Freestanding Industrial Building For Sublease

5905 Coopers Avenue

Mississauga, ON

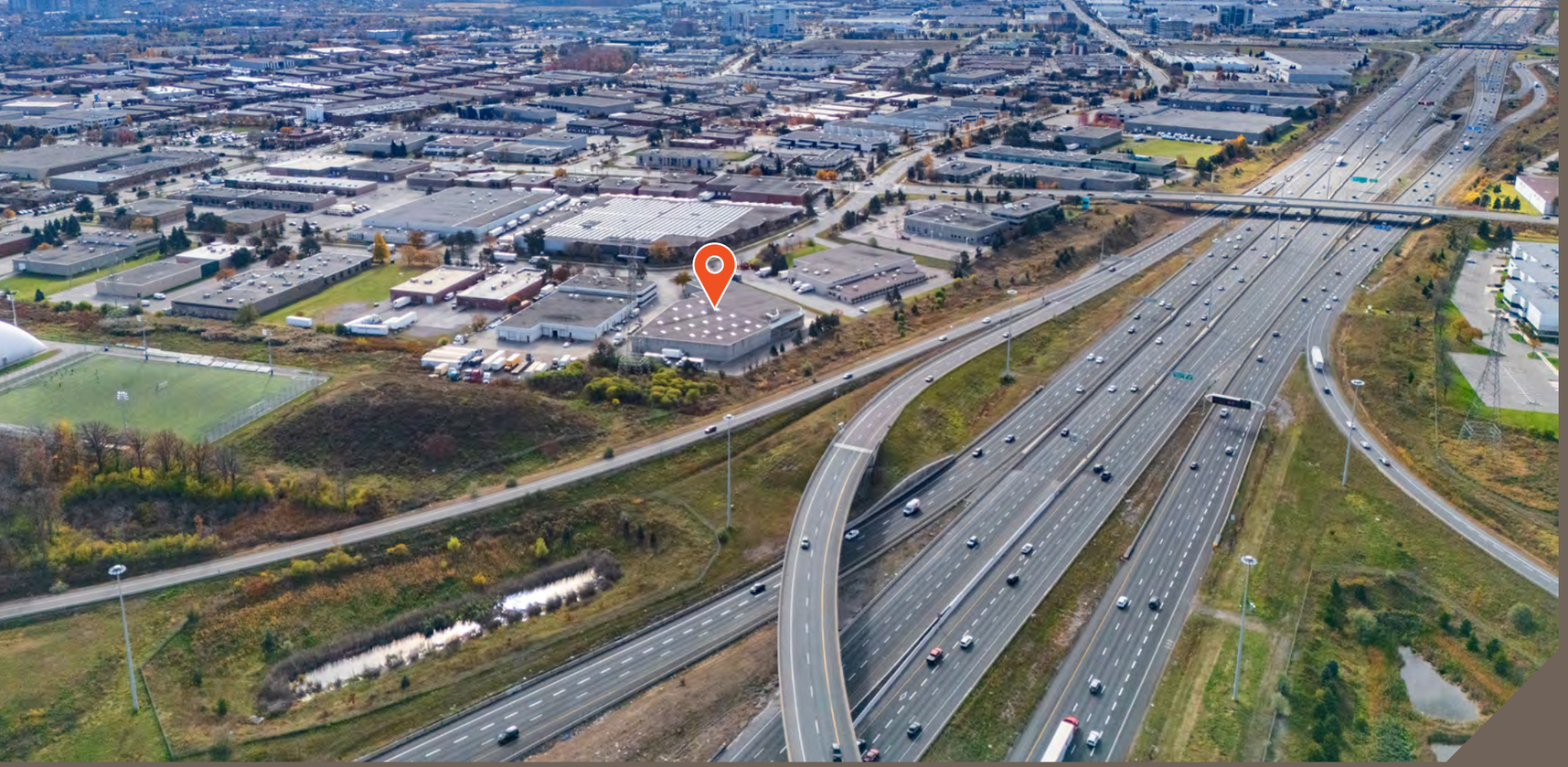


- 52,504 SF | 20’ Clear | 2,000 Amps
- $15.50 PSF Net | Immediate Possession
- Highway 401 / 403 On-Ramp Exposure

Michael Law, Partner
Sales Representative
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Lennard:



Available immediately, **5905 Coopers Avenue** offers approximately 52,504 SF of freestanding industrial space with prominent exposure to Highway 401 and the southbound Highway 403 on-ramp.

The vacant building features 20-foot clear height, 2,000 amps of power and recently renovated front office accommodation. Its distinctive glazed frontage provides a strong corporate presence, while warehouse skylights and perimeter windows bring natural light into the industrial space.

Offered at $15.50 PSF net, plus additional rent, for the remaining sublease term to November 30, 2030. Sublease and proposed use are subject to landlord approval.

