

FOR LEASE

Great Location

# GOOD ACCESS TO HIGHWAY

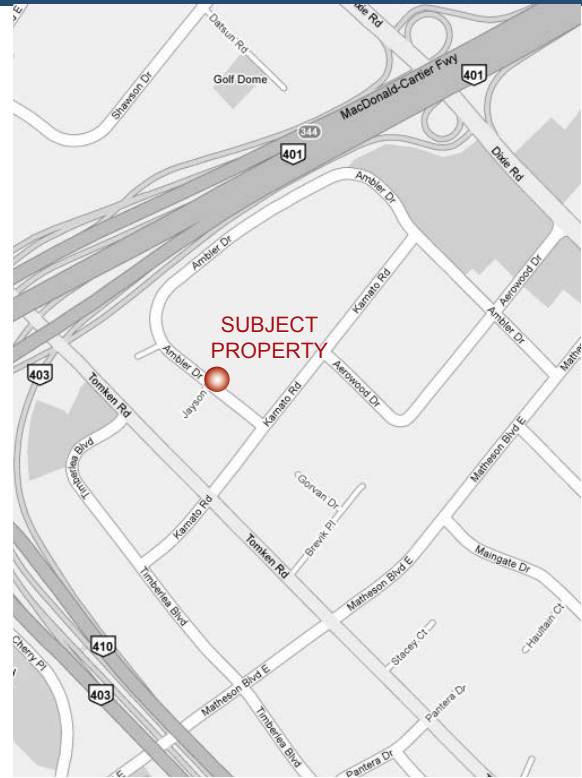
5945 AMBLER DRIVE • MISSISSAUGA, ONTARIO • L4W2K2



## DIXIE ROAD AND HIGHWAY 401

<b>BUILDING SIZE</b>	17,030 square feet approximately
<b>OFFICE AREA</b>	6,580 square feet approximately
<b>NET RENT</b>	<del>\$4.95 psf net</del> <b>PRICE REDUCTION! \$2.50 psf net</b>
<b>TAXES</b>	\$3.15 per square foot (2008)
<b>CEILING HEIGHT</b>	18 feet approximately
<b>SHIPPING</b>	2 truck door & 1 drive in doors
<b>ZONING</b>	E2
<b>COMMENTS</b>	

- 73' behind shipping doors, two directions of egress from shipping
- 2 Truck level doors one leveler
- 1 Oversized Drive-in door
- Open-flame gas in warehouse
- Closed flame HVAC in the office area
- Large open office area
- Occupancy of June 1 or earlier if required



For additional information, or to book a tour, please contact:

**COLLIERS INTERNATIONAL**  
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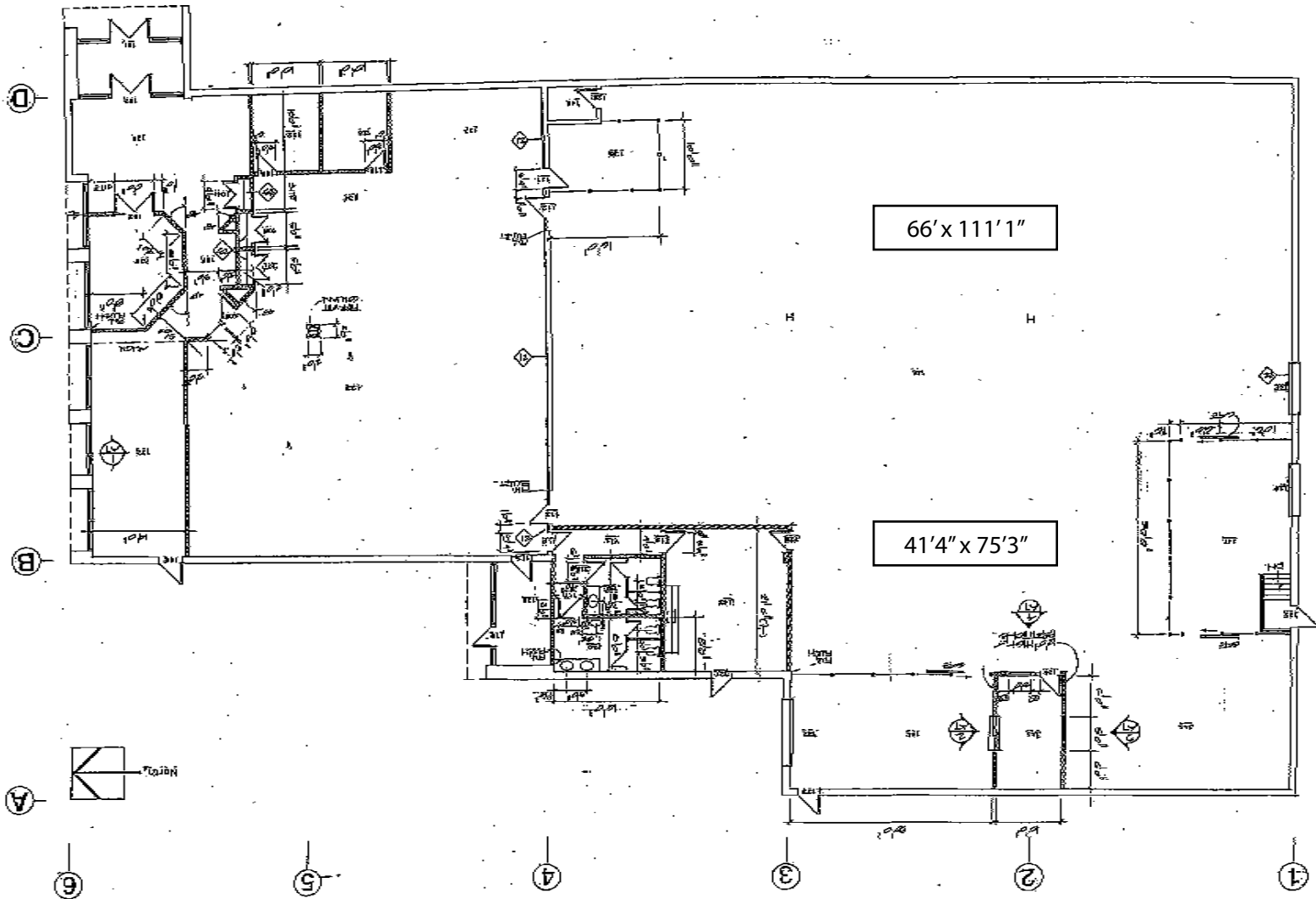


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## FLOOR PLAN



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## PHOTOS



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