

**AVISON
YOUNG**

 **TRIOVEST**

**2455-2465
CAWTHRA ROAD
Mississauga, Ontario**



FOR LEASE

296 SF - 6,773 SF
INDUSTRIAL & OFFICE UNITS AVAILABLE

For more information, please contact:

Chris Wicken*
Vice President
905.283.2334
chris.wicken@avisonyoung.com

* Sales Representative

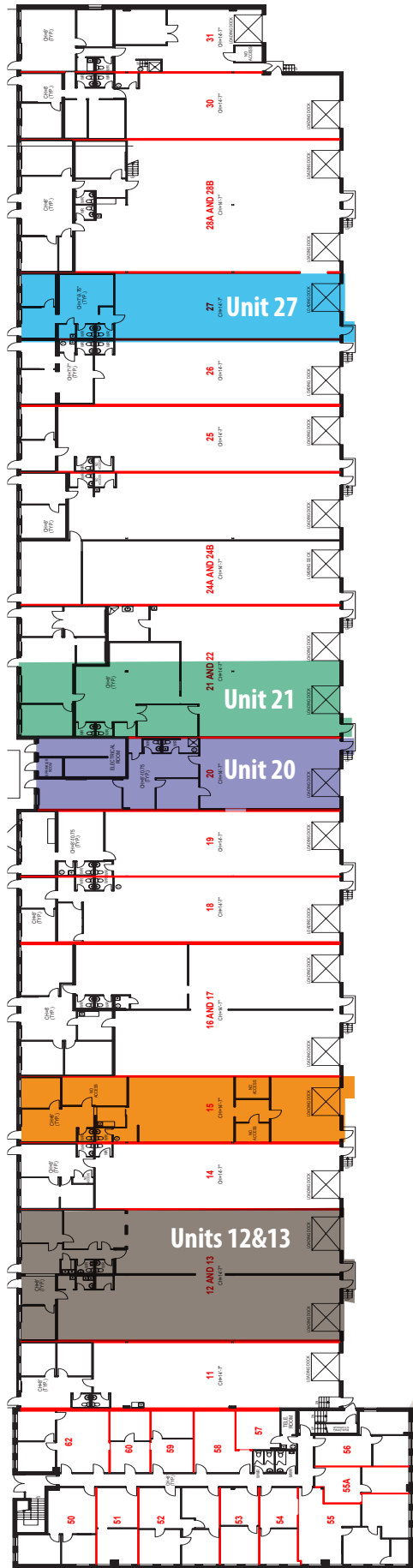
Mike Tatarsky
Sales Representative
905.283.2377
mike.tatarsky@avisonyoung.com

Ryan G. Cunningham*
Principal
905.283.2384
ryan.cunningham@avisonyoung.com

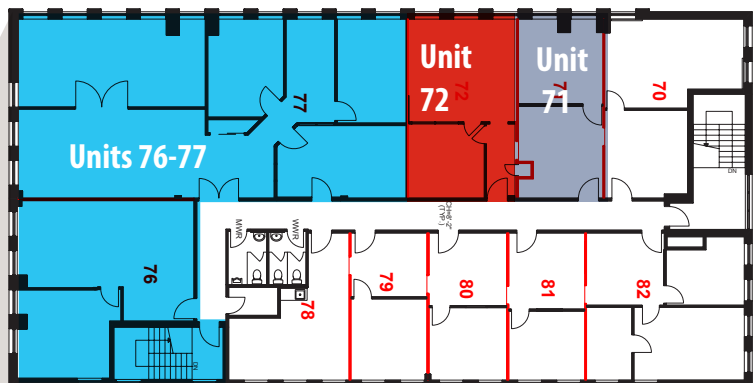


Platinum member

Available Suites 2455 Cawthra Road:



Second Floor



CAWTHRA RD

Available Suites:

Unit	Size	Office	Occupancy	Shipping Doors	Asking Net Lease Rate	T.M.I. (2020)	Monthly Rent*
#12-13	4,476 sf	25%	Immediate	1 TL	\$10.95 psf	\$5.68 psf	\$6,204.38
#14	2,249 sf	25%	Immediate	1 TL	\$11.95 psf	\$5.68 psf	\$3,304.16
#16	4,509 sf	25%	Immediate	1 TL	\$10.95 psf	\$5.68 psf	\$6,248.72
#20	1,925 sf	25%	Immediate	1 TL	\$11.95 psf	\$5.68 psf	\$2,829.62
#21	4,478 sf	25%	Immediate	2 TL	\$10.95 psf	\$5.68 psf	\$6,205.76
#27	6,773 sf	25%	Immediate	3 TL	\$10.95 psf	\$5.68 psf	\$9,386.25
#54	356 sf	100%	Immediate	N/A	\$18.00 psf	\$5.68 psf	\$722.33
#60	296 sf	100%	Immediate	N/A	\$18.00 psf	\$5.68 psf	\$598.91
#70	538 sf	100%	Immediate	N/A	\$18.00 psf	\$5.68 psf	\$1,080.46
#71	421 sf	100%	Immediate	N/A	\$18.00 psf	\$5.68 psf	\$851.82
#72	549 sf	100%	Immediate	N/A	\$18.00 psf	\$5.68 psf	\$1,110.81
#76-77	1,969 sf	100%	Immediate	N/A	\$18.00 psf	\$5.68 psf	\$3,983.94

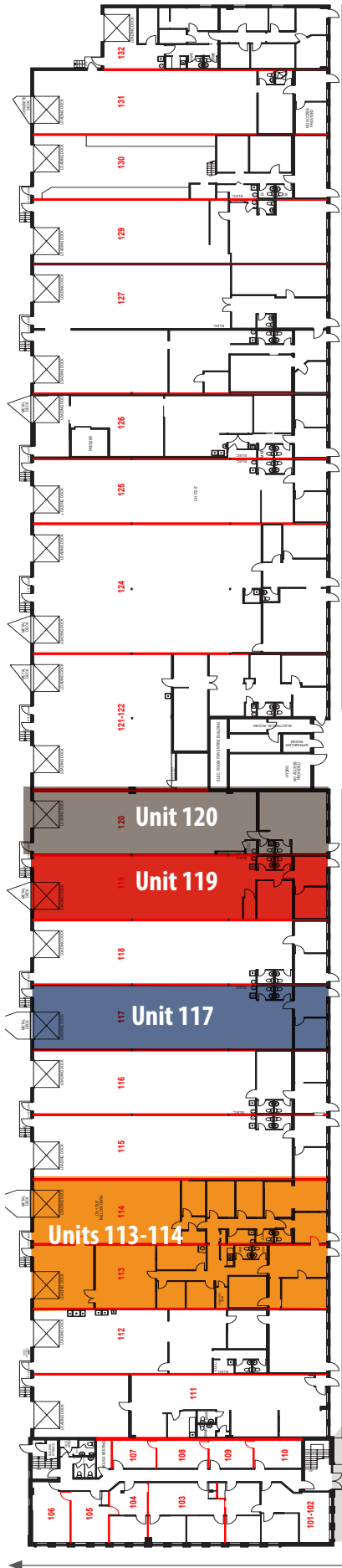
COMMENTS

*Not inclusive of H.S.T.

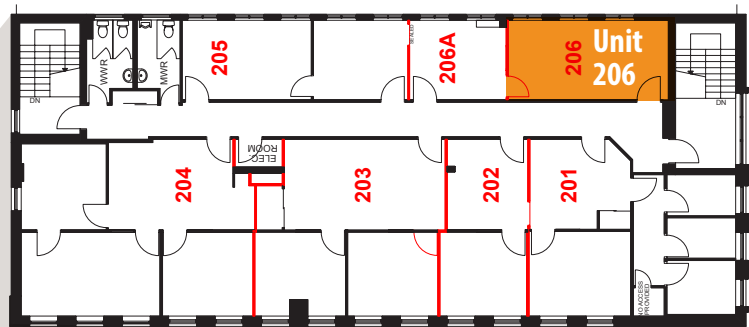
- Well maintained complex
- Clean and bright units
- Variety of office configurations available, including 100% office units
- 14' Clear Height
- Sprinklers throughout
- Great access to public transit
- Excellent proximity to 400 series Highways



Available Suites 2465 Cawthra Road:



Second Floor



CAWTHRA RD

Available Suites:

Unit	Size	Office	Occupancy	Shipping Doors	Asking Net Lease Rate	T.M.I. (2020)	Monthly Rent*
#113-114	4,547 sf	25%	Immediate	1 TL	\$10.95 psf	\$5.68 psf	\$6,301.38
#117	2,288 sf	25%	Immediate	1 TL	\$11.95 psf	\$5.68 psf	\$3,361.45
#119	2,279 sf	25%	Immediate	1 TL	\$11.95 psf	\$5.68 psf	\$3,348.23
#120	2,261 sf	25%	Immediate	2 TL	\$11.95 psf	\$5.68 psf	\$3,321.78
#123	4,562 sf	25%	Immediate	1 TL	\$10.95 psf	\$5.68 psf	\$6,322.17
#206	453 sf	100%	Immediate	N/A	\$18.00 psf	\$5.68 psf	\$893.92

*Not inclusive of H.S.T.