Total Area (Approx.)
52,504 SF

Office/Mezzanine
5,694 SF

Asking Rent
$15.50 PSF

TMI 2026
TBD

Possession
Immediate

Sublease Expiry
November 30, 2030

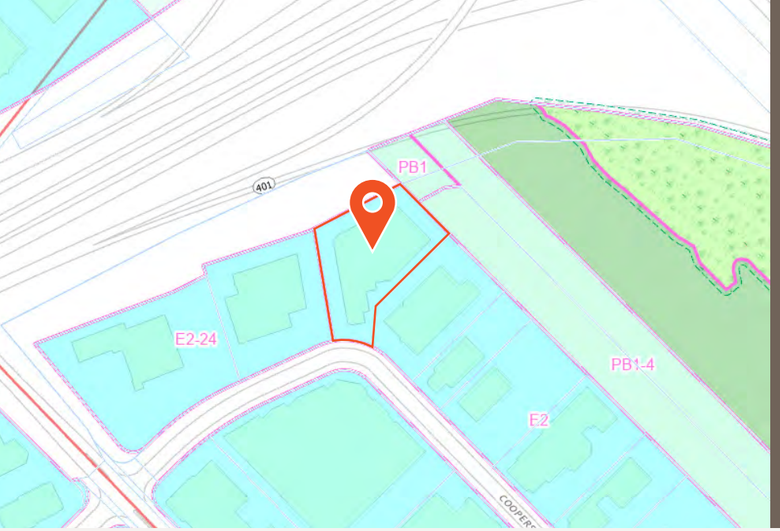
Property Highlights

- Highways 401 & 403 On-Ramp Exposure
- Heavy Power 2,000 Amps
- 20’ Clear Height
- Renovated Front Office
- E2 Zoned
- 3 Truck-Level 1 Drive-In

For More Information, Please Contact:

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Zoning

E2

Zone Description: Employment
Zone Category: Employment
By-Law: 0225-2007

Office:
Office
Medical Office

Business Activities:
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
Medicinal Product Manufacturing Facility
Plant-Based Manufacturing Facility

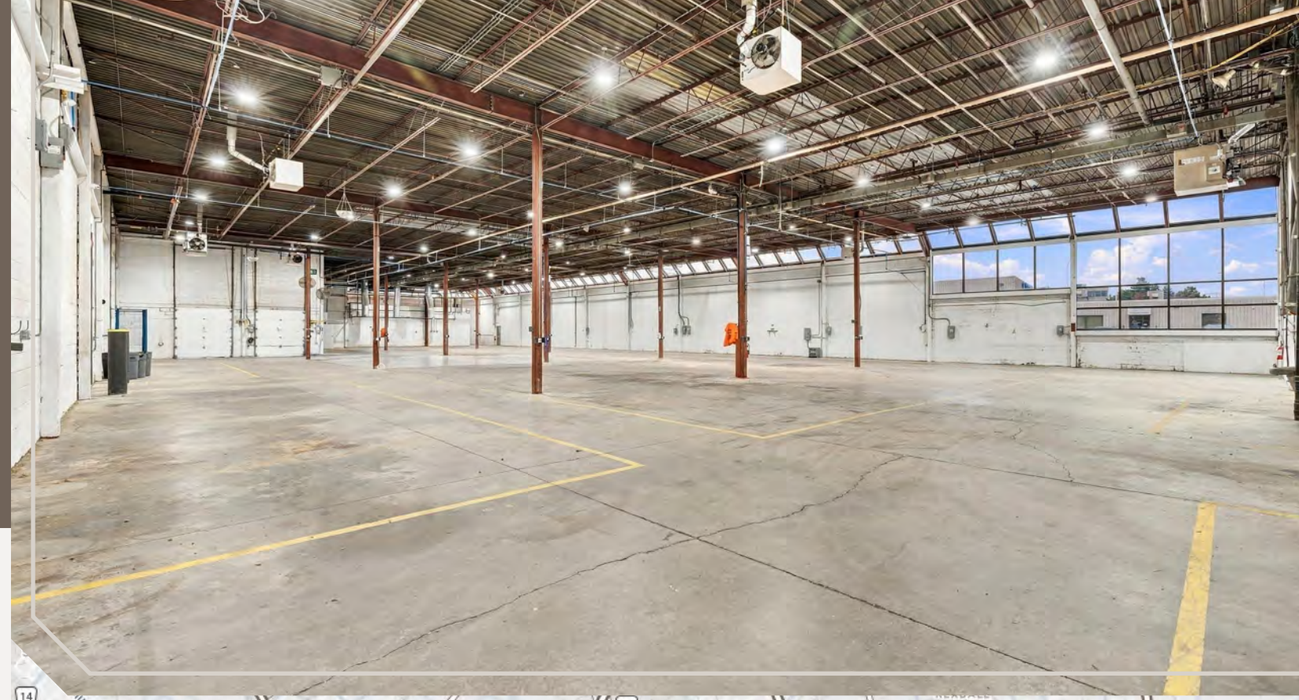
Commercial:
Restaurant
Convenience Restaurant
Take-out Restaurant
Commercial School
Financial Institution
Veterinary Clinic
Animal Care Establishment

