



FOR LEASE

Industrial Units For Lease in a Well-Established Business Park

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Accelerating success.

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Offering Summary



Colliers

In the prominent **Western Business Park**

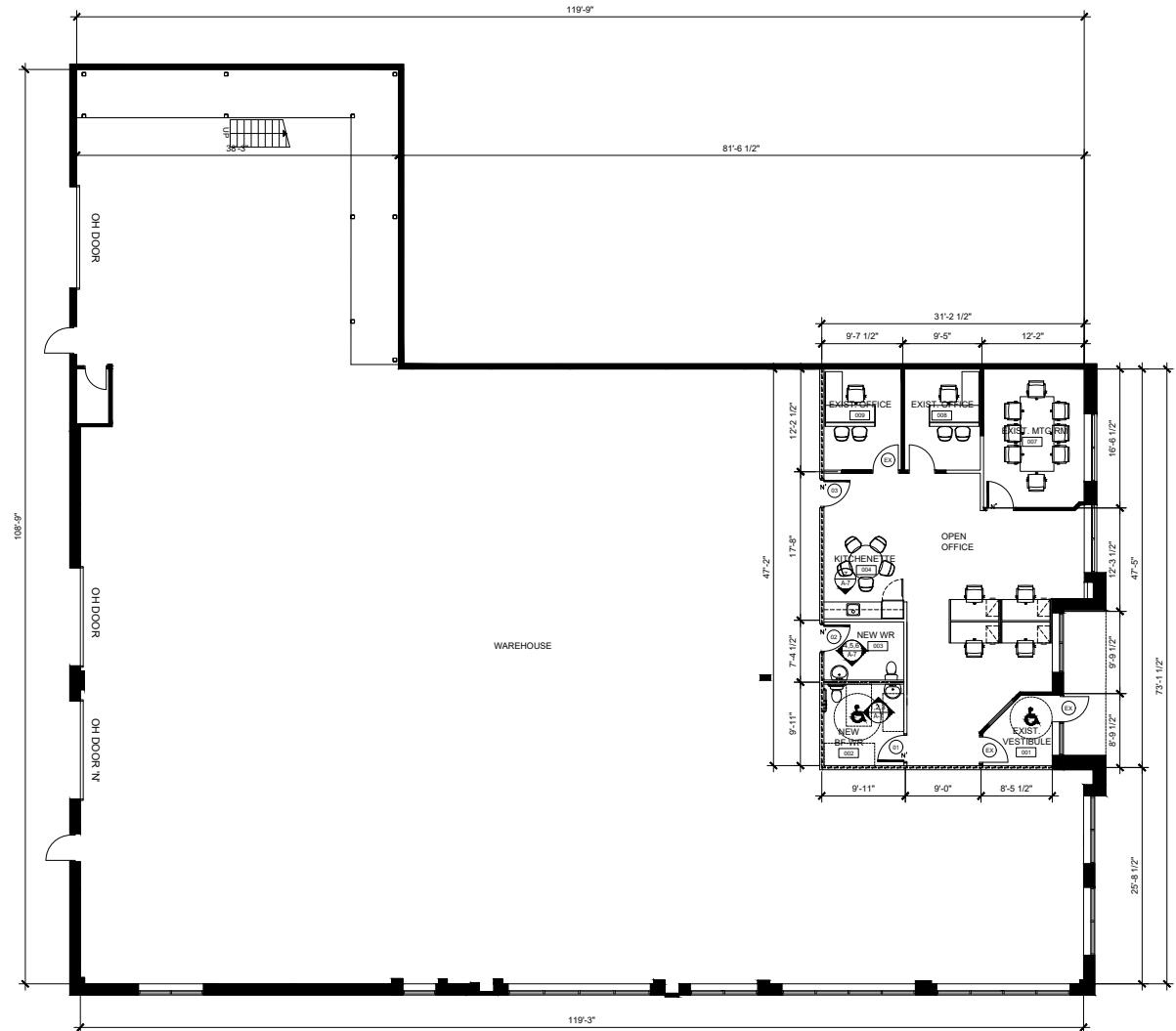




Property Profile

3715 Laird Road, Unit 1-2, Mississauga

Unit Area	11,269 SF
Office Area	1,500 SF
Warehouse Area	9,769 SF
Clear Height	22'
Shipping	3 DI
Zoning	E2-81
Power	200 A / 347 V
Sprinklers	Yes
Possession	Immediate
T.M.I.	\$5.54 /SF
Lease Rate PSF Net:	\$19.95 /SF Year 1



