# FOR LEASE 5640 McAdam Road, Unit B

Mississauga, ON

## 20,751 SF INDUSTRIAL SPACE



# **PROPERTY FEATURES**

5640 McAdam Road, Unit B, Mississauga ON





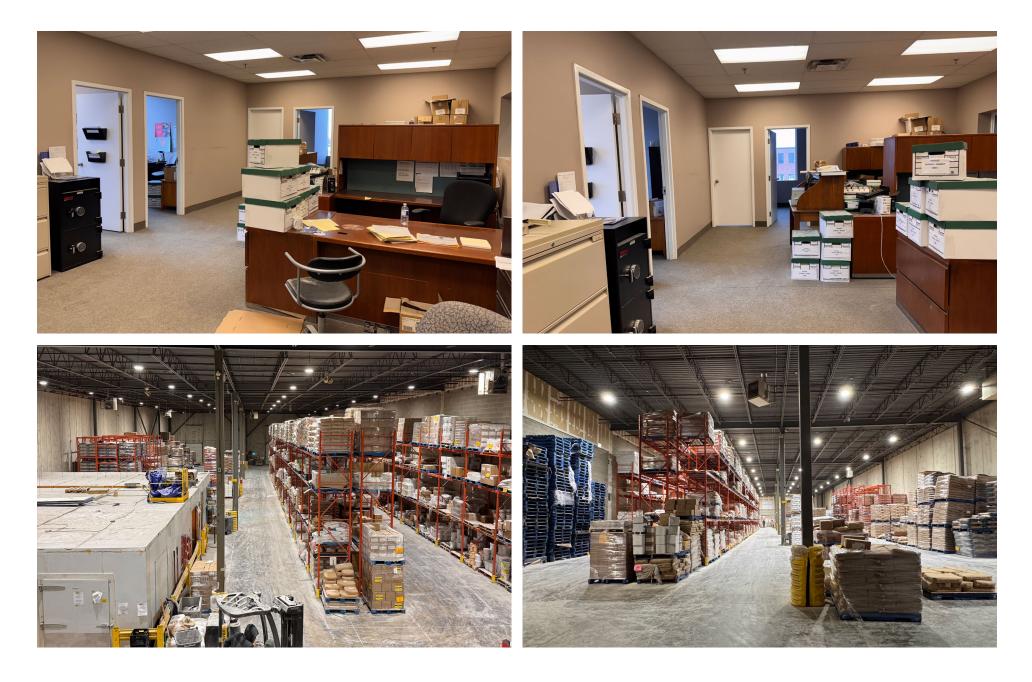
Total Area:	20,751 SF
Office Area:	1,888 SF
Mezzanine Area:	1,888 SF
Warehouse Area:	16,975 SF
Clear Height:	24'
Shipping Doors:	3 Truck level doors
Power:	600V/200A
Zoning:	E2 - 96
Occupancy:	30 days
TMI:	\$4.40 (2025)
Asking Rate:	\$18.00

### **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

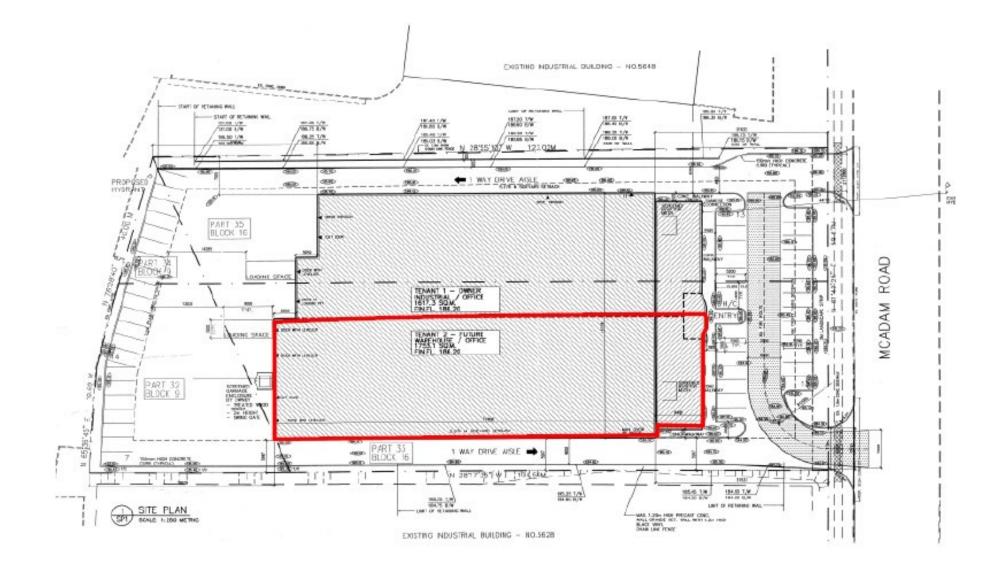
# **PROPERTY PHOTOS**

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

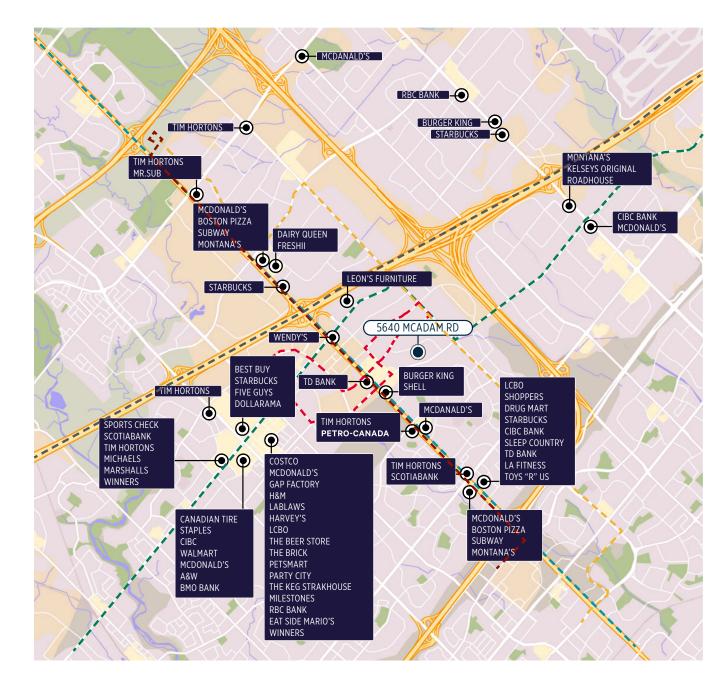
#### OTHER

- 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



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