FOR LEASE 5640 McAdam Road, Unit B

Mississauga, ON

20,751 SF INDUSTRIAL SPACE



PROPERTY FEATURES

5640 McAdam Road, Unit B, Mississauga ON





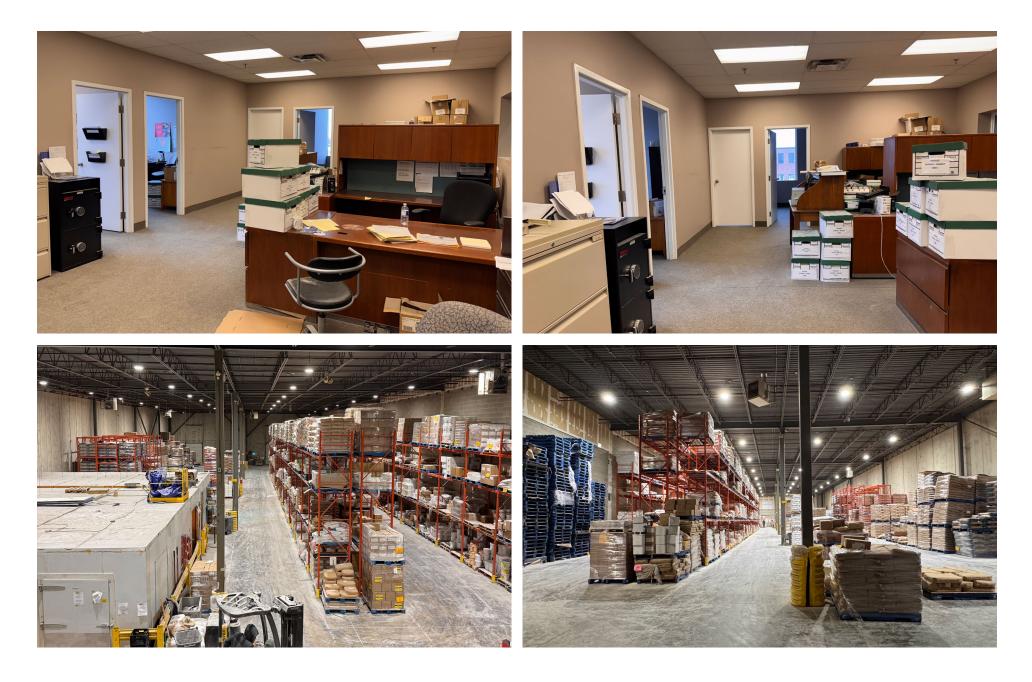
Total Area:	20,751 SF
Office Area:	1,888 SF
Mezzanine Area:	1,888 SF
Warehouse Area:	16,975 SF
Clear Height:	24'
Shipping Doors:	3 Truck level doors
Power:	600V/200A
Zoning:	E2 - 96
Occupancy:	30 days
TMI:	\$4.40 (2025)
Asking Rate:	\$18.00

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

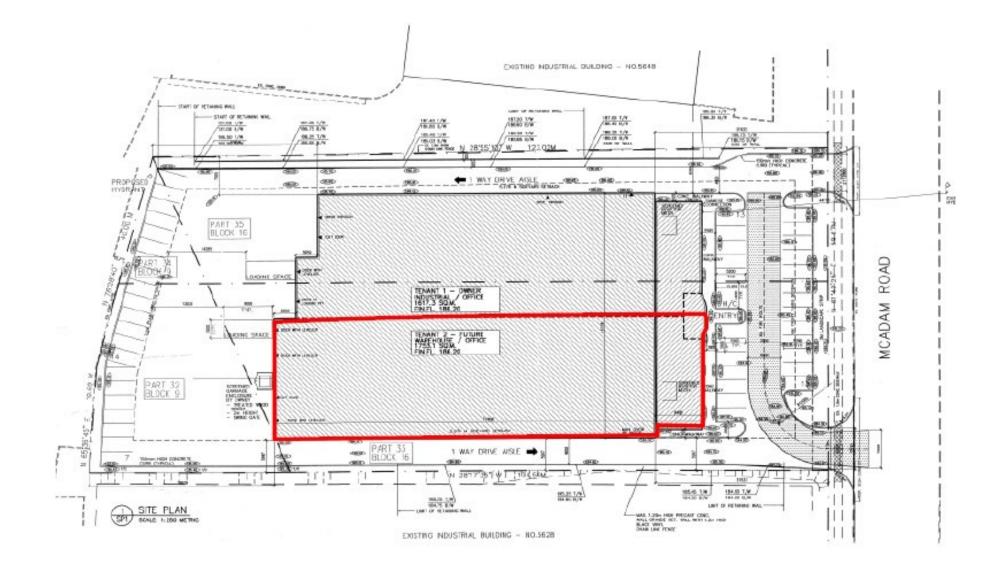
PROPERTY PHOTOS

5640 McAdam Road, Unit B, Mississauga ON



FLOOR PLAN

5640 McAdam Road, Unit B, Mississauga ON



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 (0055-2015)
- Medicinal product manufacturing facility restricted

COMMERCIAL

- Restaurant
- Commercial school
- Financial institution (0191-2009), (0018-2015)
- 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

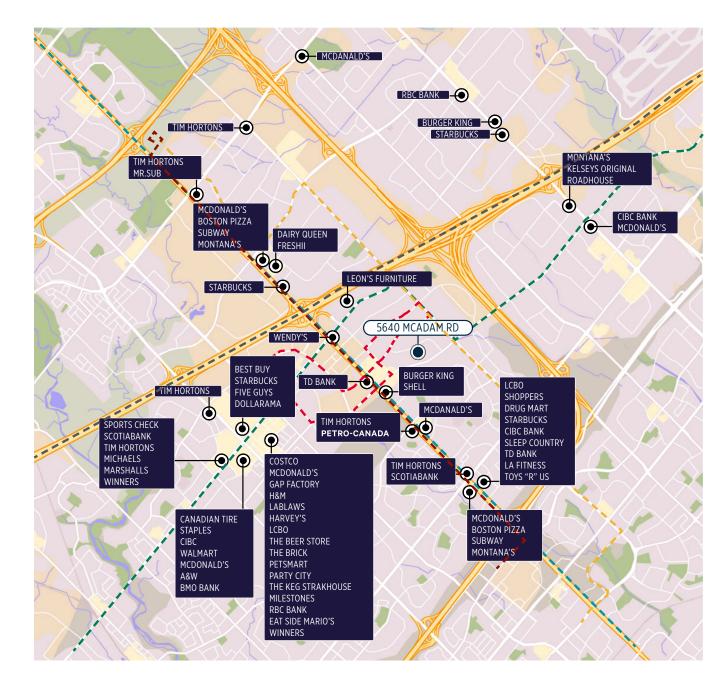
OTHER

- 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-Argentia

Route 53 Kennedy MiWay Transit Route 70



CONTACT

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