

FOR LEASE

Industrial Units For Lease in a Well-Established Business Park

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Accelerating success.

*Sales Representative

In the centre of prominent **Western Business Park**



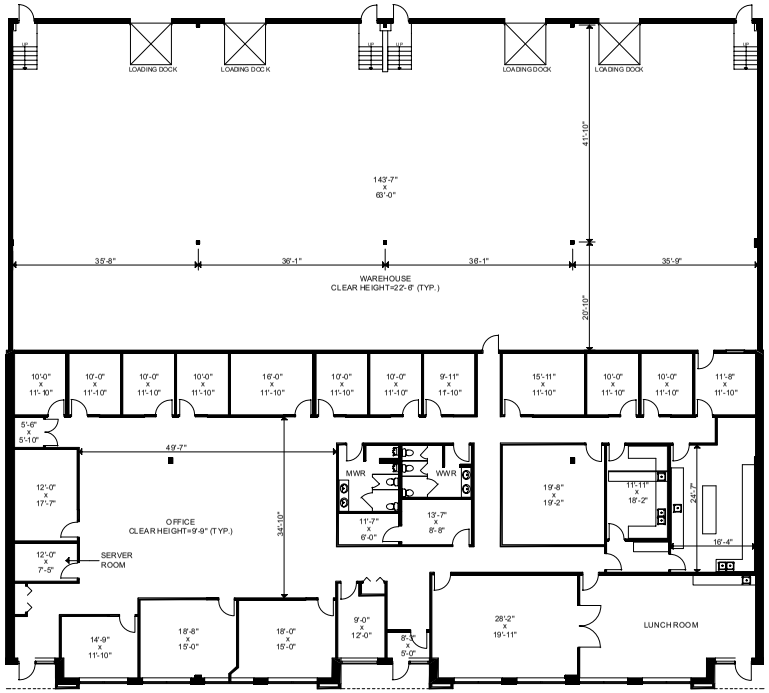
Unit 16	7,101 SF
Office Area	1,647 SF
Clear Height	22'9'
Shipping	2 TL
Unit 2	3,779 SF
Office Area	2,579 SF
Clear Height	22'7"
Shipping	1 TL
Unit 5-6	7,614 SF
Office Area	2,239 SF
Clear Height	23'
Shipping	2 TL
Unit 5-8	18,750 SF
Office Area	9,383 SF or 1,395 SF (Opt 2)
Clear Height	22'6"
Shipping	4 TL

3450 Ridgeway Dr, Mississauga

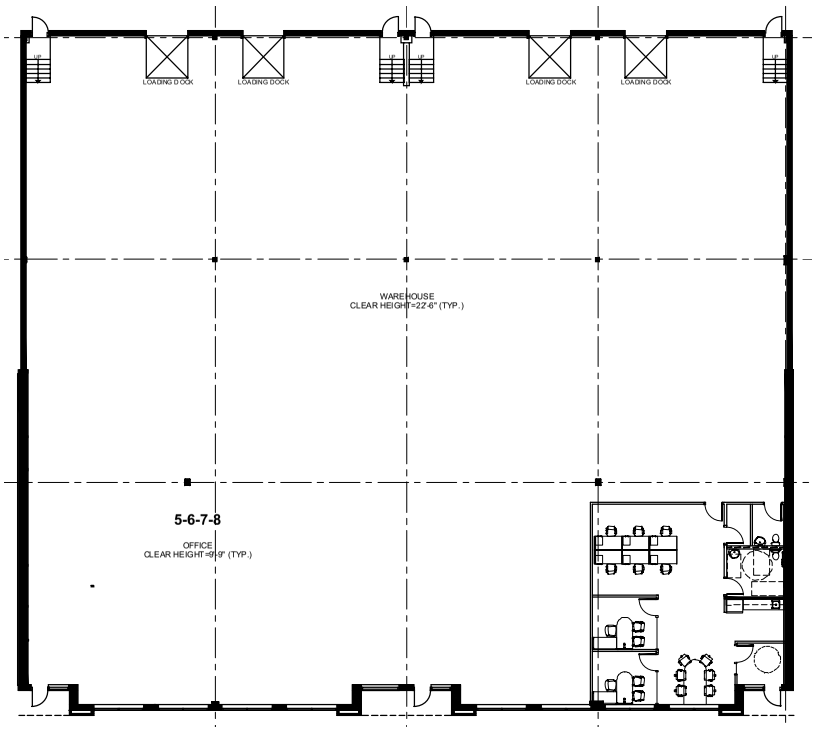
Unit 5-8

Unit Area	18,750 SF
Office Area	9,383 SF Option 2: 1,395 SF
Warehouse Area	9,367 SF Option 2: 17,355 SF
Clear Height	22’6”
Shipping	4 TL
Zoning	E2-81 & E2-80
Sprinklers	Yes
Possession	December 1, 2026 Option 2: 90-120 Days
T.M.I.	$6.01 /SF
Lease Rate PSF Net:	$19.95 /SF Year 1

