



CUSHMAN &
WAKEFIELD

12,365 SF



Long Term Sublease at Below Market Rent

Industrial Unit | For Sublease

3800A

LAIRD
ROAD

Mississauga, ON

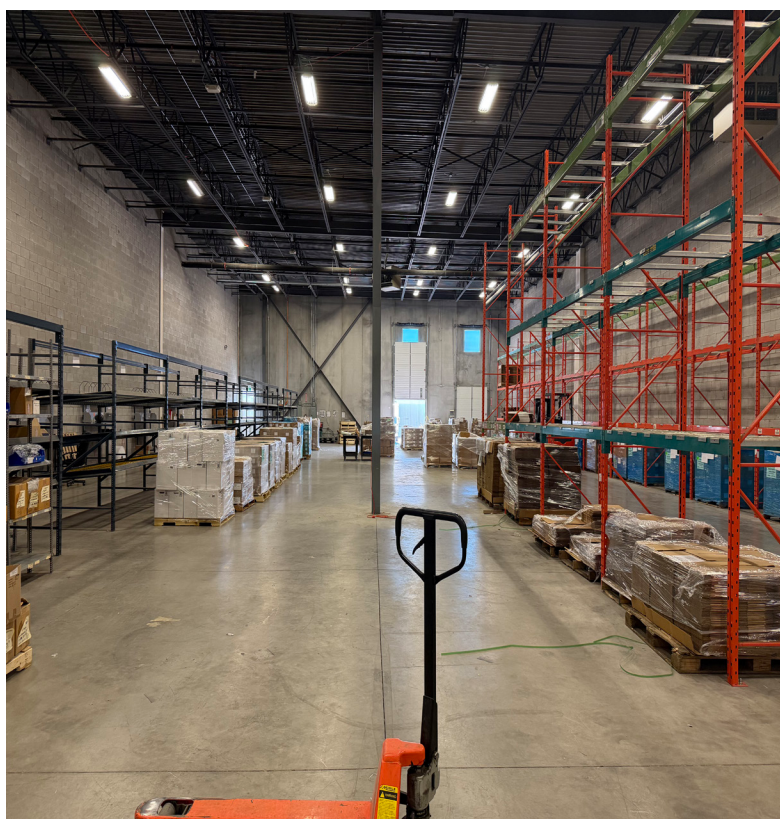


PROPERTY HIGHLIGHTS

Total Area:	12,365 SF
Office/Showroom Area:	3,215 SF
Warehouse Area:	9,150 SF
Clear Height:	24' 4"
Shipping Doors:	2 Truck Level
Sprinklered:	Yes
Zoning:	E2-80
Occupancy:	Immediate
Asking Lease Rate:	\$18.00
TMI (2026):	\$4.91 (2026)

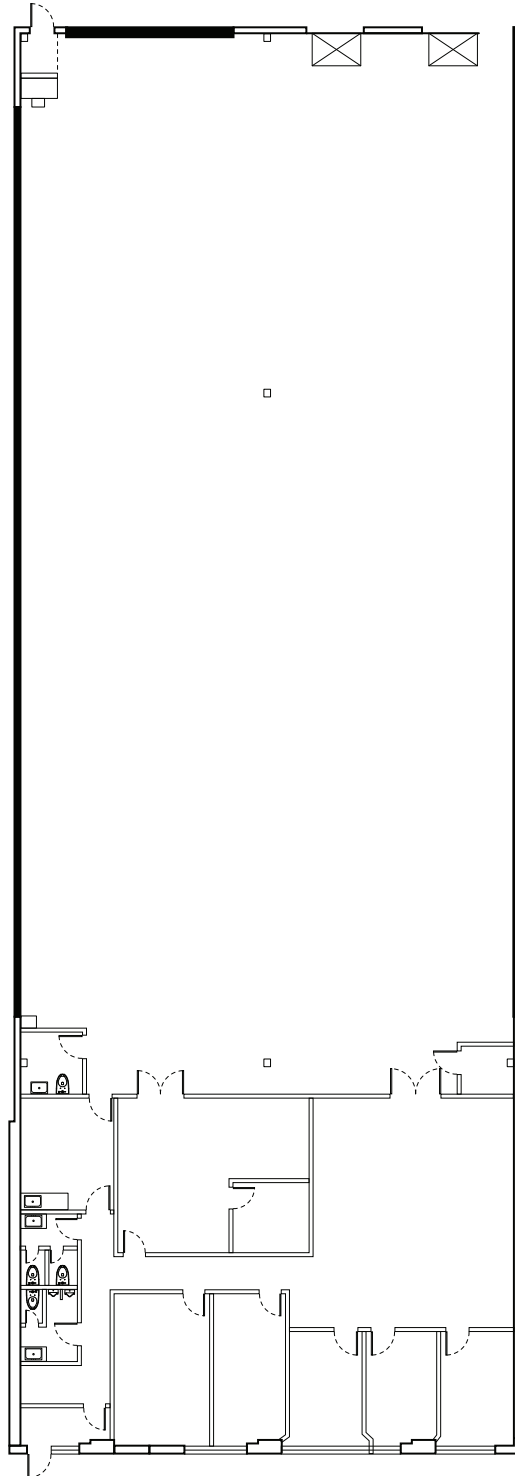
- Long term sublease at below market rent.
- Prime industrial unit located in a prestigious business park.
- Proximity to Highways 403, 407, and the QEW, as well as numerous amenities.
- Clean space with efficient warehouse layout.
- Accommodates 53-foot trailers.
- Professionally owned and managed.
- Excellent access to public transit, a large labour pool, and major transportation routes.
- The head lease expires on August 31, 2031.

