

# Limited-Time Incentives

- **\$9.95 Y1 promo rate** for deals that firm up before May 1, 2026
- **6 months Net Free Rent** for all 5-year deals commencing before Aug 1, 2026
- **100% commission payments upon lease execution**



For Lease: Industrial

# 2550 STANFIELD ROAD

## MISSISSAUGA, ON

238,501 SF DEMISABLE TO 48,541 SF

# 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**



Clear Height

**25'10" - 34'**



Shipping

**19 Truck Level  
3 Drive In**



Lighting

**LED lighting**



Zoning

**E2-131**

(Contact Listing Agent for More Details)



Availability

**Immediate**



TMI

**\$2.81 PSF**

(Excluding management fees and utilities)



Power

**4800A/6000V Power**



**Virtual Tour**

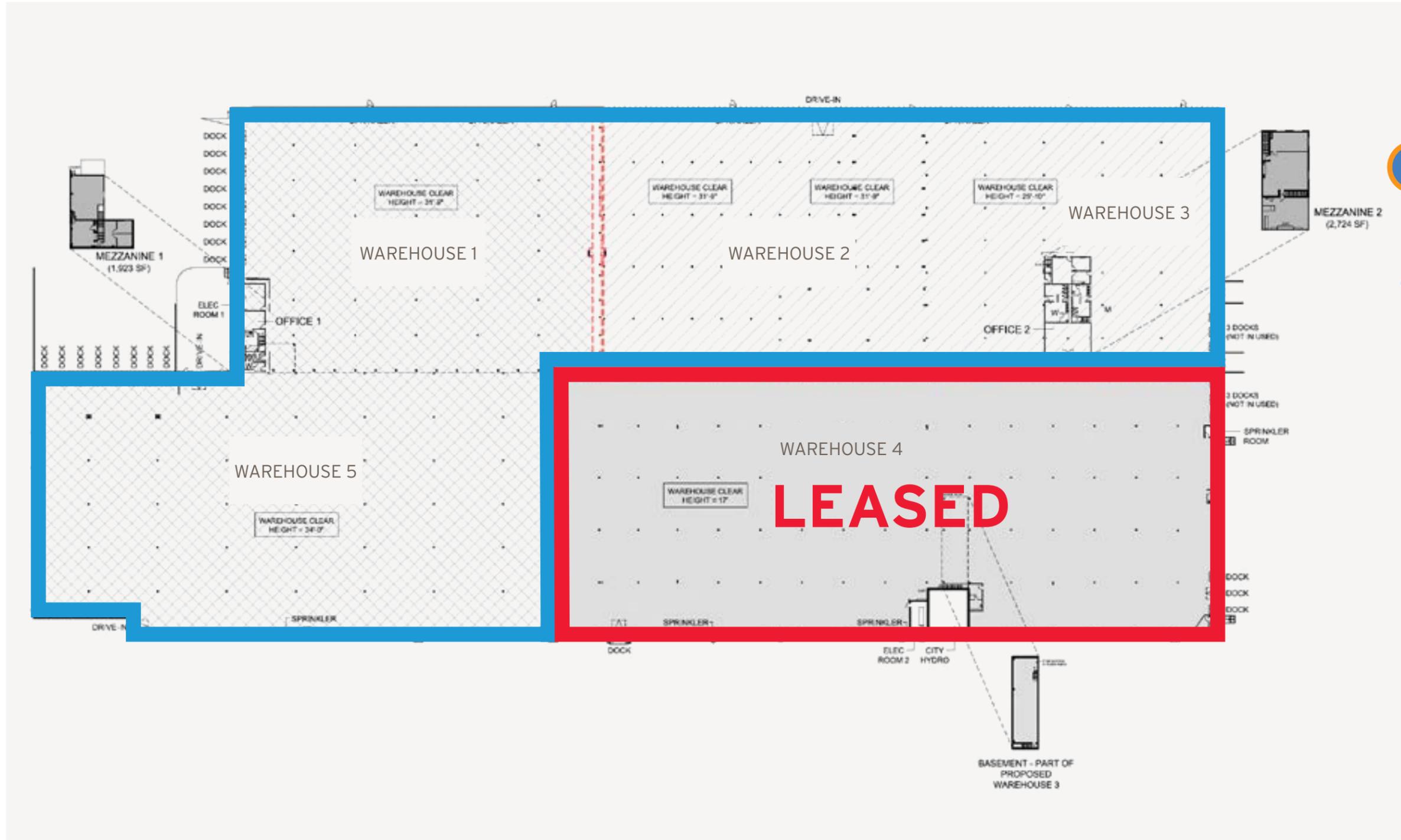


# FLOOR PLAN



- 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
- Seven dock doors at front of building now usable (Warehouse #3)
- Miscellaneous exterior repairs and repainting front façade

