



SEE A BRIGHTER WAY

# For sublease

2800 Argentia Road, Mississauga  
Units 5 & 6 available



**Denise Williams\***

Associate Vice President

(905) 755 4644

[denise.williams@jll.com](mailto:denise.williams@jll.com)

[jll.ca](http://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.

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

**TMI/taxes:** \$6.69

**Asking price rate:** Contact listing agent

**Sublease term March 31, 2028**



Kitchenette



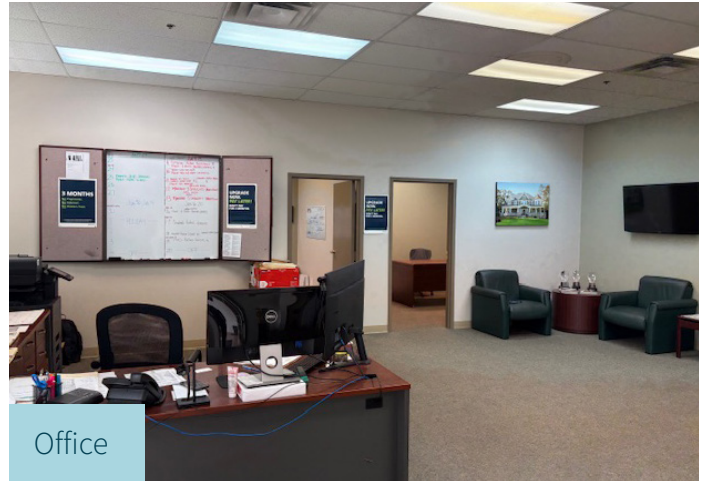
Shipping Area



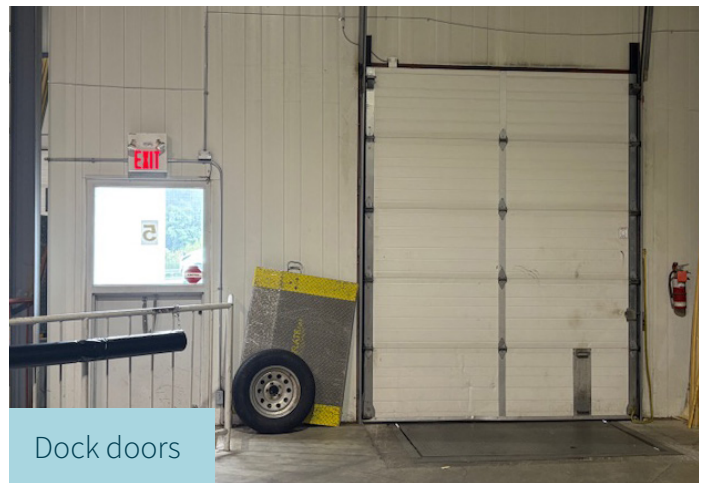
# Property photos



Boardroom



Office

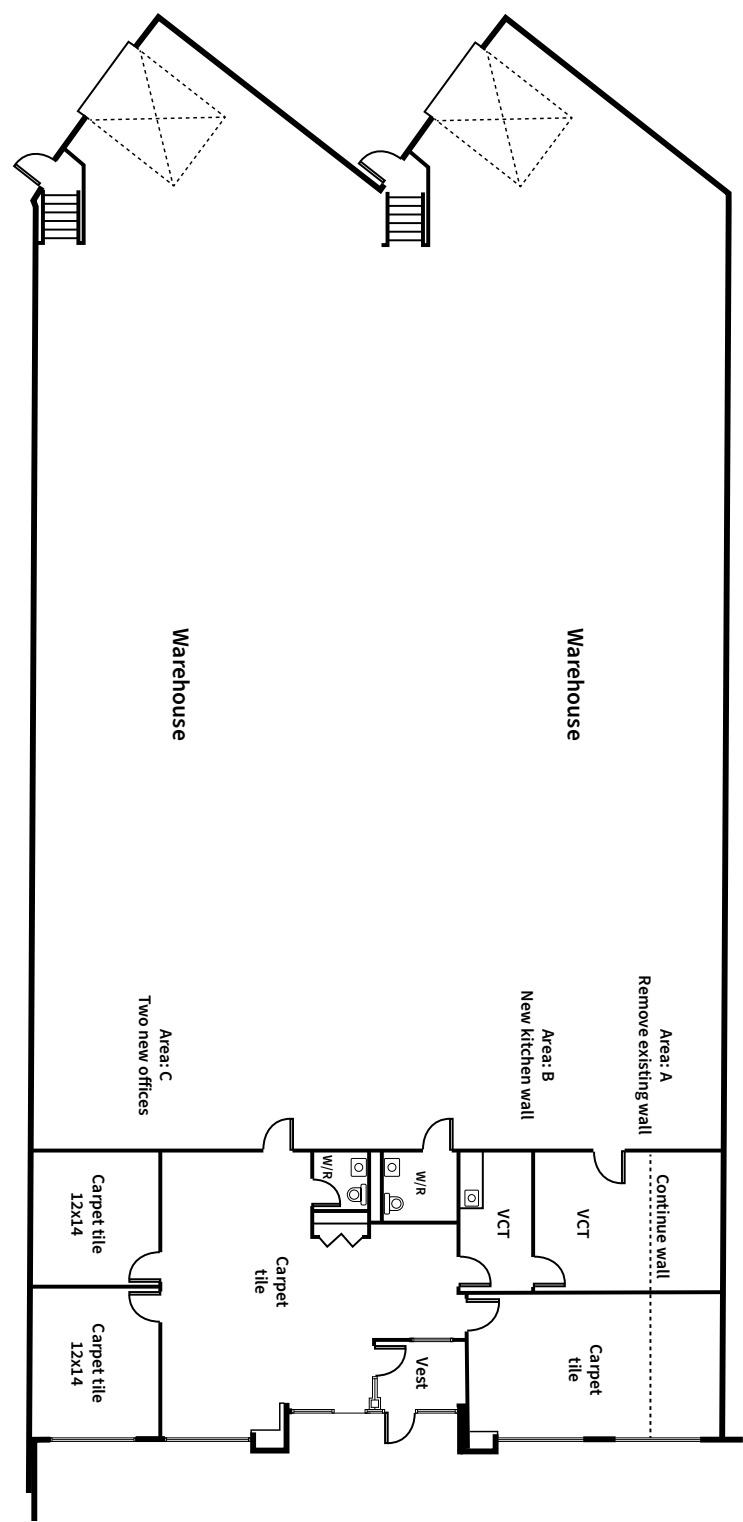


Dock doors

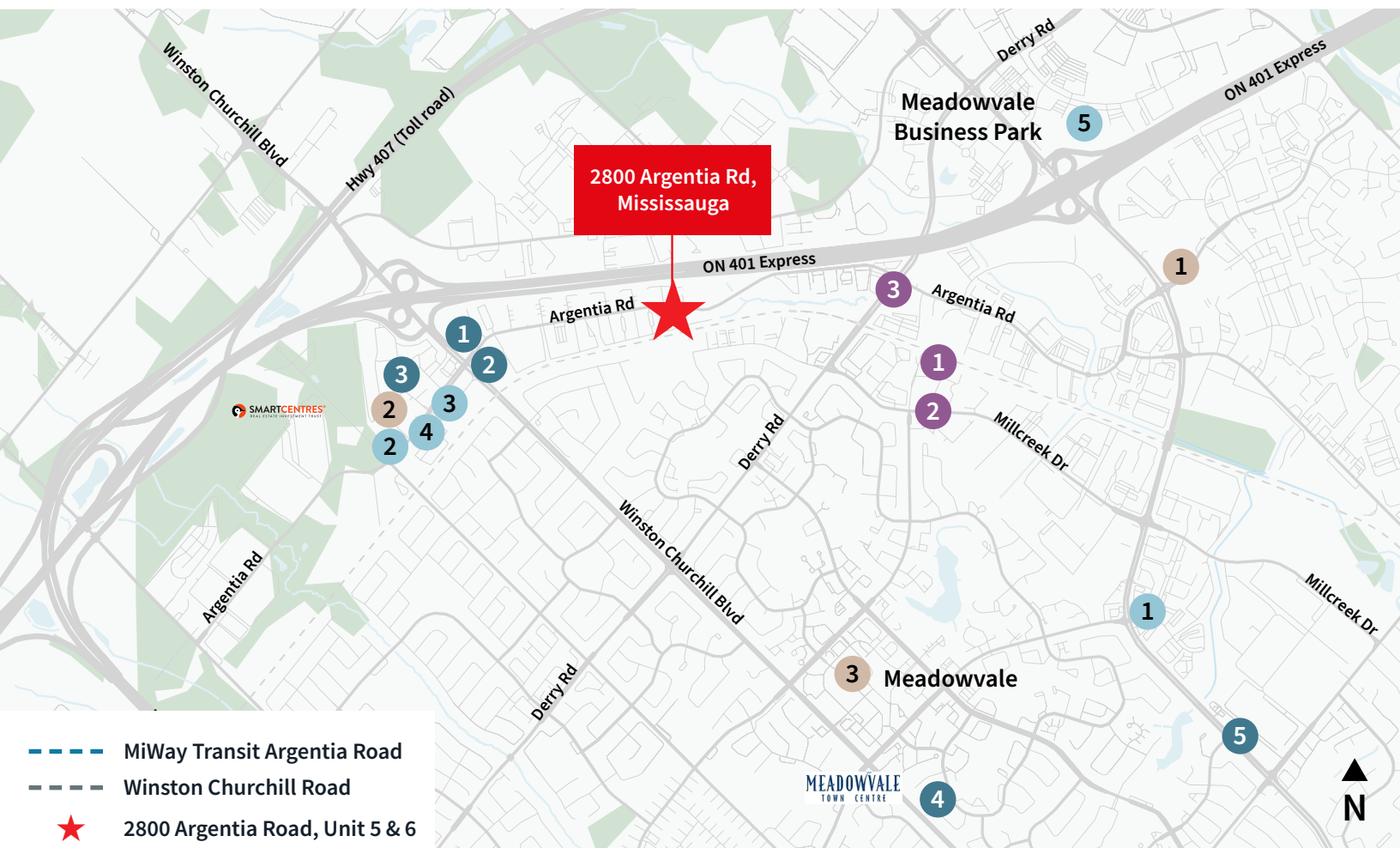


Warehouse

Floor plan



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

### Essential services

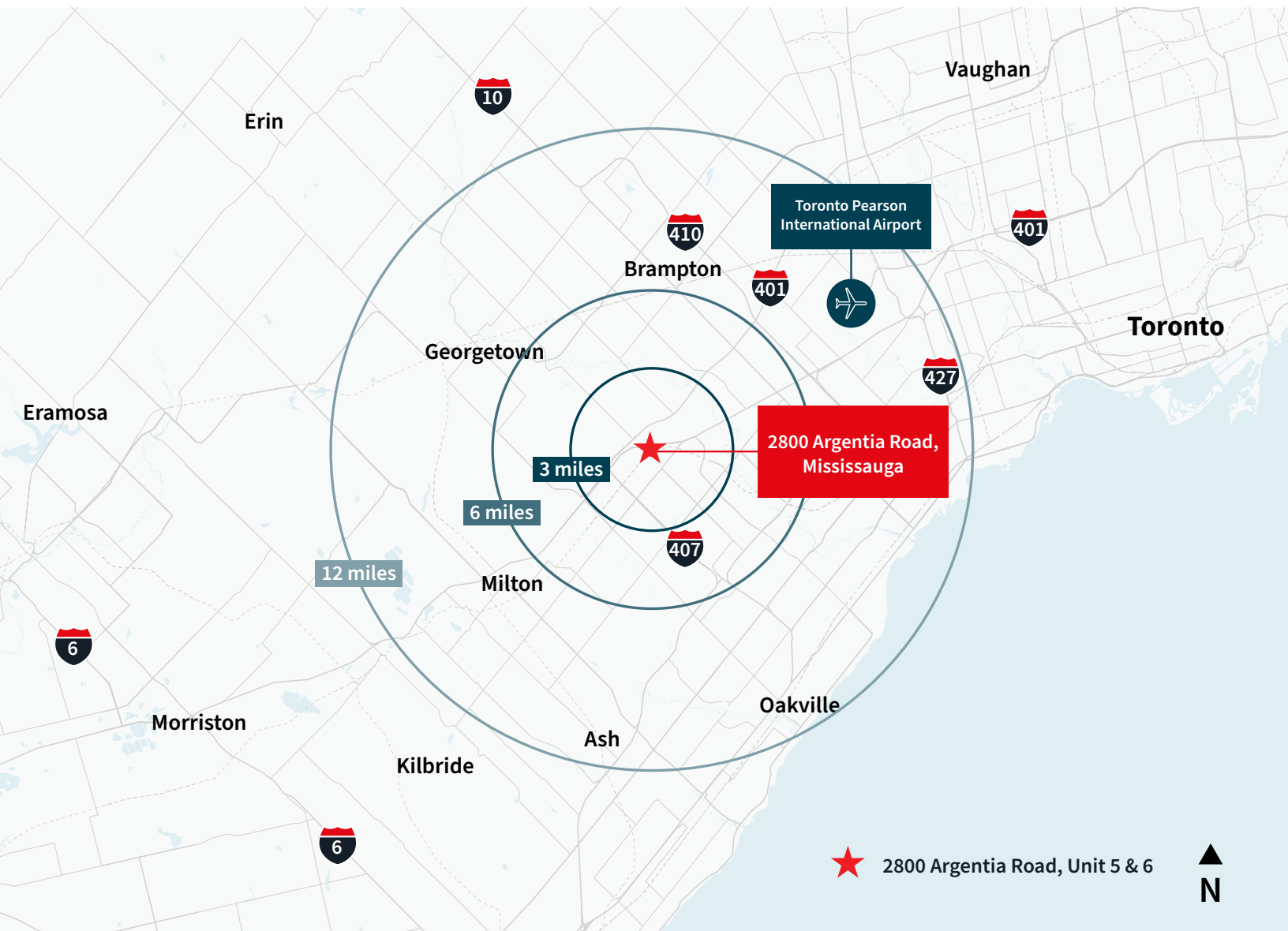
- |                        |                             |
|------------------------|-----------------------------|
| 1. Sobeys              | 6. Longo's Meadowvale       |
| 2. Walmart Supercentre | 7. Home Depot               |
| 3. Shoppers Drug Mart  | 8. Real Canadian Superstore |
| 4. TD Canada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

### 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



JLL



Denise Williams\*  
Associate Vice President  
905 755 4644  
Denise.Williams@jll.com