

# FREESTANDING BUILDING WITH DERRY ROAD EXPOSURE

# FOR SALE

## 7017 Fir Tree Drive, Mississauga

FOR MORE INFORMATION  
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<b>Location:</b>	Derry Road / Torbram Road
<b>Size:</b>	30,082 sq. ft. (10% office)
<b>Shipping Doors:</b>	3 Truck-Level Doors w/ levellers; 1 Drive-In Door
<b>Clear Height:</b>	16' clear
<b>Zoning:</b>	E3
<b>Heating:</b>	Radiant
<b>Power:</b>	200 amps @ 600 volts
<b>Taxes:</b>	\$52,371.49 (2011)
<b>Asking Price:</b>	\$2,850,000.00
<b>Features:</b>	<ul style="list-style-type: none"><li>* Great Freestanding Building with Derry Road Exposure</li><li>* Close To Major Highways; 427, 401, 410, 407 and 403 and Lester B. Pearson International Airport</li><li>* Located beside conservation area</li><li>* Square building with metal halide lighting</li><li>* Ample Parking</li></ul>



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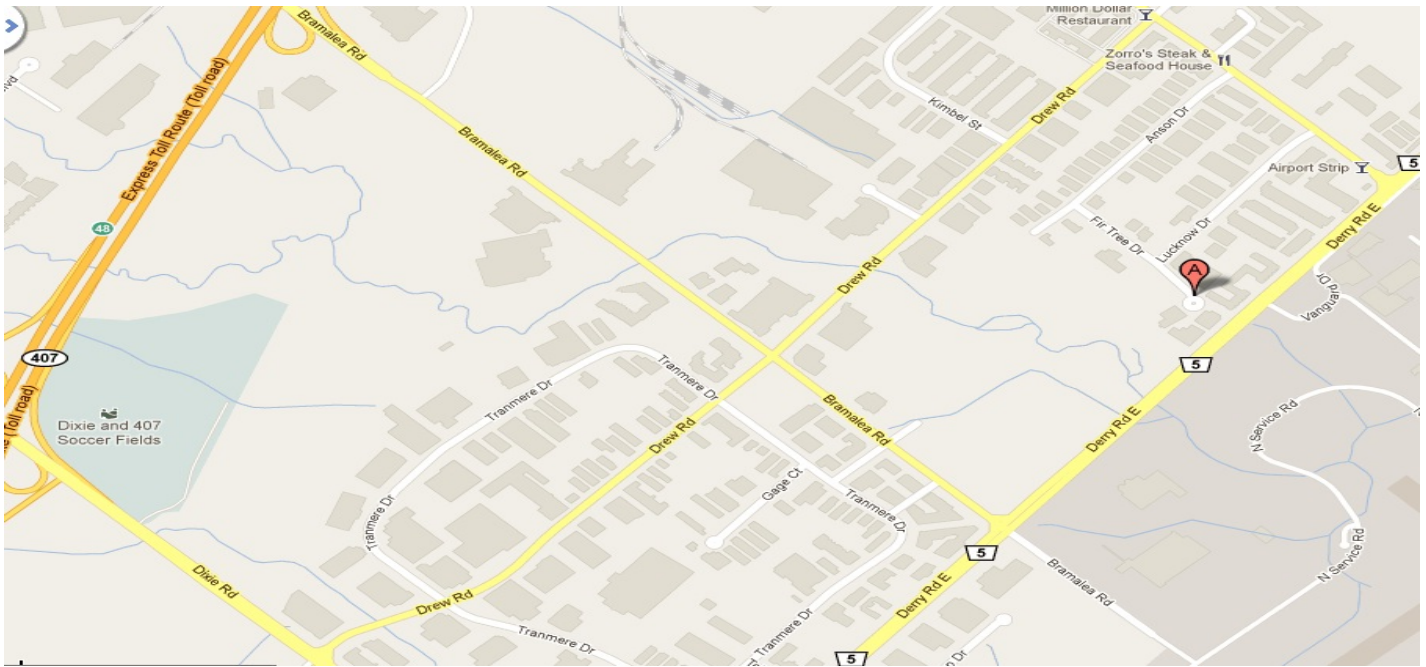
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## LOCATION MAP