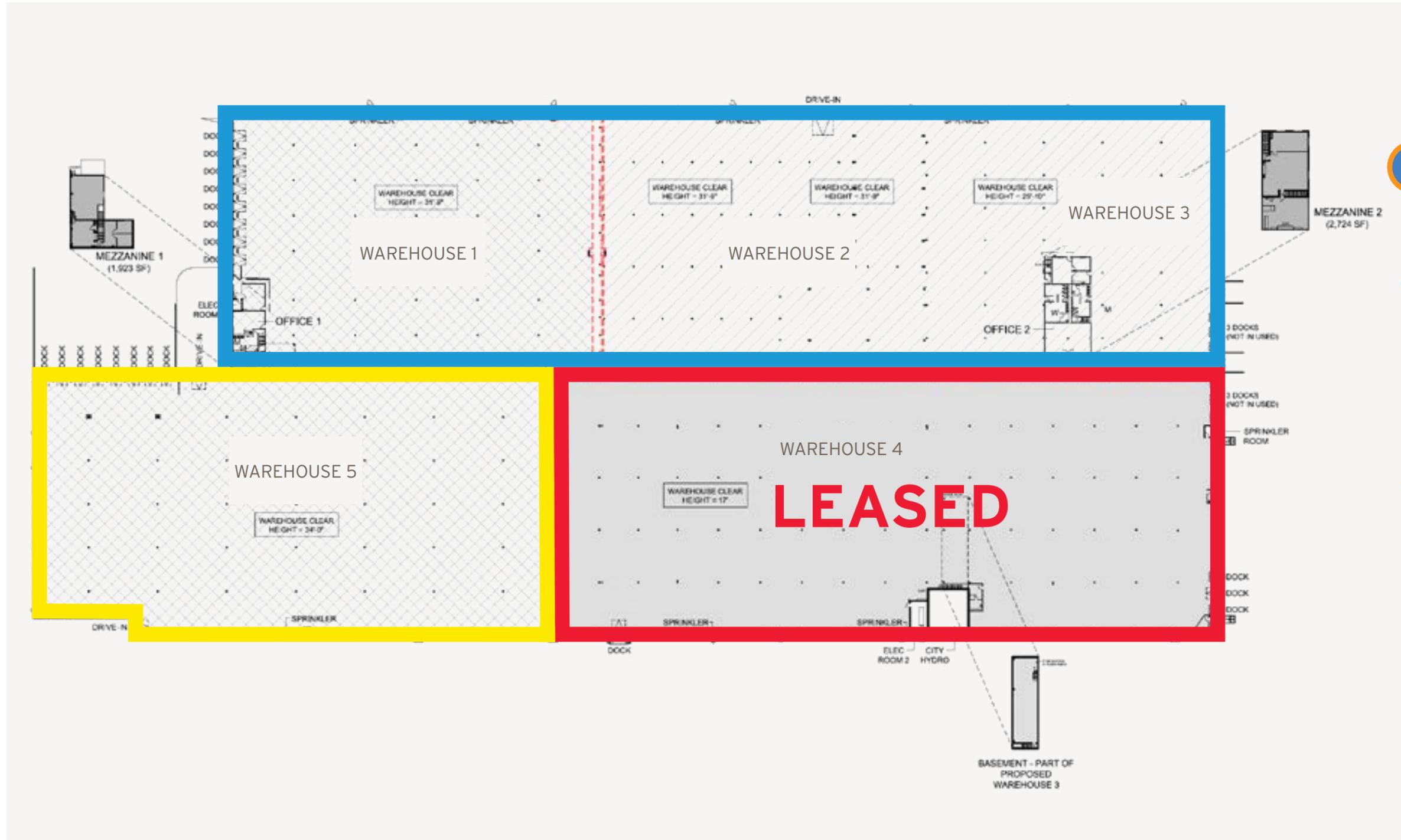
# DEMISING OPTIONS



## Demising Option 1

**Blue Column**  
GLA: 238,501 SF (approx.)  
Clear Height: 25'10" - 34'  
Shipping: 19 TL, 3 DI  
**Asking Rate:**  
**\$12.95 PSF**

