

# Airport East Industrial Park

## OVERSIZED LOT / PARKING OR OUTSIDE STORAGE

3210 AMERICAN DRIVE • MISSISSAUGA, ONTARIO • L4V 1B3



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<b>BUILDING SIZE</b>	20,083 sq. ft.
<b>SITE</b>	225 frontage by 350 depth
<b>POWER</b>	600 volts, 400 amps
<b>ZONING</b>	M2 (allowing outside storage)
<b>TAXES</b>	\$41,200(2007)
<b>ASKING LEASE RATE</b>	\$7.75 per sq. ft., net
<b>COVERAGE RATIO</b>	26% of site area
<b>HVAC</b>	Gas forced air
<b>SHIPPING</b>	4 NewTruck Level Doors / 1 New Drive In Door
<b>CEILING HEIGHT</b>	16'

### COMMENTS

- Rare small freestand building for lease under renovations
- Building specs can be modified to accommodate new tenant requirements
- Extra land for outside storage or trailer parking
- Ample parking for high percentage office users
- Additional shipping doors can be added
- Easy access to Highways 401/409 & 427
- Minutes to Pearson International Airport

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