

**FOR SUB-LEASE**

# 3200 RIDGEWAY DRIVE

UNIT #11, MISSISSAUGA, ON

**SHORT-TERM SUB-LEASE  
UNTIL OCTOBER 30<sup>TH</sup>, 2027**

**LONGER TERM LENGTH'S AVAILABLE**



**RIDGEWAY  
BUSINESS PARK**



**CUSHMAN &  
WAKEFIELD**

# BUILDING HIGHLIGHTS

TOTAL AREA: **3,160 SF**

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OFFICE AREA: **1,580 SF**

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ZONING: **E2-1**

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CLEAR HEIGHT: **22'**

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SHIPPING: **1 Truck level**

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AVAILABILITY: **September 1, 2026**

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EXPIRY: **October 30, 2027**

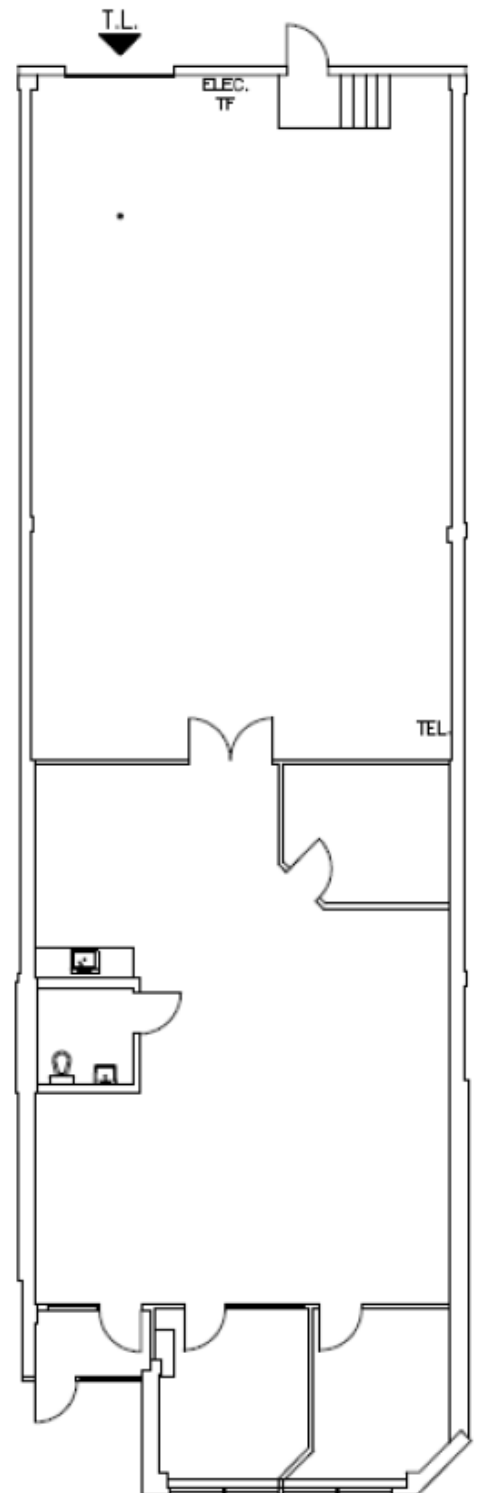
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NET RATE: **\$19.75 PSF**

