



For Lease: Industrial

# 2550 STANFIELD ROAD

## MISSISSAUGA, ON

238,501 SF DEMISABLE TO 48,541 SF



**Lennard:**

[pureindustrial.ca](http://pureindustrial.ca)



# PROPERTY PROFILE

238,501 SF of industrial space for lease exceptionally well-suited for last mile distribution or light manufacturing. This property boasts close proximity to major highways including the 401, 403, 410, 427 and the QEW. With its infill location and convenient access to key transportation arteries, this property offers an advantageous position for seamless logistics operations and efficient supply chain management.



Leasable Area Remaining  
**238,501 SF**

Office Area

**7,189 SF**

Warehouse Area

**231,312 SF**

Land Area

**16.57 acres**



Lighting  
**LED** lighting



Zoning  
**E2-131**  
(Contact Listing Agent for More Details)



Availability  
**Immediate**



Clear Height  
**25'10" - 34'**



TMI  
**\$3.01 PSF**



Shipping  
**25 Truck Level**  
**3 Drive In**  
(Potential to install 4 additional truck level doors to Warehouse #3)



Asking Net Rent  
**\$13.95 PSF**  
(Year One Incentive Rate)



Power  
**1800A/ 6000V Power**  
(Potential to upgrade power to 4800 Amps)



