



110 Ambassador Drive

Mississauga, ON

FOR SUB-LEASE

FEATURED BENEFITS

Industrial Building for Sub-Lease in Desirable Mississauga Location

67,157 SF
AVAILABLE

\$9.95 PSF
ASKING PRICE

\$3.70 PSF
T.M.I



Accelerating success.



Heavy Power



Freestanding Building



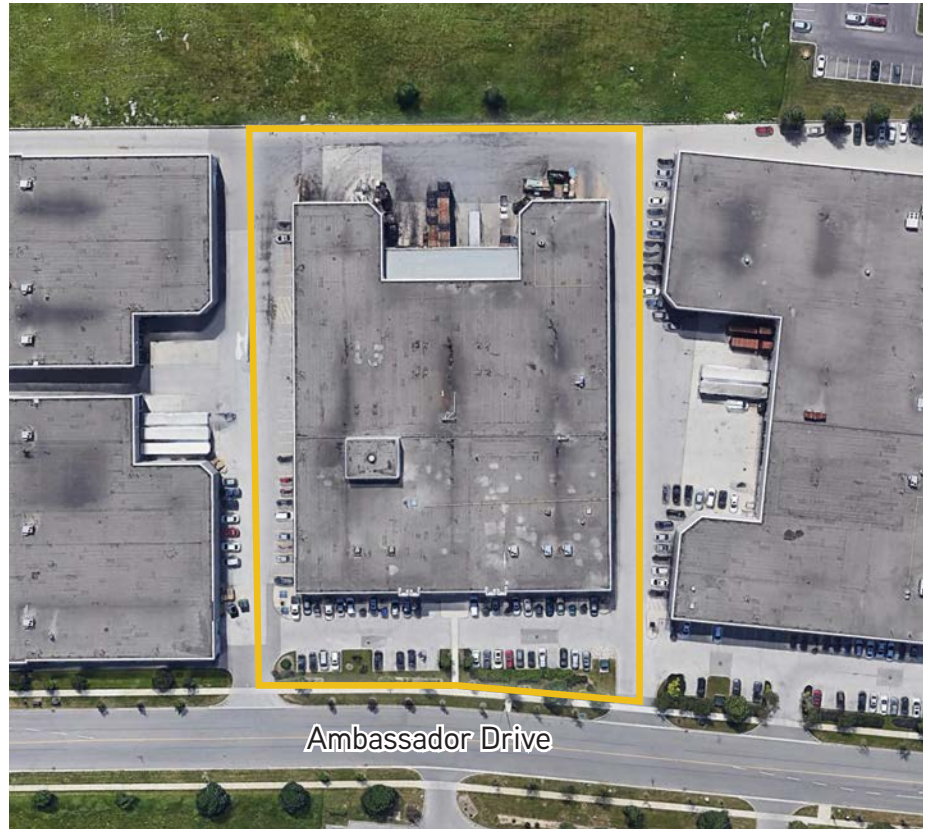
8 Truck Level Doors (2 Oversized)
4 Drive-in Doors (2 Oversized)

Excellent Highway Proximity



Property Features

Total Area	67,157 SF
Office Area	6,700 SF
Warehouse Area	60,457 SF
Lot Area	3.11 AC
Clear Height	24'
Shipping Doors	8 TL / 4 DI
Power	1200 Amps/600 Volts
Zoning	E2
Occupancy	TBD



Comments

- » Sublease expires September 30th, 2023
- » Freestanding building
- » Interior drive-in truck well with 2 truck level shipping positions
- » Precast construction with tinted glass
- » Heavy power
- » Core location in premier Mississauga Industrial node
- » Proximity to large labor pool, public transit and 400 series highways



