



For Lease: Industrial

# 2550 STANFIELD ROAD

## MISSISSAUGA, ON

238,501 SF DEMISABLE TO 48,455 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.



Building Area  
**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  
**19 Truck Level**  
**3 Drive In**



Asking Net Rent  
**\$15.95 PSF**



Power  
**1800A/ 6000V Power**  
(Distribution details available upon request)



**Virtual Tour**



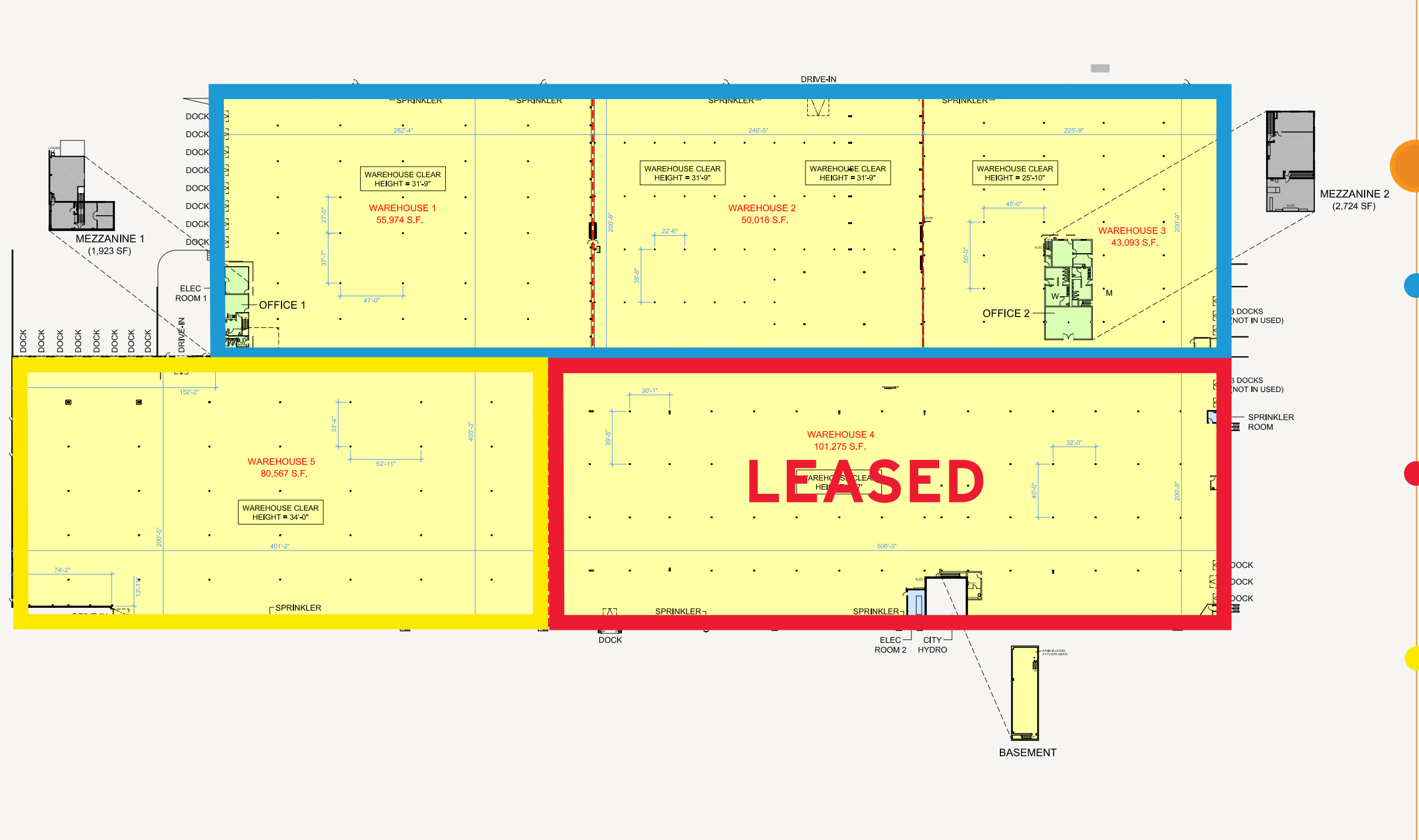


# FLOOR PLAN



- 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: 157,934 SF  
Clear Height: 25'10" - 31'9"  
Price: \$15.95 PSF