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TMI: **\$6.70 PSF**

## FLOOR PLAN



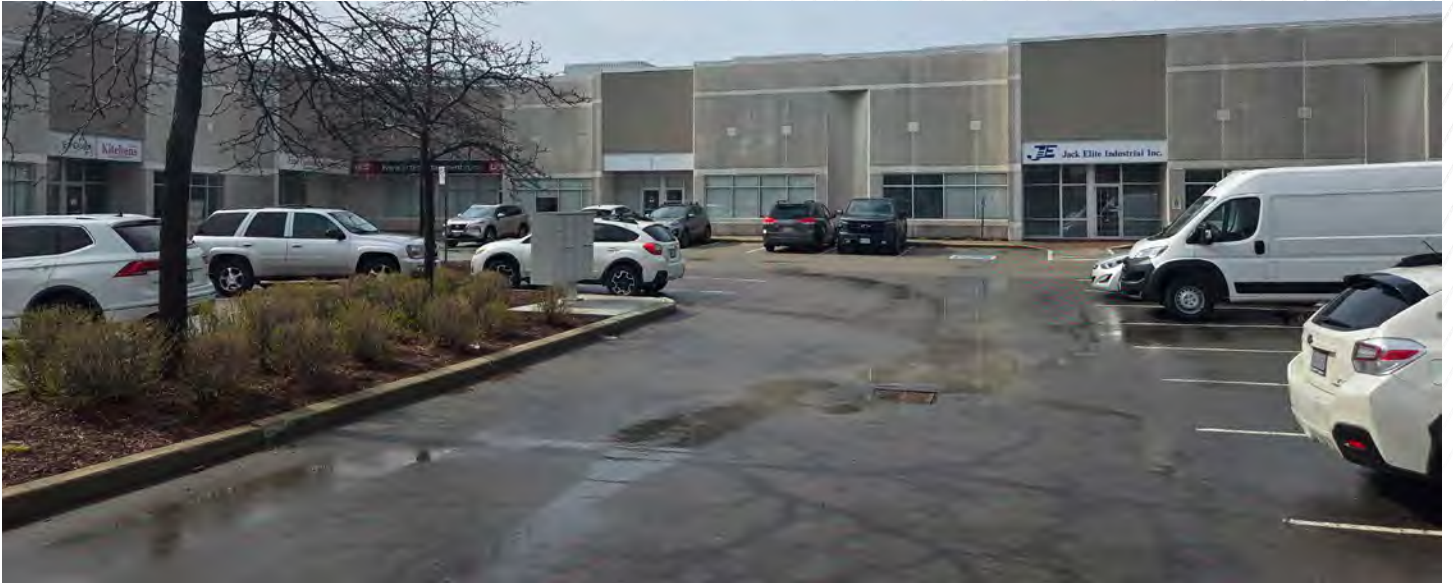


## **SHORT-TERM SUBLEASE IN RIDGEWAY BUSINESS PARK**

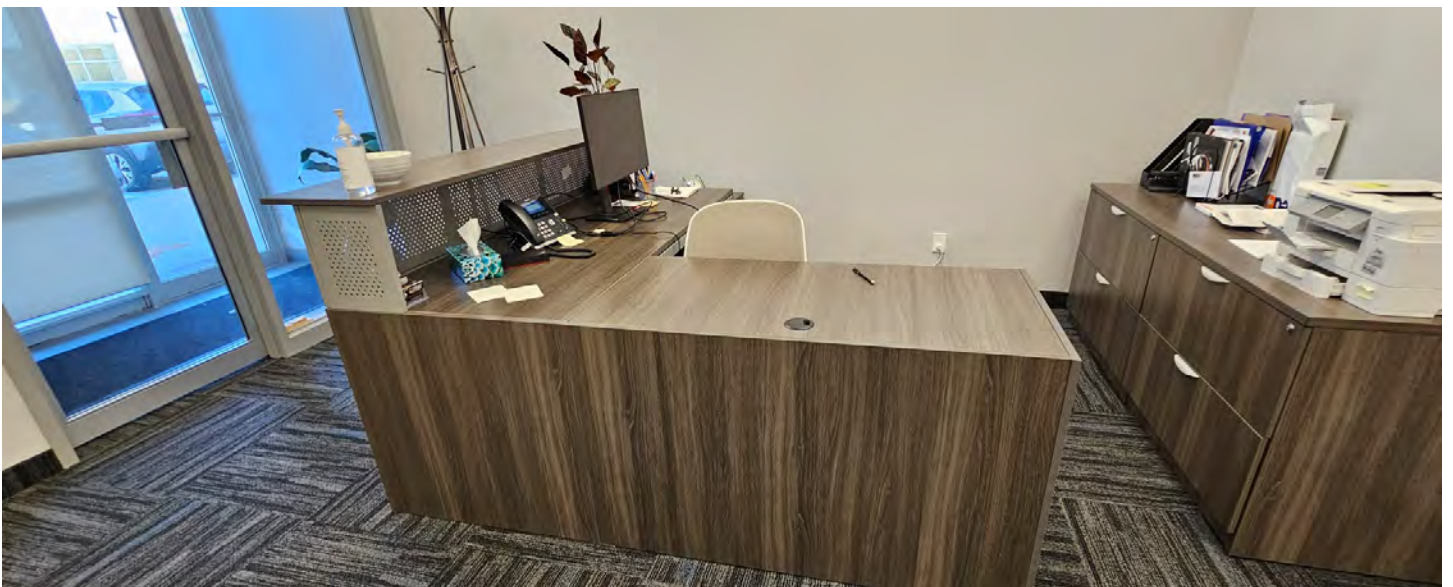
### **Sublease until Oct 30, 2027**

- Potential for longer term available, speak to listing agent
- Flex industrial space with great exposure on Ridgeway Dr.
- Excellent parking and immediate connectivity to Hwy. 403, QEW, 401
- Well-improved turn-key office space with modern layout -  
3 private offices, kitchenette and open work area
- Double man door access to clean, column free warehouse in great condition
- Easy shipping with great accessibility and ample room for 53' trucks
- New fibre optic infrastructure
- Abundant amenities within minutes
- Sublease expires Oct. 30, 2027

