

GREAT WAREHOUSING OPPORTUNITY FOR SALE/LEASE

1260 Kamato Road, Mississauga

FOR MORE
INFORMATION
PLEASE CONTACT:

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Location:	1260 Kamato Road (Dixie / Matheson)
Size:	54,590 Sq. Ft.
Office:	20,260 Sq. Ft. (2 floors)
Shipping Doors:	6 Truck-level doors, 2 drive-in doors
Clear Height:	20 feet
Zoning:	E1
Sprinklers:	Yes
Heating:	Gas Forced Air Open
Asking Rate:	\$4,900,000
Lease Rate:	\$3.75 per sq. ft. net
Taxes:	\$97,123 (2009)
T.M.I.:	\$2.26 p.s.f. (2010)
Features:	<ul style="list-style-type: none">*Great warehousing opportunity*Close to Pearson Airport, Hwy. 401, 427, 410 & 403*Clear Height Varies From 20' Clear To 18' Clear*Extra Land At Rear Of Building



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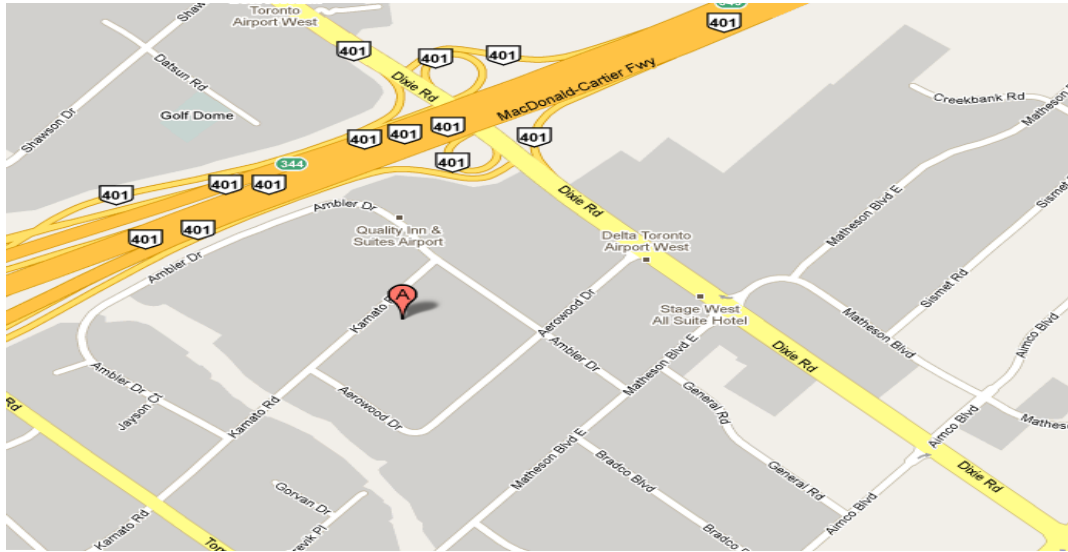
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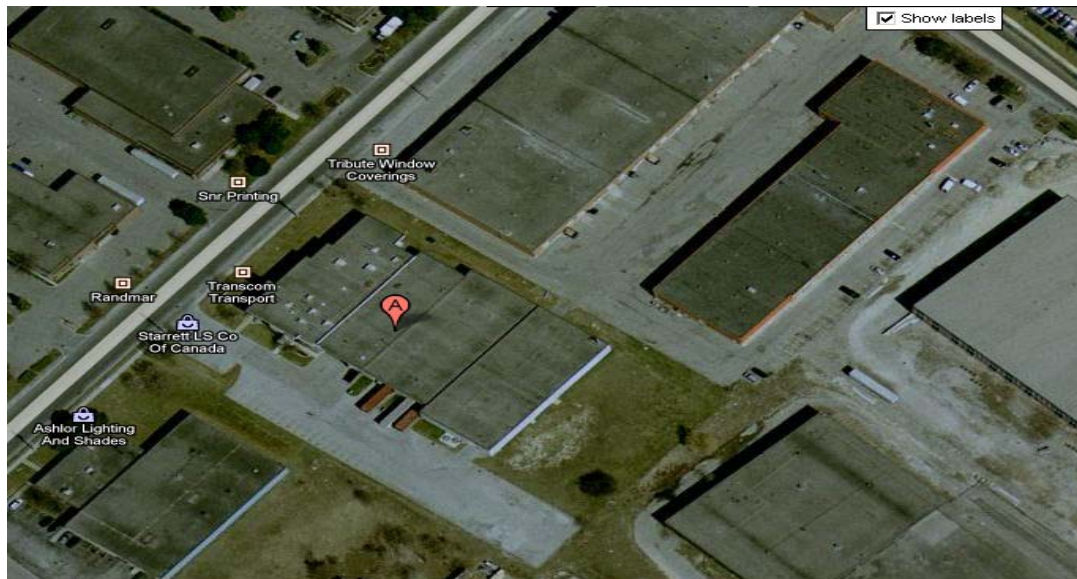
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LOCATION MAP



AERIAL MAP



1260 Kamato Road, Mississauga

FLOOR PLAN