Option 1

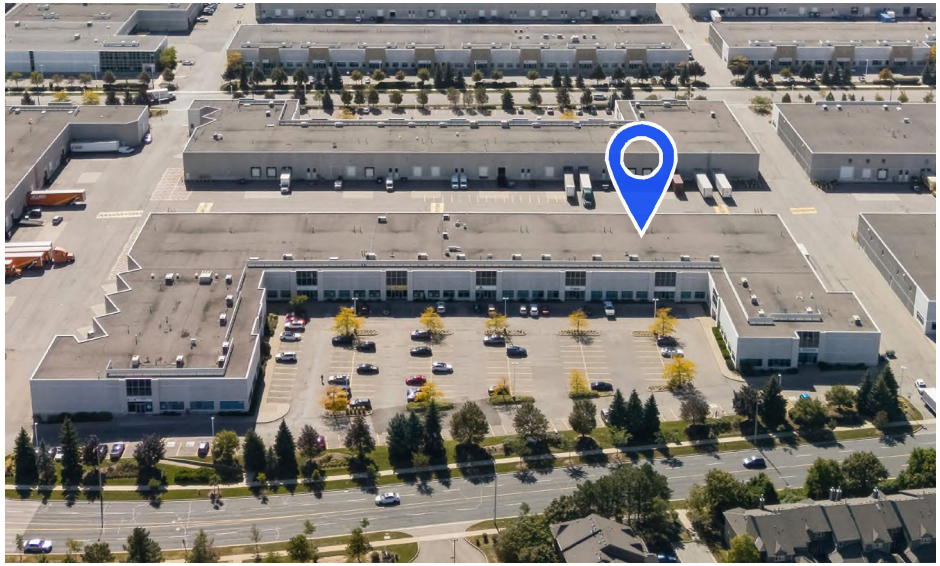


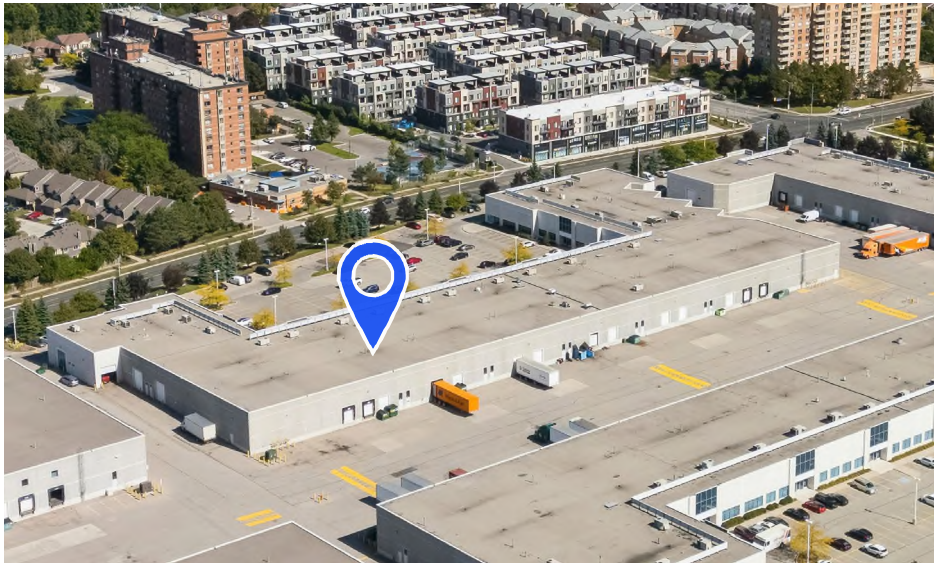
Option 2 (Reduced Office)



