

FOR LEASE

5640 McAdam Road, Unit B

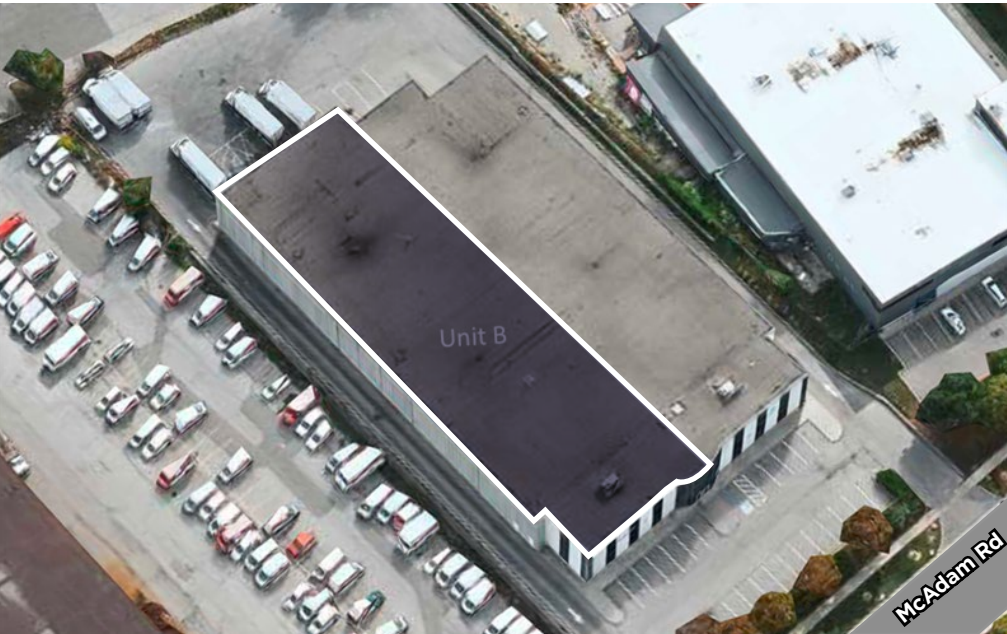
Mississauga, ON



20,751 SF INDUSTRIAL SPACE

PROPERTY FEATURES

5640 McAdam Road, Unit B, Mississauga ON



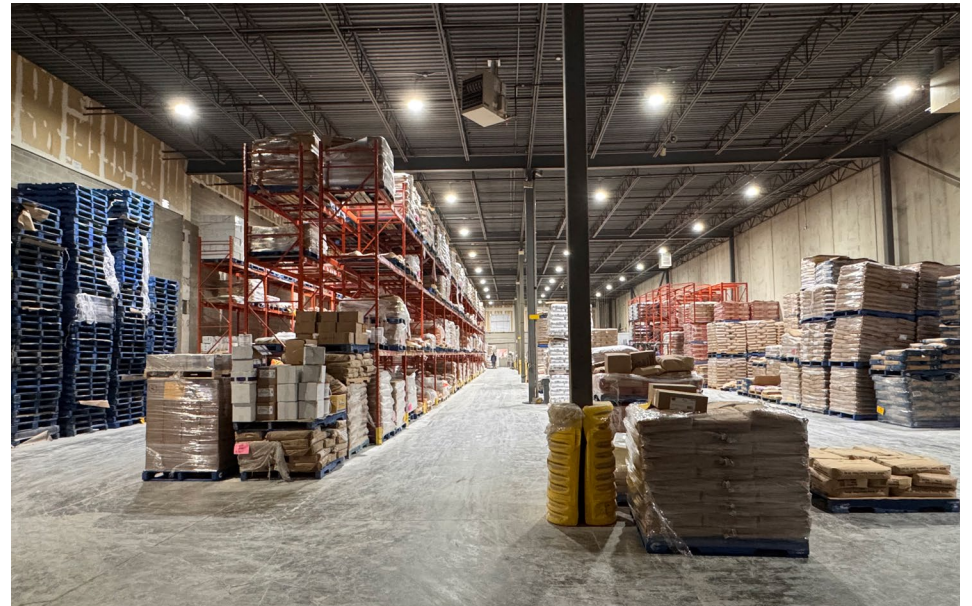
| | |
|------------------------|---------------------|
| Total Area: | 20,751 SF |
| Office Area: | 1,888 SF |
| Mezzanine Area: | 1,888 SF |
| Warehouse Area: | 16,975 SF |
| Clear Height: | 24' |
| Shipping Doors: | 3 Truck level doors |
| Power: | 600V/200A |
| Zoning: | E2 - 96 |
| Occupancy: | 30 days |
| TMI: | \$4.40 (2025) |
| Asking Rate: | \$18.00 |

COMMENTS:

- Ideal for Warehousing & Distribution
- LED warehouse lighting
- Great access to highways 401/403/410/407
- Security System Included, Tenants Pay Monitoring Fees.
- HVAC's regular maintenance And Water Included in TMI
- Versatile Mezzanine area with Forklift access