# DEMISING OPTIONS



## Demising Option 2

### Blue Column

GLA: 154,553 SF (approx.)  
Clear Height: 25'10" - 31'9"  
Shipping: 15 TL, 1 DI

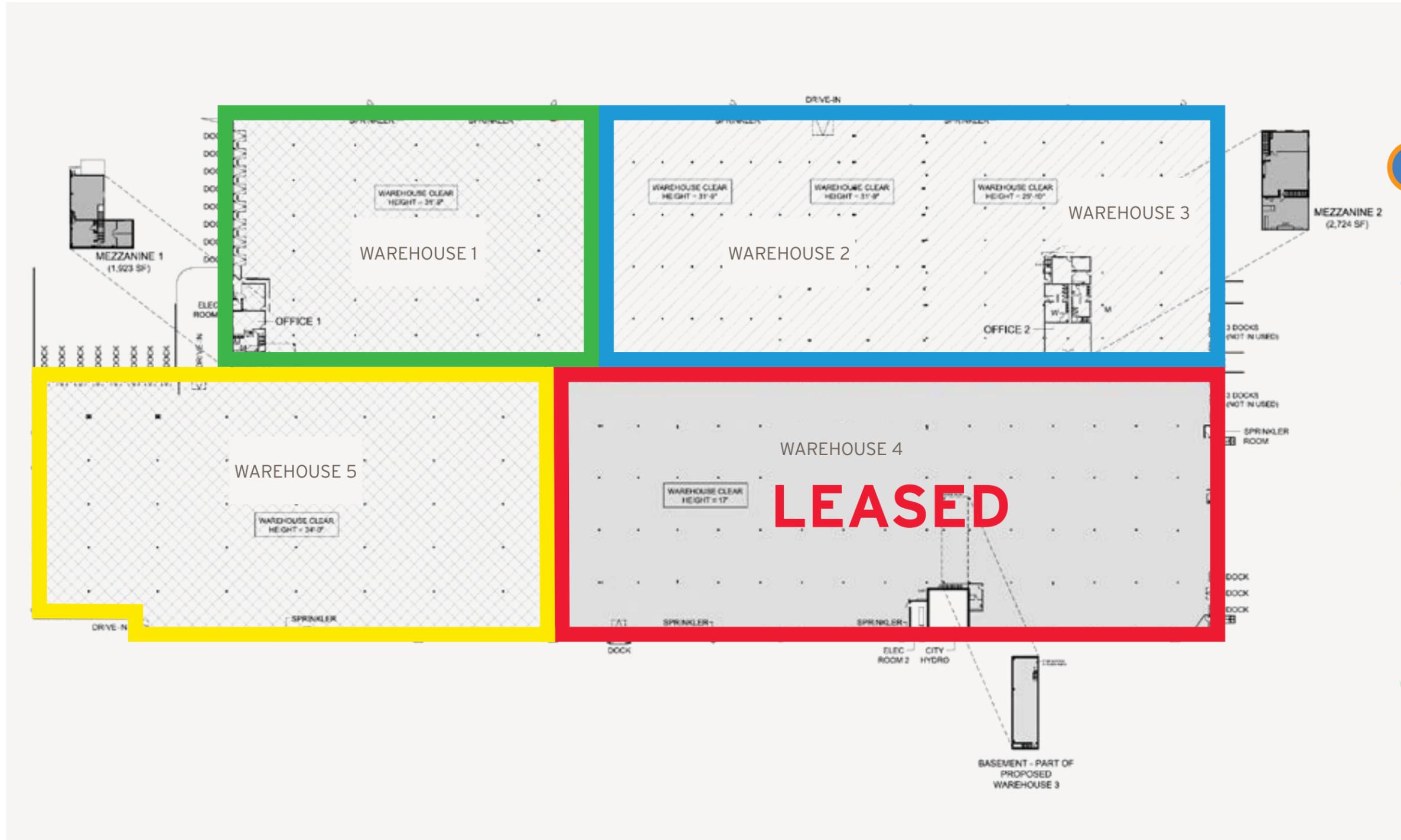
**Asking Rate:**  
**\$13.95 PSF**

### Yellow Column

GLA: 80,567 SF (approx.)  
Clear Height: 17' - 34'  
Shipping: 8 TL, 2 DI