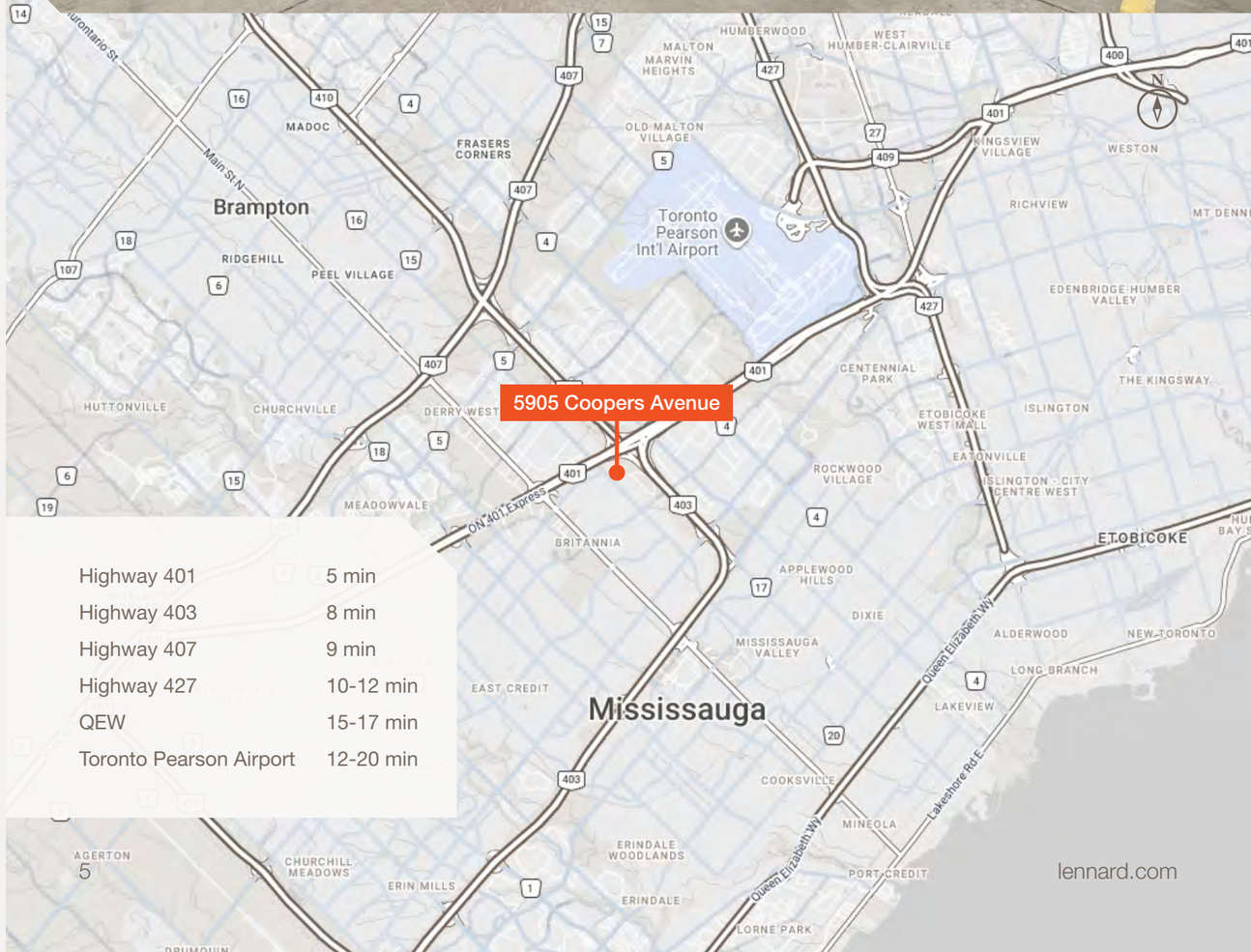
Motor Vehicle Service:
Motor Vehicle Repair Facility - Restricted
Motor Vehicle Rental Facility
Motor Vehicle Wash Facility - Restricted
Gas Bar
Motor Vehicle Service Station
Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

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

For further information regarding permitted uses, zoning restrictions, and applicable regulations, please refer to the City of Mississauga's Zoning By-law. www.mississauga.ca/apps/zoningbylaw/#/

