

2395-2421

DREW ROAD
MISSISSAUGA, ON

&

7270-7290

TORBRAM ROAD
MISSISSAUGA, ON

PROFESSIONAL SPACES AVAILABLE | 770 SF - 9,412 SF



**AVISON
YOUNG**

piret
PURE INDUSTRIAL REAL ESTATE TRUST

FOR LEASE

Partnership. Performance.

For more information, please contact:

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**BEST
MANAGED
COMPANIES**
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PROPERTY DETAILS



INDUSTRIAL 2395 Drew Road

Size	Asking Net Price	TMI
No Vacancy	\$10.25 psf	\$5.02 psf

2405-2421 Drew Road

Size	Asking Net Price	TMI
9,412 sf	\$10.25 psf	\$5.02 psf

7270 Torbram Road

Size	Asking Net Price	TMI
1,746 sf - 5,458 sf	\$10.25 psf	\$5.02 psf

7290 Torbram Road

Size	Asking Net Price	TMI
1,665 sf - 3,154 sf	\$10.25 psf	\$5.02 psf

OFFICE

7270 Torbram Road

Size	Asking Net Price	TMI
770 sf - 5,959 sf	\$11.25 psf	\$5.02 psf

DESCRIPTION

On the corner of Drew Road and Torbram Road, this Business Centre is a mixed-use complex located just east of Highways 403 and 410 and just north of Highway 401 and Toronto Pearson Airport.

HIGHLIGHTS



Ample parking



Professionally managed complex



Plenty of curb appeal

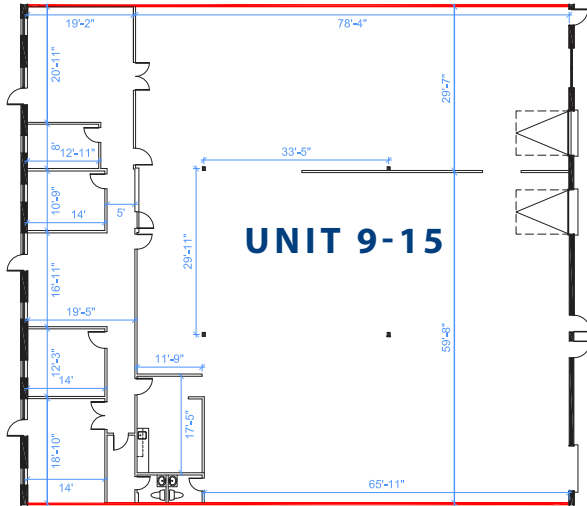


Quick access to highways 401/410/407/427



Well built-out offices with opportunity to reconfigure

2405-2421 DREW ROAD



Suite	Size	Office	Shipping	Clear Height	Available	Asking Price	Comments
Units 9-15	9,412 sf	21%	2 T/L	13'	Immediate	\$10.25 psf	Functional layout.

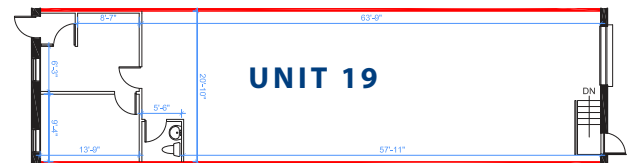
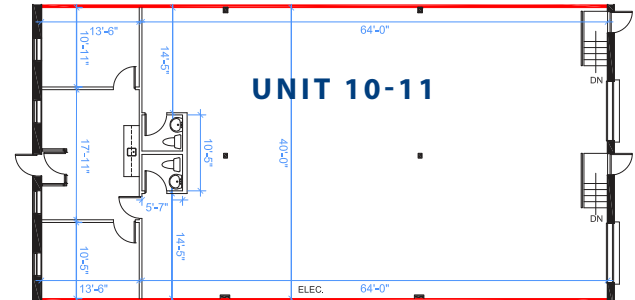
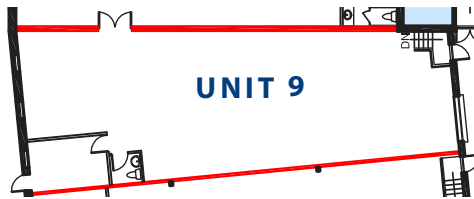
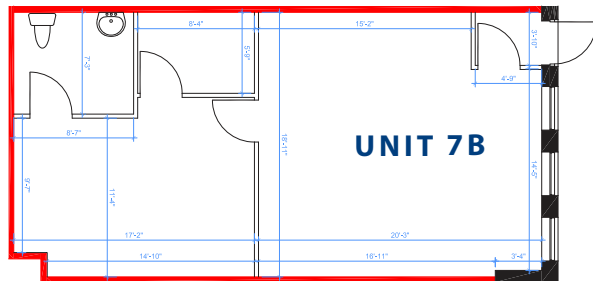
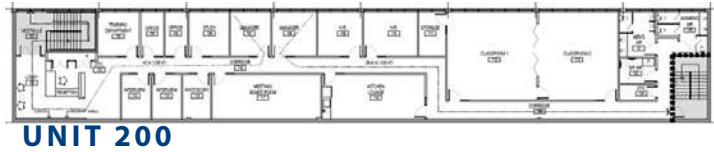
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7270 TORBRAM ROAD



