

INDUSTRIAL FOR LEASE .....

# 2290B Dixie Road

Mississauga, Ontario

Queensway E

Dixie Road

For more information  
please contact:

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**Lennard:**

# 2290B Dixie Road

Mississauga, Ontario



Available Space  
**2,695 SF**



Net Rent  
**\$13.75 PSF**  
T.M.I  
**\$5.23 PSF**



Major Intersection  
**Dixie Rd &  
Queensway E**



Office  
**5%**



Clear Height  
**14'**



Shipping  
**1 Drive-in**



Availability  
**Immediate**



## Property Highlights

- Clean warehouse and office space.
- Located at the intersection of The Queensway and Dixie Rd.
- Close proximity to the QEW with great exposure and signage for your business with
- 57,000 cars traveling past the site daily.



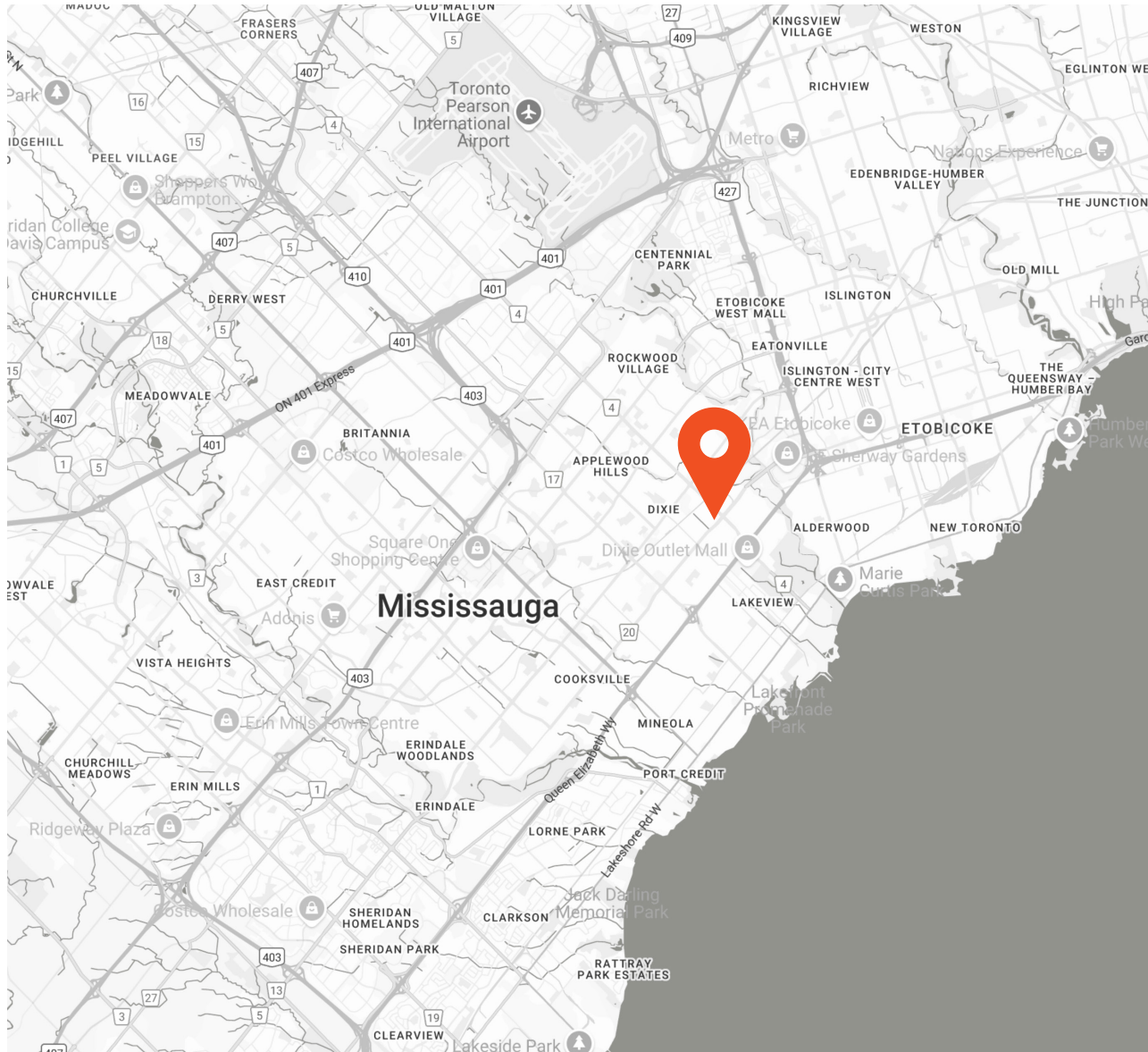


# Property Photos





# Location & Access



**2290B Dixie Road** are located at the busy intersection of Dixie Rd & Queensway E offering fantastic signage opportunity and quick access to the QEW & 400 series Highways.