**Virtual Tour**



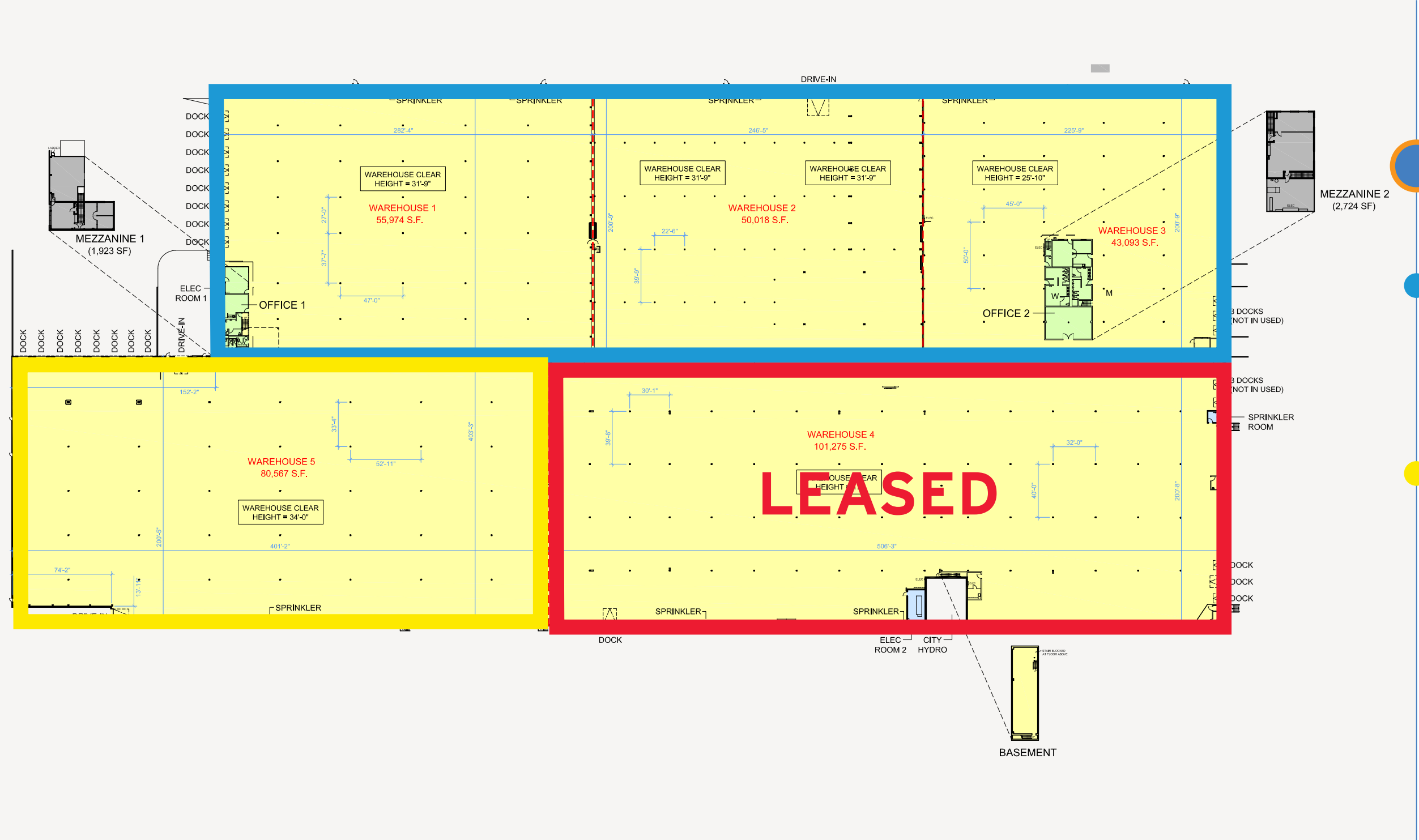


# FLOOR PLAN



- Landlord Investments recently completed
- Walls, mezzanines, and offices demolished
- Replacement of existing lighting with LED
- Refinishing of remaining offices, washrooms, and shipping offices
- Construction of new universal washroom
- Six dock doors at front of building now usable
- Miscellaneous exterior repairs and repainting front façade