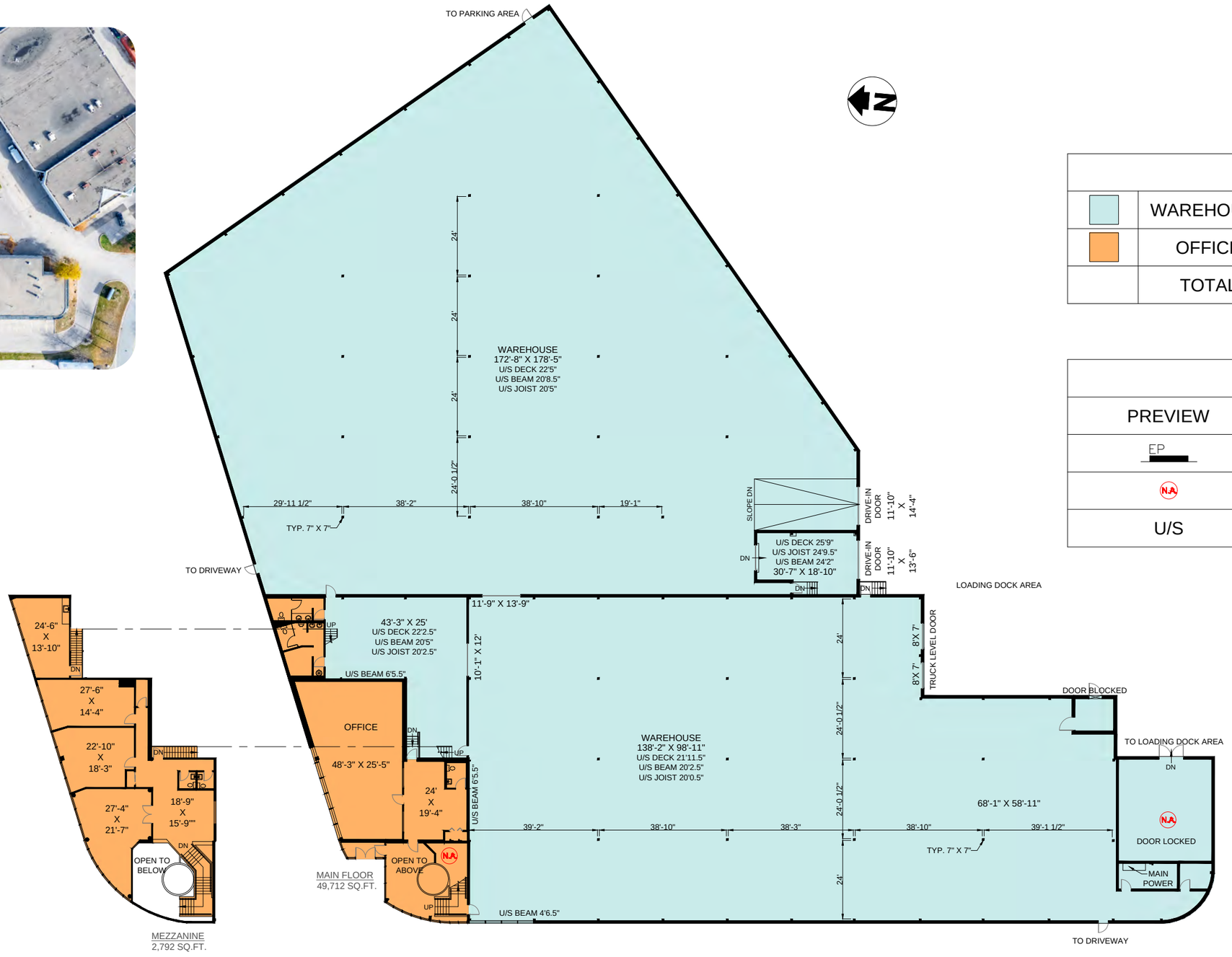




Highway 401	5 min
Highway 403	8 min
Highway 407	9 min
Highway 427	10-12 min
QEW	15-17 min
Toronto Pearson Airport	12-20 min

Floor Plan





LEGEND		
	WAREHOUSE AREA	46,810 SQ.FT.
	OFFICE AREA	5,694 SQ.FT.
	TOTAL AREA	52,504 SQ.FT.

