

**FOR LEASE**

**4,500 SF - 21,200 SF Vacant Commercial / Industrial Space**

**1268-1272 EGLINTON AVE E**

**MISSISSAUGA, ON**



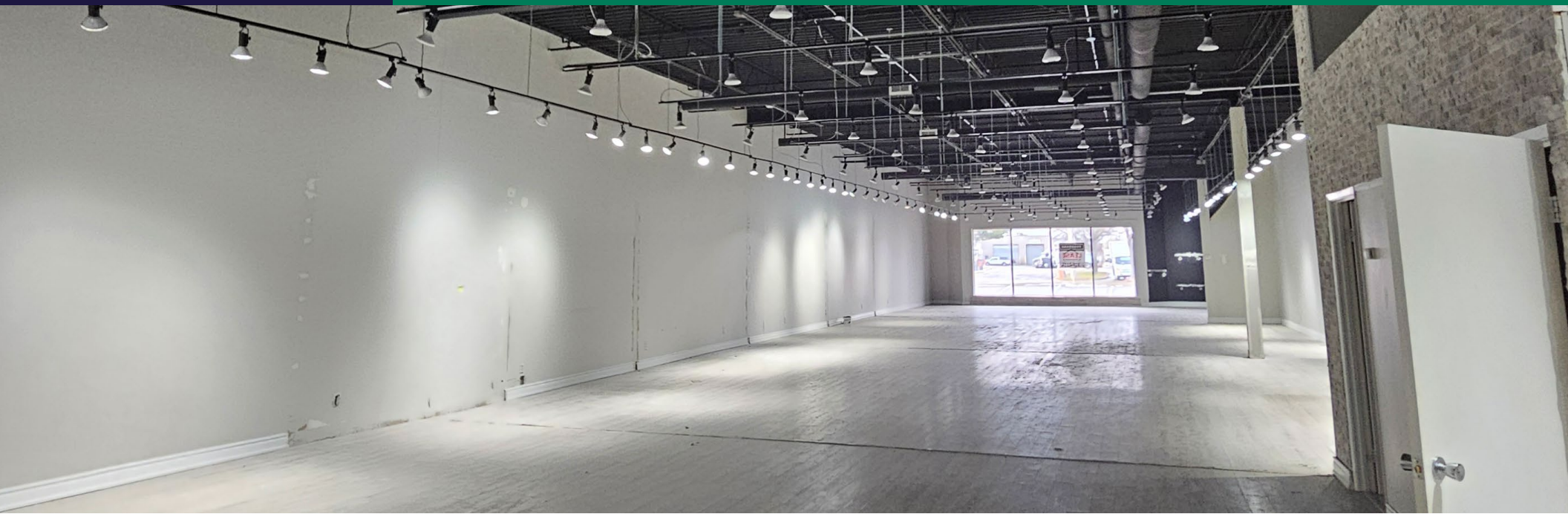
**Retail, Wholesale, Warehouse Uses**





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## PROPERTY FEATURES

Building Size:	4,500 SF - 21,200 SF
Office Area:	20% - 80% Showroom/Office
Shipping:	Truck Level Dock Level Double Man
Rent:	\$19.50 - \$21.50 PSF
Additional Rent:	\$6.01 - \$6.34 PSF <i>Including HVAC replacement</i>
Availability:	Immediate

## COMMENTS:

- Excellent Building Signage
- Pylon Sign Available
- Eglinton Exposure

## CO-TENANTS:

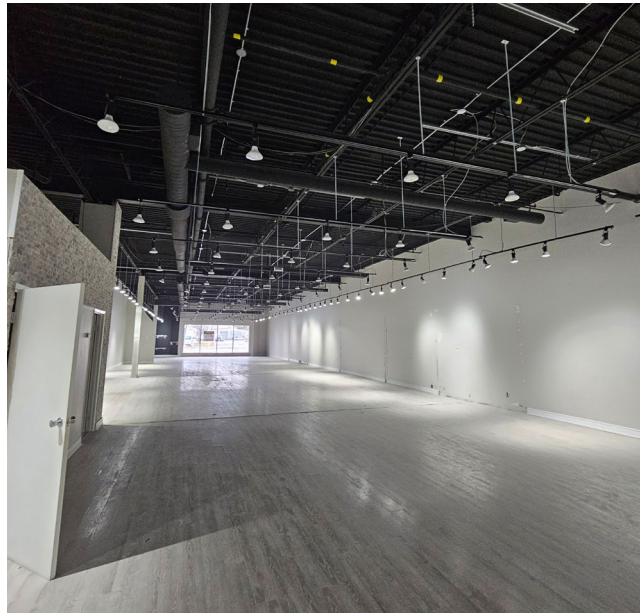
- Dixie Marble Countertops
- Italian Bakery
- Mister Safety Shoes
- Fastenal Industrial Hardware
- Addmore (ABCO) Office Furniture
- Molson Flooring
- New Frontier Global Limited
- The Paint People (Benjamin Moore's Paint)
- Hardware Flooring