Photos

3450 Ridgeway Dr Unit 5-8, Mississauga









Photos

3450 Ridgeway Dr Unit 5-8, Mississauga





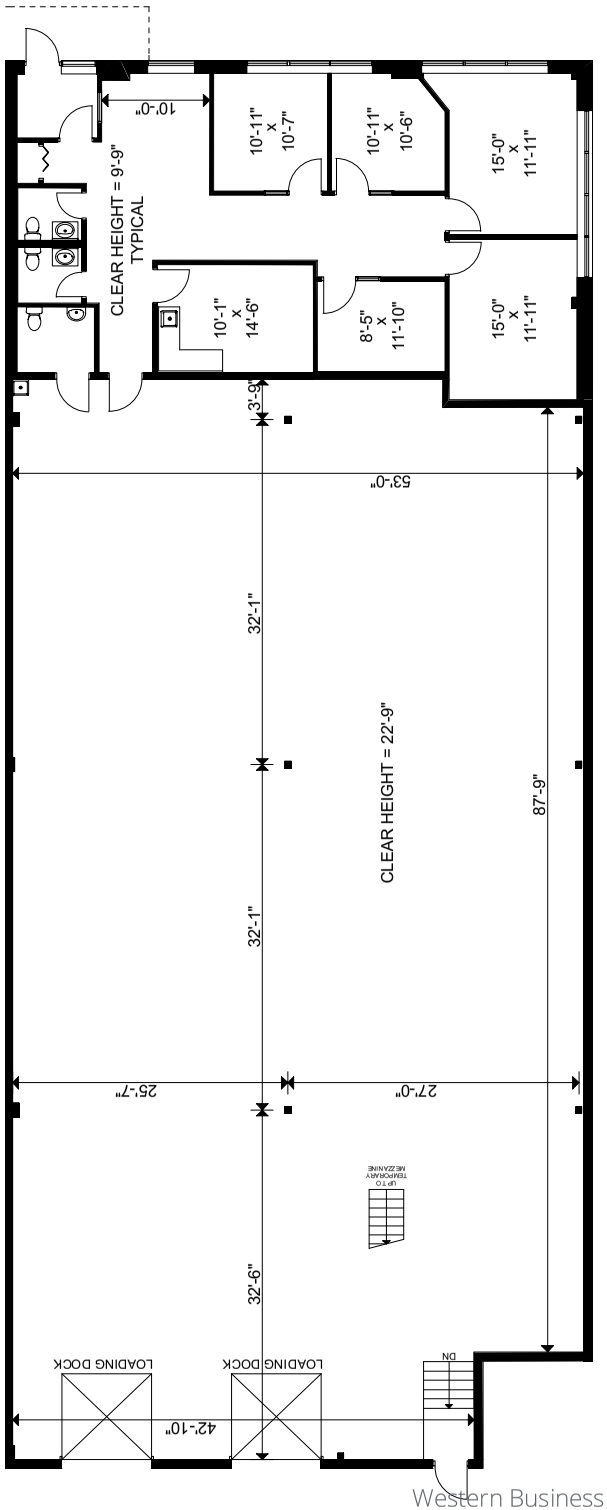




3750A Laird Road, Mississauga

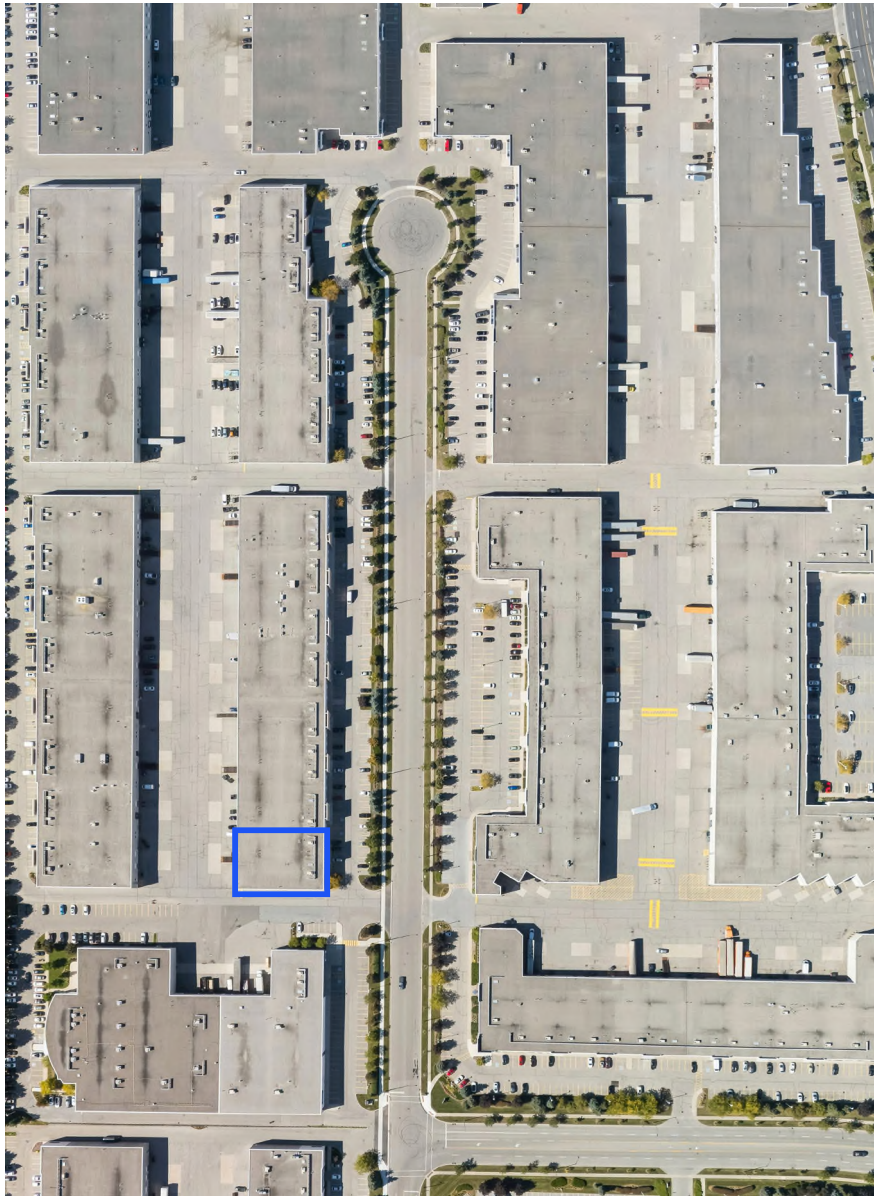
Unit 16

Unit Area	7,101 SF
Office Area	1,647 SF
Warehouse Area	5,454 SF
Clear Height	22’9”
Shipping	2 TL
Zoning	E2-80
Power	100 Amps
Sprinklers	Yes
Possession	September 1, 2026
T.M.I.	$5.72 /SF
Lease Rate PSF Net:	$19.95 /SF Year 1

