

3560 ODYSSEY DRIVE

THE ERIN MILLS DEVELOPMENT CORPORATION

NEW MULTIPLES

Office/Industrial Opportunity

CHURCHILL MEADOWS

Business Centre, Mississauga



Artist Concept

Churchill Meadows Business Centre features striking facade entrances.

- ▶ 22' warehouse clear ceiling height
- ▶ ample truck loading doors
- ▶ distinctive contemporary architecture
- ▶ immediate access to Hwy 403, 407 and the QEW

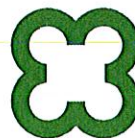
UNITS 8,776 sq.ft. and up
in a prestigious new office/
industrial facility

The Contemporary architectural facades create a professional appearance for today's business tenants.



CHURCHILL MEADOWS BUSINESS CENTRE

offers a wide range of unit sizes in a high quality office/industrial building that is strategically located in a prime Mississauga business park adjacent to Hwy 403+407.



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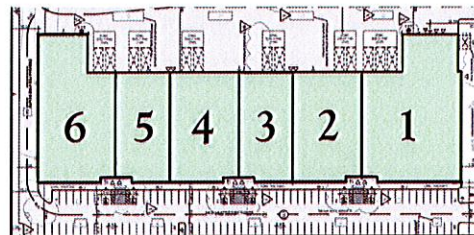
NEW MULTIPLES

Office/Industrial Facilities
in a Prime Mississauga
Location

- ▶ professional business park setting
- ▶ high quality construction
- ▶ exceptional landscaping
- ▶ close to Pearson International Airport
- ▶ minutes to downtown Toronto
- ▶ experienced landlord
- ▶ professional property management



High quality construction is evident through the entire business park



Just minutes to major highways and nearby retail



The Erin Mills Development Corporation
Building On Experience

Since 1983 The Erin Mills Development Corporation had developed and leased over 6 million square feet of commercial and industrial space within Mississauga's Erin Mills Development - one of the largest and most successful totally planned residential, commercial and industrial in Canada.

The Erin Mills Development Corporation's dedication to comprehensive planning, innovative design and quality construction have made it a leader in the development of prestige office/industrial business parks. Their professional property management team is committed to providing the highest level of services to ensure complete tenant satisfaction.

3560 ODYSSEY DRIVE SPECIFICATIONS

Total Building Size	74,629	Unit sizes available
Total Number of Units	6	Unit 1 19,153
Office allowable space	10% to 15%	Unit 2 11,200
Clear Ceiling height	22'	Unit 3 8,776
Number of loading doors	13	Unit 4 11,200
Loading door size	10' h x 8' w	Unit 5 8,776
Electrical service	600 volt	Unit 6 15,524
HVAC system	Gas heat, A/C @ offices	
Exterior lighting	LED	
Total parking space	110	

Specifications subject to change.

For leasing information call

905-820-4200

Brokers protected

www.erinmillsdevelopment.com



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TEL. 905-820-4200 FAX 905-820-4682