

12,017 SF Whiteboxed Industrial Unit for Lease in Mississauga



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Total Area

12,017 SF

Office Area

15% (approximately)



Clear Height

14'



Shipping Doors

2 Truck Level



Zoning

E2 - Employment



Possession

August 1, 2025

Lease Term

Speak to Listing Agent



Asking Net Rent

\$16.95 per SF

T.M.I (2025)

\$4.50 per SF



Listing Agent

Jonathan
Gorenstein*,
MBA, SIOR

Partner 905.917.2044 ionathan@lennard.com

Broker

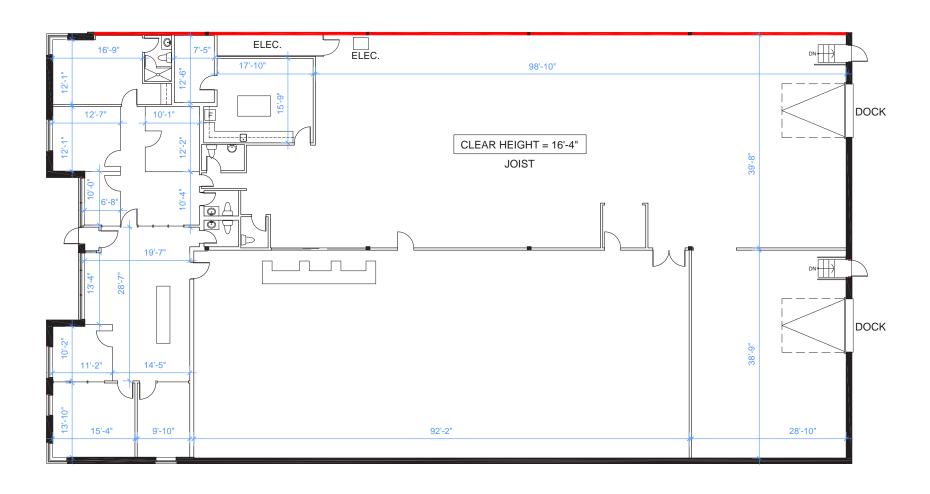
Property Highlights

- 12,017 SF functional industrial space
- Whiteboxed warehouse area
- High-end office buildout
- Upgraded lighting throughout
- Convenient access to Hwys 401 and 403

Building Plan



Unit 7 Floor Plan



Zoning - E2 - Employment

Partial List of Permitted Uses



*Exceptions/Conditions apply

Please confirm intended use is permitted by the City of Mississauga.

Please see City of Mississauga Zoning By-Law for complete list of permitted uses, conditions, and exceptions **here**.

Office

Medical Office Office

Business Activities

Broadcasting/Communication Facility
Manufacturing Facility
Science and Technology 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* Medicinal Product Manufacturing Facility -

Restricted

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*

Permitted Uses Include:

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

Exterior and Aerial







Exterior and Aerial









Interior











Interior



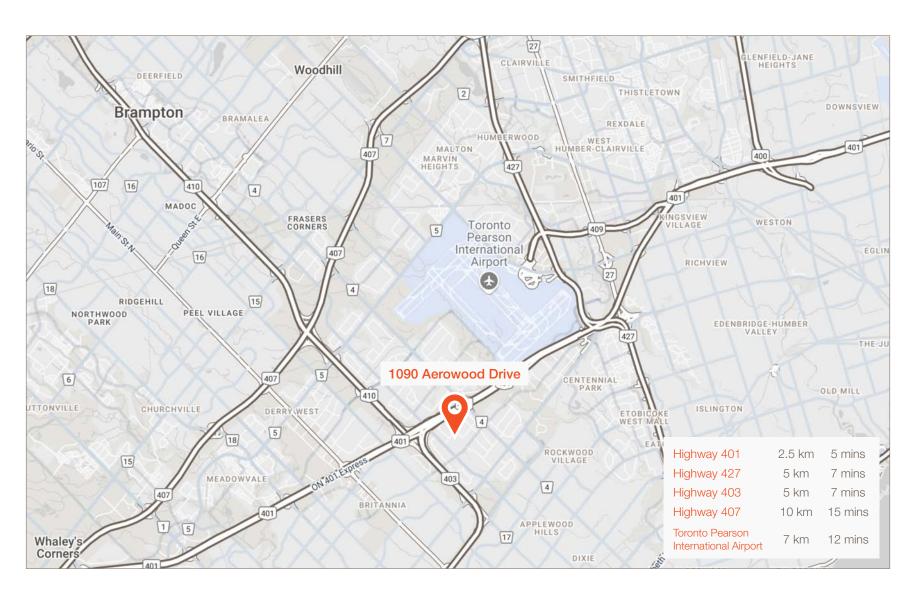








Location Map







Lennard:

Jonathan Gorenstein*, MBA, SIOR Partner 905.917.2044 ionathan@lennard.com

209-1 Yorkdale Road, North York 905.752.2220

*Broker

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.