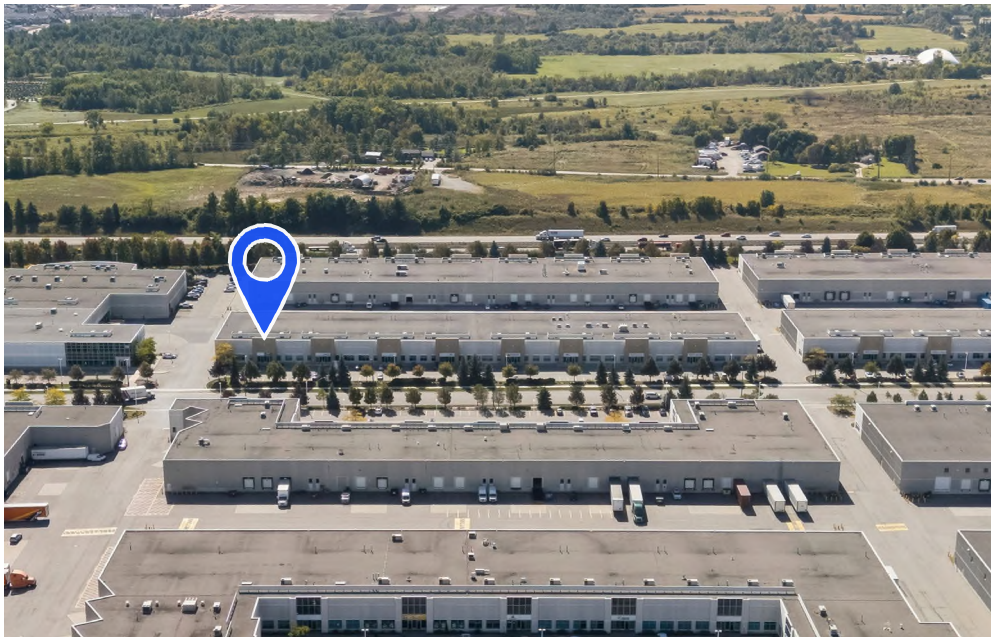


Photos

3750A Laird Road Unit 16, Mississauga







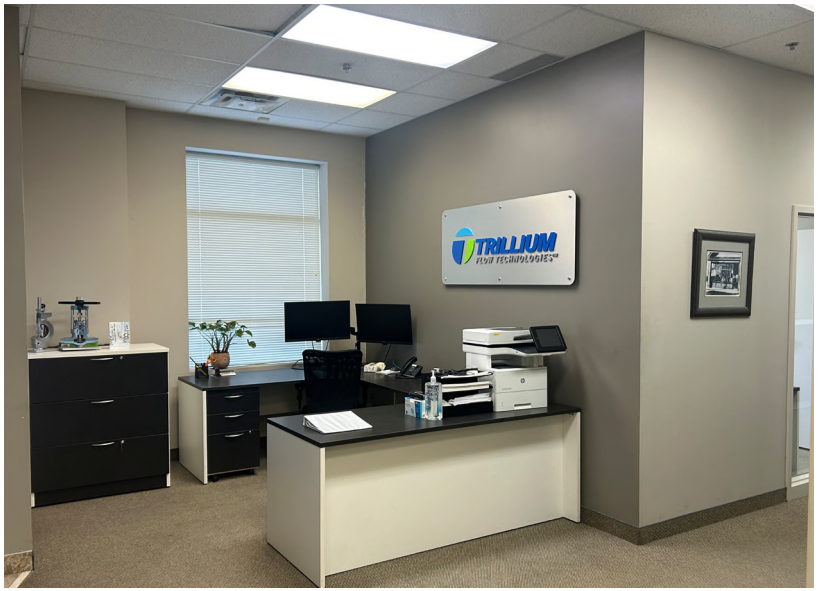
Photos

3750A Laird Road Unit 16, Mississauga





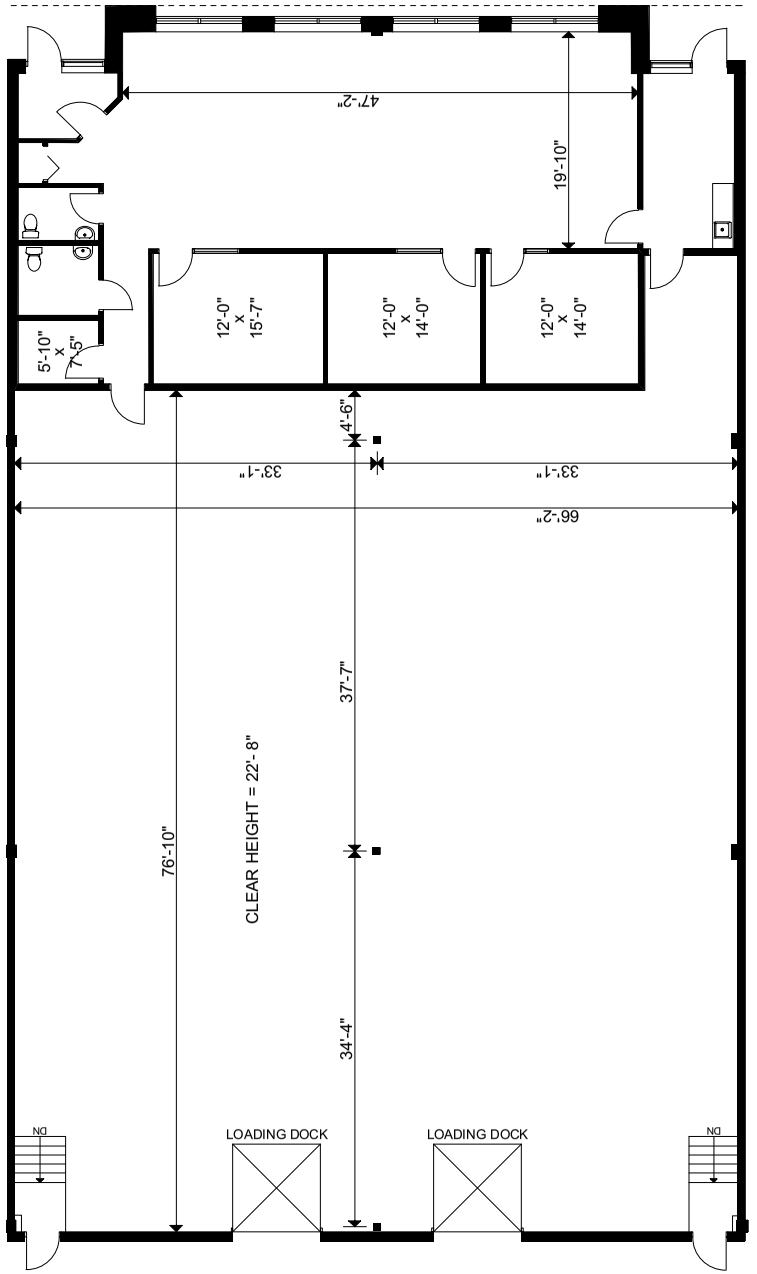




3400 Ridgeway Dr, Mississauga

Unit 5-6

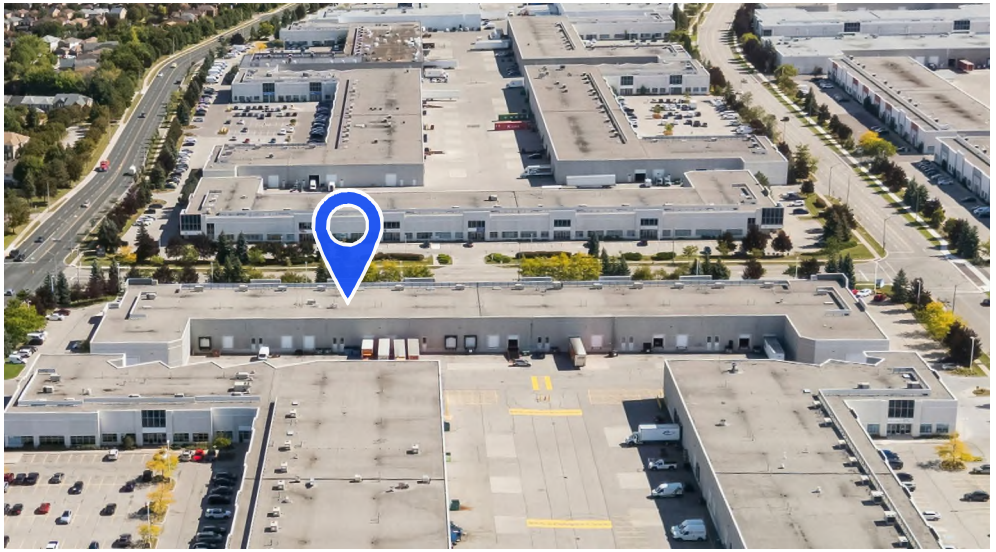
Unit Area	7,614 SF
Office Area	2,239 SF
Warehouse Area	5,375 SF
Clear Height	23’
Shipping	2 TL
Zoning	E2-80 & E2-81
Power	200 Amps
Sprinklers	Yes
Possession	May 1, 2026
T.M.I.	$6.43 /SF
Lease Rate PSF Net:	$19.95 /SF Year 1

