



For Lease: Industrial/Office

2488 Dunwin Drive, Mississauga, ON

A Unique Lab/Research Facility Offering with up to 22,003 SF Available Space

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

2488 Dunwin Drive

A unique opportunity with up to 22,003 SF of spacious office & industrial space and rarely available wet lab space.



Available Space
22,003 SF

Total Office
~14,003 SF

Total Lab
~8,000 SF



Availability
Immediate



Net Rent
\$33.00 PSF

Additional Rent
\$10.00 PSF



Clear Height
18'



Shipping
1 TL



Zoning
E2 - 1



Listing Agent

Richard Shouldice*

Vice President

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Alex Marinier

Sales Representative

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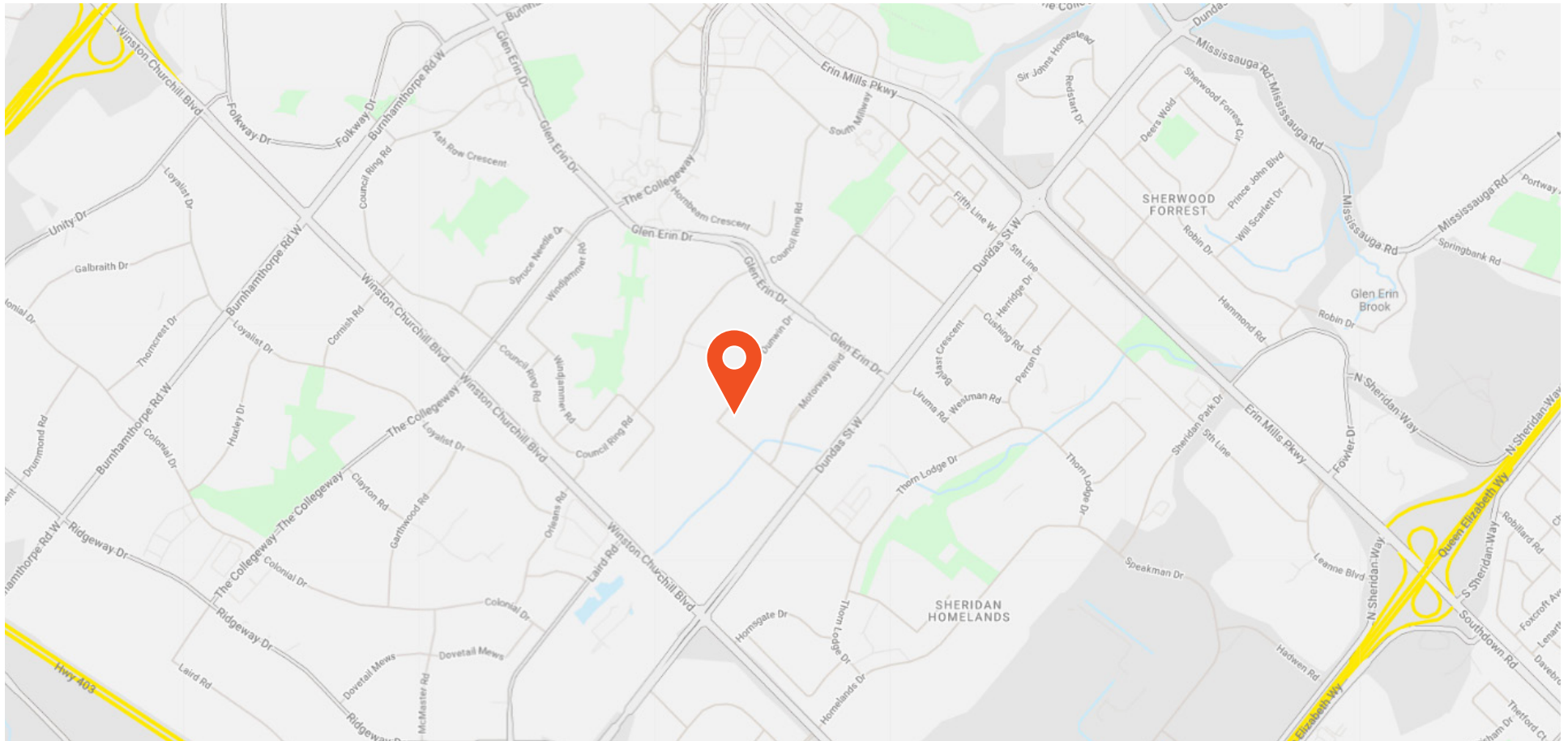
*Sales Representative