Suite	Size	Office	Shipping	Clear Height	Available	Asking Price	Comments
Unit 200	5,949 sf	100%	-	13'	Immediate	\$11.50 psf	Second floor office unit with 10 private offices, boardroom & 2 classrooms
Unit 7B	770 sf	100%	-	13'	Immediate	\$11.50 psf	Ground floor office unit. Functional layout.
Unit 9	2,148 sf	5%	1 T/L	13'	Immediate	\$10.25 psf	Functional and clean space.
Units 10-11	3,310 sf	21%	2 T/L	13'	Immediate	\$10.25 psf	Visibility from Torbram Road. Functional unit with excellent shipping.
Units 9-11	5,148 sf	15%	3 T/L	13'	Immediate	\$10.25 psf	Visibility from Torbram Road. Functional unit
Unit 19	1,746 sf	21%	1 T/L	13'	Immediate	\$10.25 psf	Functional and clean space.

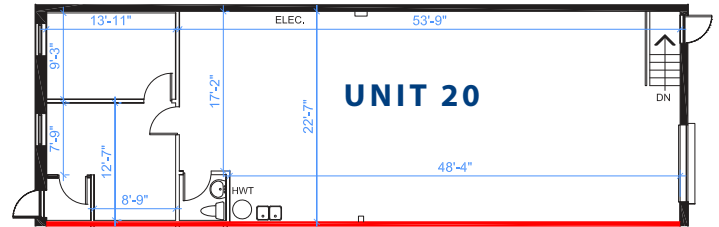
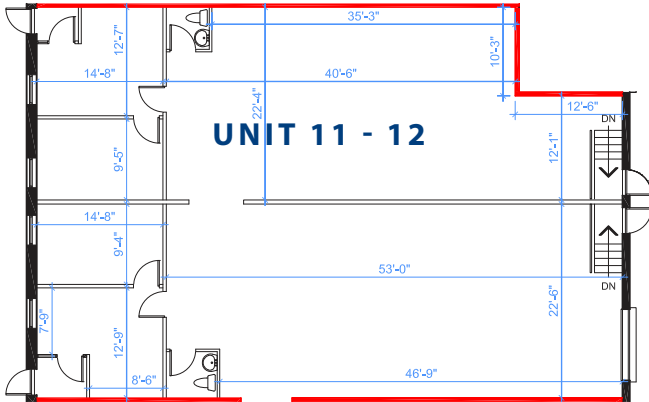
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7290 TORBRAM ROAD



Suite	Size	Office	Shipping	Clear Height	Available	Comments
Unit 9	1,665 sf	21%	1 T/L	13'	Immediate	Shipping court cannot accommodate 53' trailers. Well laid out
Unit 11-12	3,154 sf	26%	1 T/L	13'	30-60 days	Two private offices. Clean and functional unit.
Unit 20	1,699 sf	24%	1 T/L	13'	Immediate	Shipping court cannot accommodate 53' trailers. Well laid out End-cap unit.

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TRANSIT & AMENITIES

2395-2421 & 7270-7290

DREW ROAD & TORBRAM ROAD
MISSISSAUGA, ON



PUBLIC TRANSIT



- 5 Dixie
- 15 Drew
- 16 Malton
- 24 Northwest
- 30 Woodbine
- 42 Derry
- 57 Courtneypark
- 74 Explorer
- 87 Meadowvale-Skymark
- 104 Derry Express
- 107 Malton Express