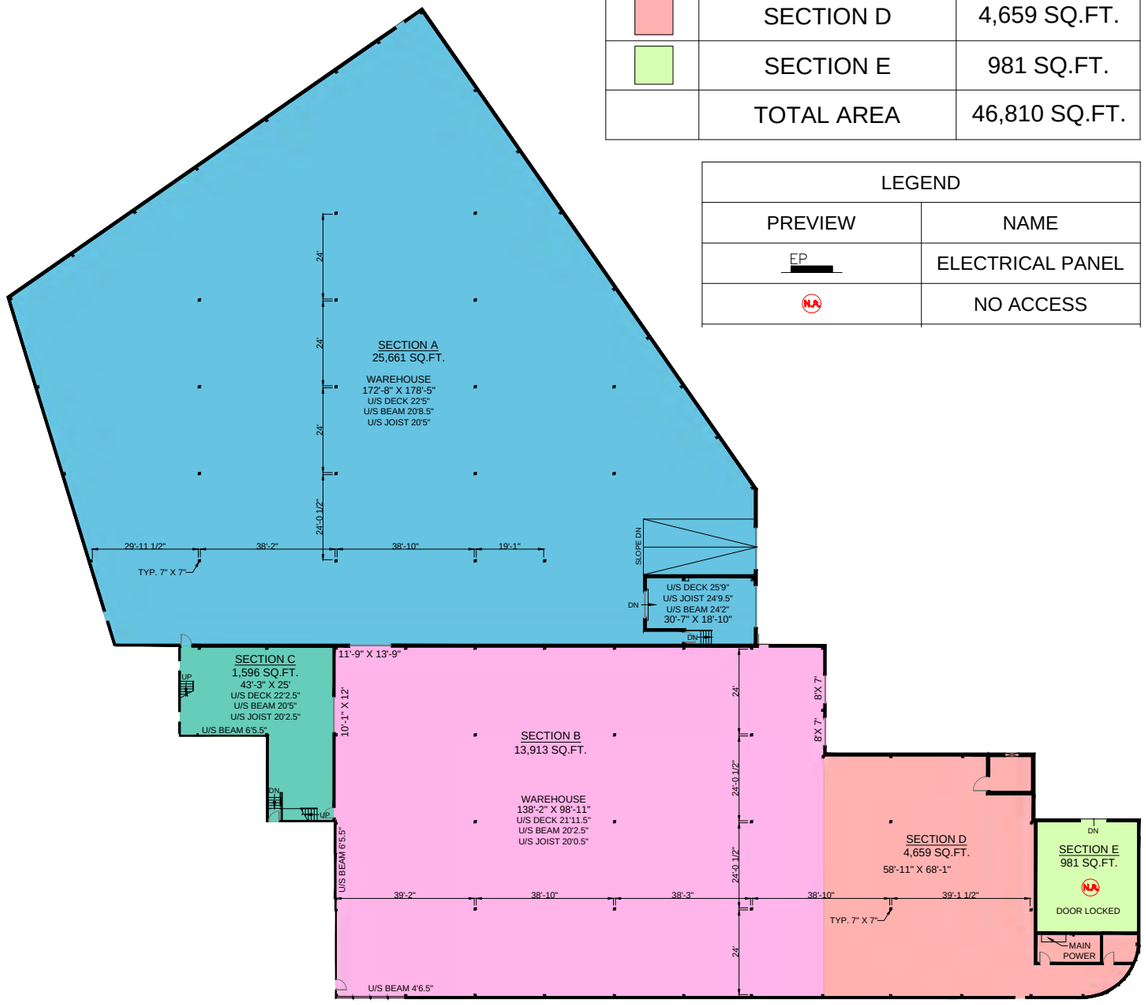
LEGEND	
PREVIEW	NAME
EP	ELECTRICAL PANEL
N.A	NO ACCESS
U/S	UNDERSIDE

Floor Plan

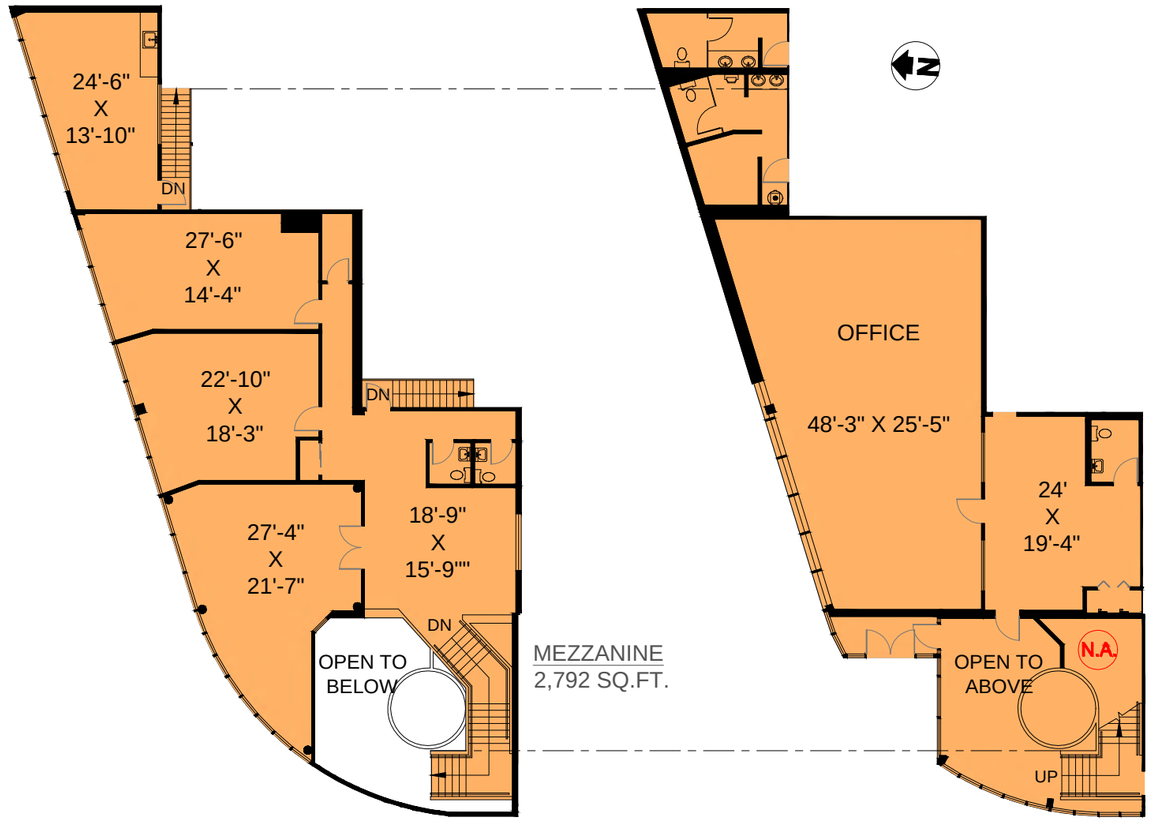
Warehouse

LEGEND		
	SECTION A	25,661 SQ.FT.
	SECTION B	13,913 SQ.FT
	SECTION C	1,596 SQ.FT.
	SECTION D	4,659 SQ.FT.
	SECTION E	981 SQ.FT.
	TOTAL AREA	46,810 SQ.FT.

LEGEND	
PREVIEW	NAME
EP	ELECTRICAL PANEL
N.A.	NO ACCESS



Office & Mezzanine



LEGEND		
	OFFICE	2,902 SQ.FT.
	MEZZANINE	2,792 SQ.FT.
	TOTAL OFFICE AREA	5,694 SQ.FT.