STUART FORBES

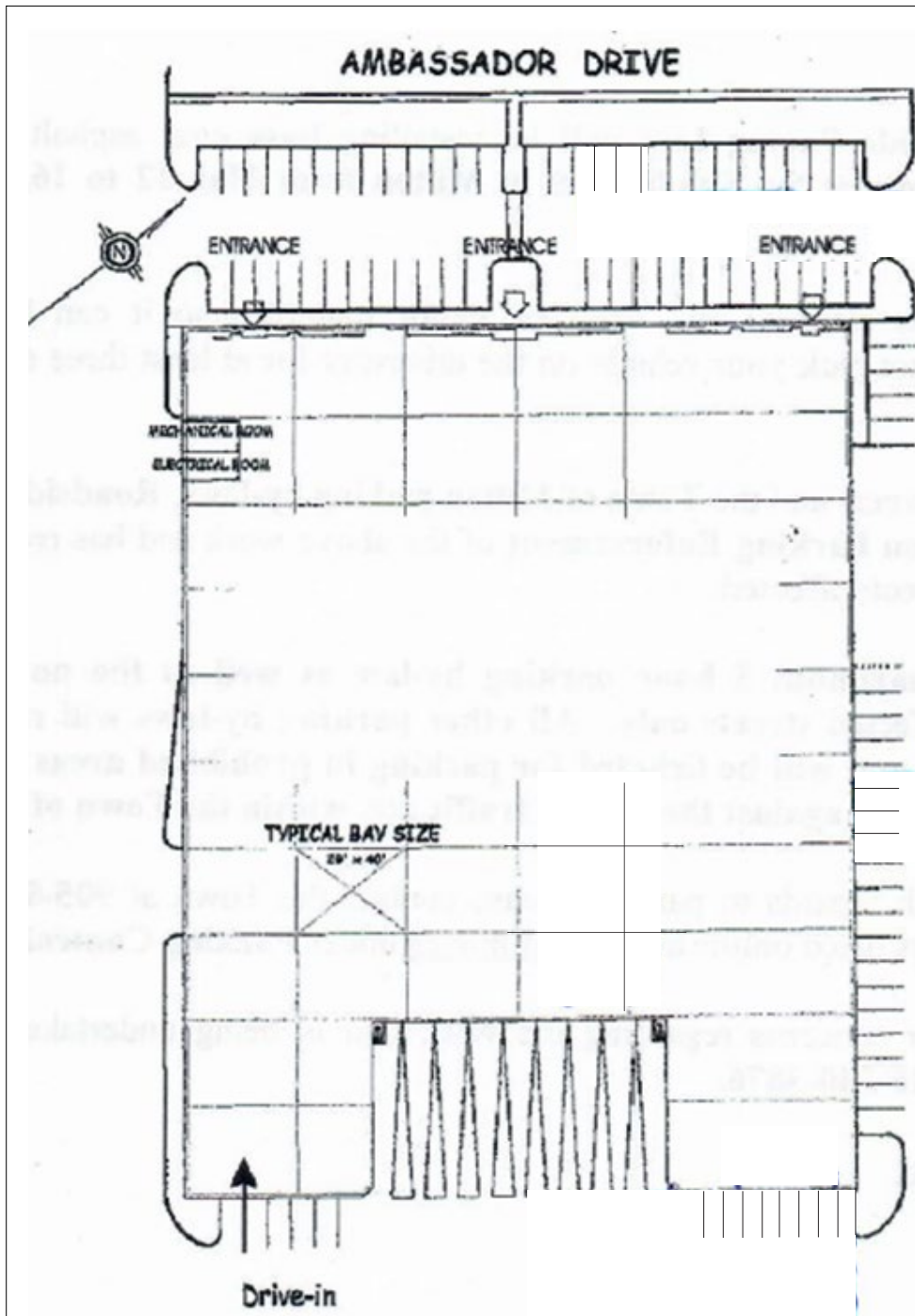
VICE PRESIDENT*

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Floor Plan



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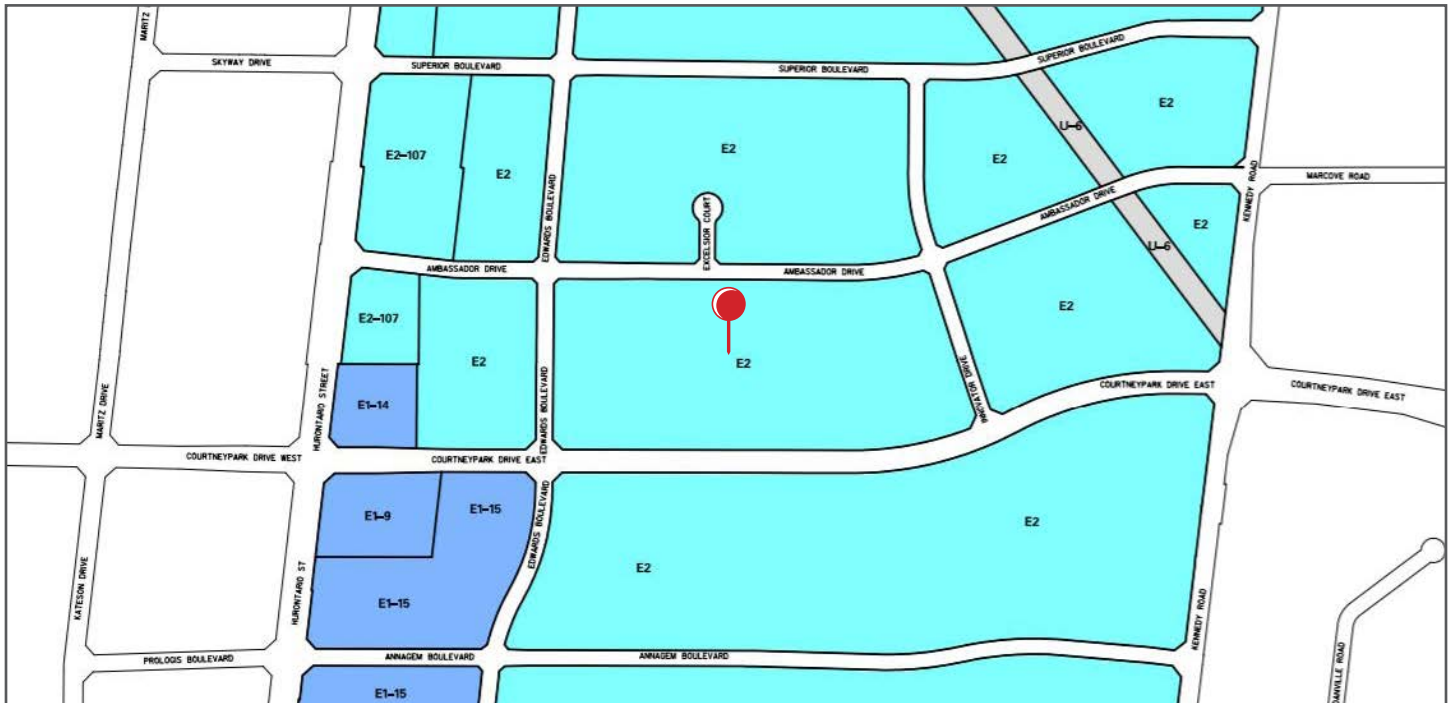
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Zoning Details - E2



Permitted Uses

- » Medical Office
- » Broadcasting/Communication Facility
- » Manufacturing Facility
- » Science and Technology Facility
- » Truck Terminal
- » Warehouse/Distribution
- » Wholesaling Facility
- » Waste Processing Station
- » Waste Transfer Station
- » Composting Facility
- » Self Storage
- » Contractor Service Shop
- » Medicinal Product Manufacturing Facility
- » Restaurant/Convenience/Take-out
- » Commercial School
- » Financial Institution
- » Veterinary Clinic
- » Animal Care Establishment
- » Motor Vehicle Repair
- » Gas Bar

For more information on E2 zoning in Mississauga, visit the link below:

<http://www6.mississauga.ca/online/planbldg/ZoneBylaw/DZBR1/Part%208%20-%20Employ.%20General%20Provisions.pdf>