# DEMISING PLAN



**Demising Plan No. 1**

**Blue Column**  
GLA: 154,553 SF  
Clear Height: 25'10" - 31'9"  
Price: \$13.95 PSF

**Yellow Column**  
GLA: 80,567 SF  
Clear Height: 17' - 34'  
Price: \$13.95 PSF

# DEMISING PLAN



**Demising Plan No. 2**

**Blue Column**  
GLA: 238,501 SF  
Clear Height: 25'10" - 34'  
Price: \$13.95 PSF

# DEMISING PLAN



## Demising Plan No. 3

### Blue Column

GLA: 186,559 SF  
Clear Height: 17' - 34'  
Price: \$13.95 PSF

### Yellow Column

GLA: 48,541 SF  
Clear Height: 25'10"  
Price: \$13.95 PSF

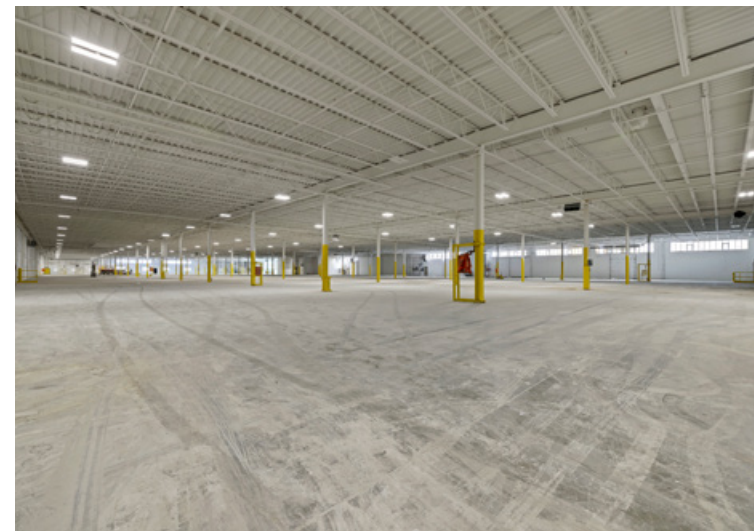
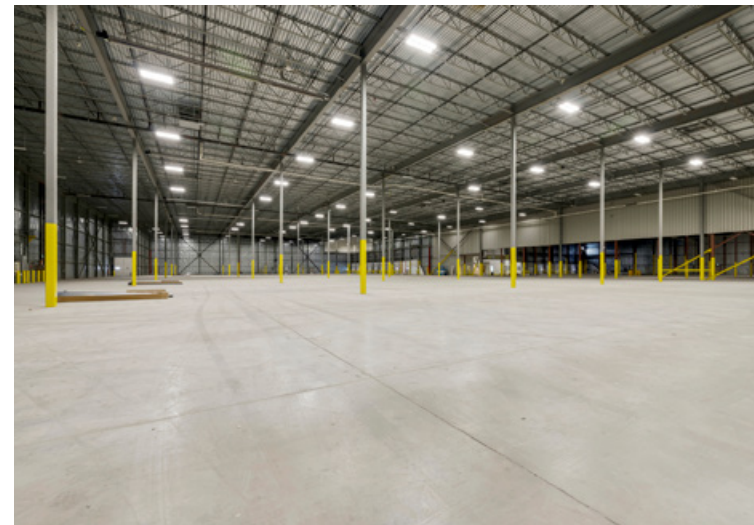
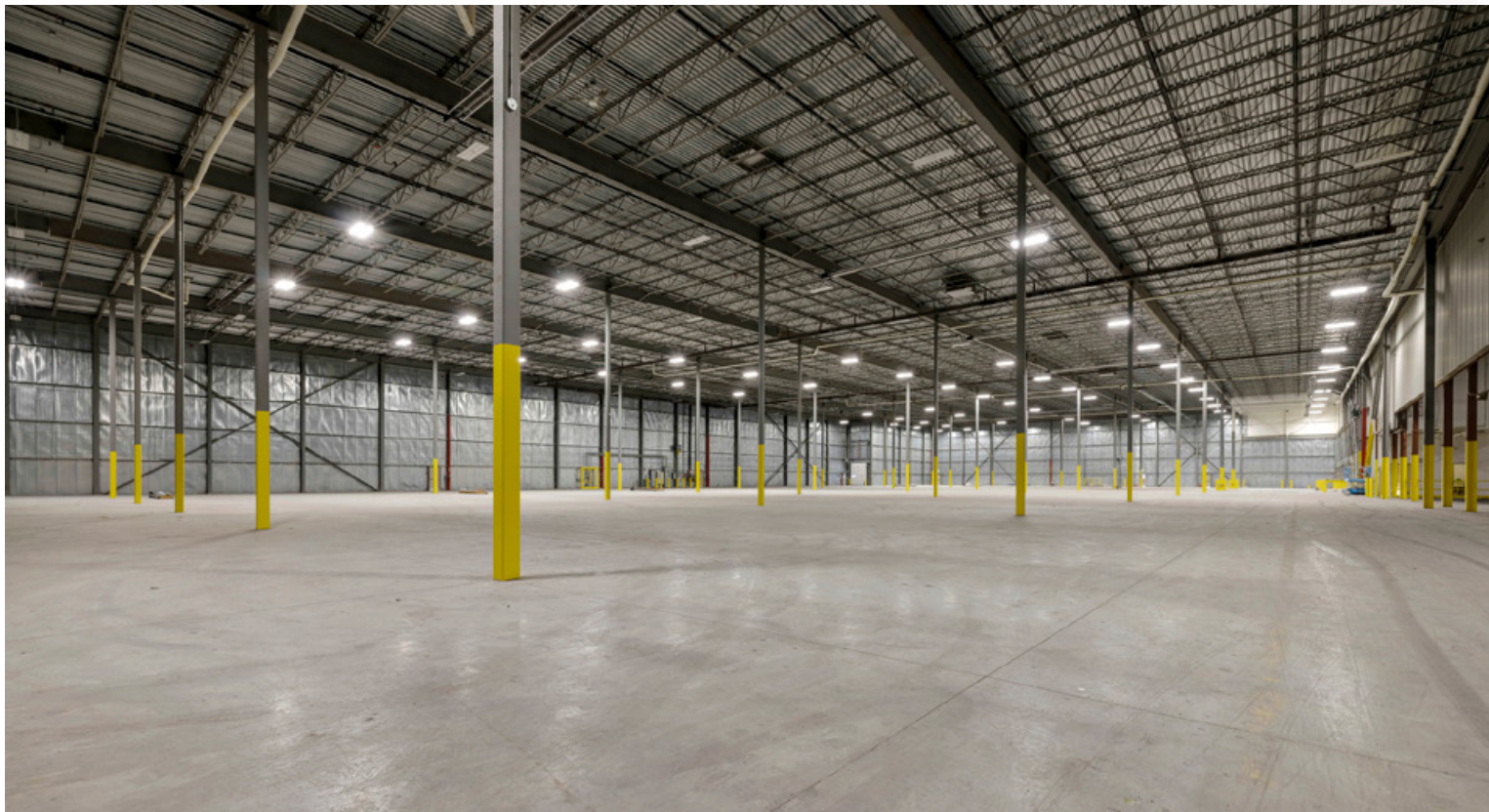