PROPERTY PHOTOS

5640 McAdam Road, Unit B, Mississauga ON



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ZONING MAP

5640 McAdam Road, Unit B, Mississauga ON

PERMITTED USES: E2-96

EMPLOYMENT

- Medical office
- Office

BUSINESS ACTIVITIES

- Broadcasting/communication facility
- Manufacturing facility
- Science and technology facility
- Transportation facility
- Truck terminal
- Warehouse/distribution facility
- Wholesaling facility
- Wholesaling facility
- Waste processing station
- Waste transfer station
- Composting facility
- Outdoor storage/outdoor display
- Self storage facility
- Contractor service shop
- Contractor's yard
- Vehicle pound facility
- Medicinal product manufacturing facility (O055-2015)
- Medicinal product manufacturing facility - restricted

COMMERCIAL

- Restaurant
- Commercial school
- Financial institution (O191-2009), (O018-2015)
- Veterinary clinic
- Animal care establishment



COMMERCIAL

- Motor vehicle repair facility - commercial motor vehicle
- Motor vehicle repair facility - restricted
- Motor vehicle rental facility
- Motor vehicle wash facility
- Gas bar
- Motor vehicle service station
- Motor vehicle sales, leasing and/or rental facility - commercial motor vehicles

HOSPITALITY

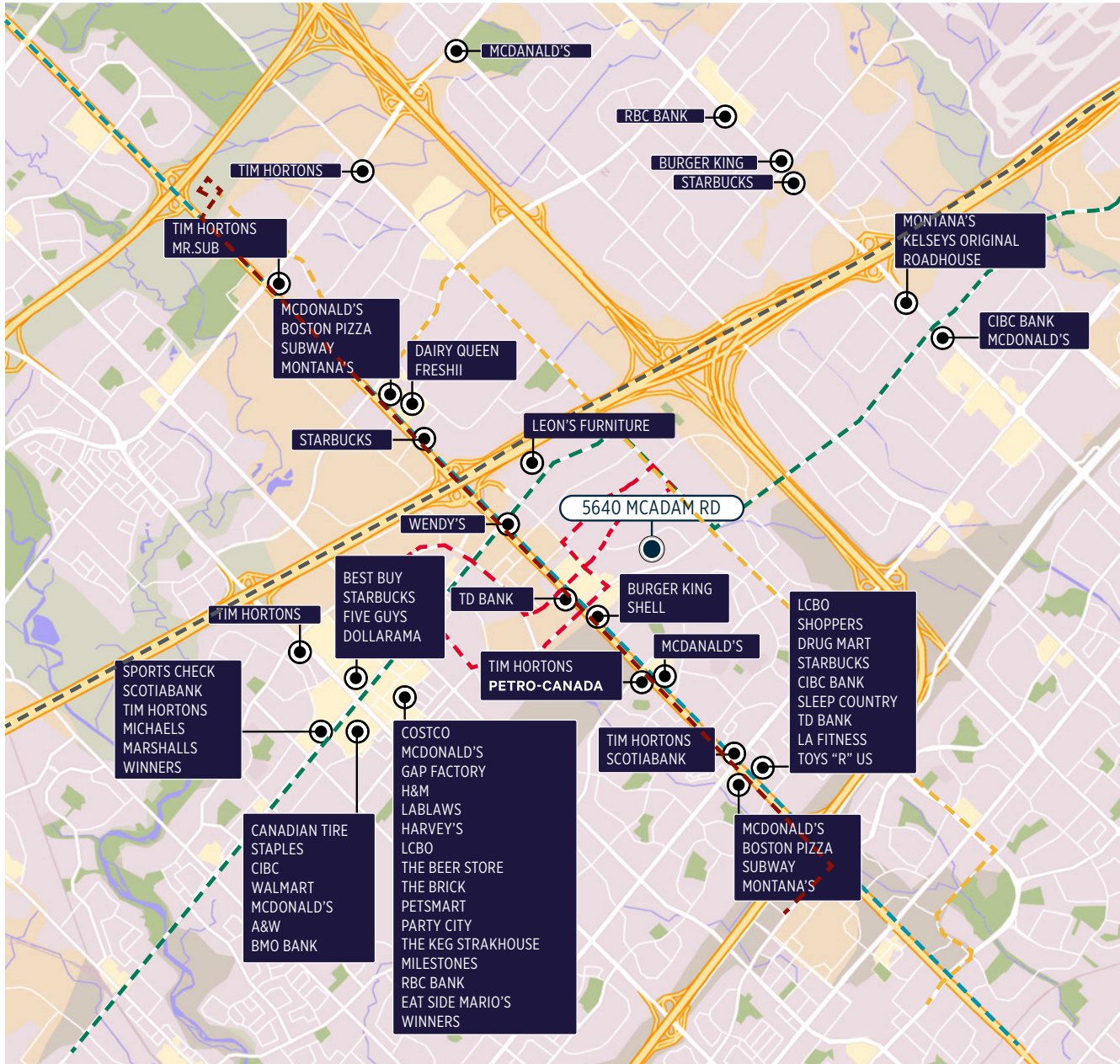
- Banquet hall/conference centre/convention centre
- Night club
- Recreational establishment
- Overnight accommodation

OTHER

- Adult entertainment establishment
- University/college
- Courier/messenger service
- Active recreational use
- Funeral establishment
- Private club
- Repair establishment
- Parking lot

AMENITIES MAP

5640 McAdam Road, Unit B, Mississauga ON



Route 103

Hurontario Express

Route 108

Meadowvale Business Express

Route 17

Hurontario

Route 25

Traders Loop MiWay Transit

Route 39 - Britannia

Route 43

Matheson-Argentina

Route 53

Kennedy MiWay Transit Route 70



CONTACT

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