### Red Column

GLA: 101,813 SF  
Clear Height: 17'  
Price: \$15.95 PSF

### Yellow Column

GLA: 80,567 SF  
Clear Height: 17' - 34'  
Price: \$15.95 PSF



# DEMISING PLAN



## Demising Plan No. 2

**Blue Column**  
GLA: 238,501 SF  
Clear Height: 25'10" - 34'  
Price: \$15.95 PSF

**Red Column**  
GLA: 101,813 SF  
Clear Height: 17'  
Price: \$15.95 PSF



# DEMISING PLAN



## Demising Plan No. 3

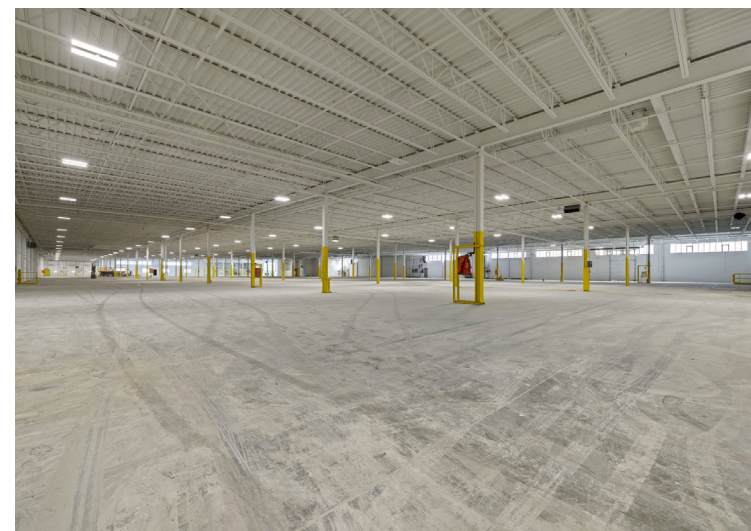
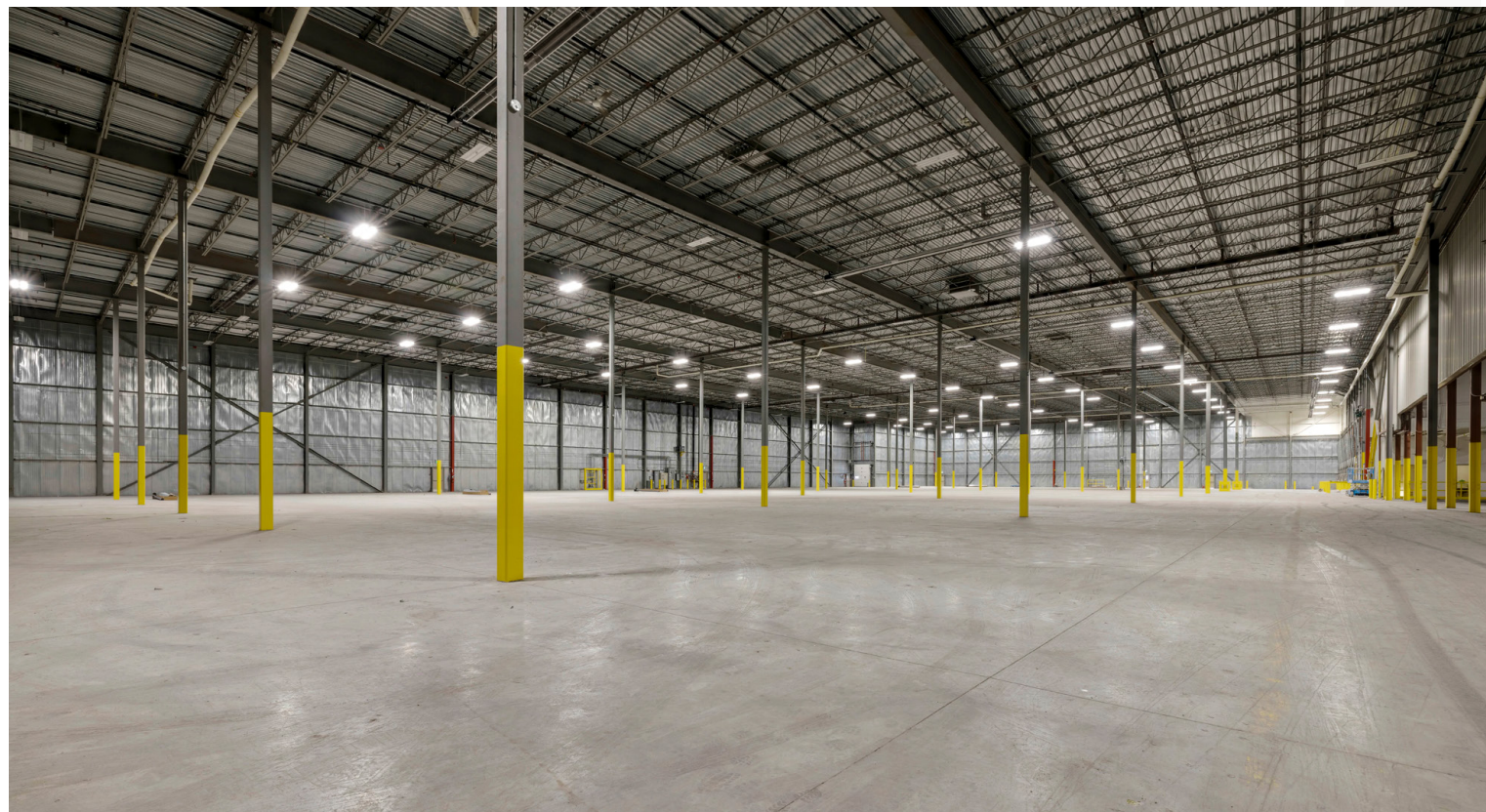
**Blue Column**  
GLA: 190,046 SF  
Clear Height: 17' - 34'  
Price: \$15.95 PSF

