



Unit 6
5,847 SF

For Lease: Industrial

1090 Aerowood Drive, Unit 6

5,847 SF Whiteboxed Industrial Unit for Lease in Mississauga

Broker Incentive
\$1,000 Visa
Gift Card
for a successful
3+ year lease deal

Lennard:

209-1 Yorkdale Road, North York
905.752.2220

lennard.com

1090 Aerowood Drive, Unit 6

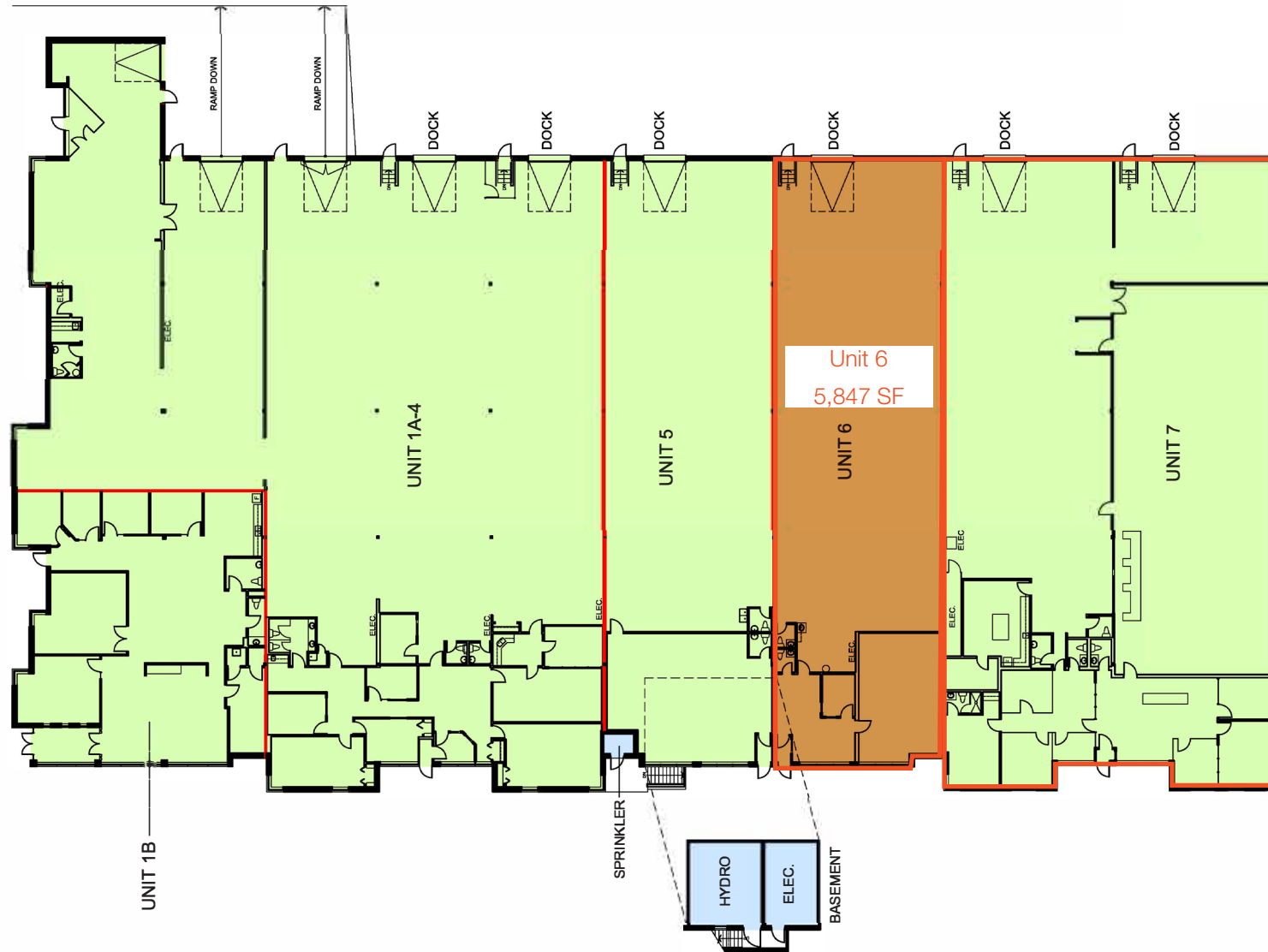
5,847 SF Whiteboxed Industrial Unit for Lease in Mississauga

	Unit 6
 Total Area	5,847 SF
 Office Area	10-15% (approx.)
 Clear Height	16'
 Shipping Doors	1 Truck Level
 Power	TBD
 Sprinklers	Yes
 Asking Net Rent PSF	\$16.95
 TMI (2025) PSF	\$4.10
 Possession	30-60 TBD
 Comments	<ul style="list-style-type: none">• Whiteboxed warehouse with new LED lighting throughout• New washroom• New man door and transom window



1090 Aerowood Drive, Unit 6

Building Plan



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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.