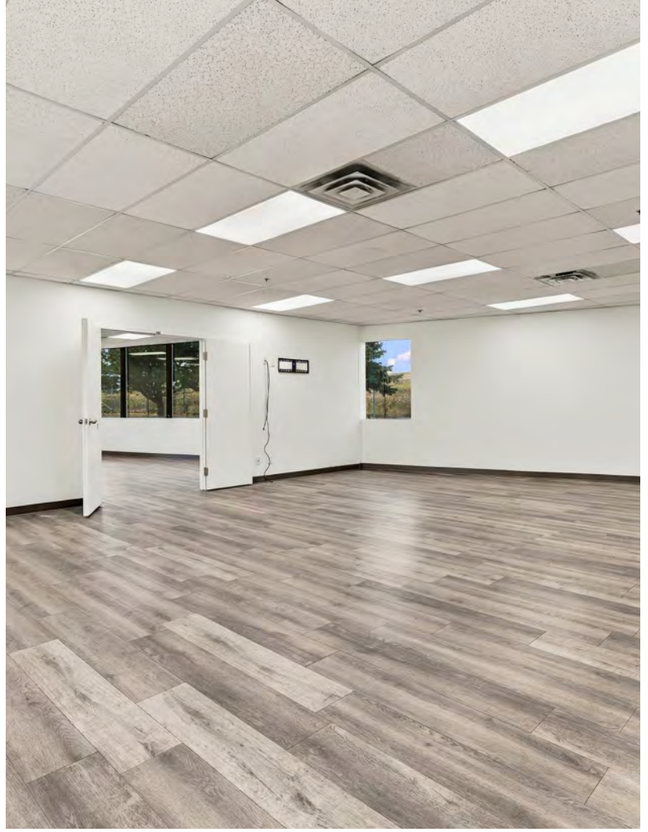
LEGEND	
PREVIEW	NAME
N.A.	NO ACCESS







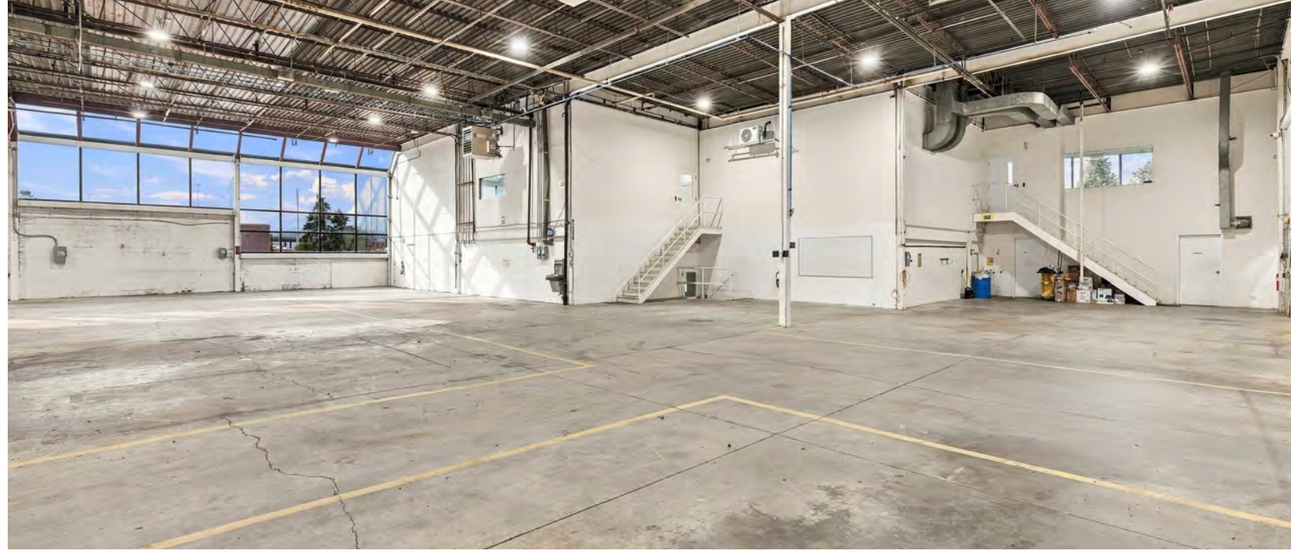


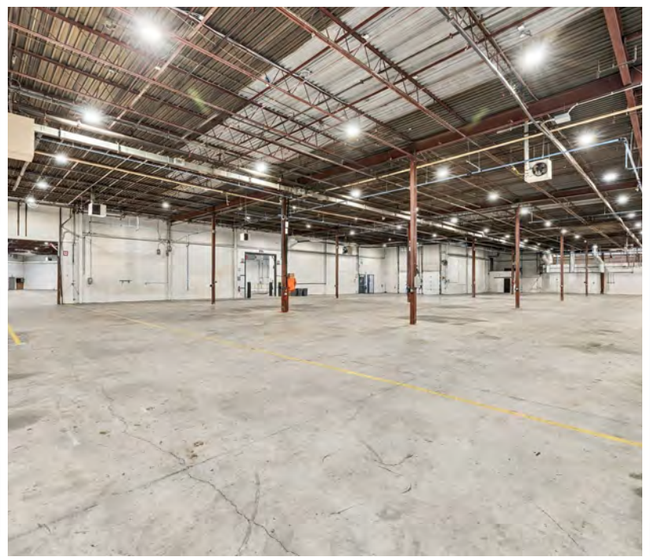






