



For Lease

Immaculate Freestanding Industrial Building in Mississauga

7401 Pacific Circle, Mississauga, L5T 2A4

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7401 Pacific Circle, Mississauga, ON

Colliers Macaulay Nicolls Inc., Brokerage along with Lennard Commercial Realty Inc., Brokerage is pleased to offer for lease a high quality precast industrial building located in central Mississauga.

This freestanding industrial building is well positioned and in close proximity to Highway 410 as well as major 400 series Highways. The 55,165 SF building has undergone significant renovations in 2018 with a new roof, asphalt and LED lighting. Updated HVAC, windows, landscaping, epoxy floors and telephone cable from street and dedicated fibre add to the building's overall appeal. Additionally, the building possesses good shipping with 4 truck level and 1 drive-in doors with 400 amps, 3 phase power. A total of 4,898 SF of mezzanine available is not included in the total SF.

Excellent opportunity to lease this freestanding immaculate industrial building with several public transit options nearby, ample parking and conveniently located at the corner of Tomken Road and Pacific Circle.

Lease Rate : \$16.95 net psf / annum

Property Highlights



Location
Central Mississauga
location



Total SF
55,165 SF



Zoning
E2



Shipping
4 Truck level and
1 drive-in doors



Clear height
21`9"



Property Highlights



Civic Address	7401 Pacific Circle, Mississauga, L5T 2A4
Total Area	55,165 SF 6,511 SF office area 48,654 SF warehouse area 4,898 SF mezzanine not included in total SF
Clear Height	21`9"
Shipping	4 truck level and 1 drive-in doors
Power	400 Amp, 3 Phase
Zoning	E2
Availability	Immediate
Net Rent PSF / Annum	\$16.95
Comments	<ul style="list-style-type: none">• Upgraded LED lighting, landscaping, windows, HVAC, epoxy floors, asphalt and roof, telephone cable from street and decated fibre in 2018.• Minutes to major Highways.• Public transit located at the corner of Tomken Road and Pacific Circle

Property lines are approximate and all information and measurements to be verified by the Tenant and Tenant's agent.