**Yellow Column**  
GLA: 48,455 SF  
Clear Height: 25'10"  
Price: \$15.95 PSF

**Red Column**  
GLA: 101,813 SF  
Clear Height: 17'  
Price: \$15.95 PSF

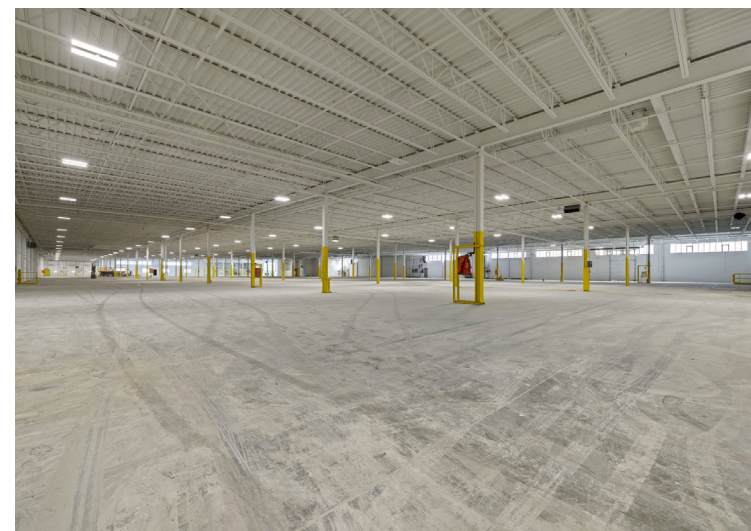
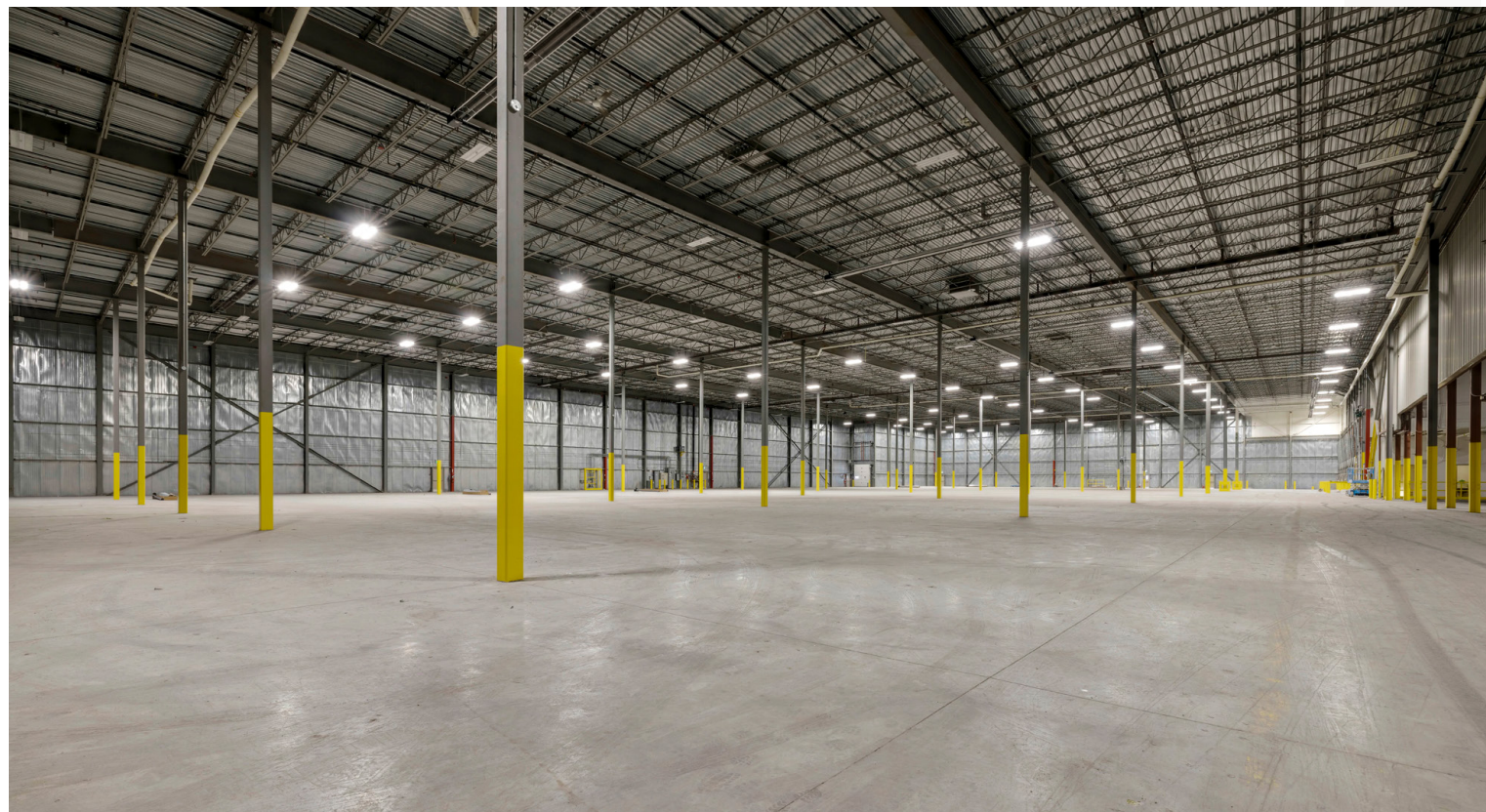