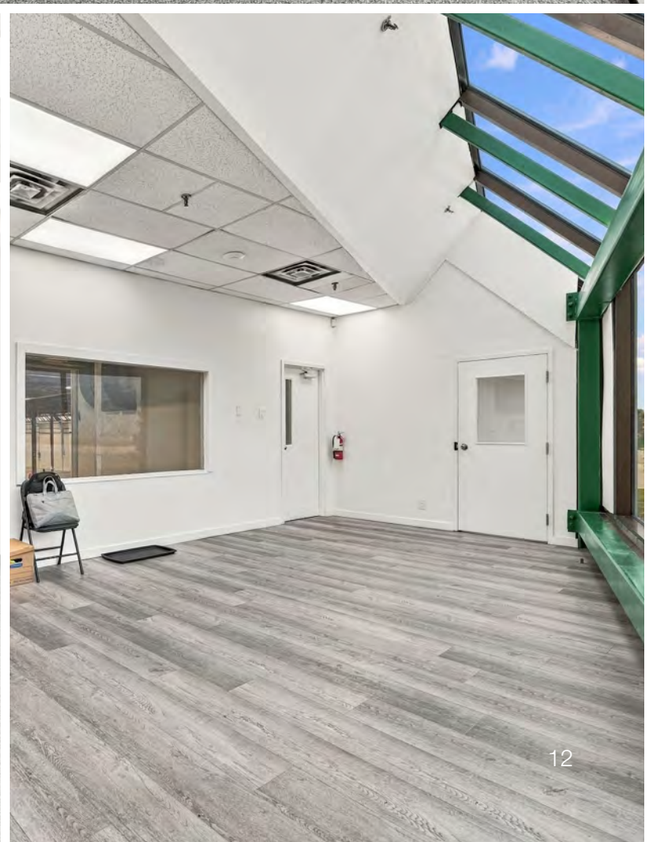


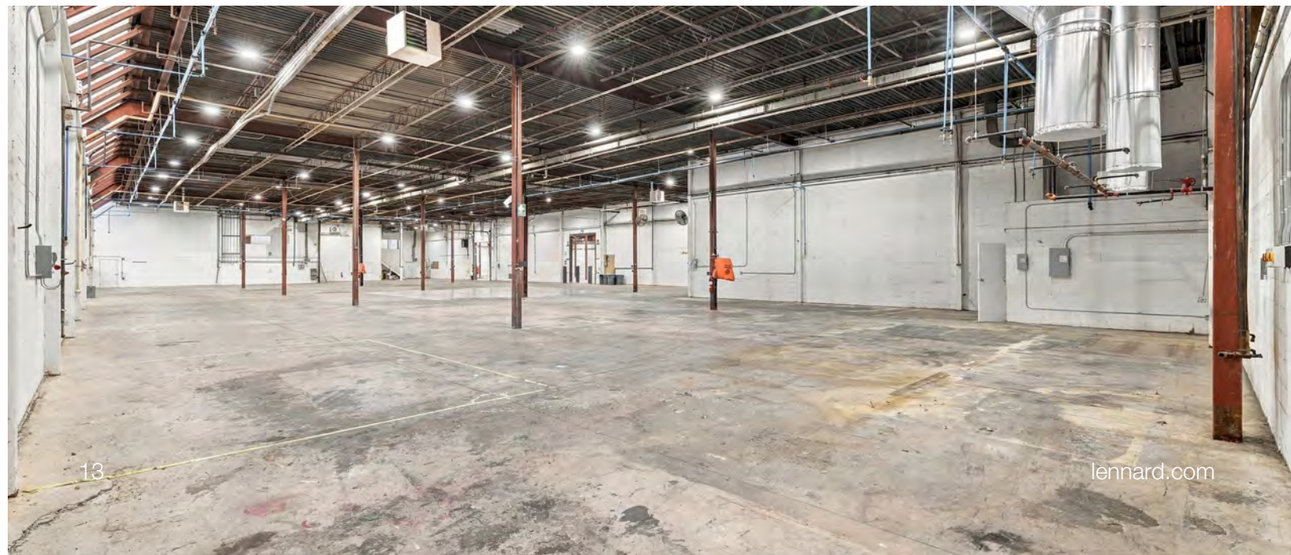














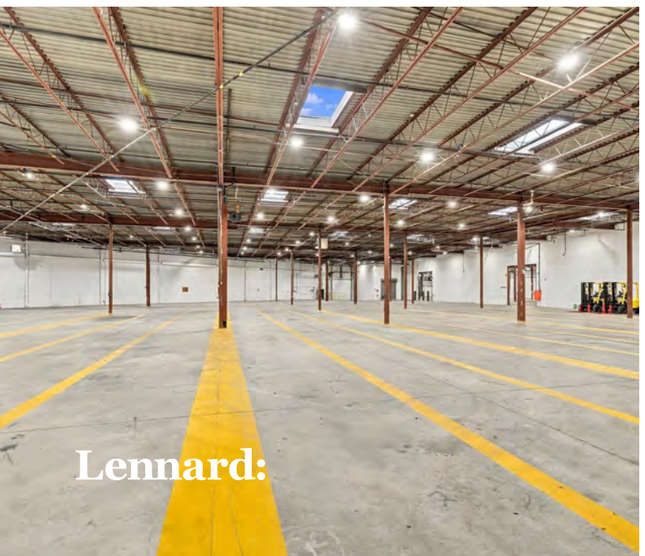


