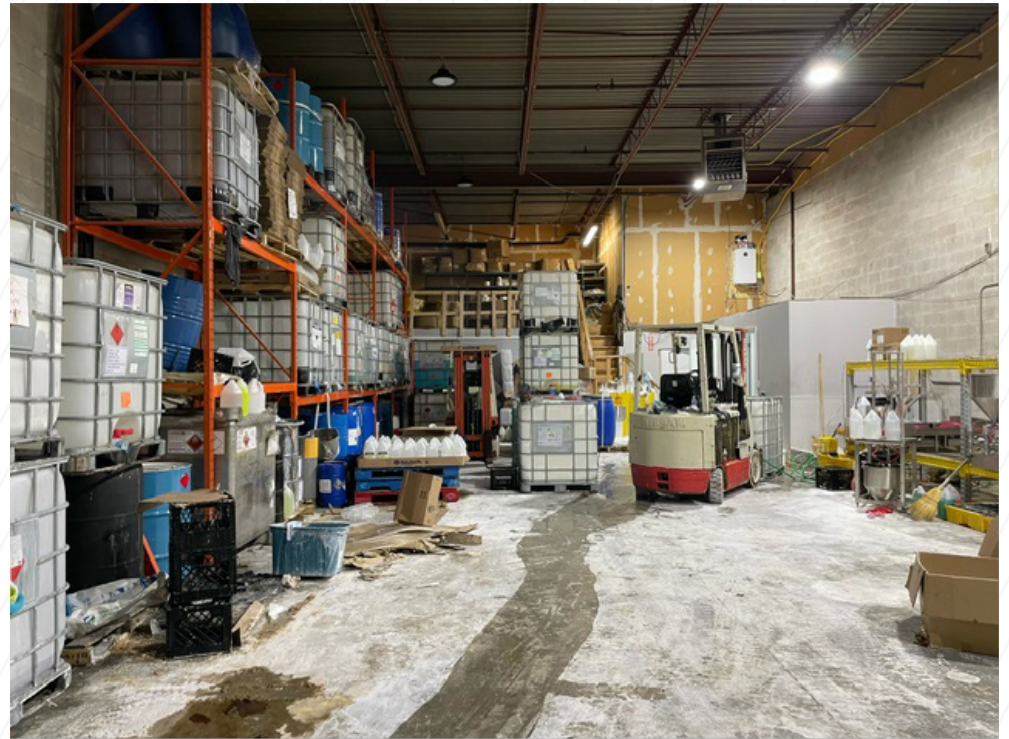
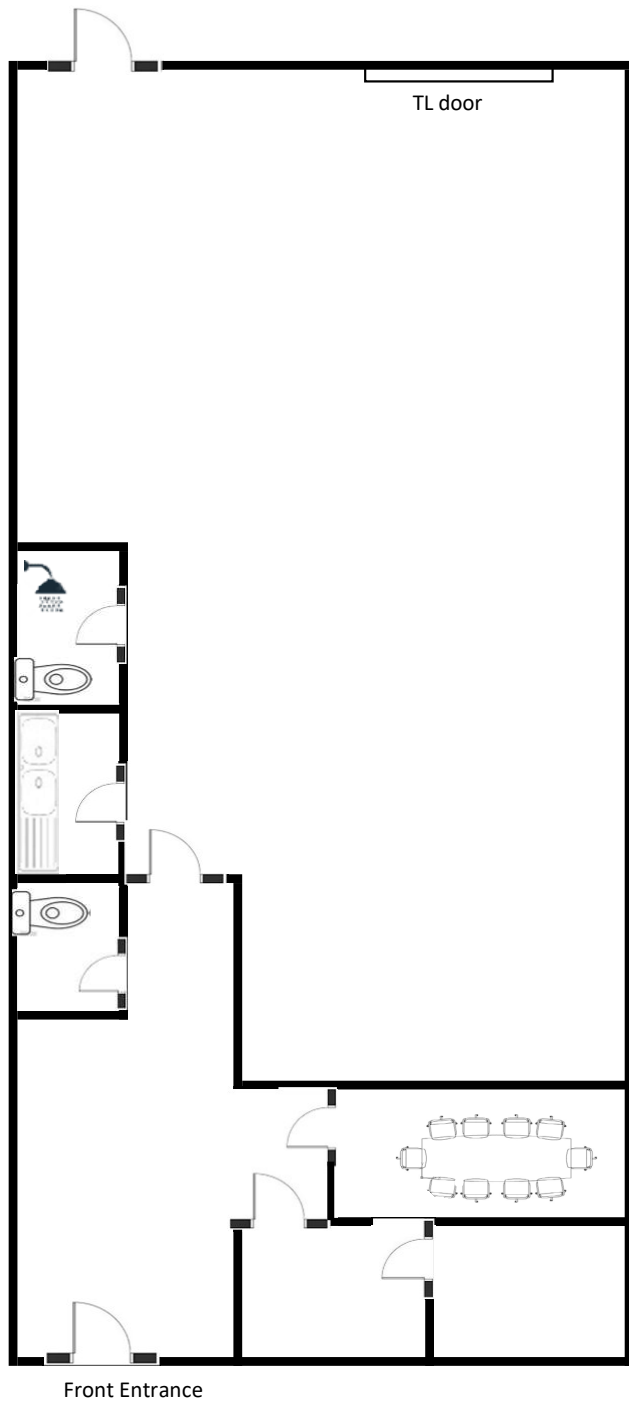


## PROPERTY FEATURES

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**



AMENITIES MAP





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