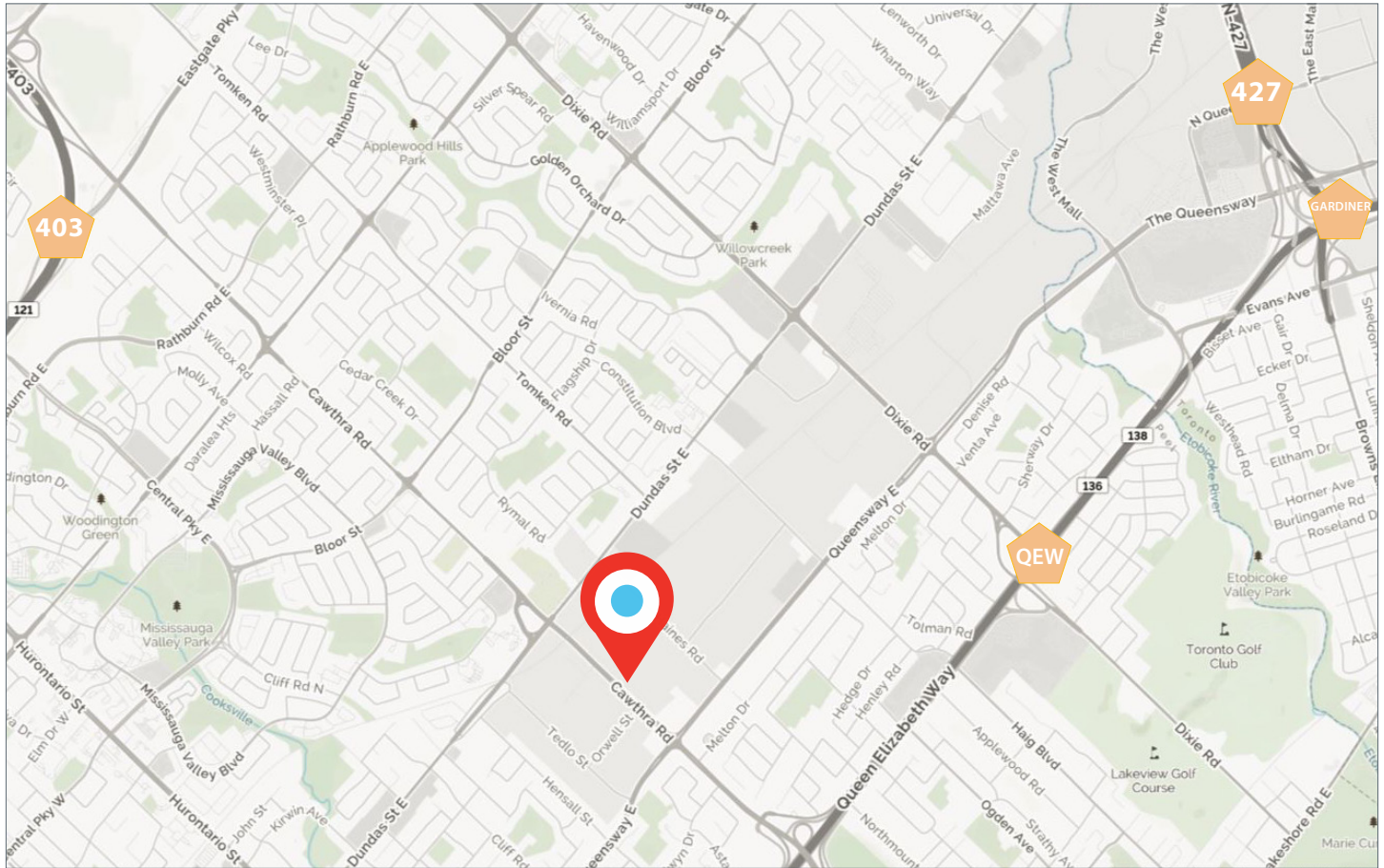
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Location

Location Map





AVAILABLE **FOR LEASE**

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CANADA
**BEST
MANAGED
COMPANIES**

Platinum member