# PHOTOS





# 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



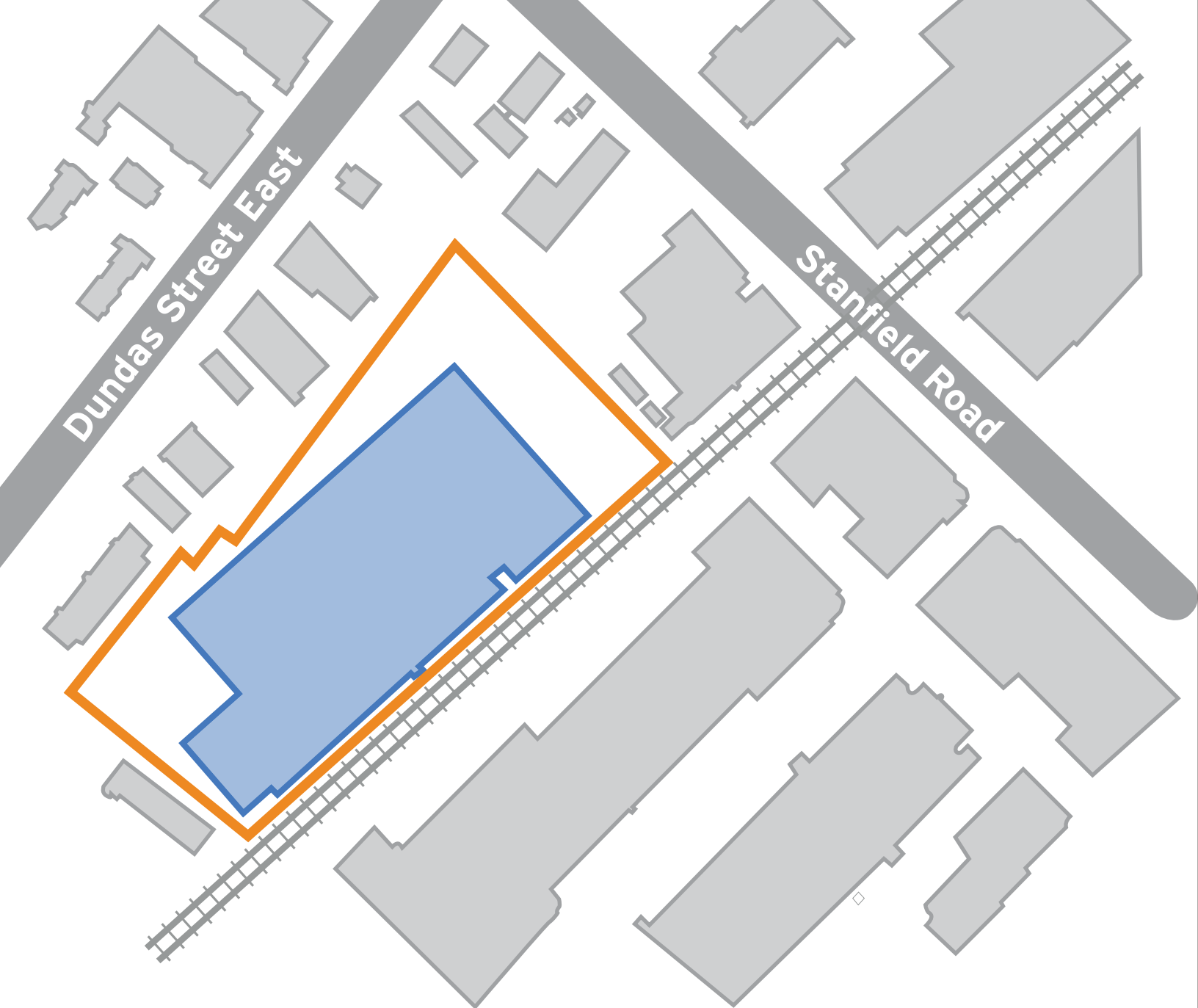
## Location

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

15

16





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   | • Motor Vehicle Repair Facility - Restricted            | • Entertainment Establishment   |
| • Medicinal Product Manufacturing Facility  | • Banquet Hall/Conference Centre/ Convention Centre     | • Parking Lot                   |
| • Motor Vehicle Wash Facility - Restricted  | • Truck Fuel Dispensing Facility                        | • University/College            |
| • Veterinary Clinic   | • Repair Establishment                                  | • Motor Vehicle Service Station |
| • Active Recreational Use   | • Courier/Messenger Service                             |                                 |
| • Private Club  | • Adult Entertainment Establishment                     |                                 |
| • Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles | • Gas Bar   |                                 |
| • Animal Boarding Establishment   | • Broadcasting/Communication Facility                   |                                 |
| • Financial Institution   |   |                                 |
| • Self Storage Facility   |   |                                 |



# LOCATION MAP

## Mississauga Statistics



Total Population  
**717,961**



Labour Force  
**594,789**



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



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

**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**

- |                               |                               |
|-------------------------------|-------------------------------|
| 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 |





# 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. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

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



# ABOUT LENNARD

## The Team



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Jonathan Howard, Vice President  
Sales Representative  
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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