# PHOTOS

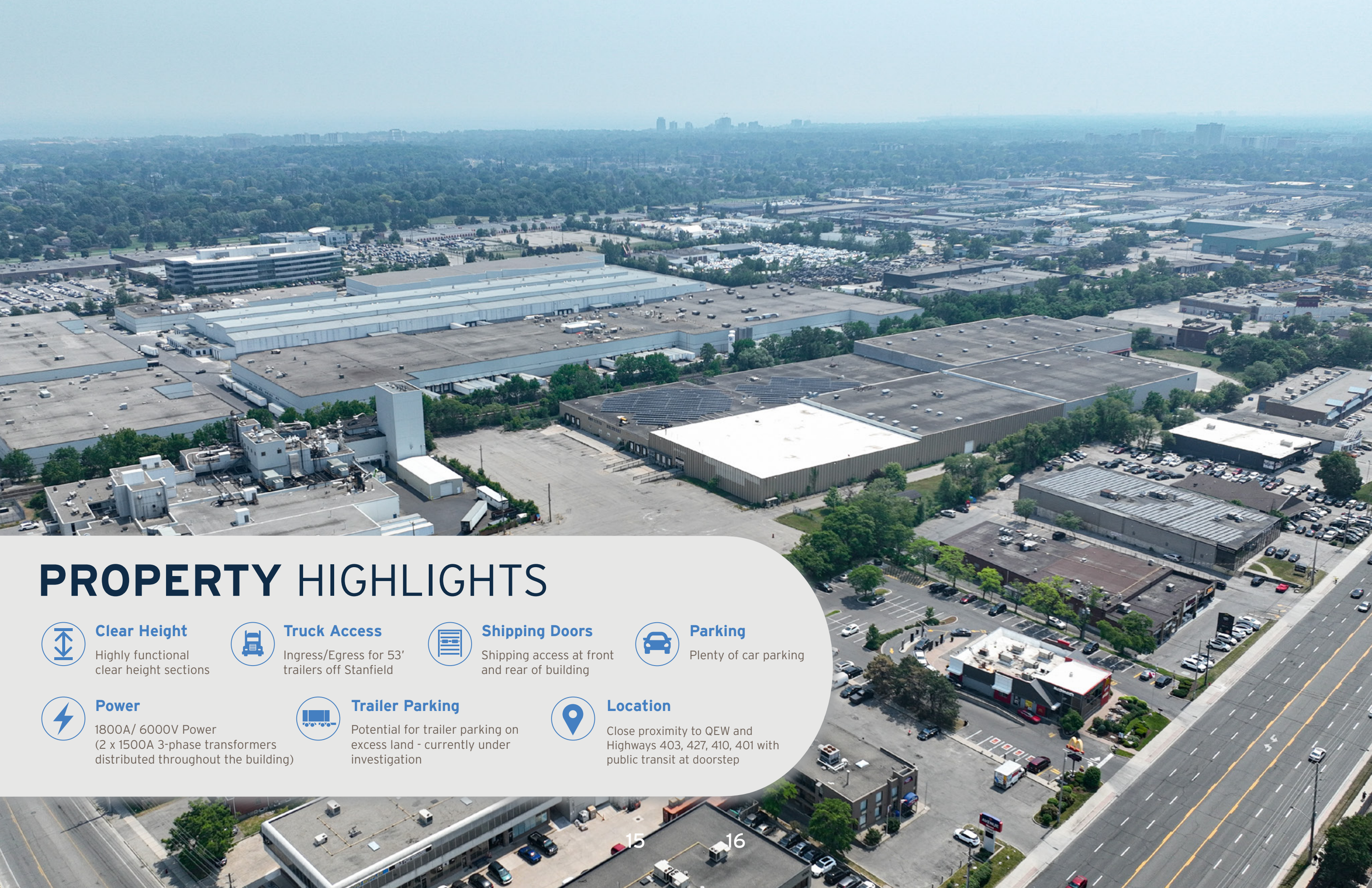




# PHOTOS







# PROPERTY HIGHLIGHTS



## Clear Height

Highly functional clear height sections



## Truck Access

Ingress/Egress for 53' trailers off Stanfield



## Shipping Doors

Shipping access at front and rear of building



## Parking

Plenty of car parking



## Power

1800A/ 6000V Power (2 x 1500A 3-phase transformers distributed throughout the building)



