

END UNIT WITH  
STREET FRONTAGE



# FOR SUBLEASE

## 2815 ARGENTIA ROAD

### UNIT 1 | MISSISSAUGA

20,000 SF INDUSTRIAL UNIT WITH FREEZER/COOLER EQUIPMENT  
& 4,000 SF CASH & CARRY RETAIL AREA



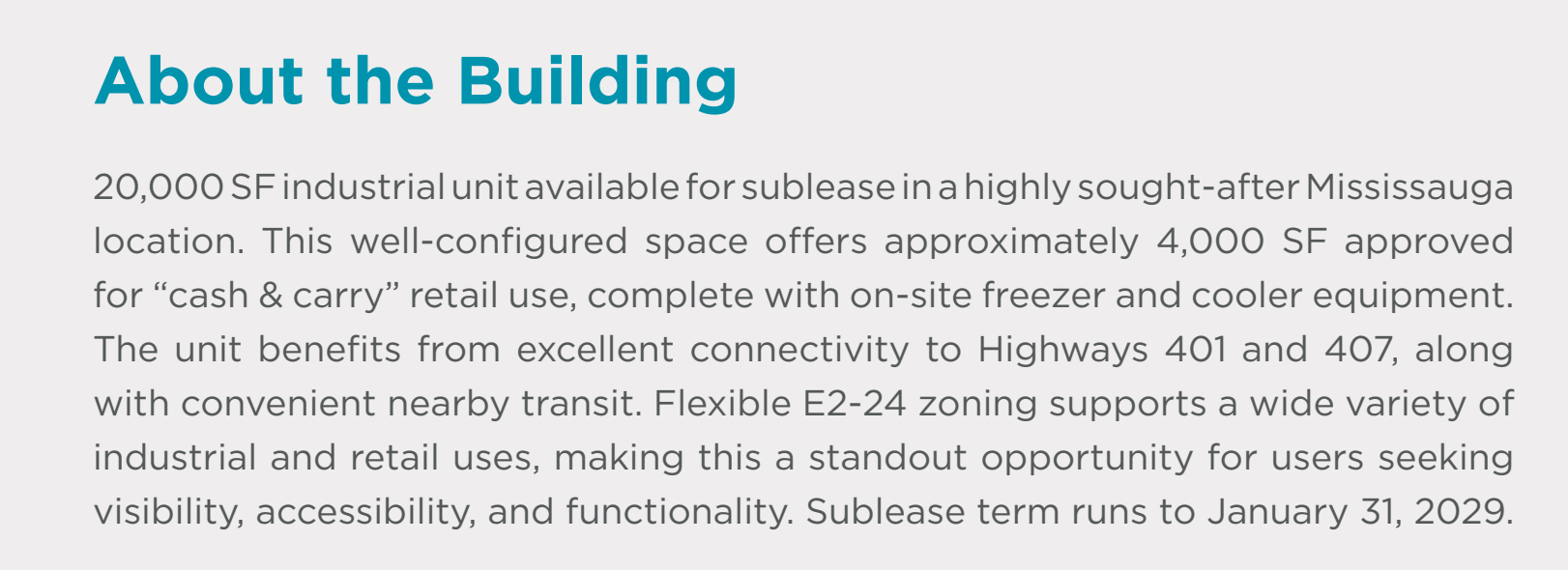
 CUSHMAN &  
WAKEFIELD

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## About the Building

20,000 SF industrial unit available for sublease in a highly sought-after Mississauga location. This well-configured space offers approximately 4,000 SF approved for “cash & carry” retail use, complete with on-site freezer and cooler equipment. The unit benefits from excellent connectivity to Highways 401 and 407, along with convenient nearby transit. Flexible E2-24 zoning supports a wide variety of industrial and retail uses, making this a standout opportunity for users seeking visibility, accessibility, and functionality. Sublease term runs to January 31, 2029.



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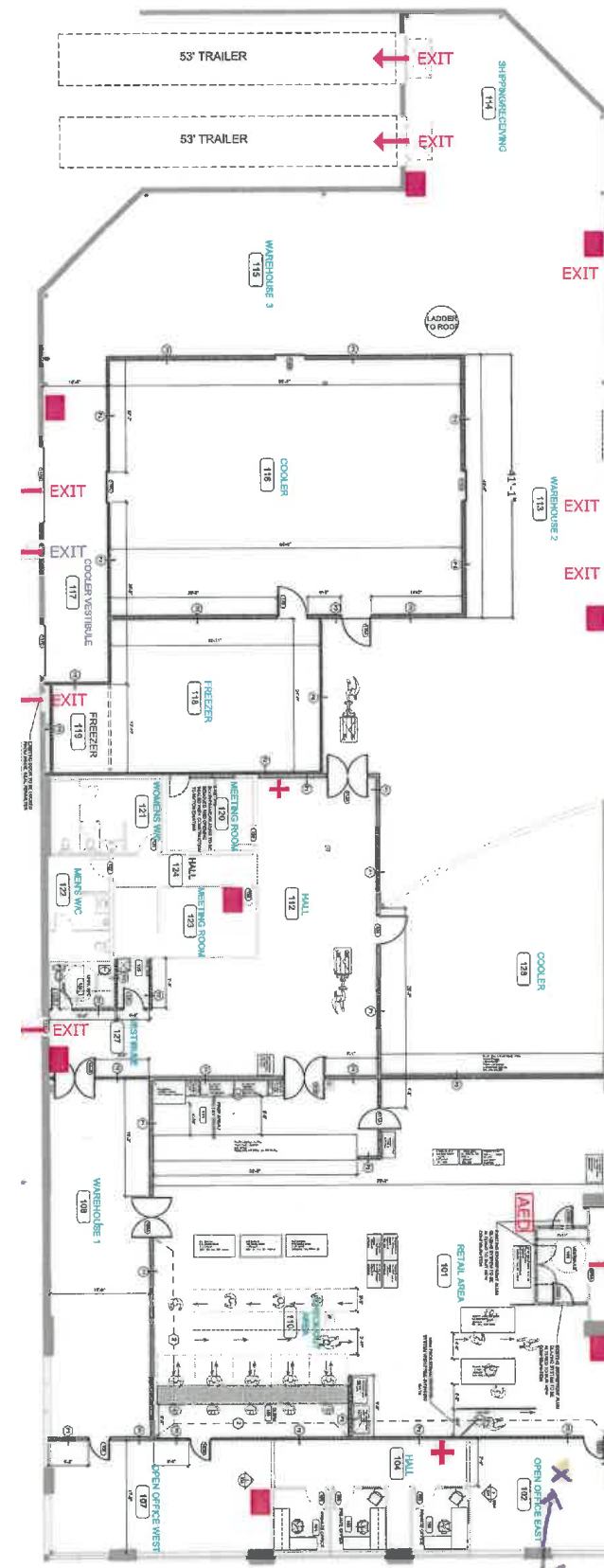
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# Property Highlights

Total Area:	20,000 SF
Office Area:	2,600 SF (13%)
Warehouse Area:	17,400 SF
Clear Height:	22'
Shipping:	1 TL   2 DI
Zoning:	E2-24
Net Rent:	\$25.12 PSF
TMI:	\$6.84 PSF
Gross Rent:	\$31.96 PSF
Sublease Term:	Ends January 31, 2029



# FLOOR PLAN



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# AMENITIES MAP



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