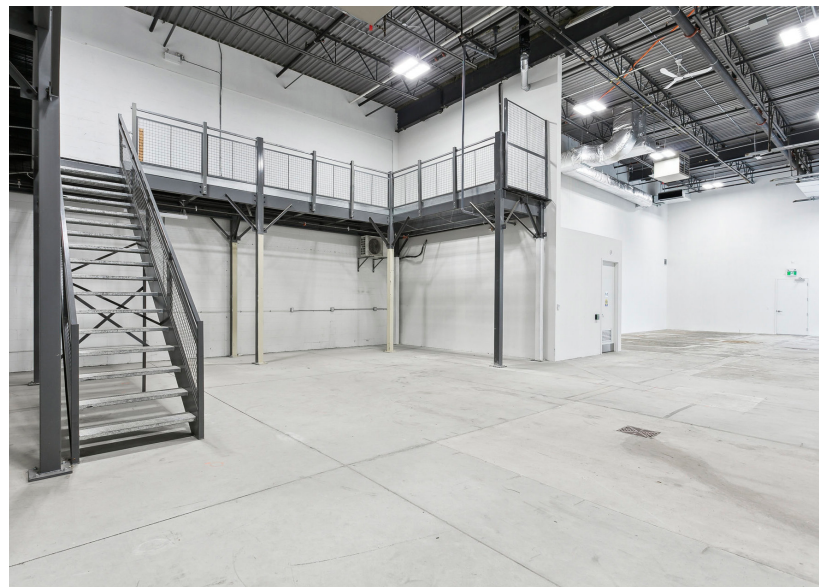
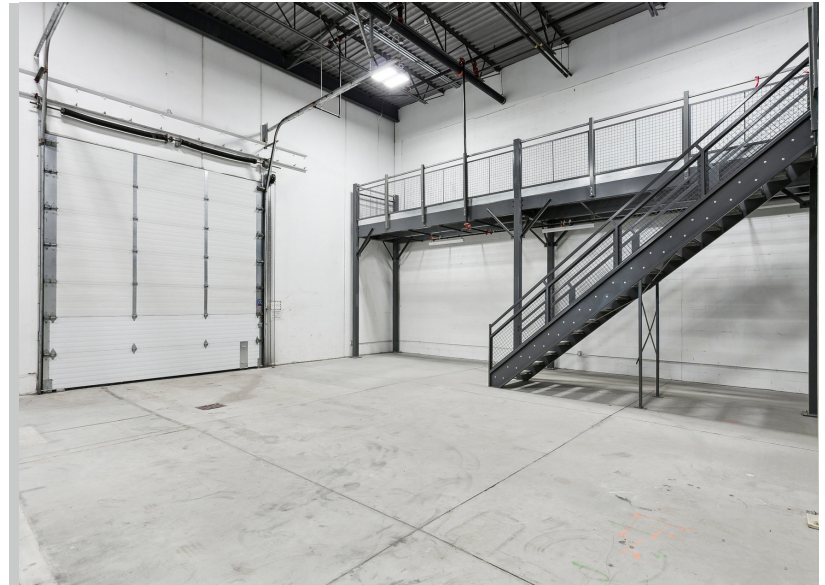
Unit Photos

