



Here is where  
your business  
will *grow*.

For Sublease: Industrial

# 2495-2501 Stanfield Road

131,389 SF Industrial Sublease Opportunity in Mississauga

**Lennard:**

209-1 Yorkdale Road, North York  
905.752.2220

[lennard.com](http://lennard.com)

# 2495-2501 Stanfield Road



	2495 Stanfield Road	2501 Stanfield Road	2495-2501 Stanfield Road
Total Area	17,265 SF	114,124 SF	131,389 SF
Office Area	washrooms	20%	16%
Clear Height	28'	16'	16'-28'
Shipping Doors	4 Truck-level	10 Truck-level, 1 Drive-In	14 Truck-level, 1 Drive-In
Bay Size	39' x 36'	34' x 34'	



Zoning

**E2-134 Employment**



Possession

**June 1, 2025**

Lease Term Expiry

**August 31, 2026**



Gross Rent

**\$12.24 PSF**

Asking Net Rent

**\$8.00 PSF**

T.M.I (2025)

**\$4.24 PSF**



Listing Agents

**Jonathan Gorenstein\*\***, MBA, SIOR

Partner

905.917.2044

jonathan@lennard.com

**Michael Law\***

Partner

905.917.2045

mlaw@lennard.com

\*Sales Representative \*\*Broker



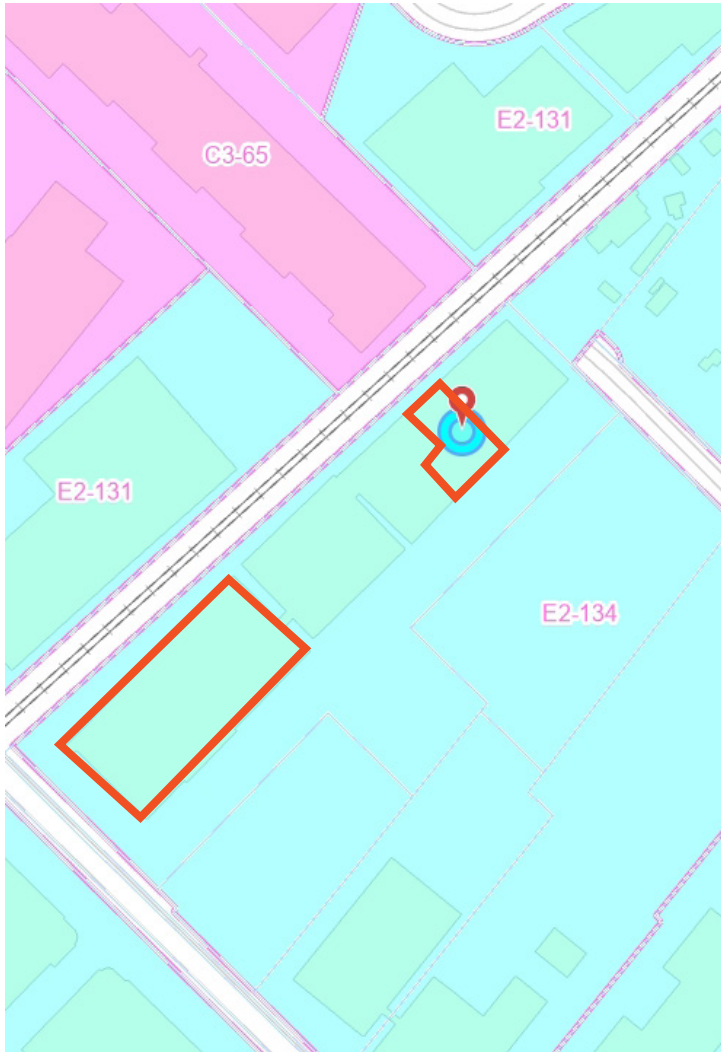
# 2495-2501 Stanfield Road

## Location Map



# 2495-2501 Stanfield Road

Zoning - E2-134 Employment Zone



## E2-134 - Employment Zone\*

### Employment Uses include:

Office: Medical Office Office	Gas Bar <sup>(1) (2) (3)</sup> Motor Vehicle Service Station (13) Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
Business Activities: Broadcasting/Communication Facility Manufacturing Facility Science and Technology Facility Truck Terminal Warehouse/Distribution Wholesaling Facility Waste Processing Station <sup>(1)</sup> Waste Transfer Station <sup>(1)</sup> Composting Facility <sup>(1)</sup> Outdoor Storage / Outdoor Display** Self-Storage Facility Contractor Service Shop Medicinal Product Manufacturing Facility <sup>(14)</sup> 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 Repair Facility - Restricted Motor Vehicle Rental Facility Motor Vehicle Wash Facility - Restricted	Hospitality: Banquet Hall / Conference Centre / Convention Centre Night Club (1) (3) Overnight Accommodation
	Other: Adult Video Store (1) Adult Entertainment Establishment (1) Animal Boarding Establishment (1) Active Recreational Use Body-Rub Establishment (1) Truck Fuel Dispensing Facility Entertainment Establishment Recreational Establishment Private Club Repair Establishment Parking Lot University/College Courier/Messenger Service

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

\*\*With conditions



# 2495-2501 Stanfield Road

Exterior and Aerial Photos



**Lennard:**

[lennard.com](http://lennard.com)



# 2495-2501 Stanfield Road

## Interior Photos



**Lennard:**

[lennard.com](http://lennard.com)

# Lennard:

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

Michael Law\*  
Partner  
905.917.2045  
mlaw@lennard.com

209-1 Yorkdale Road, North York  
905.752.2220

\*Sales Representative \*\*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.