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**INTERIOR PICTURES**

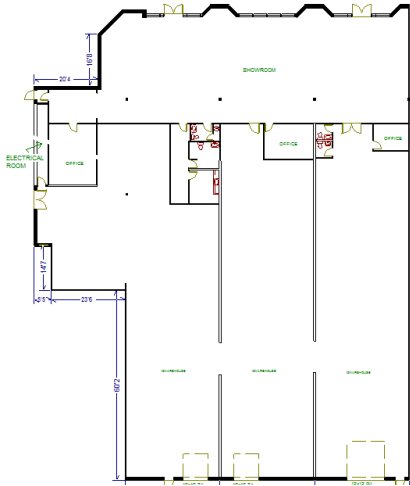


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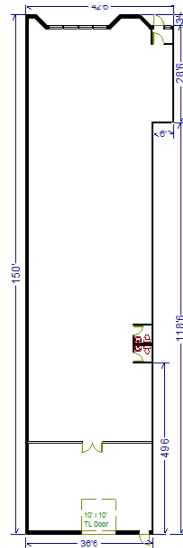
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## FLOOR PLANS

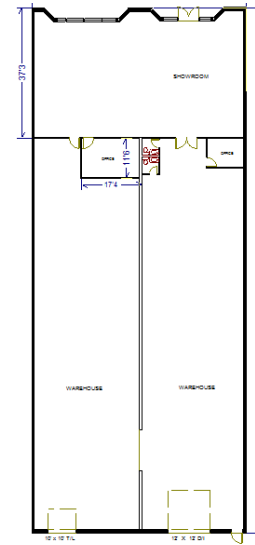
1268-1270 EGLINTON AVE E  
15,600 SF



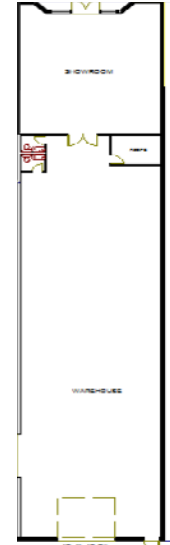
1272 EGLINTON AVE E  
5,600 SF



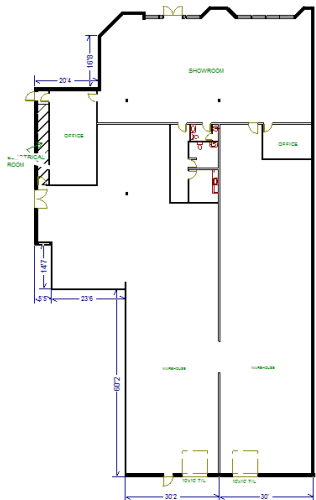
1270A EGLINTON AVE E  
9,000 SF



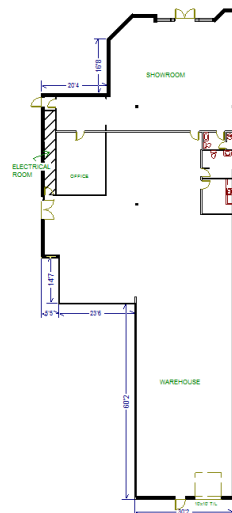
1270 EGLINTON AVE E  
4,500 SF



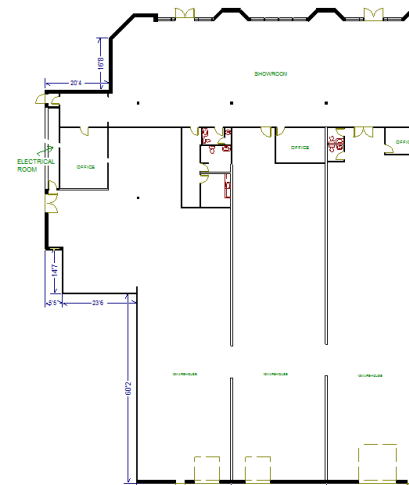
1268 EGLINTON AVE E  
11,100 SF



1268A EGLINTON AVE E  
6,600 SF



1268-1272 EGLINTON AVE E  
21,200 SF



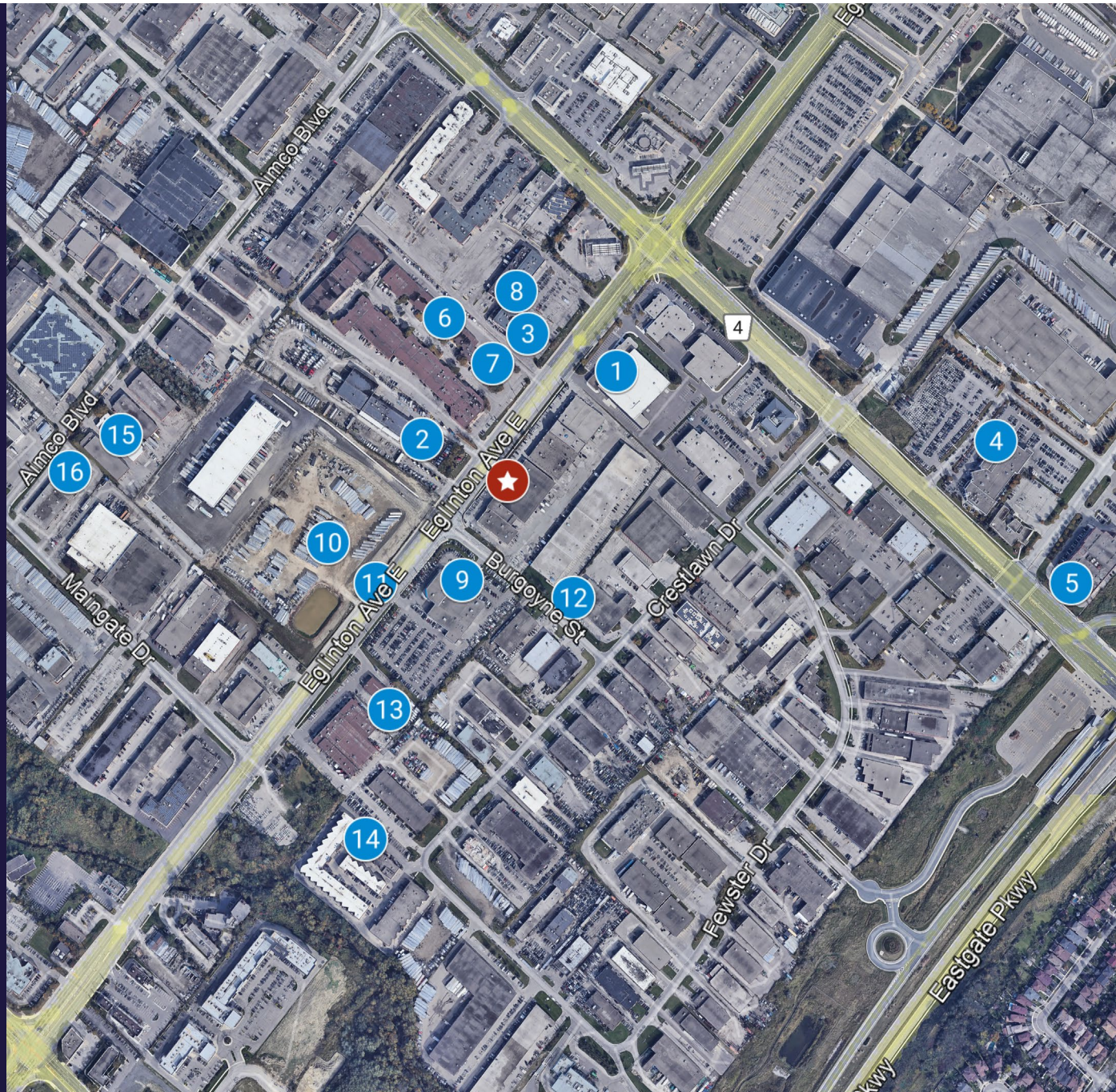


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## NEIGHBOURHOOD AMENITIES

- 1 K1 Speed Mississauga
- 2 Brandt Peterbilt
- 3 Amazing Fun Park
- 4 Plaff BMW
- 5 Dixie Park Mall
- 6 White Cap (Formerly Brafasco)
- 7 G S Hardwood Floors
- 8 Maple Banquet Hall
- 9 Addison on Eglinton Chev Buick GMC
- 10 Transport Bourret
- 11 Stage West Express
- 12 Final Touch Windows and Doors
- 13 Auto Glass Pro Mississauga
- 14 Paul's Auto Care Inc
- 15 Curtain Call Creative Fabrics Inc
- 16 KBC Metal Manufacturing Ltd.





An aerial photograph of an industrial district. A black rectangular callout box with white text is positioned in the upper center, with a black line pointing down to a large, flat-roofed industrial building. The surrounding area includes various other industrial buildings, parking lots filled with cars and trucks, and a multi-lane road running horizontally across the middle of the image.

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**FOR MORE INFORMATION, CONTACT:**

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