

# FLEX SPACE FOR SUBLLEASE

UNIT 7 | 2900 ARGENTIA RD

MISSISSAUGA, ONTARIO

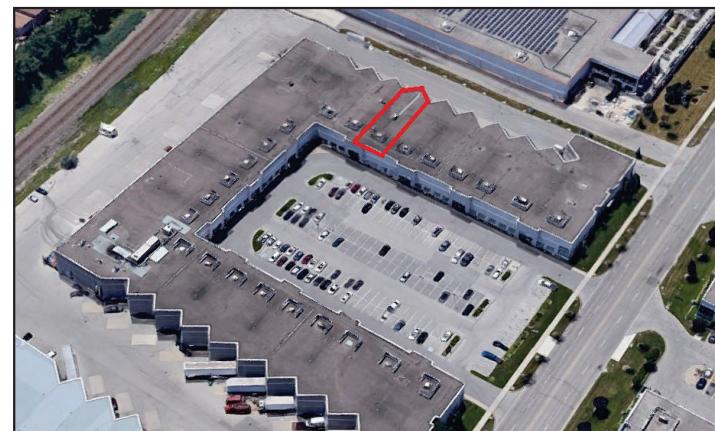
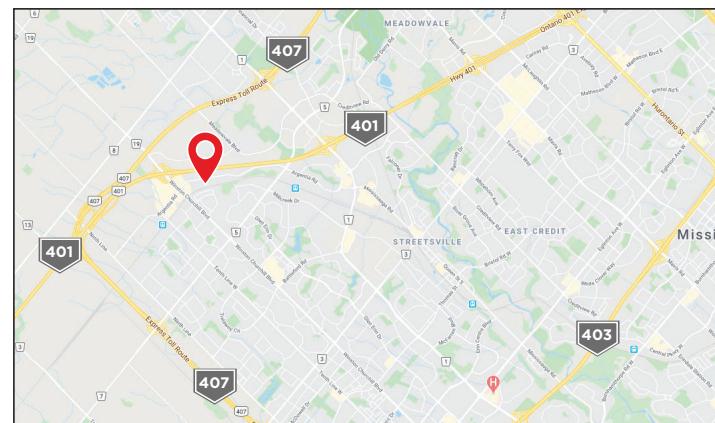


## Property Details:

<b>Total Size:</b>	3,664 SF
<b>Office:</b>	2,670 SF
<b>Warehouse:</b>	994 SF ( 22 Feet Clear)
<b>Shipping:</b>	1 Dock Door (8'x10')
<b>Zoning:</b>	E2-1
<b>Electrical:</b>	100 Amps
<b>Lease Rate:</b>	\$14.95 PSF Net / Annum
<b>TMI:</b>	\$4.75 PSF
<b>Possession:</b>	January 1, 2021

## Comments:

- Move In Ready Opportunity
- High quality finishes include training room, boardroom and kitchen
- Excellent access for 53 foot trailers
- Quick 401/407 access via Winston Churchill
- Ample vehicle parking
- Sublease expires July 31, 2022



FOR MORE INFORMATION, PLEASE CONTACT:

### Walter Spoja\*

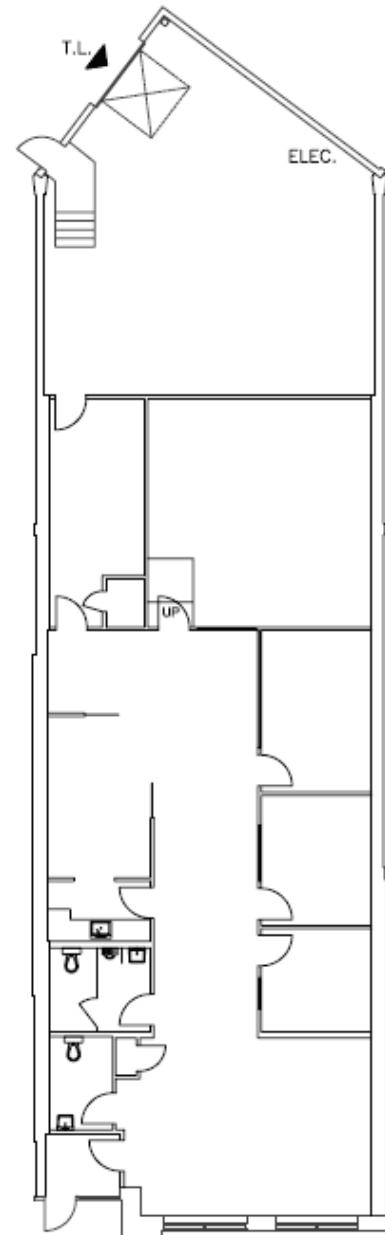
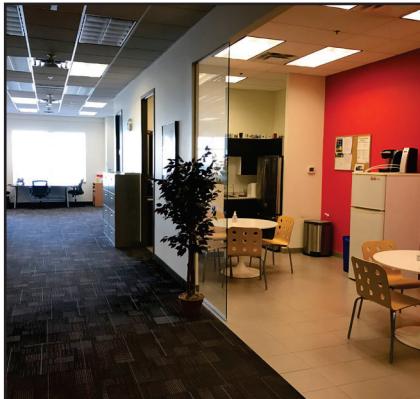
Associate Vice President, Industrial  
905 501 6469  
walter.spoja@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE  
1 Prologis Blvd., Suite 300  
Mississauga, Ontario L5W 0G2  
[cushmanwakefield.com](http://cushmanwakefield.com)

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**Walter Spoja\***

Associate Vice President, Industrial  
Sales Representative  
905 501 6469  
walter.spoja@cushwake.com

Cushman & Wakefield ULC, Brokerage 2020

These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation. \*Sales Representative

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1 Prologis Blvd., Suite 300  
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[cushmanwakefield.com](http://cushmanwakefield.com)