Property Highlights

- The office space can be delivered fully furnished and the lab comes equipped with 6 fume hoods
- Recently built high-quality leasehold improvements throughout with modern office furniture
- Built out flex space with extremely high level of finishes
- Efficient layout with lots of natural light throughout
- Abundance of amenities nearby
- Minutes from QEW, Highway 403, 407 and Clarkson GO
- Surface parking available

2488 Dunwin Drive

Property Map



Prime Location Highlights



Walk of
72 Score



Convenient
highway access



Few Minutes Drive
to Oakville



Walking Distance
to Public Transit

Lennard:

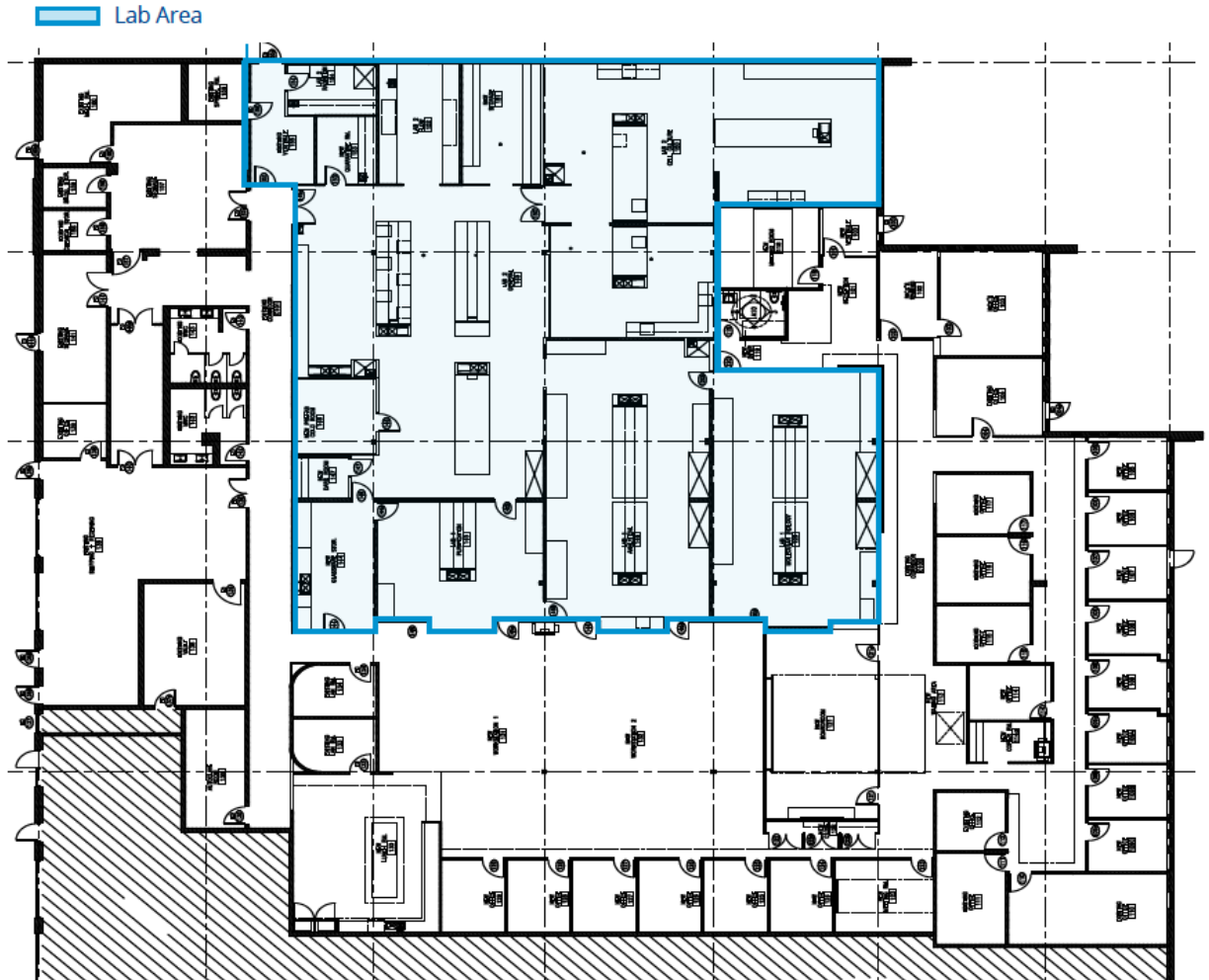
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2488 Dunwin Drive

Floor Plan
22,003 SF

Highlights

- Single storey lab / R&D facility
- Major lab retro-fit in 2016/2017
- Generator & UPS bank
- 6 Fume hoods
- Walk-in refer & stability room
- Modern office furniture included
- Shipping & receiving on-site
- 1 TL shipping dock (can be expanded to 2)



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Photos





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