3715 Laird Road, Unit 1-2, Mississauga



Unit Photos

3715 Laird Road, Unit 1-2, Mississauga

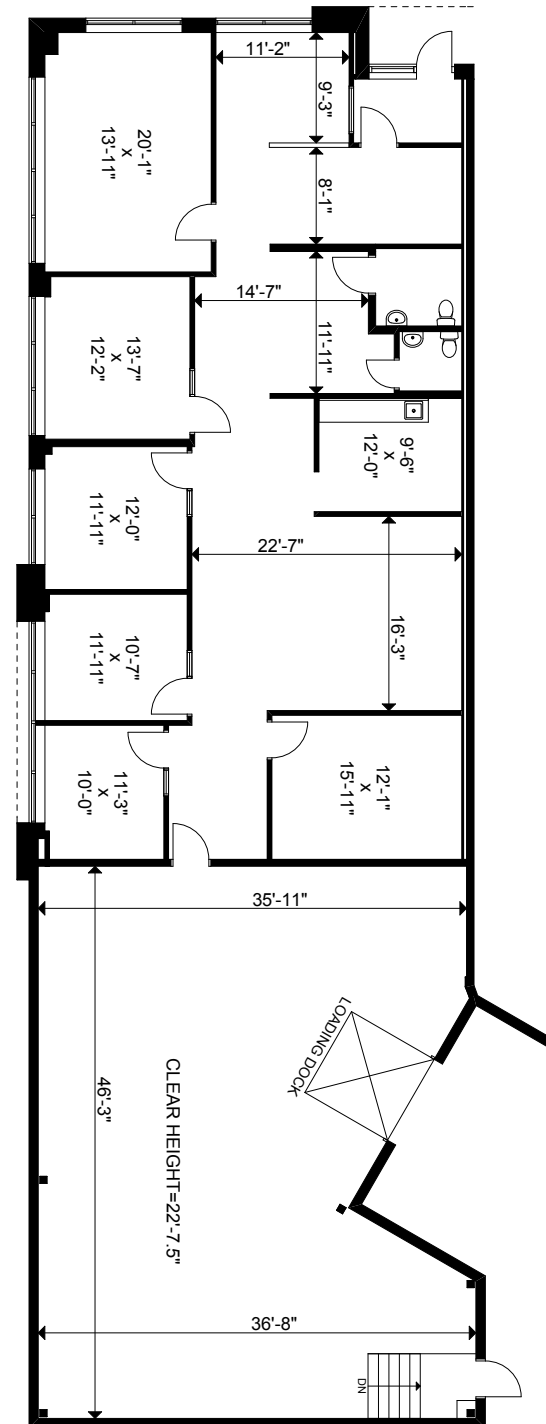




Property Profile

3715 Laird Road, Unit 14, Mississauga

Unit Area	4,369 SF
Office Area	2,680 SF
Warehouse Area	1,689 SF
Clear Height	22'
Shipping	1 TL
Zoning	E2-81
Power	200 A / 347 V
Sprinklers	Yes
Possession	Immediate
T.M.I.	\$5.54 /SF
Lease Rate PSF Net:	\$19.95 /SF Year 1