## Trailer Parking

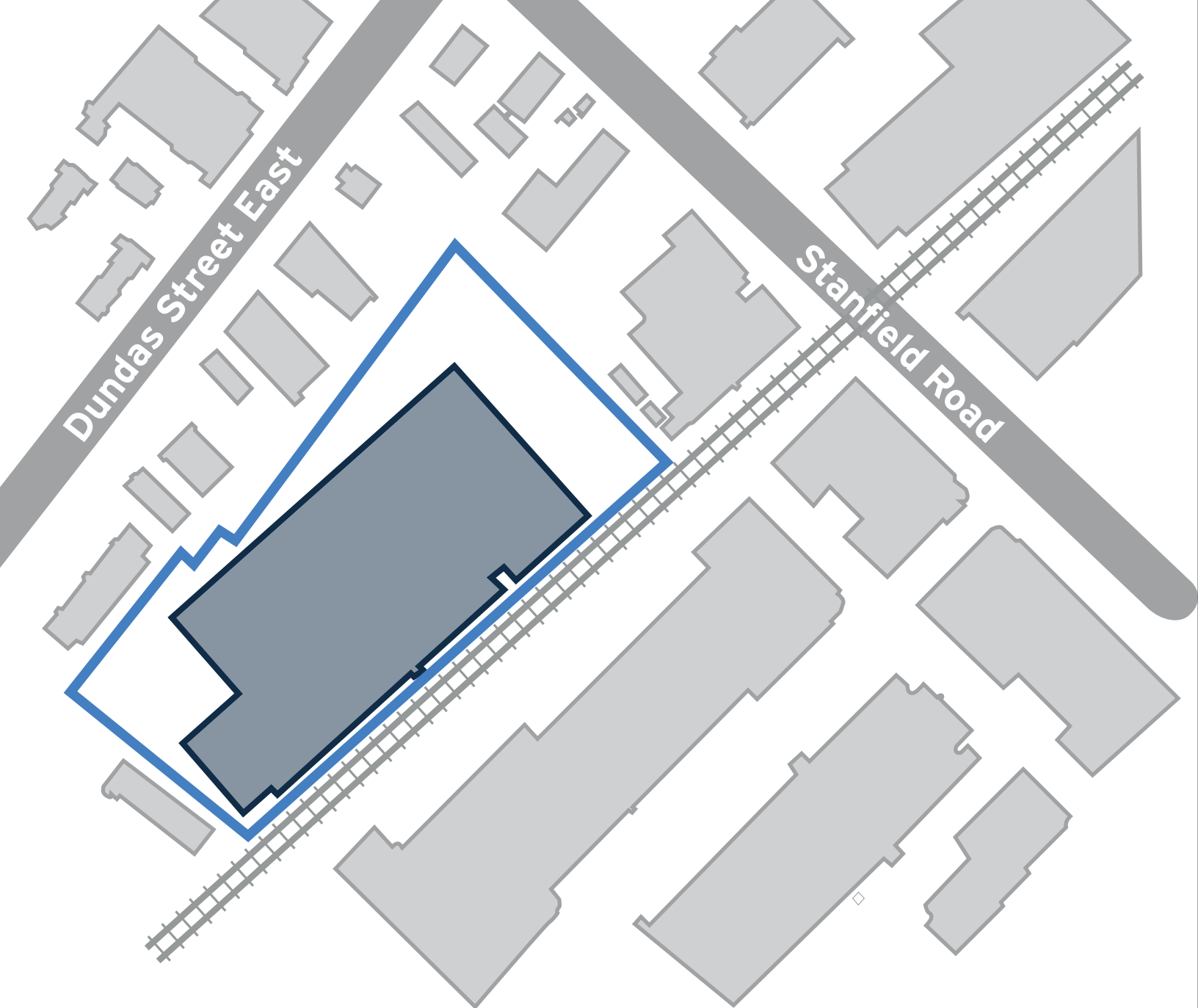
Potential for trailer parking on excess land - currently under investigation



## Location

Close proximity to QEW and Highways 403, 427, 410, 401 with public transit at doorstep