**Asking Rate:**  
**\$15.95 PSF**

# DEMISING OPTIONS



## Demising Option 3

**Blue Column**  
 GLA: 98,559 SF (approx.)  
 Clear Height: 25'10" - 31'9"  
 Shipping: 7TL, 1 DI

**Asking Rate:**  
**\$12.95 PSF**

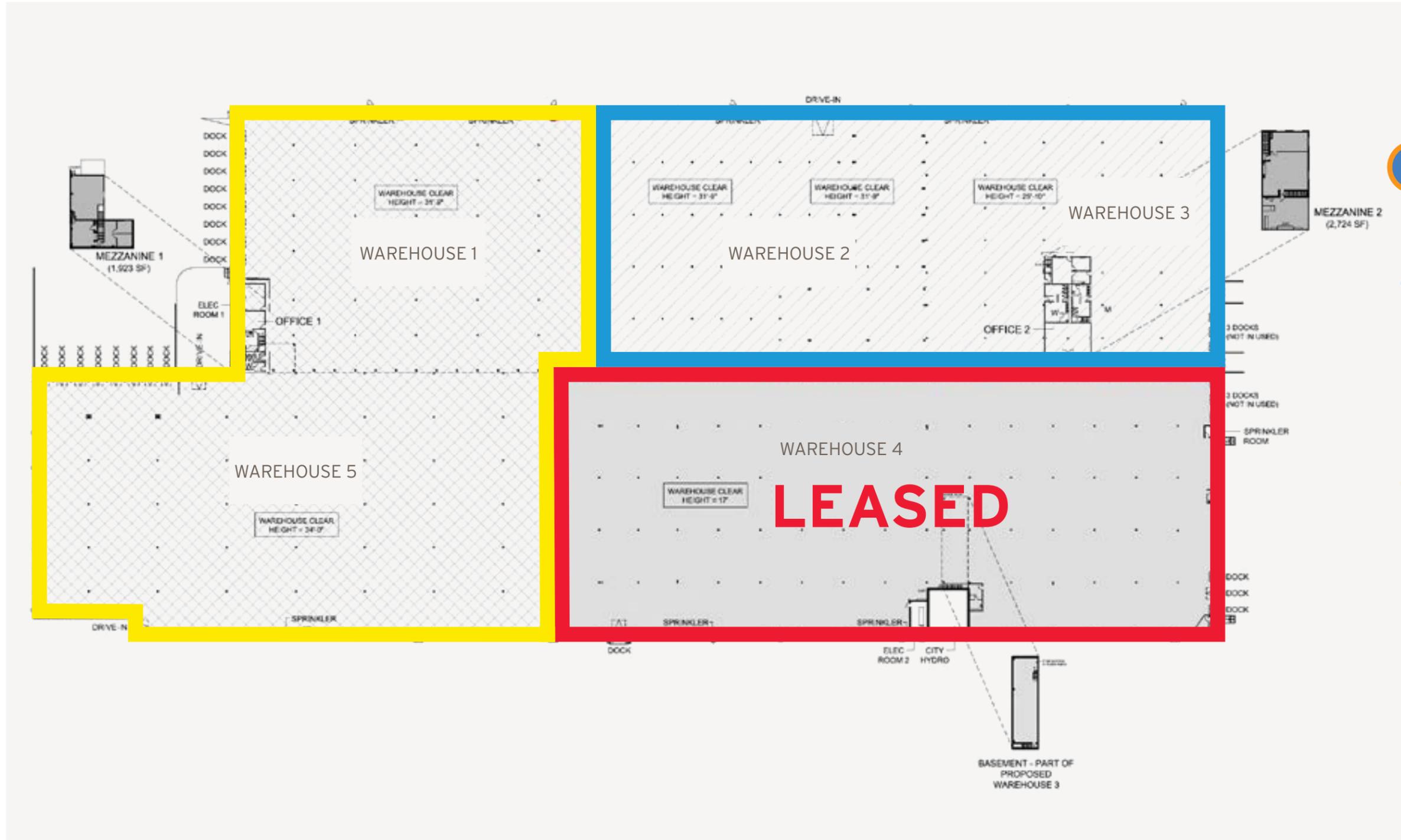
**Yellow Column**  
 GLA: 80,567 SF (approx.)  
 Clear Height: 17' - 34'  
 Shipping: 8 TL, 2 DI