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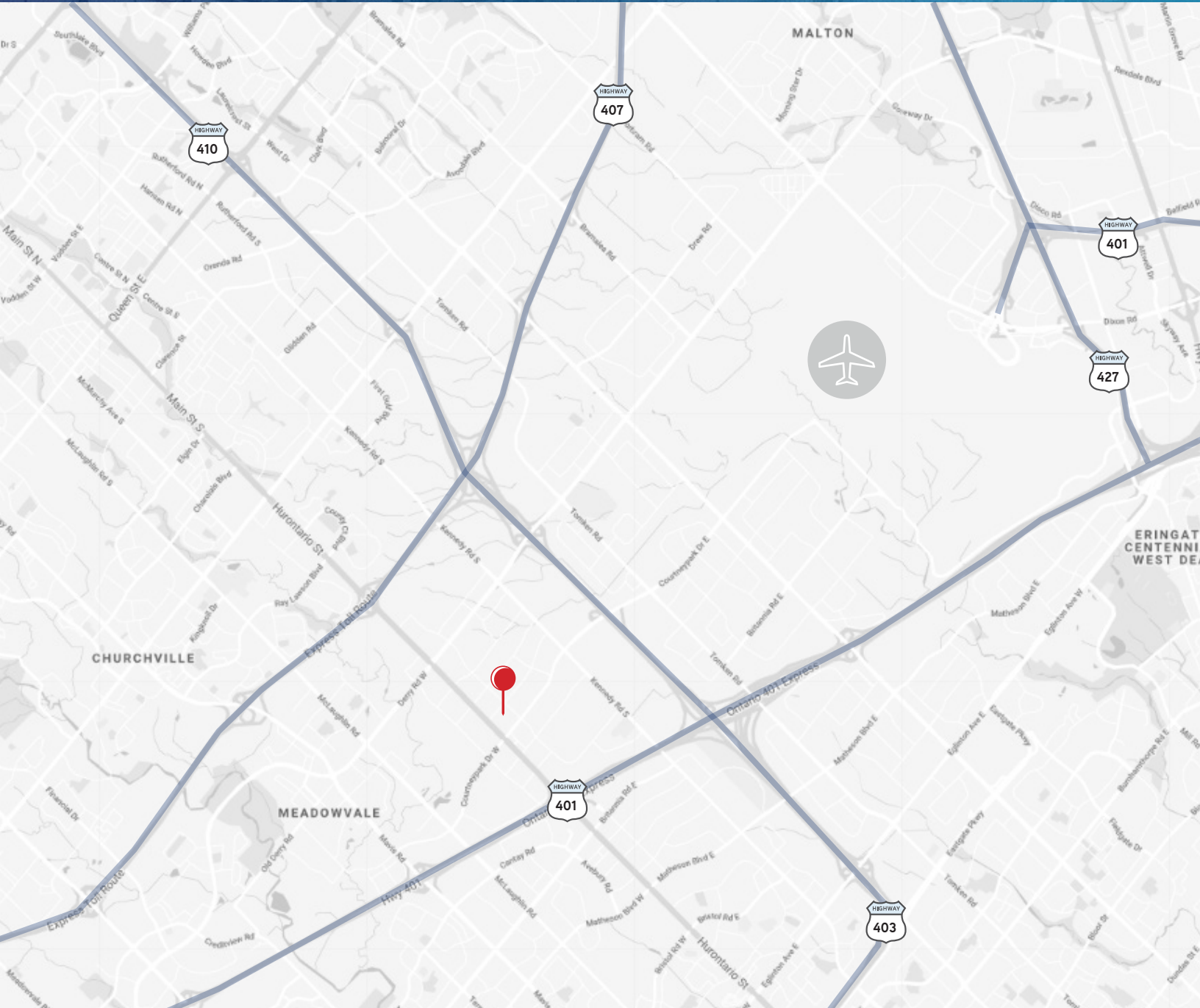
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110 AMBASSADOR DRIVE, MISSISSAUGA // FOR SUB-LEASE

Location Map



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