Outside Storage Permissibility

Outdoor storage in an E2 zone is permitted accessory to a Business Activity use contained in the list of permitted uses subject to the following:

- Outdoor storage shall not exceed 5% of the lot area, or 10% of the gross floor area - non-residential of the building, structure or part thereof, whichever is the lesser and shall be located on the same lot\*
- Outdoor storage shall not be located closer to any street line than any portion of a building, structure or part thereof
- The area to be used for outdoor storage shall not be located within the front yard or exterior side yard
- A fence, having a minimum height of 2.4 m shall be required for screening around the perimeter of the area to be used for outdoor storage\*

\*5% of site is .8285 acres; 10% of GFA is .7849 acres  
\*\*Landlord currently investigating a minor variance for this possible outside storage

# ZONING

## E2-131

- |                                                                                   |                                                         |                                 |
|-----------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------|
| • Medical Office                                                                  | • Office                                                | • Truck Terminal                |
| • Manufacturing Facility                                                          | • Science and Technology Facility                       | • Commercial School             |
| • Warehouse/Distribution Facility                                                 | • Wholesaling Facility                                  | • Composting Facility           |
| • Contractor Service Shop                                                         | • Medicinal Product Manufacturing Facility - Restricted | • Convenience Restaurant        |
| • Waste Processing Station                                                        | • Waste Transfer Station                                | • Motor Vehicle Rental Facility |
| • Restaurant                                                                      | • Take-out Restaurant                                   | • Overnight Accommodation       |
| • Animal Care Establishment<br>Medicinal Product Manufacturing Facility           | • Motor Vehicle Repair Facility - Restricted            | • Entertainment Establishment   |
| • Motor Vehicle Wash Facility - Restricted<br>Veterinary Clinic                   | • Banquet Hall/Conference Centre/<br>Convention Centre  | • Parking Lot                   |
| • Active Recreational Use                                                         | • Truck Fuel Dispensing Facility                        | • University/College            |
| • Private Club                                                                    | • Repair Establishment                                  | • Motor Vehicle Service Station |
| • Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles | • Courier/Messenger Service                             |                                 |
| • Animal Boarding Establishment                                                   | • Adult Entertainment Establishment                     |                                 |
| • Financial Institution                                                           | • Gas Bar                                               |                                 |
| • Self Storage Facility                                                           | • Broadcasting/Communication Facility                   |                                 |