**Asking Rate:**  
**\$15.95 PSF**

**Green Column**  
 GLA: 59,820 SF (approx.)  
 Clear Height: 17' - 34'  
 Shipping: 8 TL

**Asking Rate:**  
**\$15.95 PSF**

# DEMISING OPTIONS



## Demising Option 4

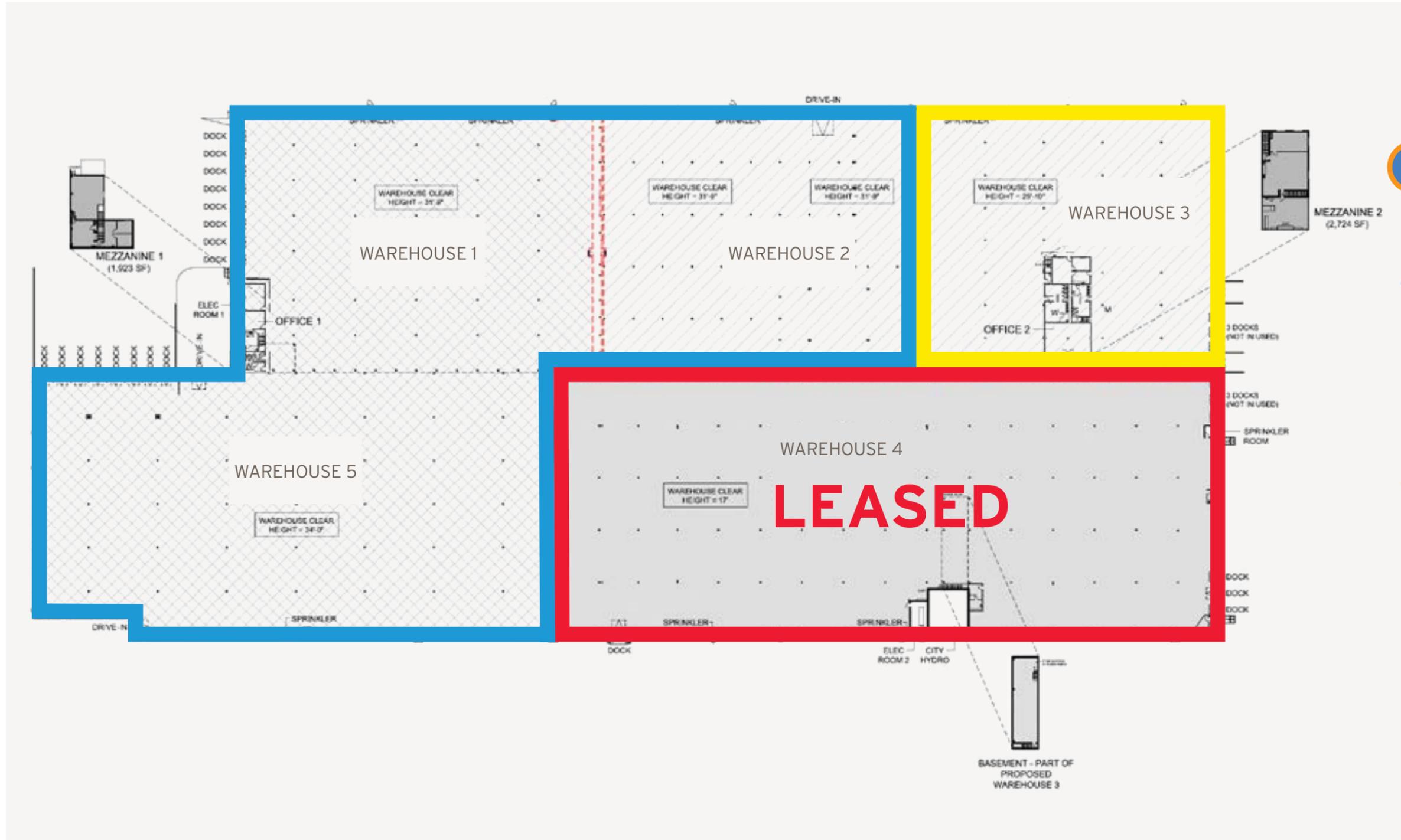
**Blue Column**  
 GLA: 98,559 SF (approx.)  
 Clear Height: 25'10" - 31'9"  
 Shipping: 7 TL, 1 DI

