

INDUSTRIAL FREESTAND WITH OUTSIDE STORAGE

FOR SALE

3570 Nashua Drive, Mississauga

FOR MORE
INFORMATION
PLEASE CONTACT:

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Municipal Address: 3570 Nashua Drive, Mississauga, ON

Property Taxes: \$48,355.79 (2011) - \$2.34 / sq. ft.

Total Available Area: 20,650 sq. ft.

Lot Size: 1.63 acres

Shipping Doors: 3 Truck-Level / 1 Drive-In
(3 punch outs for additional
truck-level shipping in place)

Zoning: E2 (permitting a wide range of
industrial and commercial uses)

Parking: Ample surface parking for employees &
generous rear yard for outside storage of raw
materials and / or equipment – i.e. trucks /
trailers

Asking Price: ~~-\$2,775,000.00~~ **\$2,600,000.00**

Features:

- ⇒ Prime Mississauga location with proximity to Pearson International Airport
- ⇒ Excellent highway access – Hwy. 427, 407, 401, 409, etc.
- ⇒ Capital improvements and a well maintained property
- ⇒ Excellent shipping court
- ⇒ Rare outside storage yard – over 1 acre of extra land for outside storage
- ⇒ Recently renovated and expanded offices
- ⇒ 200 amps power
- ⇒ Short-term leaseback is a potential



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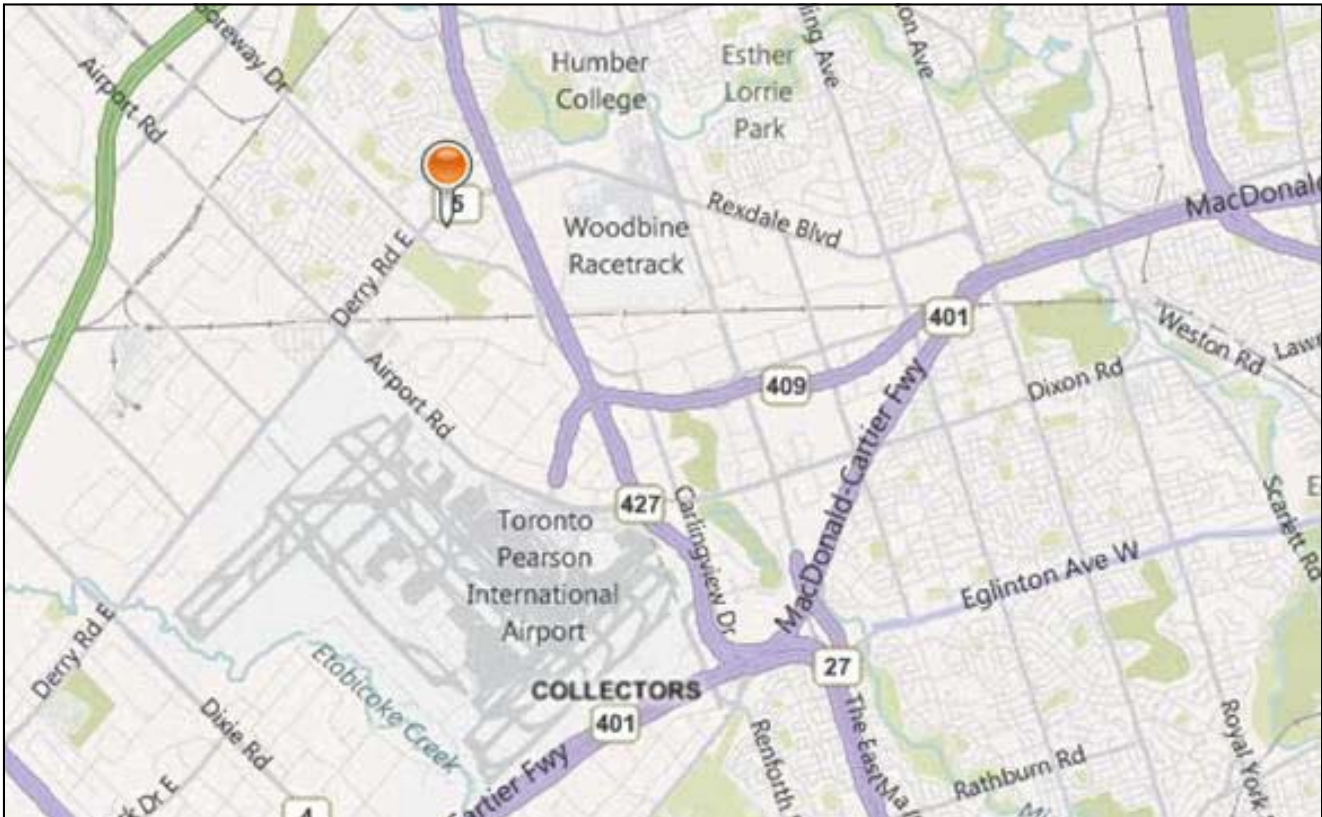
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Aerial View



Area Map



3570 Nashua Drive, Mississauga

Original Office Layout / Floor Plan