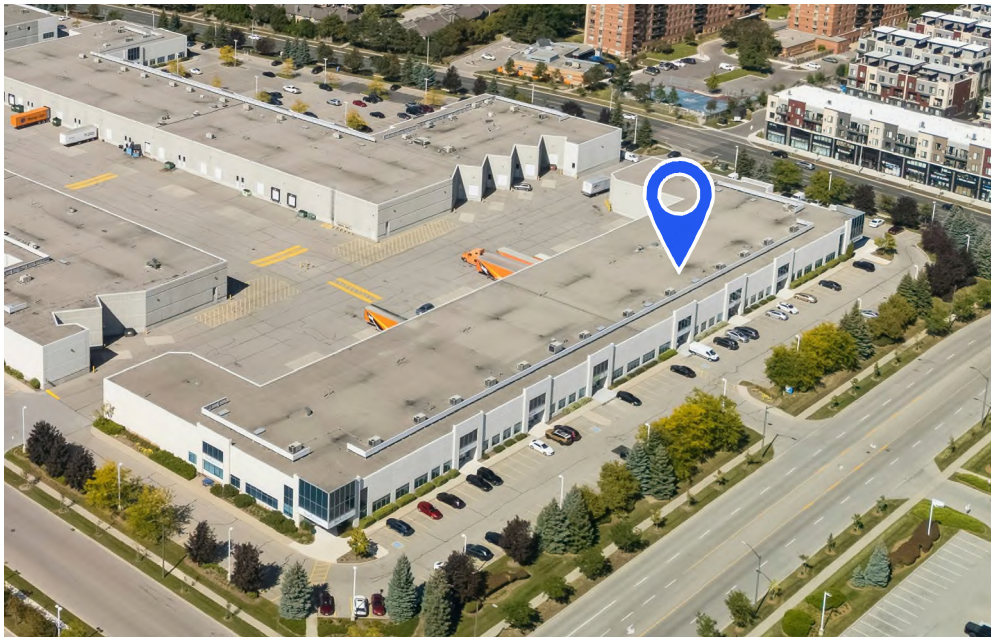


Photos

3400 Ridgeway Dr Unit 5-6, Mississauga



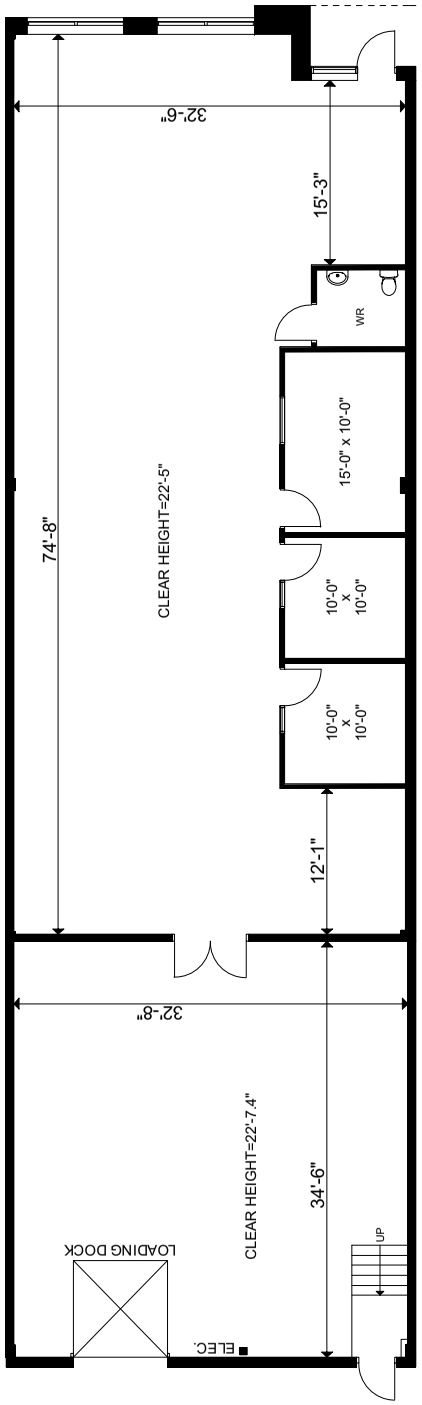




3400 Ridgeway Dr, Mississauga

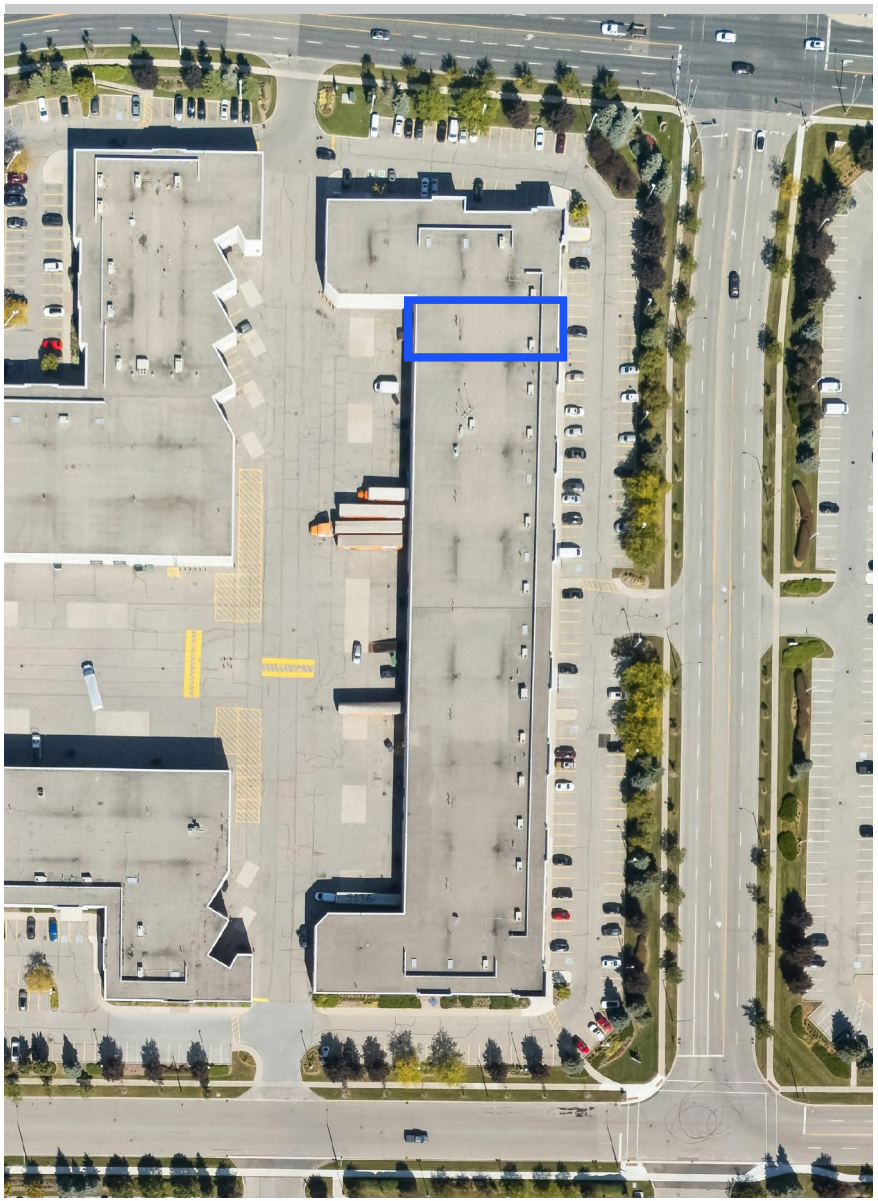
Unit 2

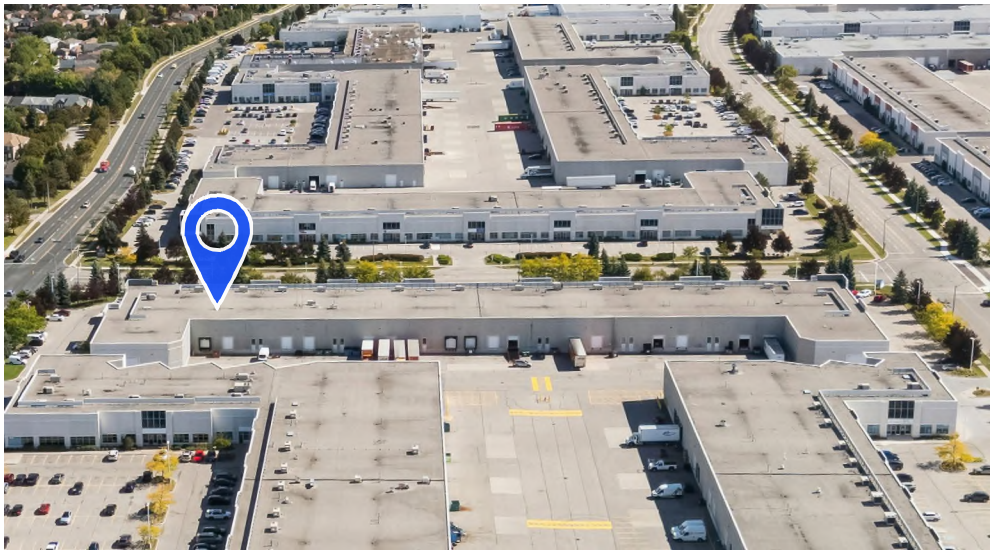
Unit Area	3,779 SF
Office Area	2,579 SF
Warehouse Area	1,197 SF
Clear Height	22’7”
Shipping	1 TL
Zoning	E2-80 & E2-81
Power	100 Amps
Sprinklers	Yes
Possession	May 1, 2026
T.M.I.	$5.98 /SF
Lease Rate PSF Net:	$19.95 /SF Year 1