Property Photos



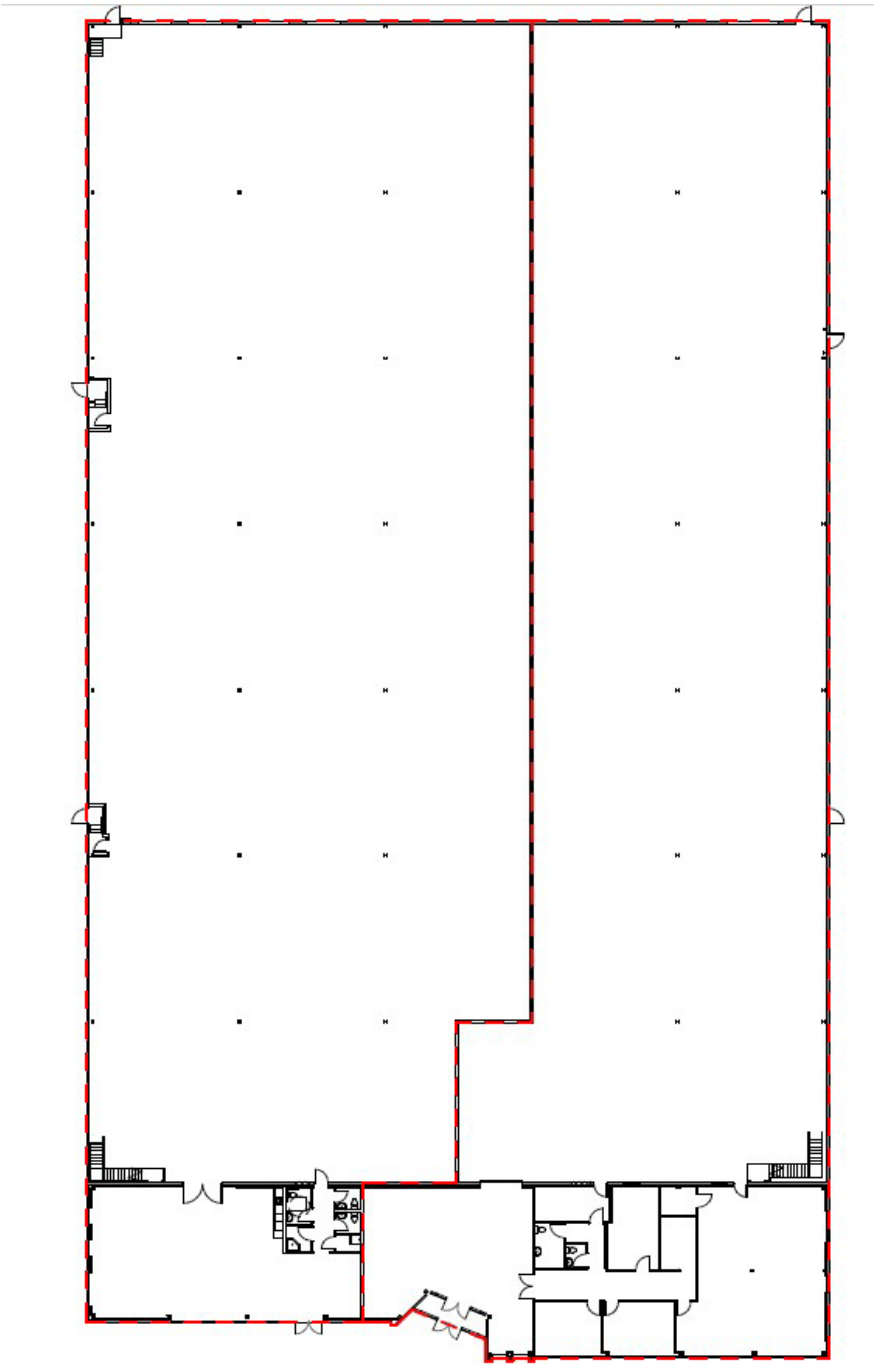
Property Photos



Property Photos



Floor Plan



Net Rent

\$16.96
PSF per Annum

Total Area

55,165_{SF}

Floor Plan



Net Rent

\$16.96
PSF per Annum

Total Area

55,165_{SF}

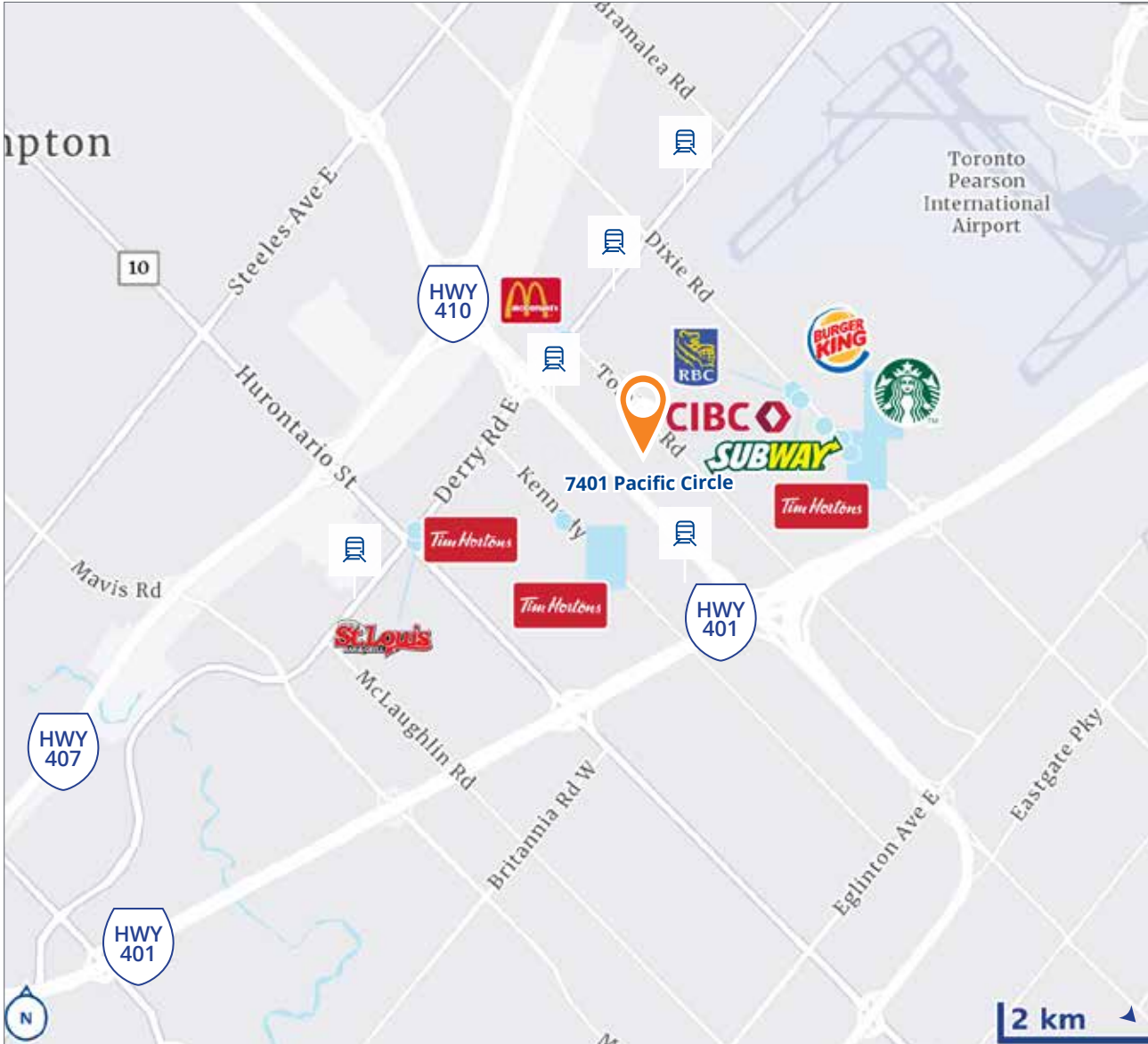
Easy access to local amenities

 7401 Pacific Circle, Mississauga

RBC	6 mins - 3.1 Km
CIBC	6 mins - 3.3 Km
Local Transit Stops	3 mins - 1 Km
Courtneypark Cinemas	7 mins - 3.1 Km
Starbucks	7 mins - 3.1 Km
Mcdonalds	4 mins - 1.9 Km
Tim Hortons	6 mins - 2.9 Km
Restaurants	Within 1 Km
Bramalea GO Station	10 mins - 8.4 Km
Toronto Pearson International Airport	16 mins - 10.5 Km



Location Overview



Proximity to all major 400 series Highways



Several Amenities nearby



E2 Zoning



4 Truck level and 1 drive-in doors



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Lennard:



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