Unit Photos

3715 Laird Road, Unit 14, Mississauga



Unit Photos

3715 Laird Road, Unit 14, Mississauga



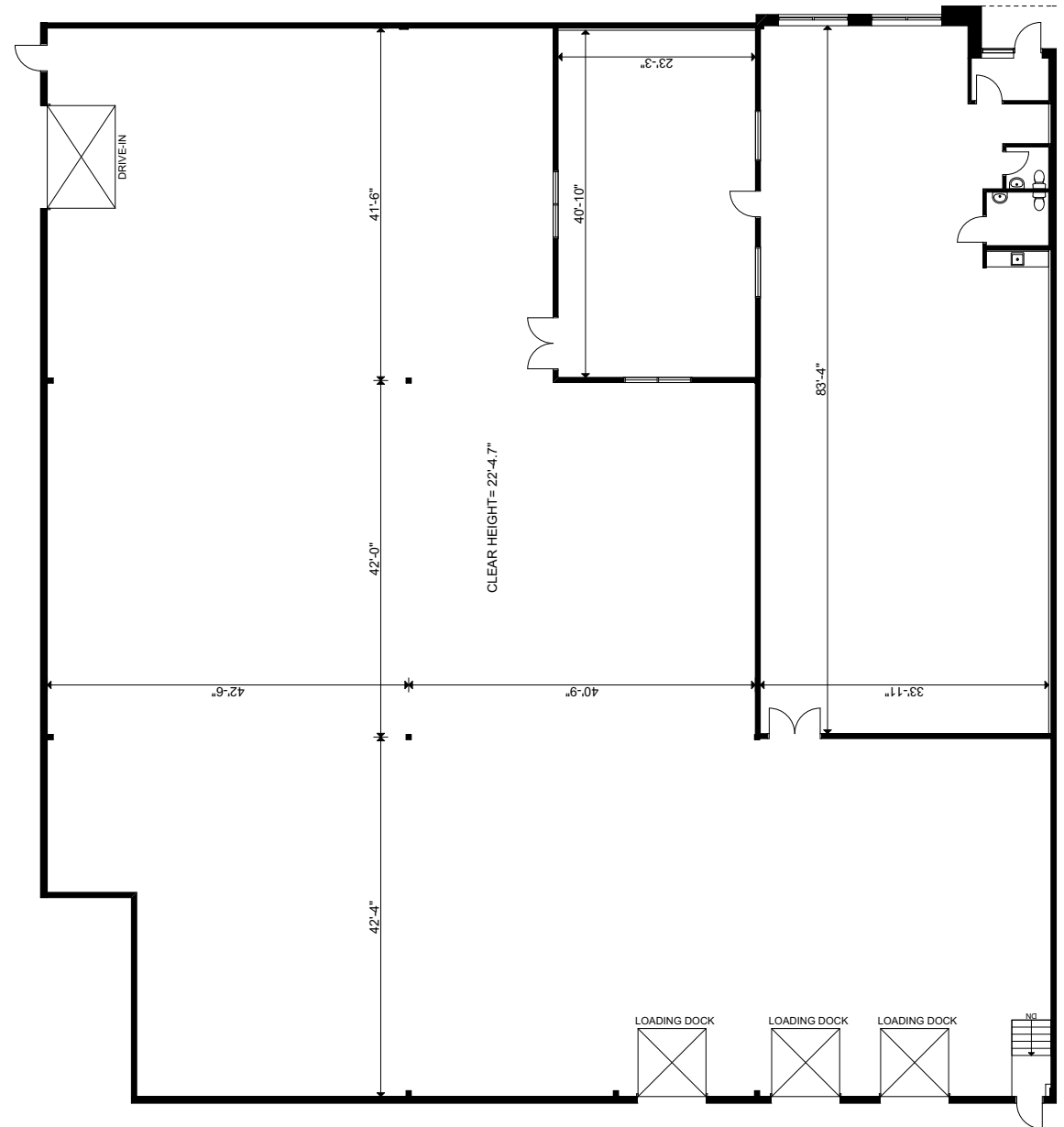


Property Profile

3450 Ridgeway Dr, Unit 4, Mississauga

Unit Area	15,071 SF
Office Area	4,002 SF
Warehouse Area	11,069 SF
Clear Height	22'
Shipping	4 TL
Zoning	E2-81 & E2-80
Sprinklers	Yes
Possession	TBD
T.M.I.	Contact Listing Agent
Lease Rate PSF Net:	Contact Listing Agent