Join MiWay & Brampton Transit

185 Dixie

GO Train

Union Pearson Express



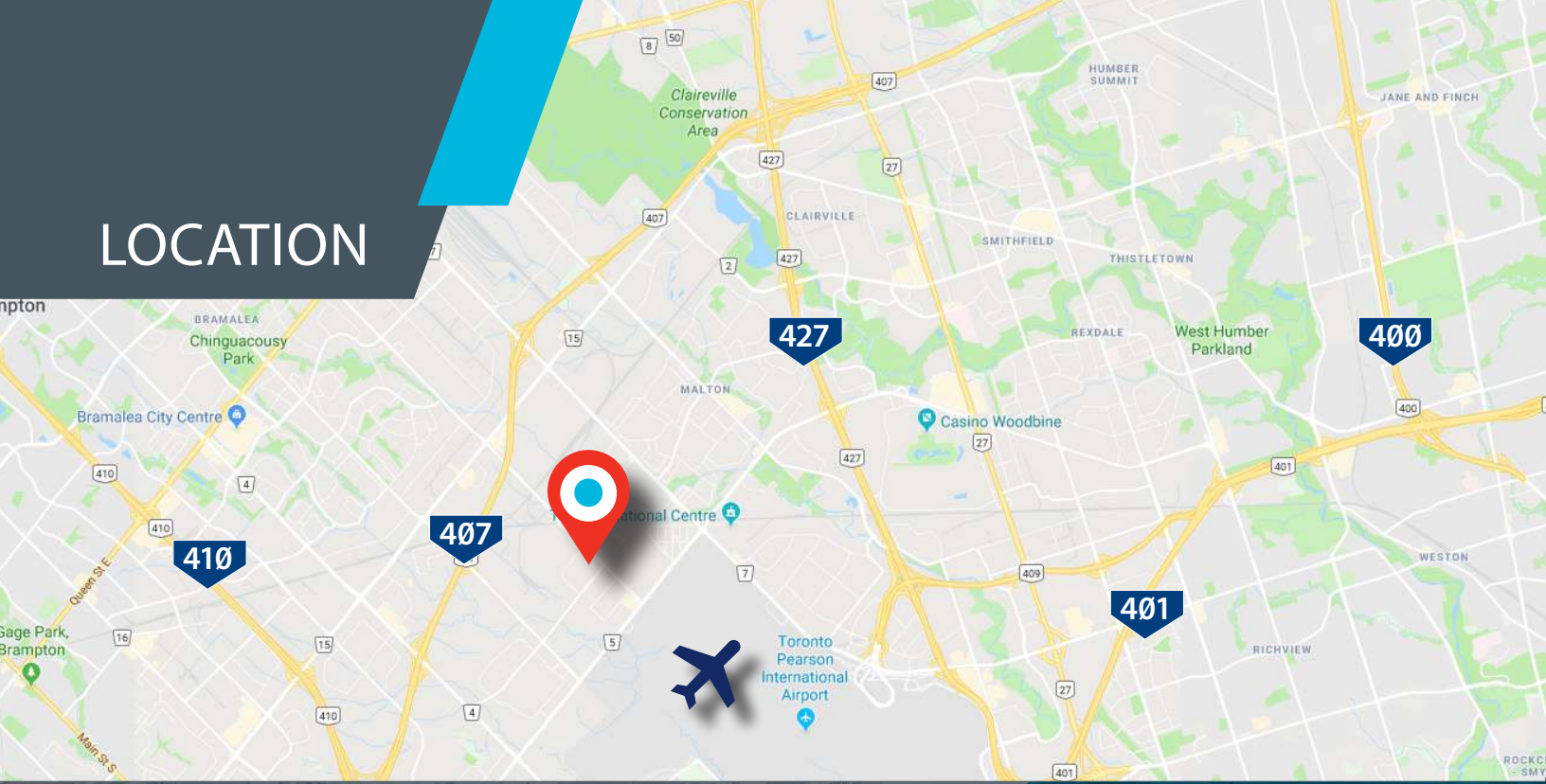
- 1 Queen
- 5 Bovaird
- 11 Steeles
- 13 Avondale
- 14 Torbram
- 15 Bramalea
- 16 Southgate
- 20 East Industrial
- 30 Airport Road
- 40 Central Industrial
- 501 Queen-York University
- 505 Bovaird-Malton GO
- 511 Steeles-Humber College

DISTANCES FROM
2395-2421 DREW ROAD &
7270-7290 TORBRAM ROAD

4.5 KM to Toronto Airport 4.7 KM to Highway 427

2.8 KM to Highway 407 5.3 KM to Highway 410

LOCATION



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