Highway	Distance	Travel Time
QEW	1 km	2 mins
427	2.5 km	5 mins
403	6.6 km	12 mins
401	7 km	13 mins
Toronto Pearson Airport	7 km	13 mins



# Zoning

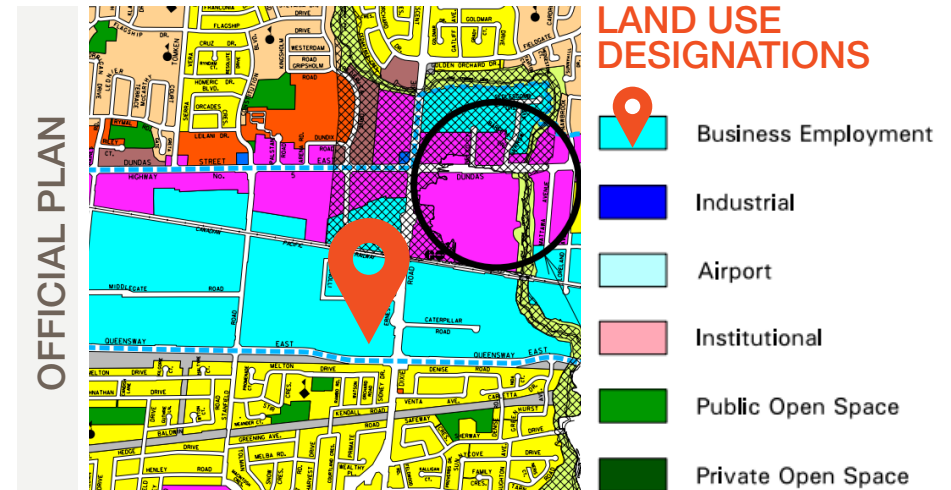
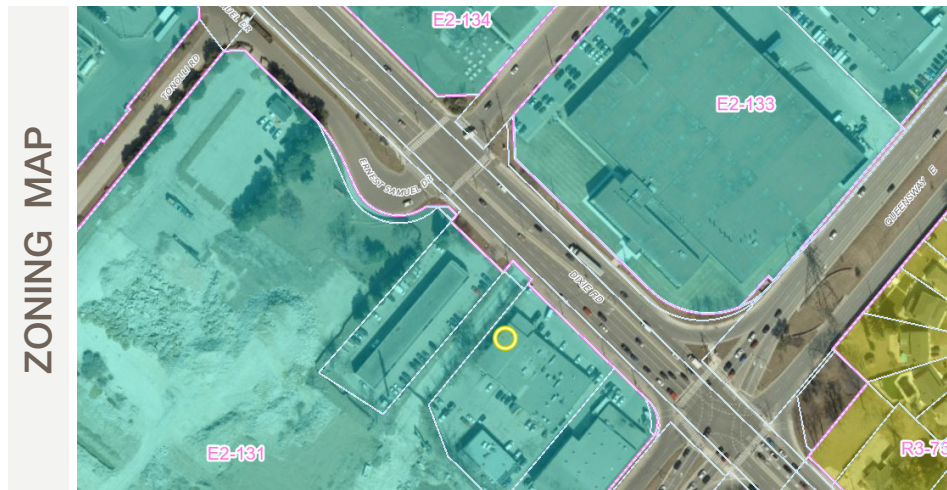
## ZONING - EMPLOYMENT (E2-131)

### Permitted Uses:

- Medical Office
- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Self Storage Facility
- Contractor Service Shop
- Commercial School
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Rental Facility
- Banquet Hall
- Conference Centre
- Convention Centre
- Overnight Accommodation
- Active Recreational Use
- Beverage/Food Preparation Est.
- Truck Fuel Dispensing Facility (0297-2013)
- Entertainment Establishment
- Recreational Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

### Permitted Uses With Conditions:

- Waste Processing Station (1)
- Waste Transfer Station (1)
- Composting Facility (1)
- Medicinal Product Manufacturing Facility (14)
- Restaurant (1)
- Convenience Restaurant (1) (13)
- Take-out Restaurant (1)
- Financial Institution (13)
- Gas Bar (1) (2) (13)
- Motor Vehicle Service Station (13)
- Motor Vehicle Sales, Leasing and/or Rental
- Facility - Commercial Motor Vehicles (1)
- Night Club (1) (3)
- Adult Video Store (1)
- Adult Entertainment Est (1)
- Animal Boarding Est (1)
- Body-Rub Est (1)
- Funeral Est (4)



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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.