Off-Market Opportunity



Unit Photos

3450 Ridgeway Dr, Unit 4, Mississauga



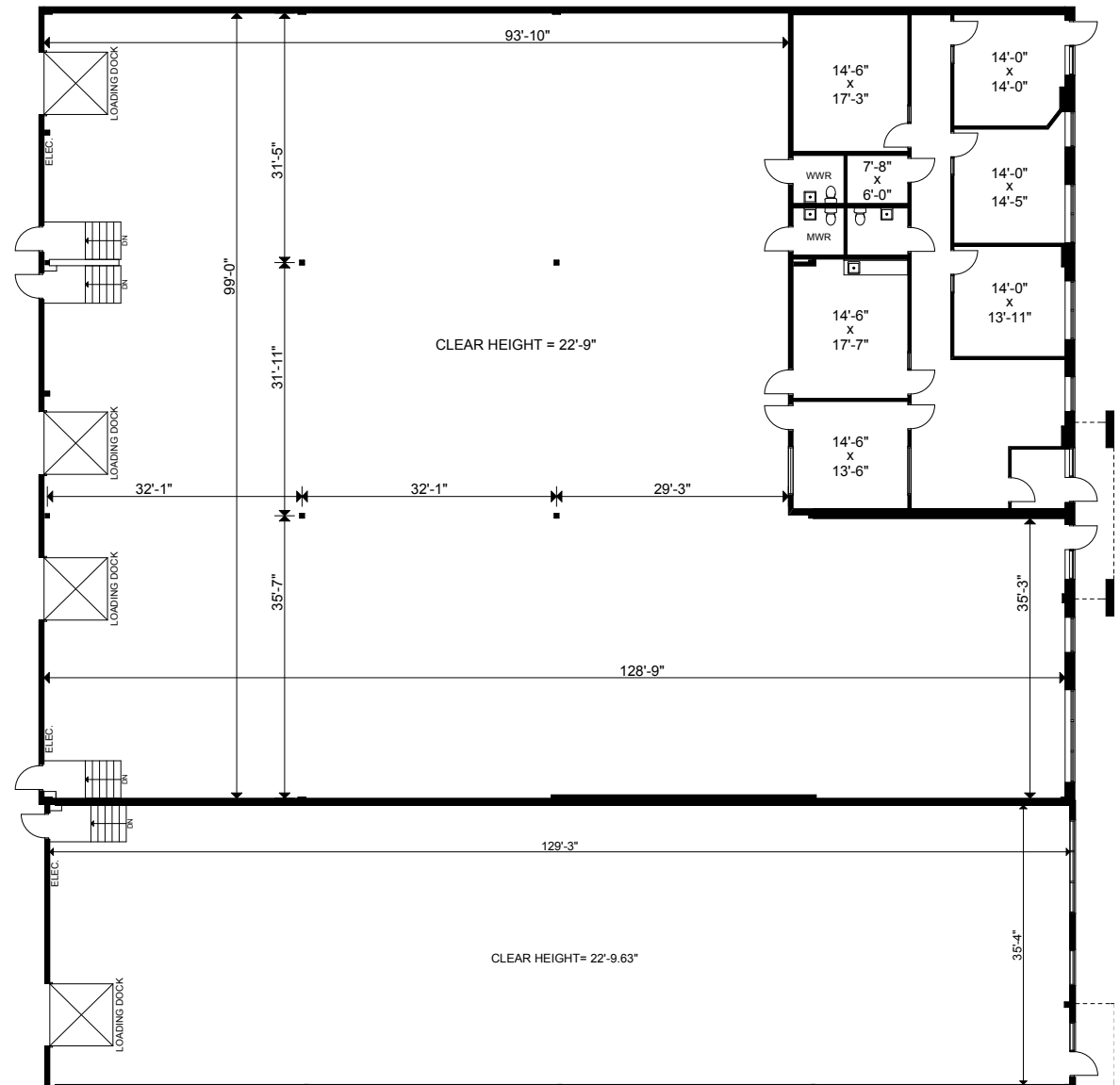


Property Profile

3750A Laird Rd, Unit 6-9, Mississauga

Unit Area	18,019 SF
Office Area	2,263 SF
Warehouse Area	15,756 SF
Clear Height	22'
Shipping	4 TL
Zoning	E2-80
Sprinklers	Yes
Possession	TBD
T.M.I.	Contact Listing Agent
Lease Rate PSF Net:	Contact Listing Agent

Off-Market Opportunity



Unit Photos

3750A Laird Road, Unit 6-9, 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