# LOCATION MAP

## Mississauga Statistics



Total Population  
**717,961**



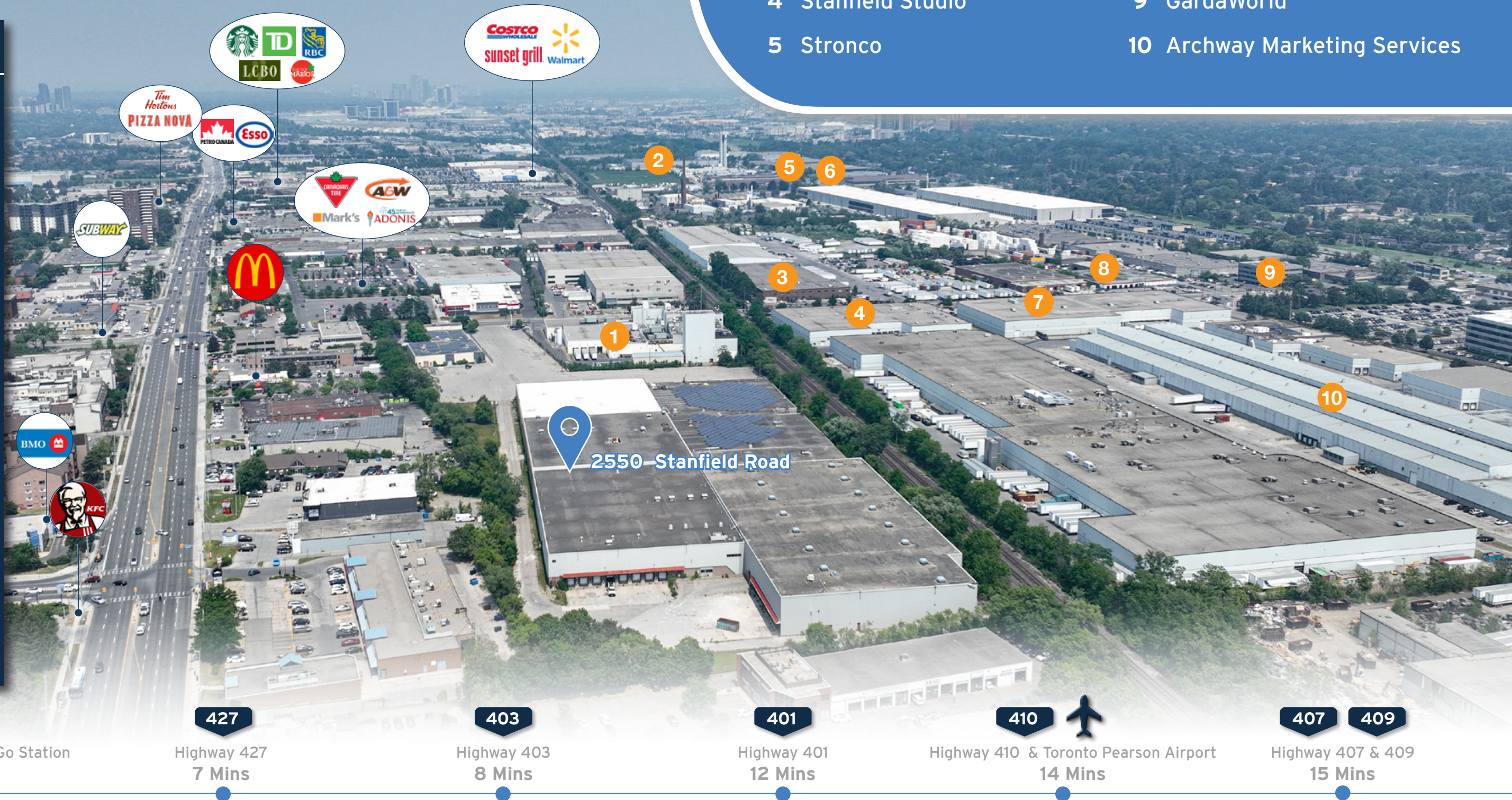
Labour Force  
**594,789**



Median Household Income  
**\$98,504**



Avg. Household Expenditures  
**\$100,003**



- |                               |                               |
|-------------------------------|-------------------------------|
| 1 Mother Parkers Tea & Coffee | 6 FedEx                       |
| 2 AyA Kitchens and Baths      | 7 LCBO Distribution Centre    |
| 3 Philburn Logistics          | 8 Kal Tire Corporate Office   |
| 4 Stanfield Studio            | 9 GardaWorld                  |
| 5 Stronco                     | 10 Archway Marketing Services |

**QEW**



Highway QEW & Dixie Go Station  
**3 Mins**

**427**

Highway 427  
**7 Mins**

**403**

Highway 403  
**8 Mins**

**401**

Highway 401  
**12 Mins**

**410**




Highway 410 & Toronto Pearson Airport  
**14 Mins**

**407**

**409**

Highway 407 & 409  
**15 Mins**





# Pure Industrial is one of Canada's leading providers of industrial real estate.

Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

- **PURE** logistics
- **PURE** connection to customers
- **PURE** distribution
- **PURE** Industrial Properties



# ABOUT LENNARD

## The Team



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## Lennard Highlights

At Lennard, we pride ourselves on our personalized service and commitment to our clients. We are dynamic, flexible and constantly employing progressive and creative strategies for improvement.

Lennard has been a growing business for over **40 years**.



Lennard is the **3rd largest** commercial real estate brokerage in the GTA



Lennard is an **all services shop**, able to meet unique challenges.