**Asking Rate:**  
**\$12.95 PSF**

**Yellow Column**  
 GLA: 140,387 SF (approx.)  
 Clear Height: 17' - 34'  
 Shipping: 16 TL, 2 DI

**Asking Rate:**  
**\$13.95 PSF**

# DEMISING OPTIONS



## Demising Option 5

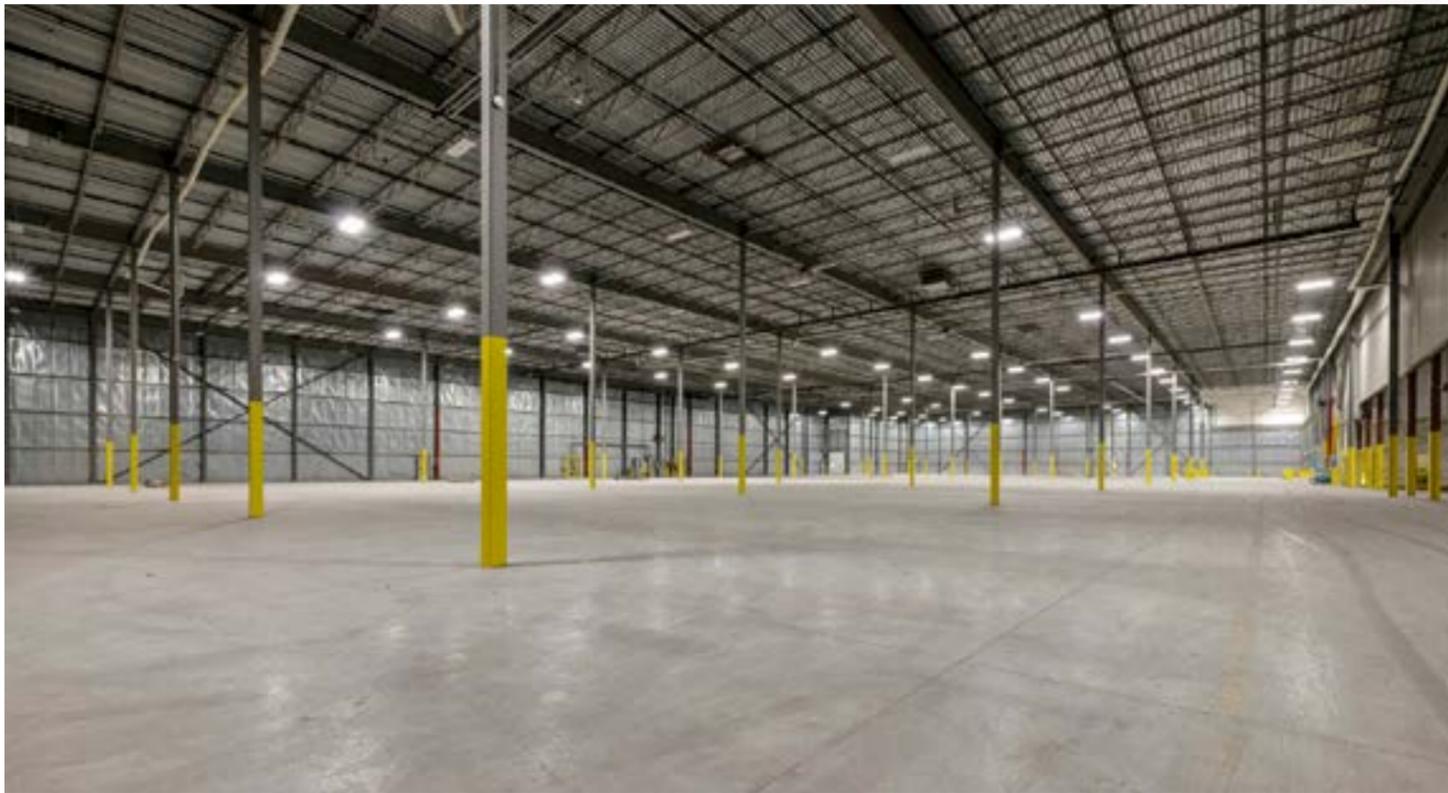
**Blue Column**  
 GLA: 186,559 SF (approx.)  
 Clear Height: 17' - 34'  
 Shipping: 16 TL, 3 DI

**Asking Rate:**  
**\$12.95 PSF**

**Yellow Column**  
 GLA: 48,541 SF (approx.)  
 Clear Height: 25'10"  
 Shipping: 7 TL

**Asking Rate:**  
**\$15.95 PSF**

# 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

4800A/6000V Power (2 x 1500A 3-phase transformers distributed throughout the building)