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

*Tenant to confirm zoning & permitted uses

Site Access



Highway 403
5 minutes



Highway 407
7 minutes



QEW
7 minutes



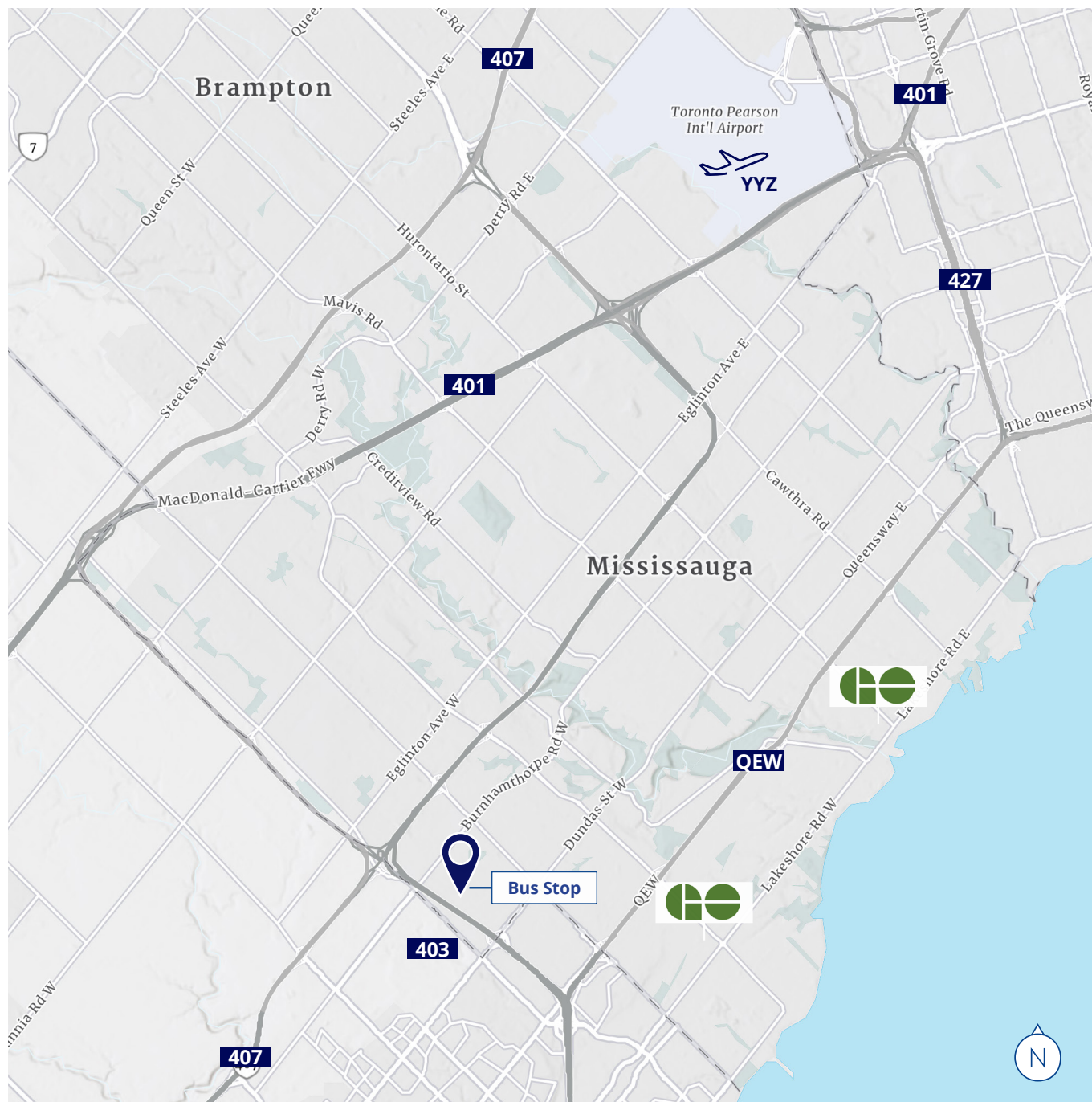
Pearson Airport
20 minute Drive

Clarkson GO Station
13 minute Drive

Brampton
20 minutes

Etobicoke
20 minutes

Downtown Toronto (Union)
45 minutes



Our Team



BGO 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 management representing 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.

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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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