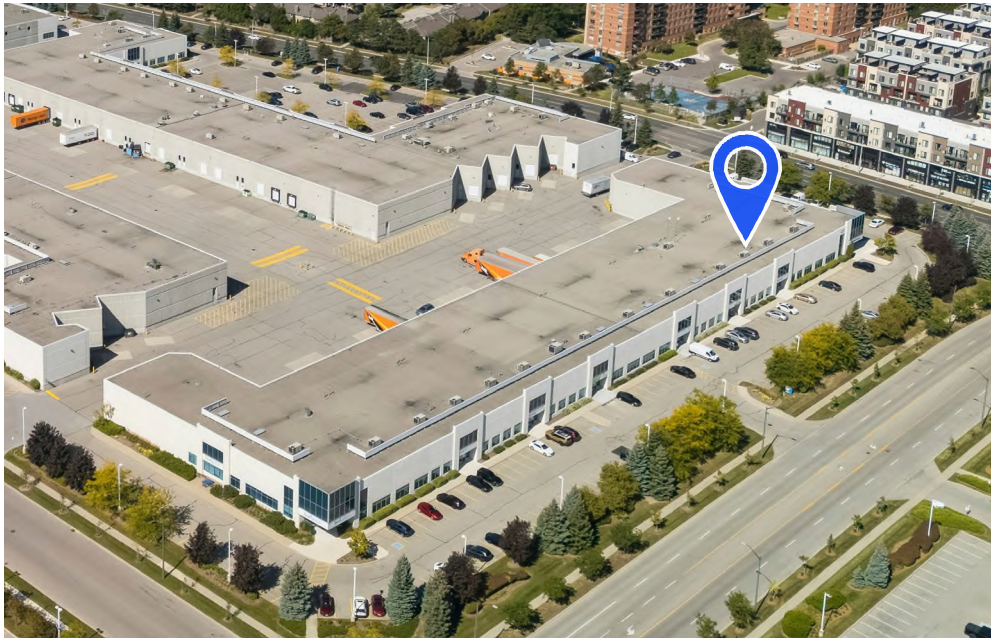


Photos

3400 Ridgeway Dr Unit 2, Mississauga







Zoning Overview

E2

PERMITTED USES
- Medical Office
- Office

EMPLOYMENT
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Outdoor Storage/Outdoor Display
- Medicinal Product Manufacturing Facility -Restricted
- Plant-Based Manufacturing Facility

COMMERCIAL
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental
- Facility - Commercial Motor Vehicles

*Tenant to confirm zoning & permitted uses

HOSPITALITY
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation

OTHER
- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

EXCEPTIONAL USES

In an E2-80 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:

Uses Not Permitted:

(1) Body-Rub Establishment
(2) Adult Entertainment Establishment
(3) Night Club

In an E2-81 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:

Additional Permitted Uses:

(1) Motor Vehicle Body Repair Facility
2) Contractor's yard and/or shops including unlimited outdoor storage
(3) Outdoor Storage

Uses Not Permitted:

(1) Body-Rub Establishment
(2) Adult Entertainment Establishment
(3) Night Club

Site **Access**

Highway 403
5 minutes

Highway 407
7 minutes

QEW
7 minutes

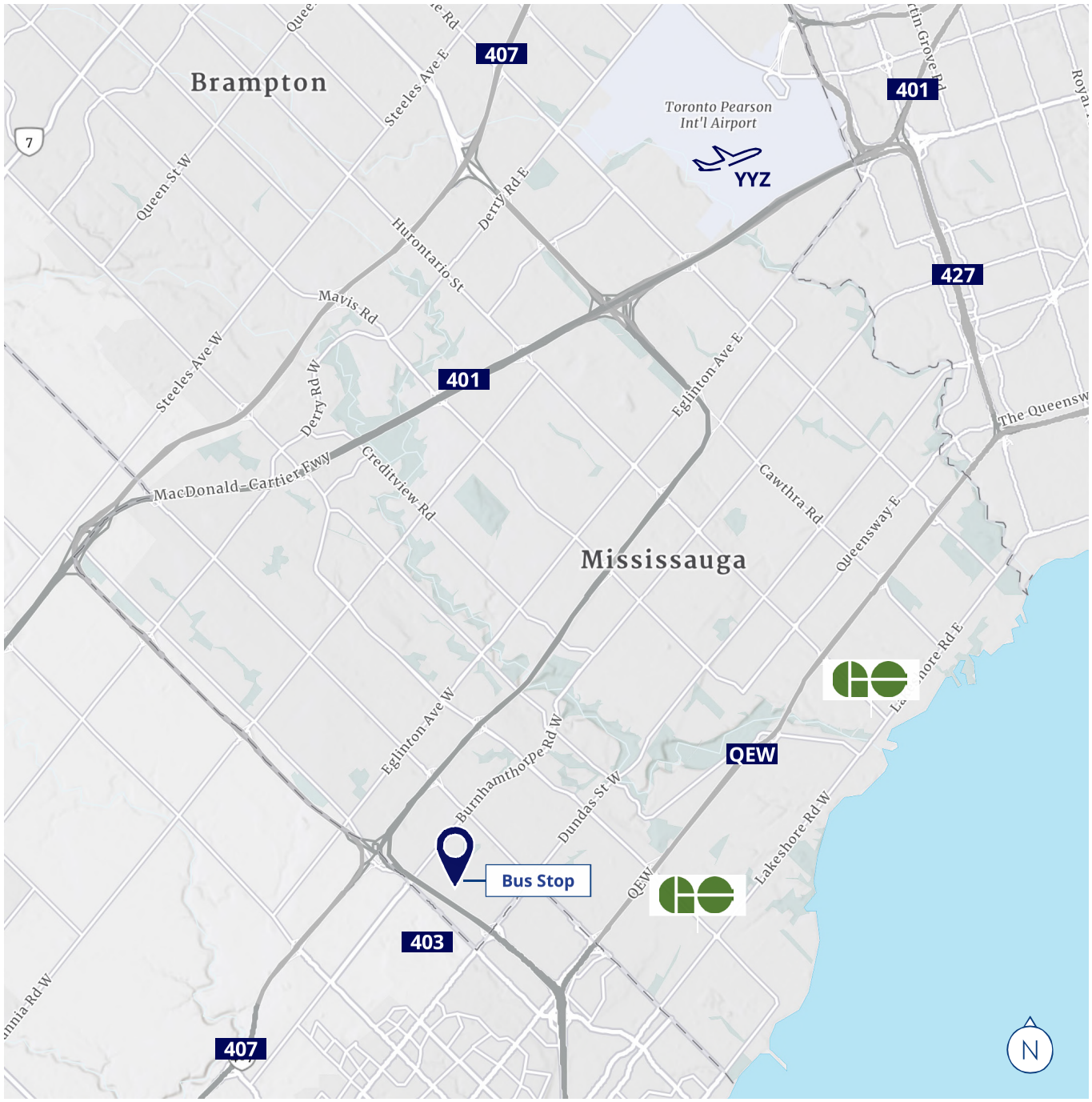
Pearson Airport
20 minute Drive

Clarkson GO Station
13 minute Drive

Brampton
20 minutes

Etobicoke
20 minutes

Downtown Toronto (Union)
45 minutes



Our **Team**

BGO

BGO Properties is a leading provider of commercial property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients. With over 400 properties under our managementrepresenting over 67 million sq. ft. of commercial and residential property (as of June 30, 2024), our clients have trusted BGO Properties to deliver an institutional standard of quality and discipline to their real estate management needs for more than three decades. Our trusted team of over 900 industry experts professionals deliver strategies and on-the-ground services to help transform our clients' office, industrial, retail, and multi-family properties into destinations of choice for tenants.

BGO Properties is the Canadian real estate property management and leasing division of BentallGreenOak (Canada) Limited Partnership. BGO is a global real estate investment management advisor, real estate lender, and globally recognized provider of real estate services. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit www.bgoproperties.com

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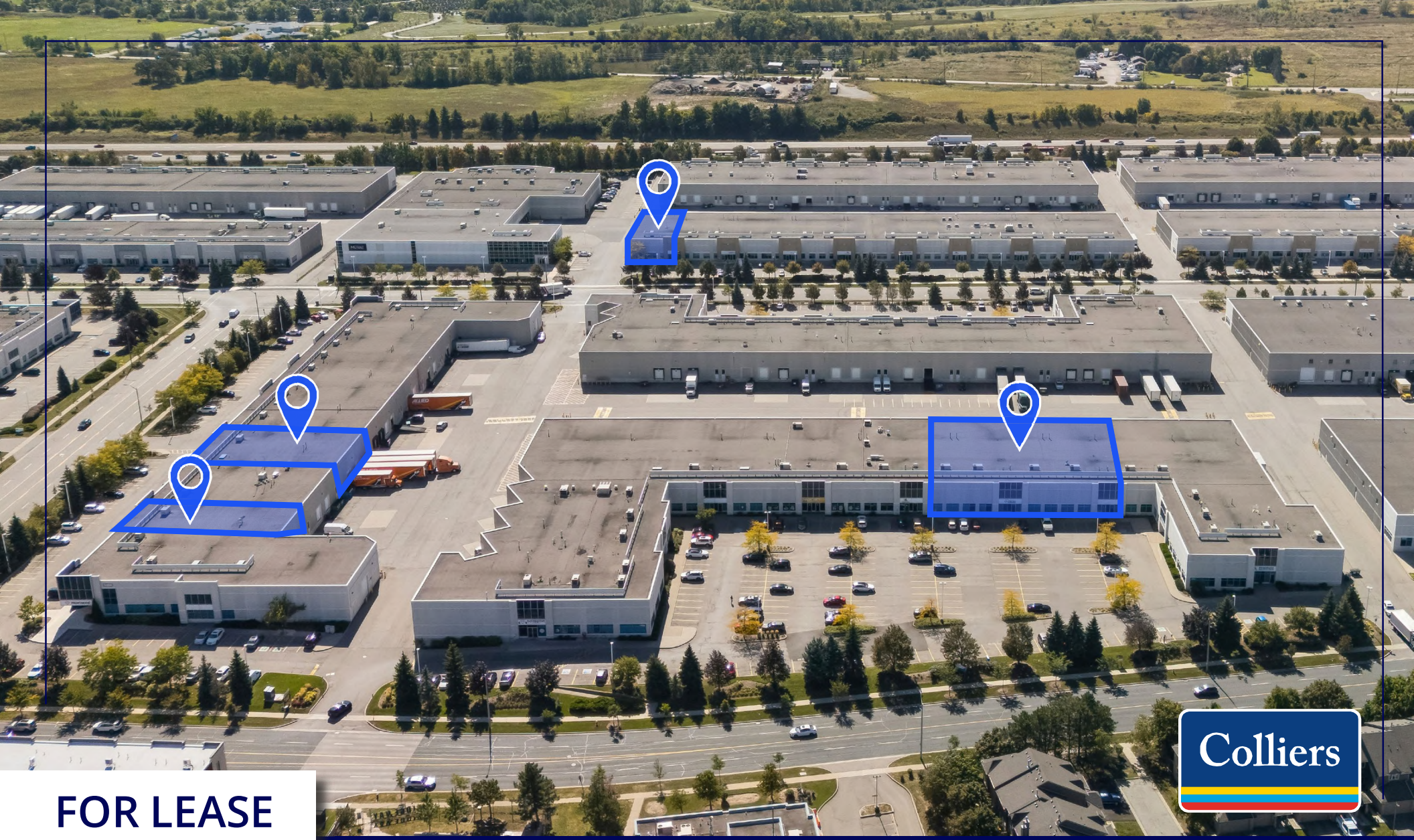
Colliers

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With annualized revenues of $3.6 billion ($4.0 billion including affiliates) and $46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.
Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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FOR LEASE

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