

# SMALL FREESTANDING INDUSTRIAL BUILDING

# FOR SALE

## 3110 Wharton Way, Mississauga

FOR MORE  
INFORMATION  
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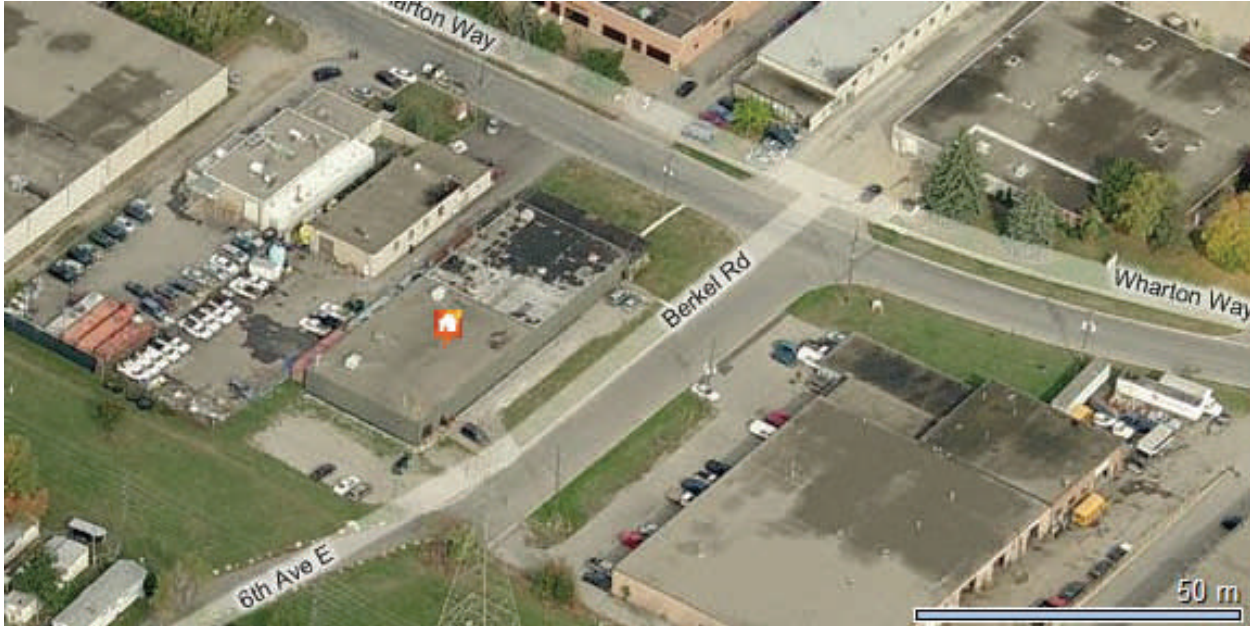
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<b>Location:</b>	Dundas Street / Wharton Way
<b>Legal Description:</b>	PT BLK K PL 675 TORONTO AS IN RO671854 ; MISSISSAUGA
<b>Size:</b>	Office : 1,020 sq. ft. (air-conditioned) Industrial : <u>12,614</u> sq. ft. Total <b>13,634 sq. ft.</b>
<b>Land Area:</b>	0.66 acres - 100 ft. x 286 ft.
<b>Shipping Doors:</b>	1 truck-level
<b>Clear Height:</b>	13'
<b>Zoning:</b>	E2-1
<b>Possession:</b>	90 days / TBA
<b>Power:</b>	600 amps - 2 x 45 KVA 1 x 50 KVA Transformer for 220V, 3 phase power
<b>Sprinklers:</b>	No
<b>Heating:</b>	Radiant
<b>Taxes:</b>	\$26,147.75 - (2011)
<b>Asking Price:</b>	<b>\$1,589,500.00</b>
<b>Features:</b>	* Excellent corner lot in established Mississauga location * Heavy Power, Floor Drains, Steam Boiler * 2 - 10 Ton A/C in plant * Parking and shipping can be expanded

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## AERIAL MAP



## LOCATION MAP

