



# For sublease

# 2800 Argentia Road, Mississauga Units 5 & 6 available



## Denise Williams\*

Associate Vice President (905) 755 4644 denise.williams@jll.com

jll.ca

## Property highlights

- Desirable Meadowvale location
- Cinder demising walls for added security
- Saw Tool shipping can accommodate 53' trailer access.
- Existing racking and boardroom furniture available.
- Close proximity to highways 401 and 427.

Location	2800 Argentia Road, Mississauga	
Size	Unit: 5+6 Office: 1,270 s.f. Warehouse: 6,871 s.f. Total: 8,141 s.f.	<b>Unit 5</b> 685 sf 3,435 sf 4,010 sf
Building age	22 years (built 2003)	
Shipping doors	2 Truck Level	
Clear height	22'	
Zoning	E1.0	
Power	100 amps	
Parking	Exterior surface	
Availability /Possession	30-60 days	

### TMI/taxes: \$6.69

Asking price rate: Contact listing agent

Sublease term March 31, 2028





# Property photos









# Floor plan Warehouse Warehouse Area: A Remove existing wall Area: C Two new offices Area: B New kitchen wall 0 0 ୍ ପ୍ Continue wall Carpet tile 12x14 W/R 0 ٧CT VCT Carpet tile Carpet tile 12x14 Carpet tile Vest

## Amenities map



## Shopping centers and retail options

- 1. Winston Argentia Centre
- 2. SmartCentres Mississauga (Meadowvale)
- 3. Meadowvale Town Centre

#### **Restaurants and coffee shops**

- 1. Starbucks
- 2. Tim Hortons
- 3. Montana's BBQ & Bar
- 4. Swiss Chalet
- 5. Kelsey's Original
  - Roadhouse
- 6. Jack Astor's
- 7. Moxxies

#### **Essential services**

- 1. Sobeys
- 2. Walmart Supercentre
- 3. Shoppers Drug Mart
- 4. TD Canada Trust
- 5. RBC Royal Bank
- 6. Longo's Meadowvale
- 7. Home Depot
- 8. Real Canadian Superstore

## Public transportation access points

- 1. Meadowvale GO Station
- 2. MiWay Transit Argentia Road at Millcreek Drive
- 3. MiWay Transit Argentia Road at Derry Road

## Drive time map



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Denise Williams<sup>\*</sup> Associate Vice President 905 755 4644 Denise.Williams@jll.com

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