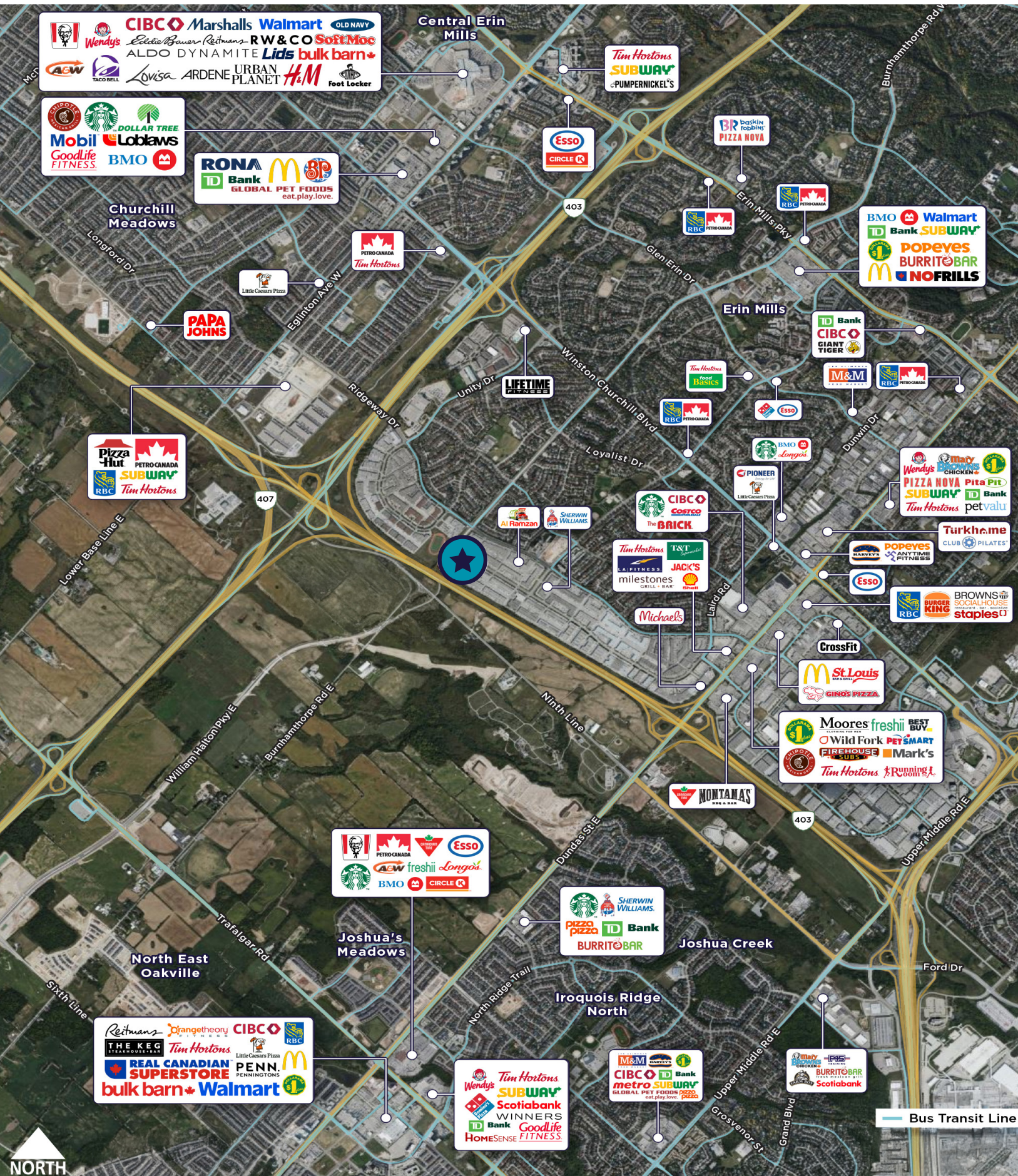
PROPERTY PHOTOS





FLOOR PLAN







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**CUSHMAN &
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