



135 Capital Court, Mississauga, ON

High Profile Building with Head Office Presence

For Sale / Lease

Ben Williams*

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Property Overview

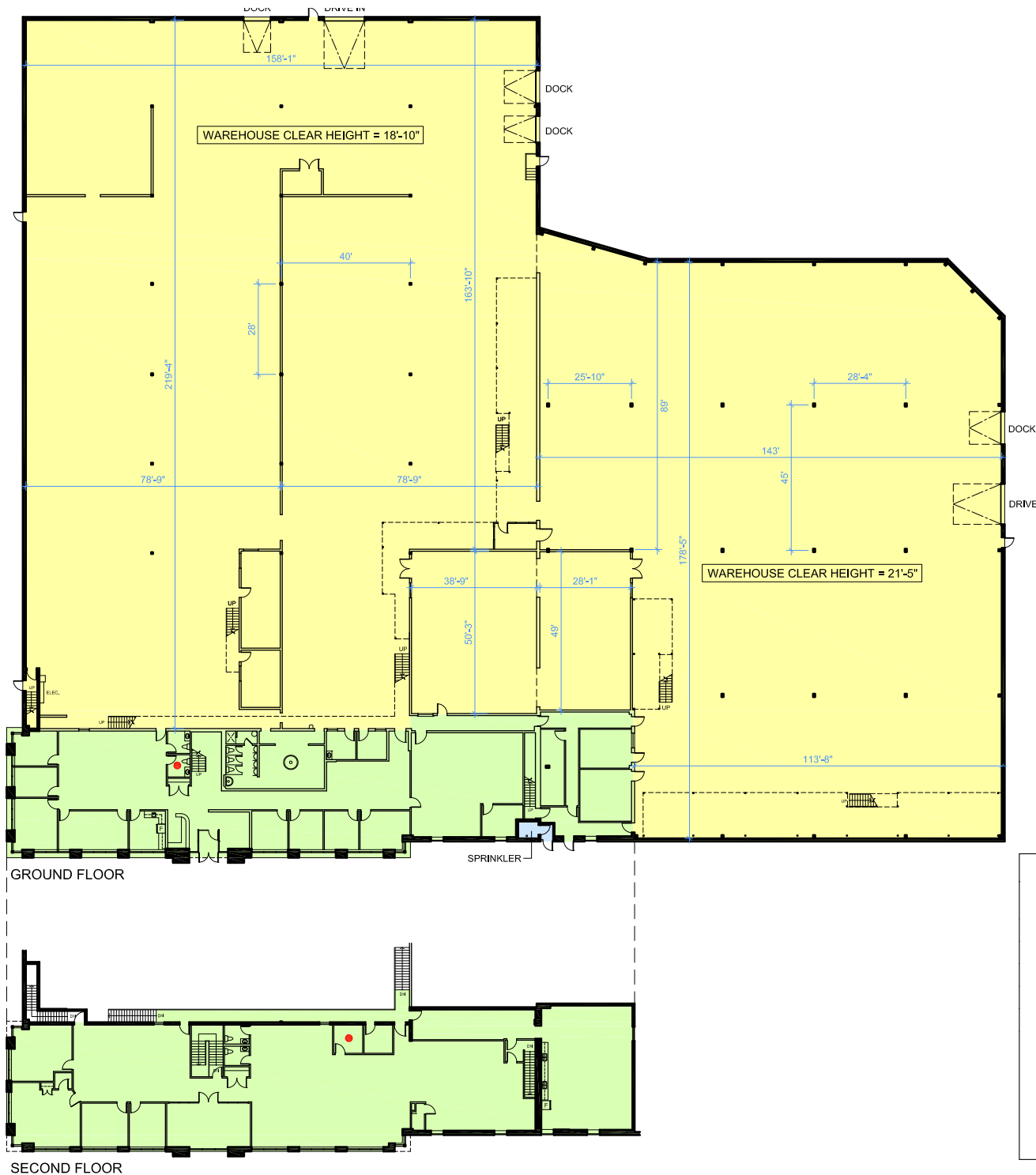
Total Area	75,694 SF
Office Area	15,703 SF
Warehouse Area	59,914 SF
Lot Area	3.45 AC
Clear Height	18'6" - 21'6"
Shipping	4 Truck Level / 2 Drive-in doors
Sprinklers	Normal Hazard
Zoning	E2
Lighting	LED
Parking	88 car spots
Possession	November 1, 2021
Asking Sale Price	\$18,923,500 (\$250 PSF)
Lease Rate	\$10.50 net PSF
TMI	\$3.78 (2021)