Permitted Uses Include:

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*
- 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

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Exterior & Interior



Lennard:

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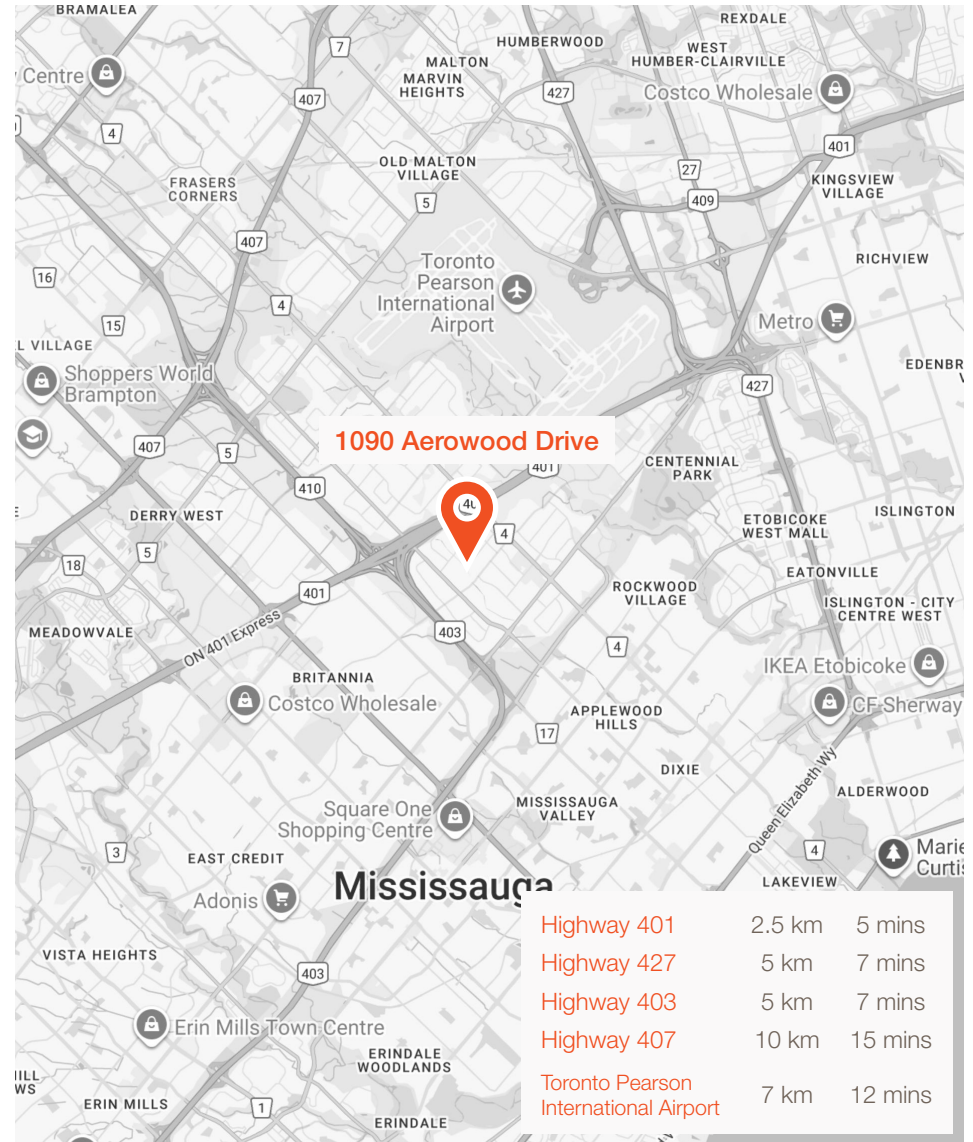
Exterior & Interior



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*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.