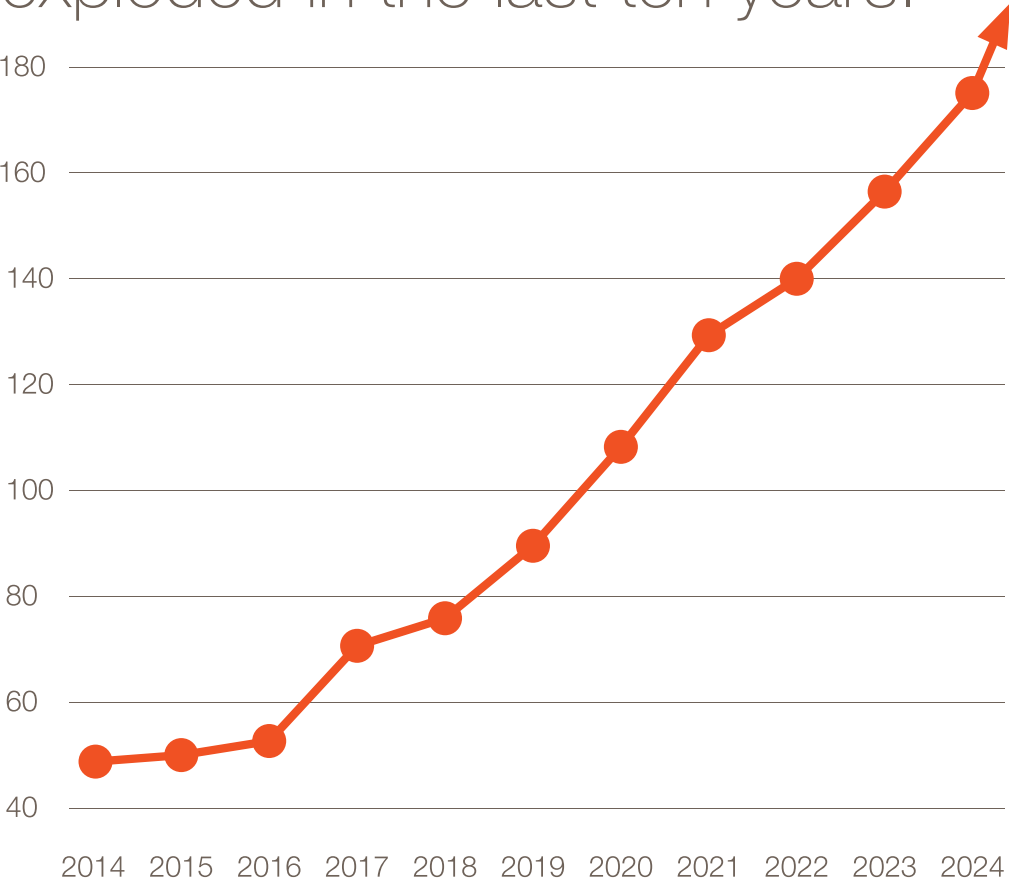
Lennard agents specialize in a wide variety of **asset classes**:

- 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.





10%



BONUS COMMISSION

EXTENDED UNTIL MARCH 31ST 2025

**Eligibility**  
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.

Commission calculation is based on Net Rent only. Deal term minimum is 5 years. Bonus commissions not payable on any free rent periods negotiated in the deal. Commission is payable up to 10 years maximum. Only offered on new leases 100,000 SF or larger. Promotion applicable to deal becoming unconditional between June 4, 2024 and March 31st 2025. Promotion excludes deals that were conditional or unconditional before June 4, 2024. Lease must commence before June 30, 2025. Promotion also applies to availabilities that are fully tenanted for more than 50% of Q1 2025, in these instances, lease must commence before September 30, 2025. Promotion applies to new leases for vacant units only and does not apply to renewals, relocations, or expansions. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. Offer applicable to properties located in Ontario and British Columbia only.

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Pure Industrial

TRAVEL REWARDS

EXTENDED OFFER UNTIL MARCH 31<sup>ST</sup> 2025



Step 01

TRAVEL 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

TRAVEL GIFT CARDS VALUE  
MULTIPLIER FOR MULTIPLE  
LEASES

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

**Travel Vouchers Eligibility**  
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 May 15th 2024 and March 31st 2025. Promotion excludes deals that were conditional or unconditional before May 15th 2024. Promotion applicable to leases starting before June 31st, 2025. 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 travel incentives may take the form of gift cards or vouchers and may not be exchanged for cash, check or credit. The travel incentives will be delivered within thirty (30) business days of the unconditional lease agreement being signed.

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