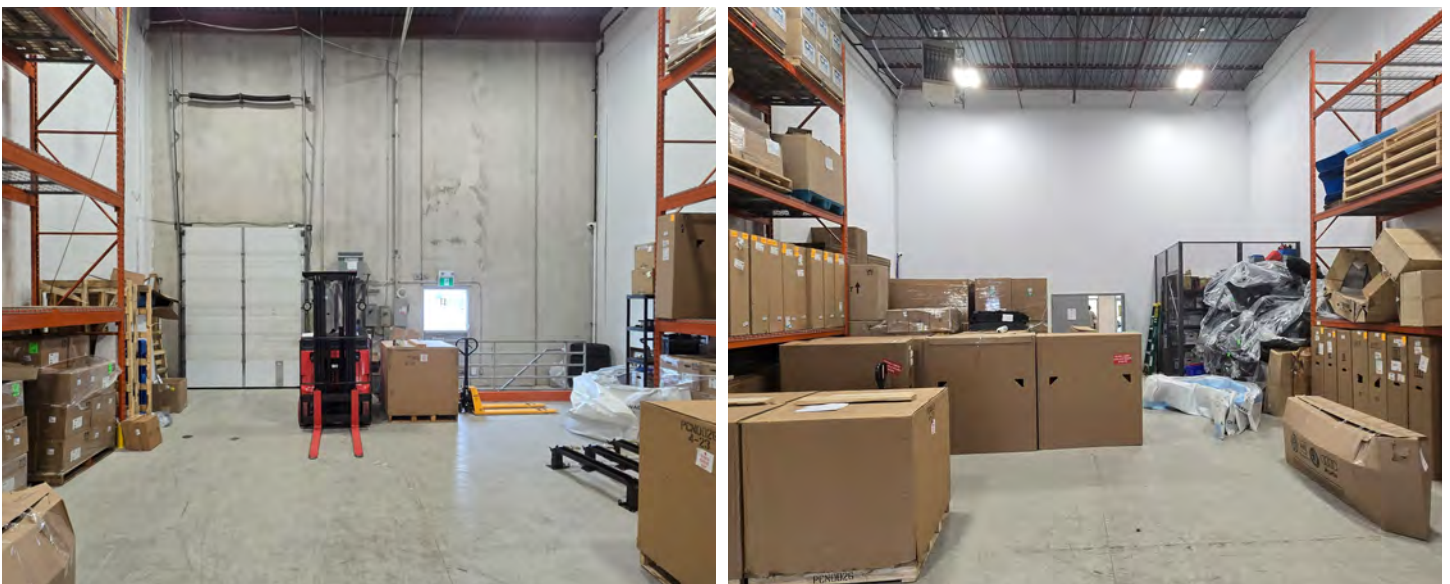
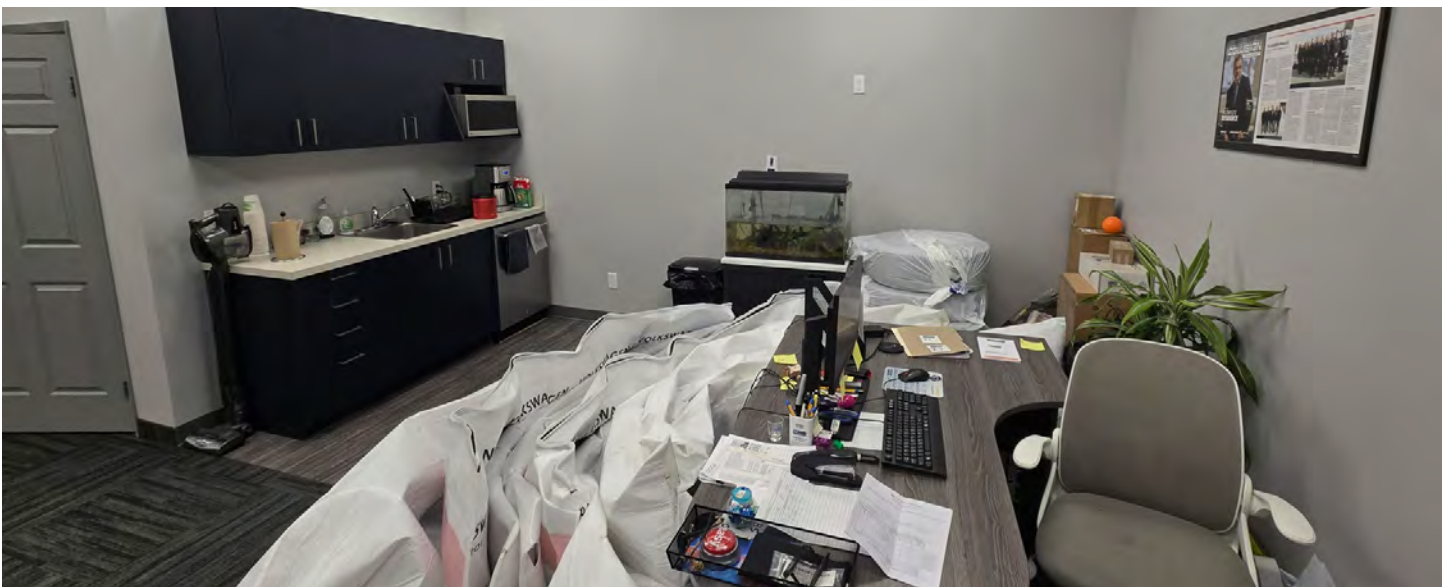
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# AMENITIES MAP



**FOR MORE INFORMATION, PLEASE CONTACT:**

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