- Corner property with excellent curb appeal
- 4 points of site access
- New Led Lighting in warehouse
- Warehouse walls and warehouse ceiling painted white
- Ample employee parking
- Ability to add additional parking on the adjacent Hydro Easement that is located on the north side of the property (speak to the listing agent for further details)
- Building equipped with multiple crane rails with capacity ranging from 2 to 15 tons
- Fully air conditioned secured warehouse parts room
- Roger Fiber connectivity

**All information to be verified by the Tenant/ Buyer"*

Floor Plan



AREA SUMMARY

	RENTABLE AREA
GROUND FLOOR OFFICE	7,614 S.F.
SECOND FLOOR OFFICE*	8,089 S.F.
WAREHOUSE	59,914 S.F.
SPRINKLER ROOM	77 S.F.
TOTAL	75,694 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO BOMA 2019 FOR INDUSTRIAL BUILDINGS - STANDARD METHOD OF MEASUREMENT, ANSI / BOMA Z65.2 2019 SINGLE TENANT OCCUPANCY




* SECOND FLOOR OFFICE IS NOT INCLUSIVE OF WAREHOUSE MEZZANINE AREAS


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Site Access

-  Highway route
-  Major route
-  Transit route

 Highway 401/403
3 minutes

 Airport
10 minutes

 Bramalea GO
10 minutes

Brampton
10 minutes

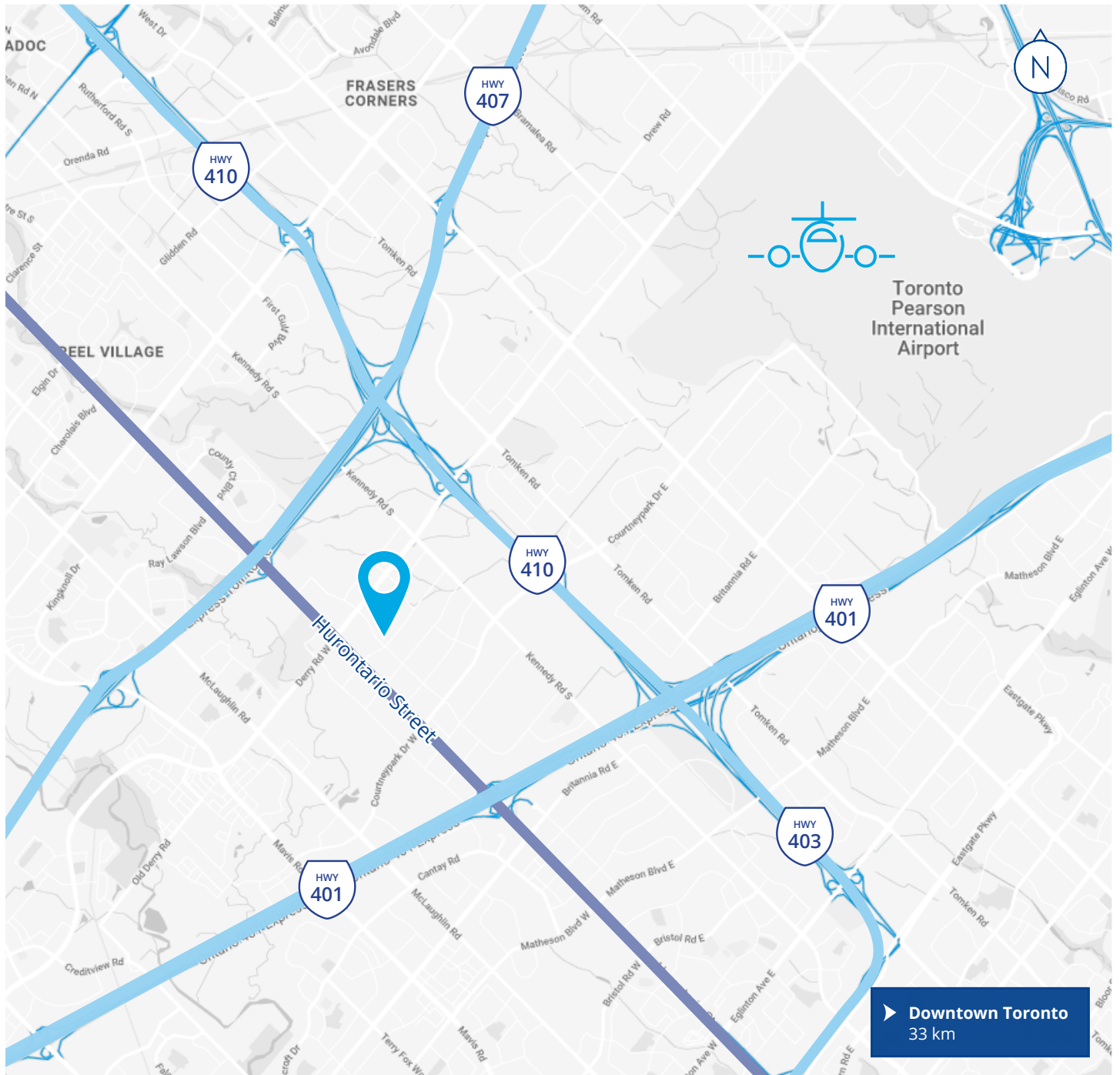
Etobicoke
10 minutes

Downtown Toronto
28 minutes

Central Mississauga
10 minutes

Oakville
20 minutes

Burlington
29 minutes

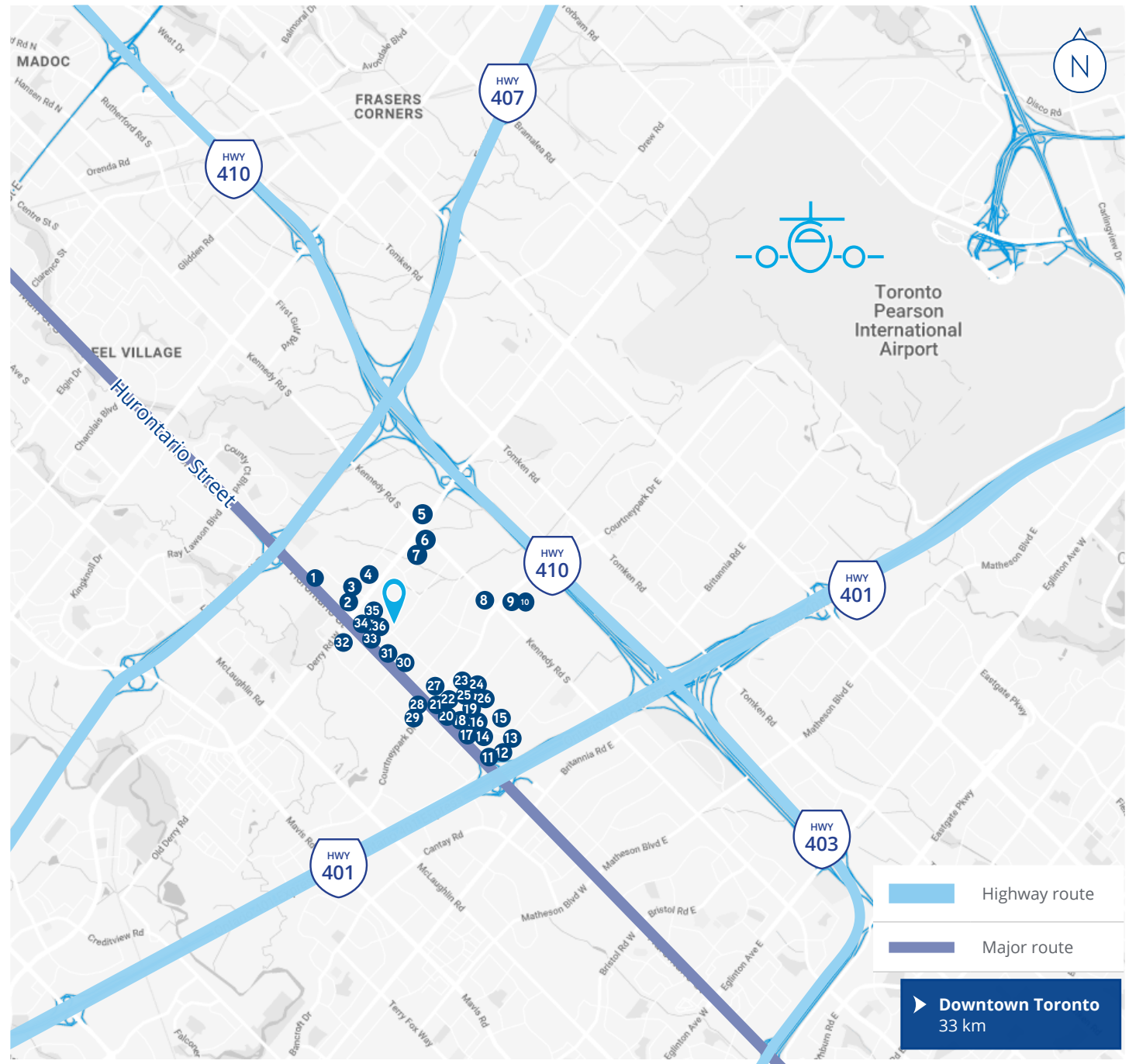


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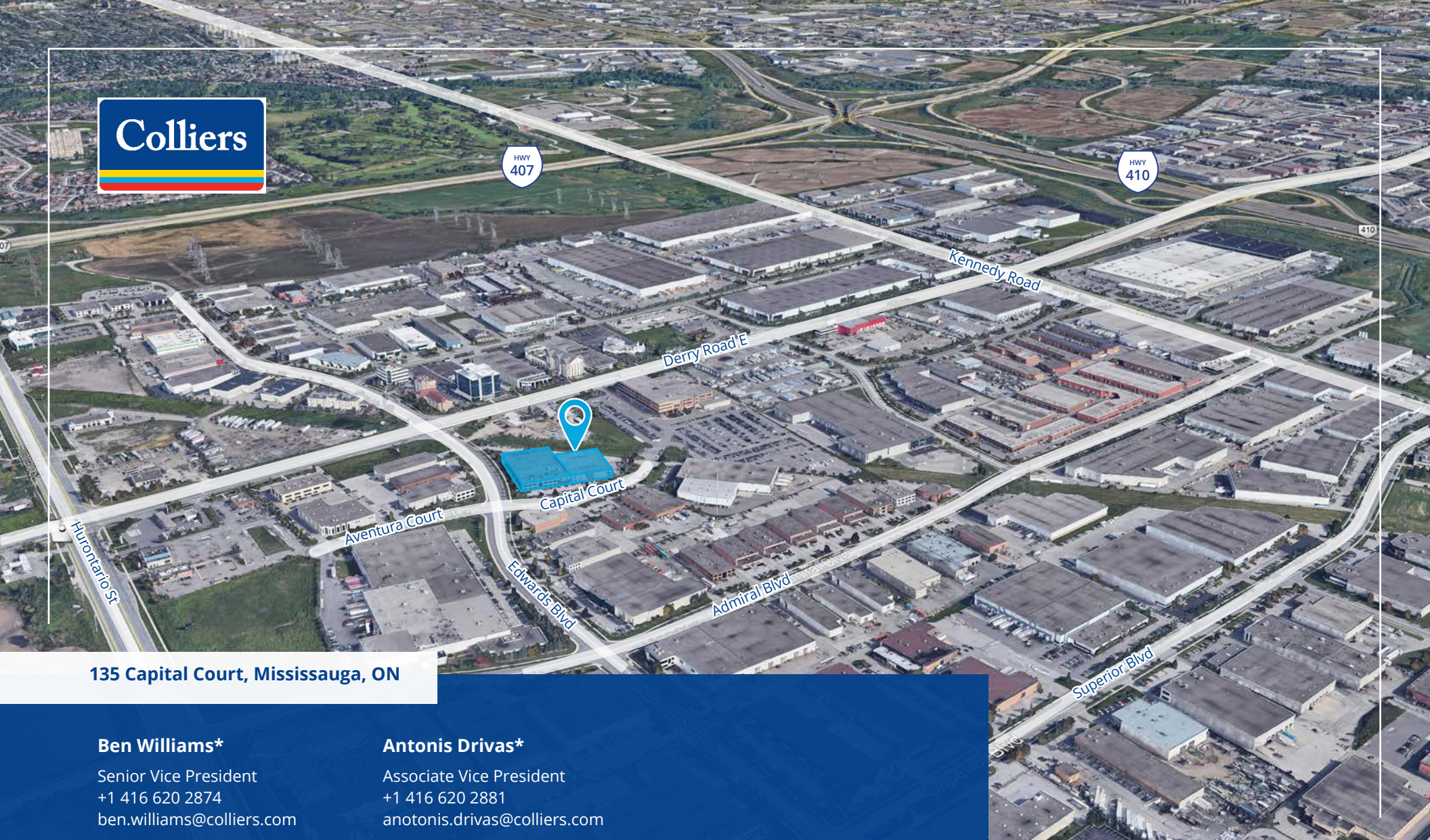
Nearby Amenities

 Subject property

- 1 Comfort Inn
- 2 Edwards Inn
- 3 Monte Carlo Inn
- 4 Radisson
- 5 Petro-Canada
- 6 Tim Hortons
- 7 Circle K
- 8 Tim Hortons
- 9 Husky
- 10 Super 8
- 11 Starbucks
- 12 Firehouse Subs
- 13 Guac Mexi Grill
- 14 LA Fitness
- 15 Homewood Suites
- 16 Moxie's Grill & Bar
- 17 Montana's
- 18 Boston Pizza
- 19 Osmow's
- 20 Denny's
- 21 McDonald's
- 22 Chako Barbecue
- 23 Turtle Jack's
- 24 Cineplex Cinemas
- 25 Subway
- 26 Shoeless Joe's Sports Grill
- 27 Bank of Montreal
- 28 Fairfield Inn & Suites
- 29 Residence Inn
- 30 Staybridge Suites
- 31 Holiday Inn Express
- 32 Husky
- 33 St. Louis Bar & Grill
- 34 Shell
- 35 Tim Hortons
- 36 Mr. Sub



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