



## INDUSTRIAL SPACE FOR LEASE



Partnership. Performance.



Excellent Exposure on Highway 403

# 3580

## LAIRD ROAD, UNIT 3

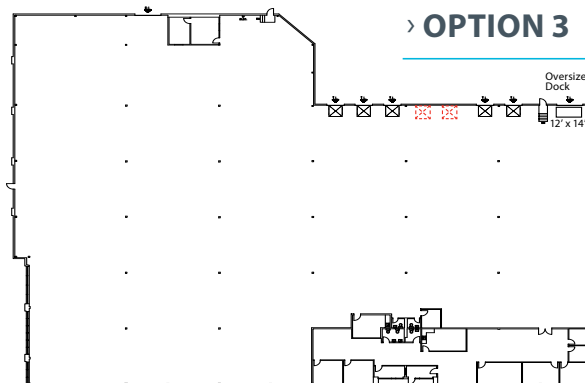
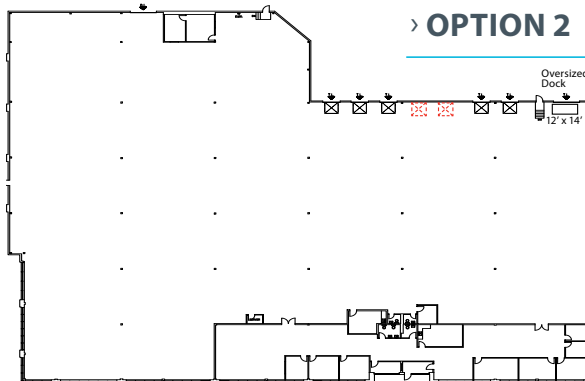
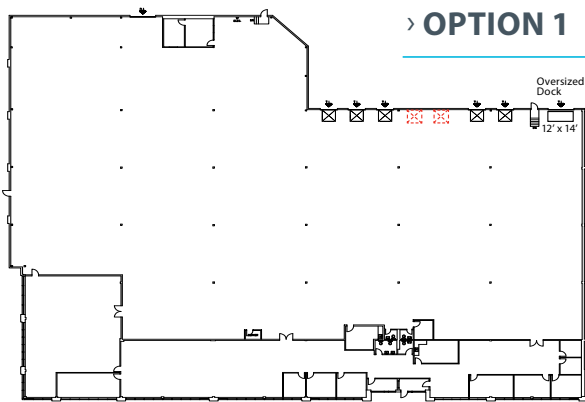
### MISSISSAUGA, ON

For more information, please contact:

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## AVAILABILITY DETAILS

**Size:** 46,555 sf

**Office:** Option 1: 22%  
Option 2: 12%  
Option 3: 9%

**Truck-Level Doors:** 6

**Drive-In Doors:** 1

**Clear Height:** 22'6"

**Power:** 600 Volts/600 Amps

**Availability:** August 1, 2015

**Rental Rates:** \$5.95 net per sf

**T.M.I (2015 est.):** \$3.92 per sf

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.







**AVISON  
YOUNG**

**3580 LAIRD ROAD**

3580 Laird Rd

## PROPERTY DETAILS

- Located in a prestige industrial park
  - Well managed with a reputable landlord
  - Immaculately built out office space, with attractive reception area
  - Excellent exposure on Highway 403
  - Levelers on all truck-level doors
  - High clear height and good shipping distances
  - Ample parking
  - 2 additional truck level doors can be added
- Excellent location:
    - › Highway 403: Less than 1 KM
    - › Highway 407: Less than 3 KM
    - › QEW: Less than 3 KM
    - › Pearson International Airport: 30 KM
    - › Downtown Oakville: 10 KM
    - › Downtown Toronto: 35 KM

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**CANADA'S BEST  
MANAGED  
COMPANIES**





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**INTERIOR &  
EXTERIOR PHOTOS**



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**EXTERIOR PHOTOS**



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