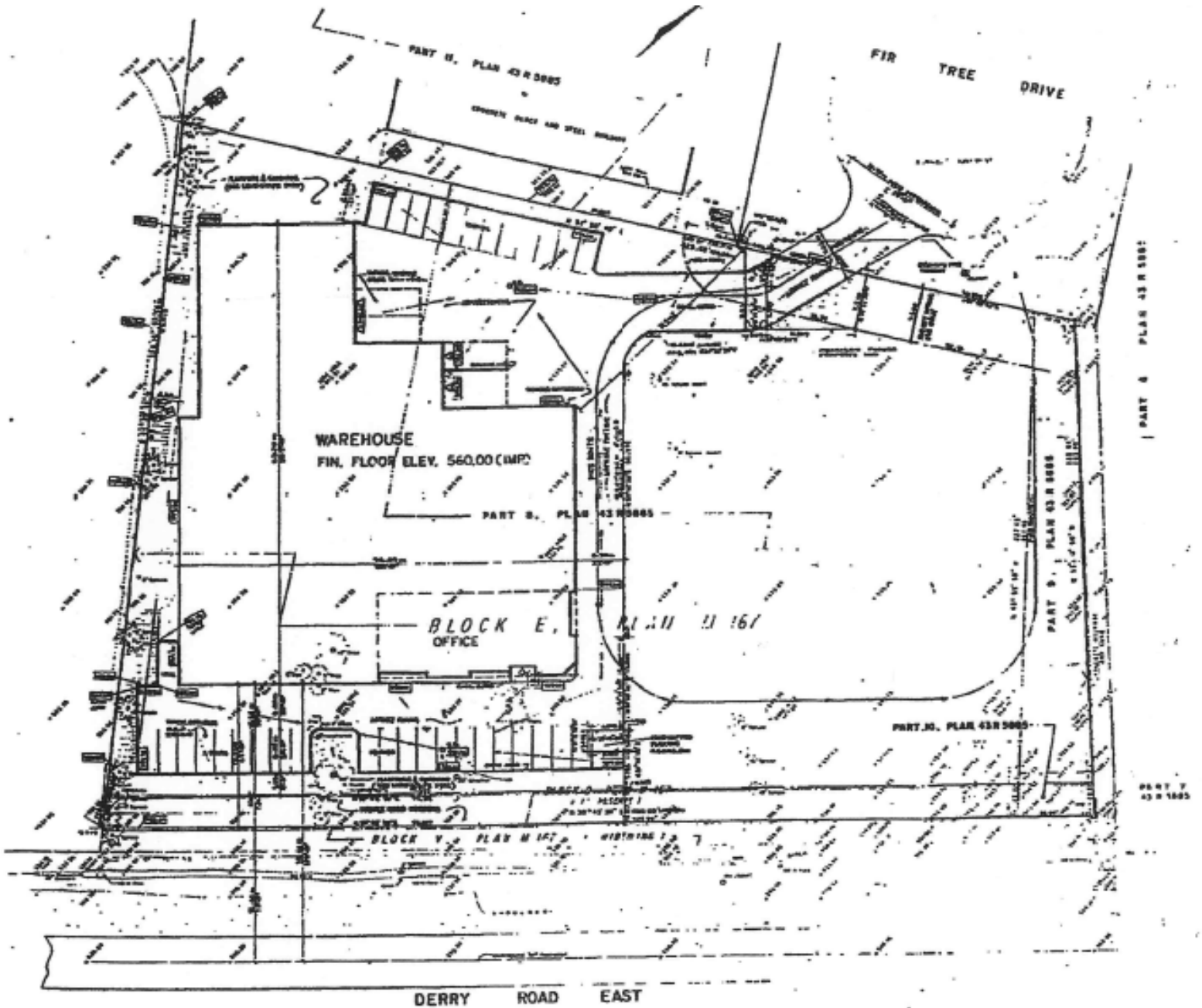


## AERIAL VIEW



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## Survey



# 7017 Fir Tree Drive, Mississauga

## Floor Plan

