



For Lease: Industrial

# 125 Traders Boulevard E

2,364 SF Industrial Unit In Mississauga

Here is where your  
business will *grow*.

**Lennard:**

209-1 Yorkdale Road, North York  
905.752.2220

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# 125 Traders Boulevard E, Unit 8

2,364 SF Industrial Unit Located between Whittle Road and Traders Boulevard E in Mississauga



Total Area  
**2,364 SF**  
Office  
**20%**  
Industrial  
**80%**



Clear Height  
**16'**



Asking Rent  
**\$19.95 PSF**



Zoning  
**E2**



Taxes (2024)  
**\$5.96**



Shipping Doors  
**1 Truck Level Door**



Availability  
**Immediate**



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\*Sales Representative

## Property Highlights

- Industrial units at Traders and Whittle are ready for immediate occupancy
- Nearby the intersection of Hurontario St. and Hwy 401, with close proximity to highways 401/403/410
- Turnkey spaces available, with leasehold improvements negotiable to your specifications
- Long-term growth into larger units on the site is possible
- Current vacancies range from 2,364 SF
- Zoned E2
- Can fit 43' truck
- 80/20 industrial to office ratio
- 16' clear height

**Lennard:**

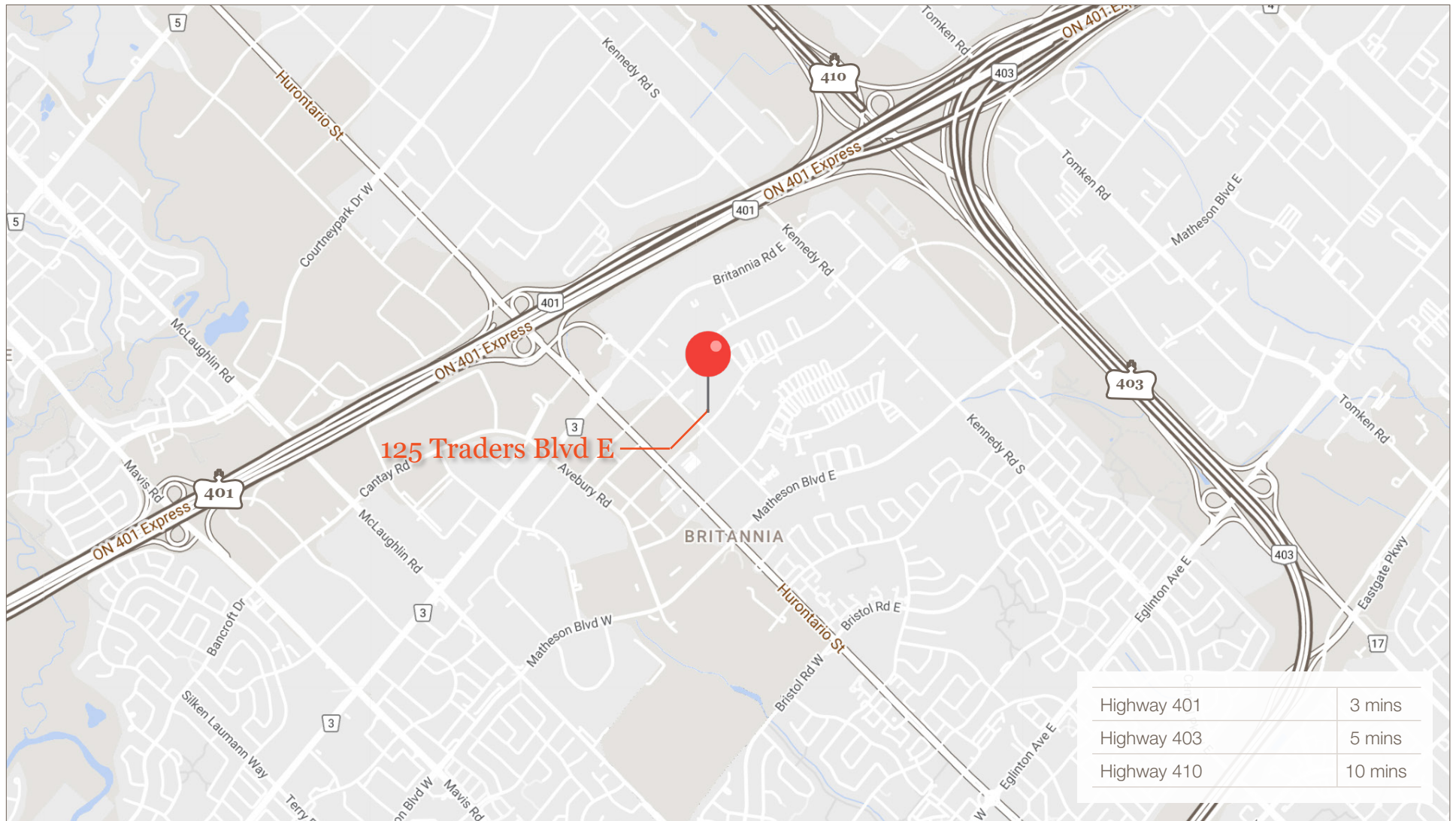
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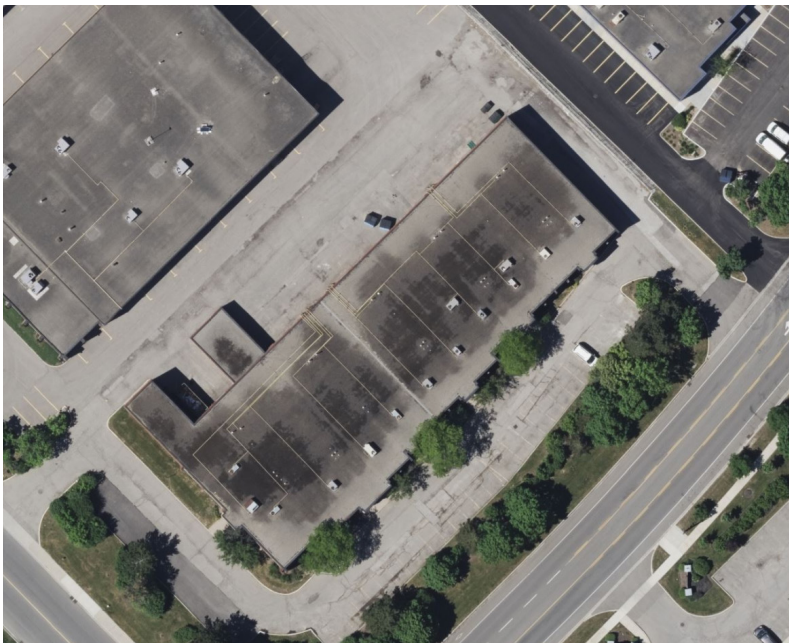


## Map of Location





# 125 Traders Boulevard E, Unit 8



*A bright future for your business is right here.*

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