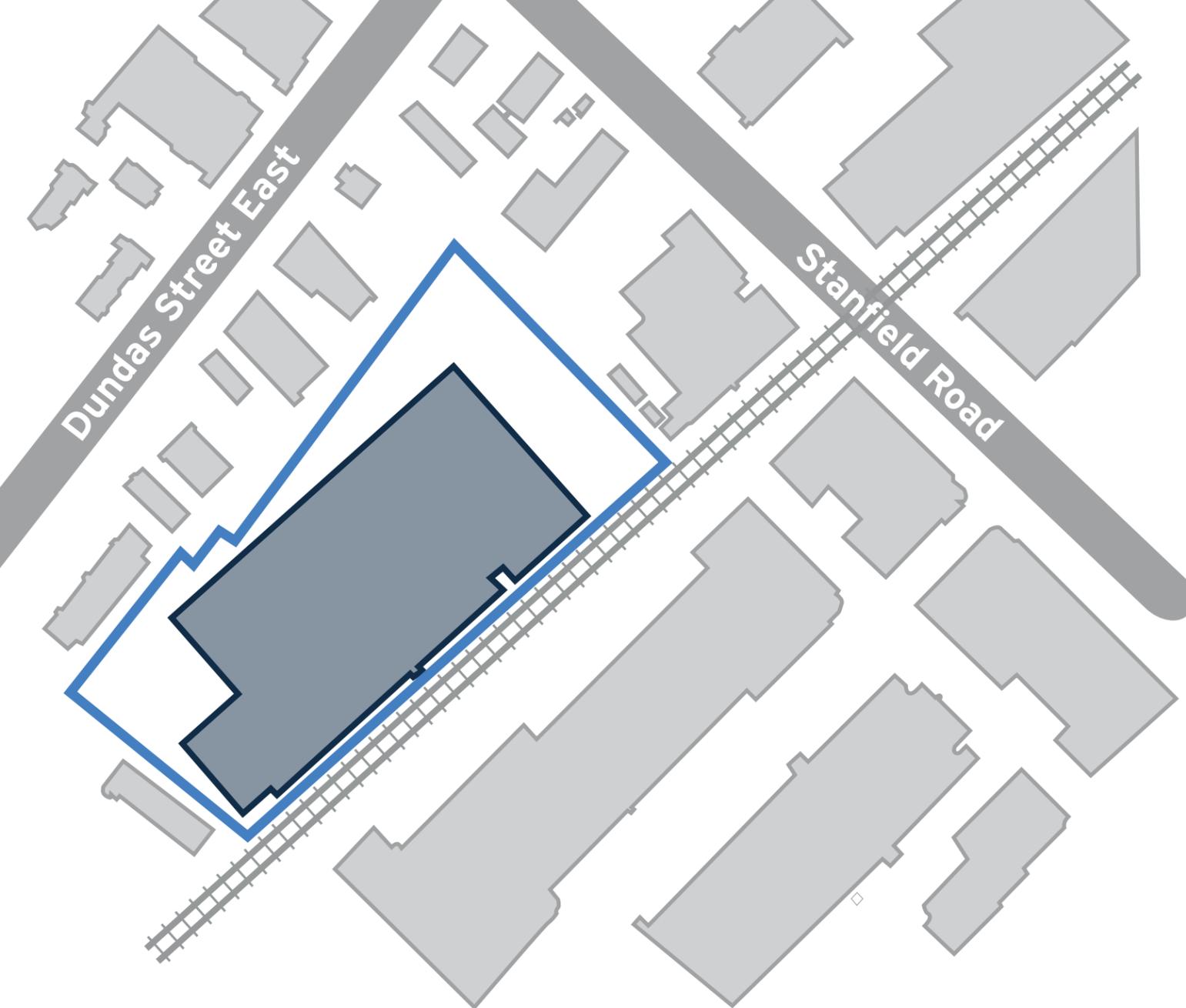
## Trailer Parking

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

# 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
- 2 AyA Kitchens and Baths
- 3 Philburn Logistics
- 4 Stanfield Studio
- 5 Stronco
- 6 FedEx
- 7 LCBO Distribution Centre
- 8 Kal Tire Corporate Office
- 9 GardaWorld
- 10 Archway Marketing Services

2550 Stanfield Road



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



Highway 427  
**7 Mins**



Highway 403  
**8 Mins**



Highway 401  
**12 Mins**



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



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



Mariano Covello,  
Senior Vice President Broker  
905.917.2053  
mariano@lennard.com



Jonathan Howard, Vice President  
Sales Representative  
905.917.2057  
jhoward@lennard.com

## 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

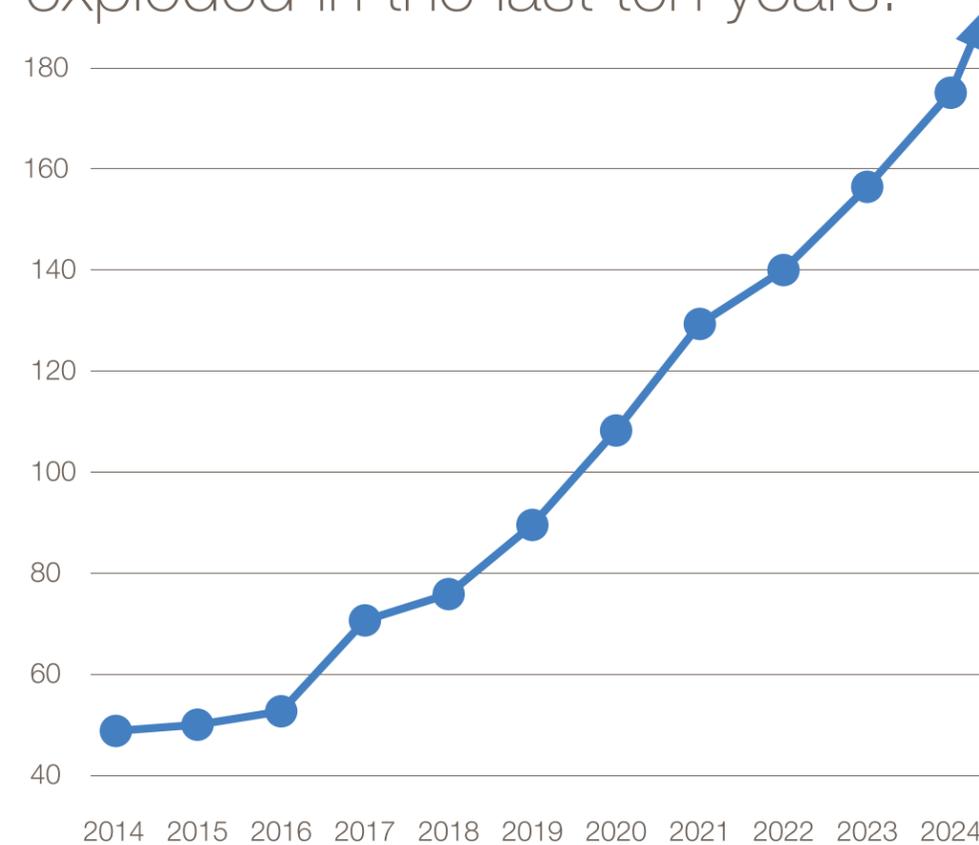
Lennard agents specialize in a wide variety of **asset classes**:

- 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 EXTENDED UNTIL MARCH 31, 2026**

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 1, 2025 and March 31, 2026. Promotion excludes deals that were conditional or unconditional before April 1, 2025. Promotion applicable to leases starting before June 30, 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

# YOUR ROAD TO THE PURE CUP SUMMER '26

READY TO BE A  
PART OF HISTORY?

Don't miss your chance to see the beautiful game in **TORONTO!** Every qualifying transaction earns you a raffle ticket plus extra raffle tickets based on square footage.

|         | WIN A RAFFLE TICKET                        | EARN EXTRA RAFFLE TICKETS                                      | EXAMPLE   |
|---------|--|--|---|
| ONTARIO | 1 Qualifying Transaction = 1 Raffle Ticket | Every 25,000 sf in a Qualifying Transaction = +1 Raffle Ticket | <b>A single Qualifying Transaction with 200K sf:</b><br><br>1 Qualifying Transaction = 1 Raffle Ticket<br>200K sf / 25K sf = +8 Raffle Tickets<br><br><b>Total Raffle Tickets Earned : 9 Raffle Tickets</b> |
| QUEBEC  | 1 Qualifying Transaction = 1 Raffle Ticket | Every 10,000 sf in a Qualifying Transaction = +1 Raffle Ticket | <b>A single Qualifying Transaction with 50K sf</b><br><br>1 Qualifying Transaction = 1 Raffle Ticket<br>50K sf / 10K sf = +5 Raffle Tickets<br><br><b>Total Raffle Tickets Earned : 6 Raffle Tickets</b>    |

See Terms & Conditions below for more details. Questions?  
Please contact [leasing@pureindustrial.ca](mailto:leasing@pureindustrial.ca)

#### Terms & Conditions

- Participation is based on Qualifying Transactions only. "Qualifying Transaction" means a transaction where a firm and unconditional offer to lease has been fully executed between September 1, 2025 and March 31, 2026 and a formal lease agreement fully executed by no later than April 30, 2026. The lease must have a commencement date not later than December 31, 2026 and a minimum term of 12 months. Only new leases are eligible; renewals and relocations are excluded. Expansion deals are eligible but raffle entries will only be calculated on the net positive increase in gross leasable area.
- In Ontario, each Qualifying Transaction earns one raffle ticket. In addition, brokers will receive one extra ticket for every 25,000 square feet leased. For example, a single 200,000 square foot lease would result in one base ticket plus eight additional tickets, for a total of nine tickets. Alternatively, if a broker completes three separate transactions of 25,000 square feet each, they would receive three base tickets plus three additional tickets, totaling six tickets.
- In Quebec, each Qualifying Transaction earns one raffle ticket. In addition, brokers will receive one additional ticket for every 10,000 square feet leased. For example, a single 50,000 square foot lease would result in one base ticket plus five additional tickets, for a total of six tickets. Alternatively, if a broker completes four separate transactions of 5,000 square feet each, they would receive four base tickets plus two additional tickets, totaling six tickets.
- Only tenant representative brokers are eligible to participate and only transactions that meet all eligibility criteria will be considered for raffle entry. The raffle winner will be selected at random in May 2026. The prize is non-transferable and cannot be exchanged for cash, cheques, credits or other goods. The organizer reserves the right to modify or cancel the program at any time without prior notice. Participation in the raffle constitutes acceptance of these Terms and Conditions.

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