

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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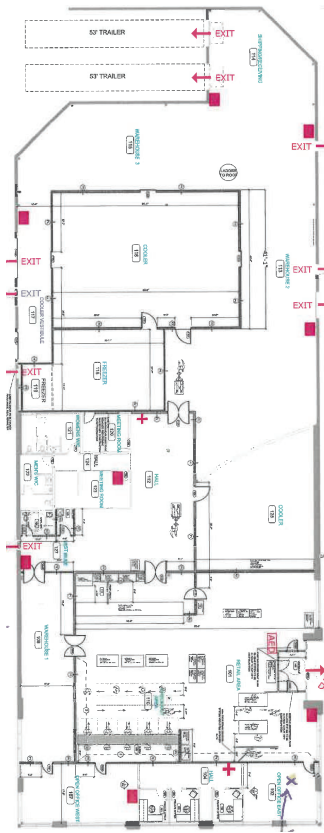
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**CUSHMAN &
WAKEFIELD**

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:	\$18.95 PSF
TMI:	\$6.84 PSF
Gross Rent:	\$25.79 PSF
Sublease Term:	Ends January 31, 2029



FLOOR PLAN



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AMENITIES MAP



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