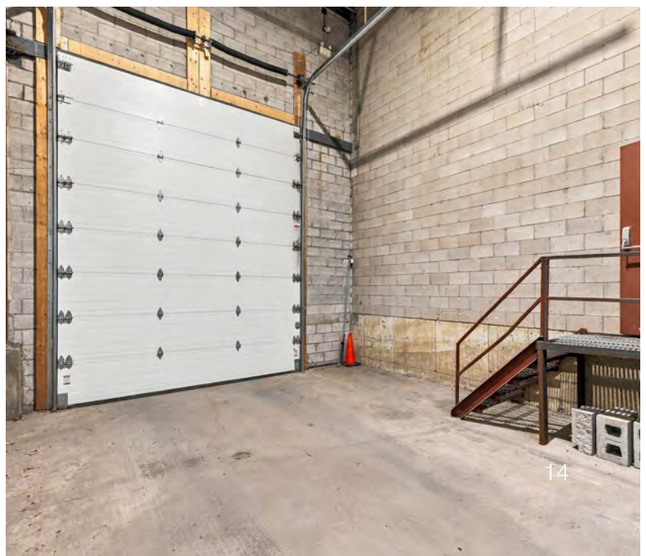

5905











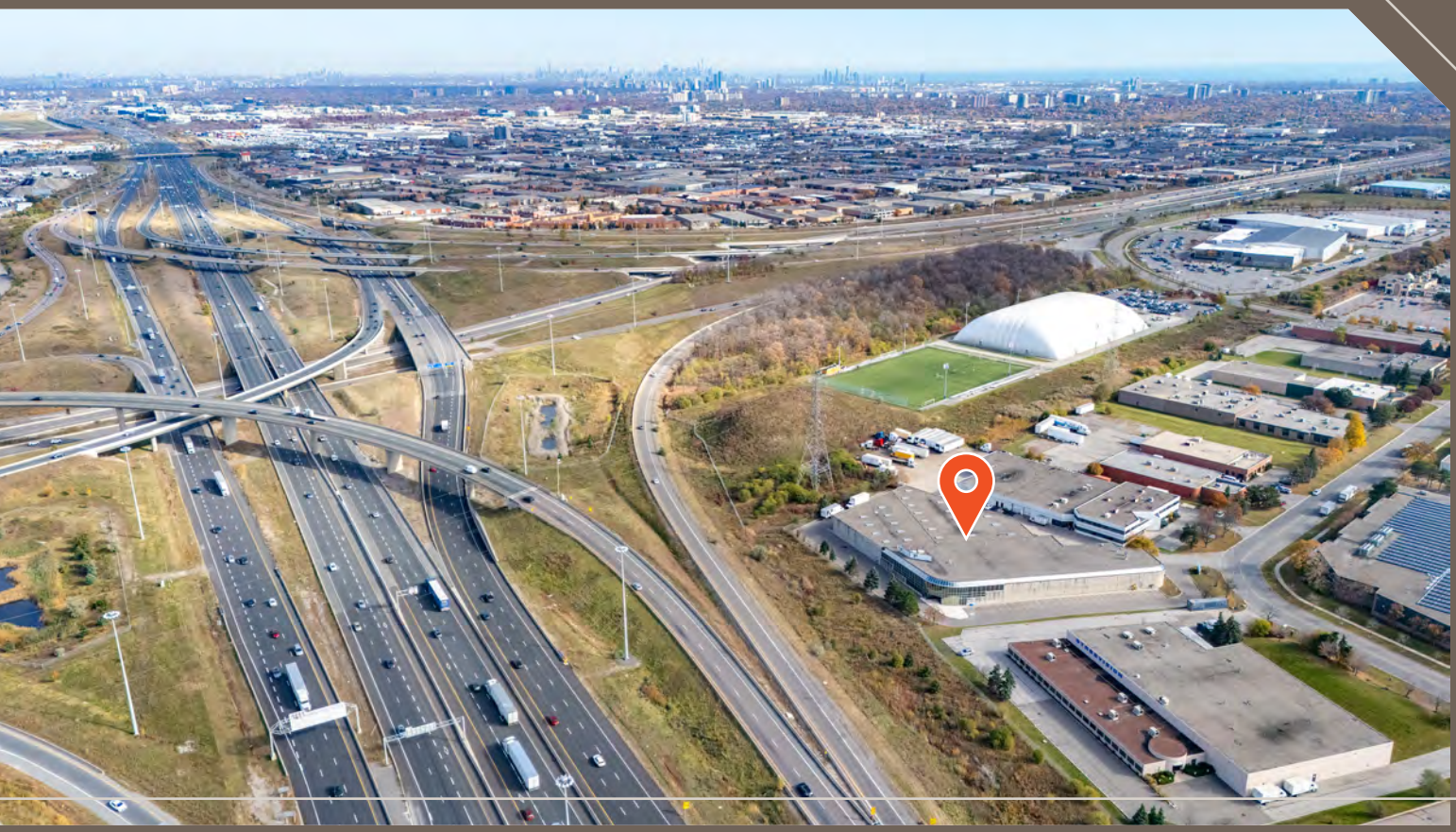




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