- Owners & Investors
- Landlords & Tenants
- Land Development

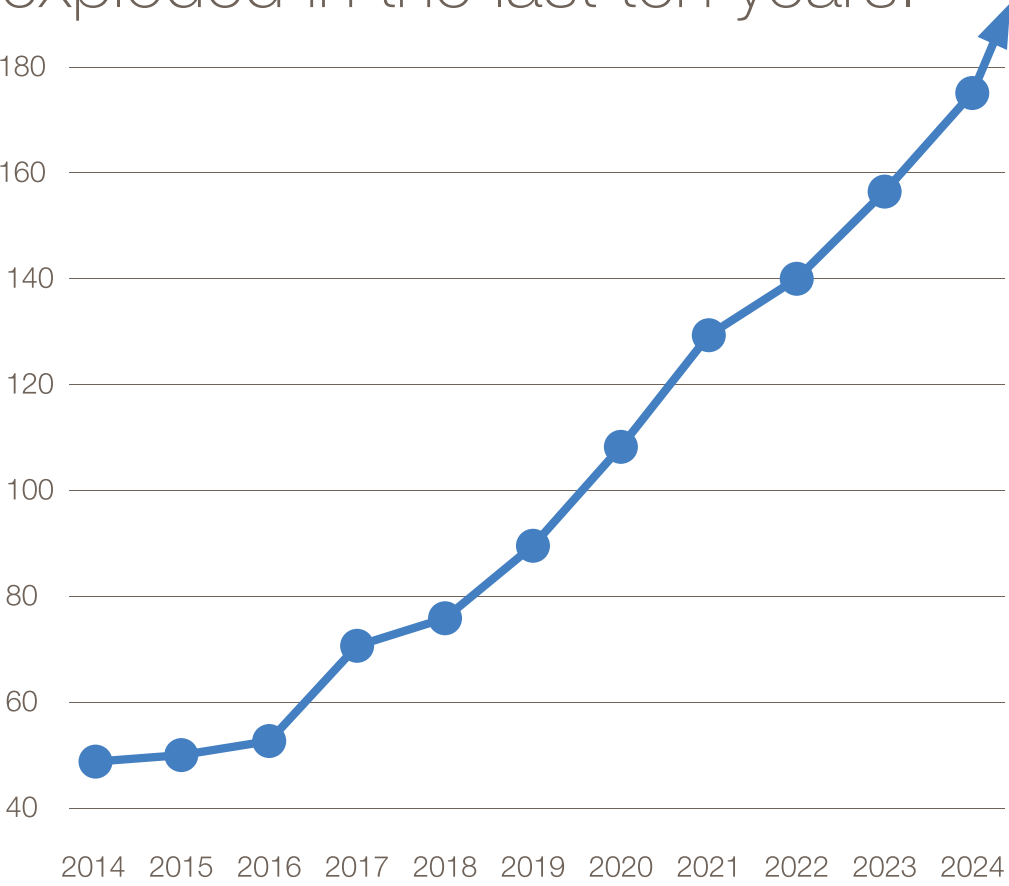
Lennard agents specialize in a wide variety of **asset classes**:

- Office
- Industrial
- Retail
- Land
- Multi-Family

## The Lennard Experience

We always put people first. Our work-life balance philosophy empowers us and helps us achieve mutually beneficial and remarkable results. There is no short-term gain at Lennard, long-lasting relationships are what keep our business growing. Our entrepreneurial spirit keeps us grounded and always in tune with the community we are part of. Our extensive experience and broad expertise, in conjunction with our key connections and strategic partners makes us the team of choice for organizations both large and small.

Lennard's **agent growth** has exploded in the last ten years.







## *Step 01*

### **GIFT CARDS FOR NEW LEASES**

1,000–10,000sf	\$	1,000
10,001–30,000sf	\$	5,000
30,001–100,000sf	\$	10,000

## *Step 02*

### **GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES**

1st Deal	x	100%
2nd Deal	x	125%
3rd Deal or more	x	150%

**PROMO PERIOD: APRIL 1, 2025 to DECEMBER 31, 2025**

Participating brokers have the responsibility, if required, to disclose the incentive program to their clients and Pure Industrial will not assume any liability there to. Pure Industrial has the right to modify this incentive program at any time and for any reason, with or without notice.

Minimum deal term : 3 years. Only offered for leases between 1,000sf to 100,000sf. Promotion applicable to deals becoming unconditional between April 15, 2025 and September 15, 2025. Promotion excludes deals that were conditional or unconditional before April 15, 2025. Promotion applicable to leases starting before January 1, 2026. Promotion applies to new leases for vacant units only and does not apply to renewals and relocations. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. For more details, please contact our leasing team. The incentives may take the form of gift cards or vouchers and may not be exchanged for cash, check or credit. The incentives will be delivered within thirty (30) business days of the unconditional lease agreement being signed.

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PURE INDUSTRIAL

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