



For Sale: Industrial

*Discover the
Opportunities*

7669 Kimbel Street

Prime Opportunity for a Highly Functional &
Well-Positioned Space in Mississauga


Lennard:

209-1 Yorkdale Road, Toronto
905.752.2220

lennard.com

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Well maintained freestanding industrial building located in a prime Mississauga location near the intersection of Bramalea Road and Drew Road.



Building Area


18,216 SF

Office Area

3,454 SF

Frontage

100ft



Warehouse Area


14,762 SF

Lot Size

0.981 acres

Depth

420.34 ft




Zoning

E3 - Employment Zone 3


Outdoor Storage

Permitted



Clear Height


25'



Shipping Doors


1 Truck Level

1 Drive In



Power

400 Amps, 600 Volts




Occupancy

Can Be Vacant on Closing

Tenancy

Month to Month




Asking Price

\$9,200,000

Property Tax (2025)

\$49,433.50 (annual)



Listing Agents

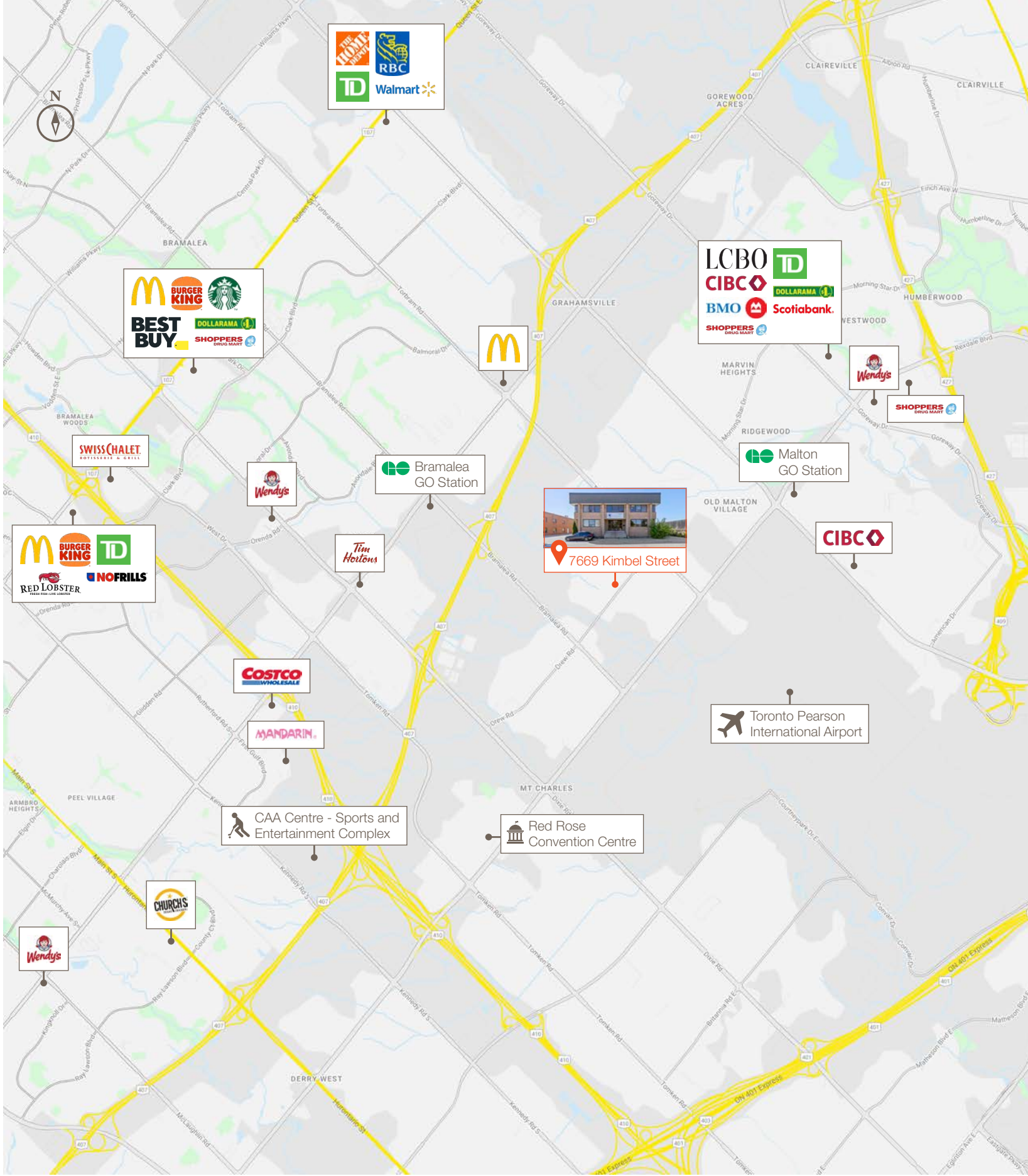
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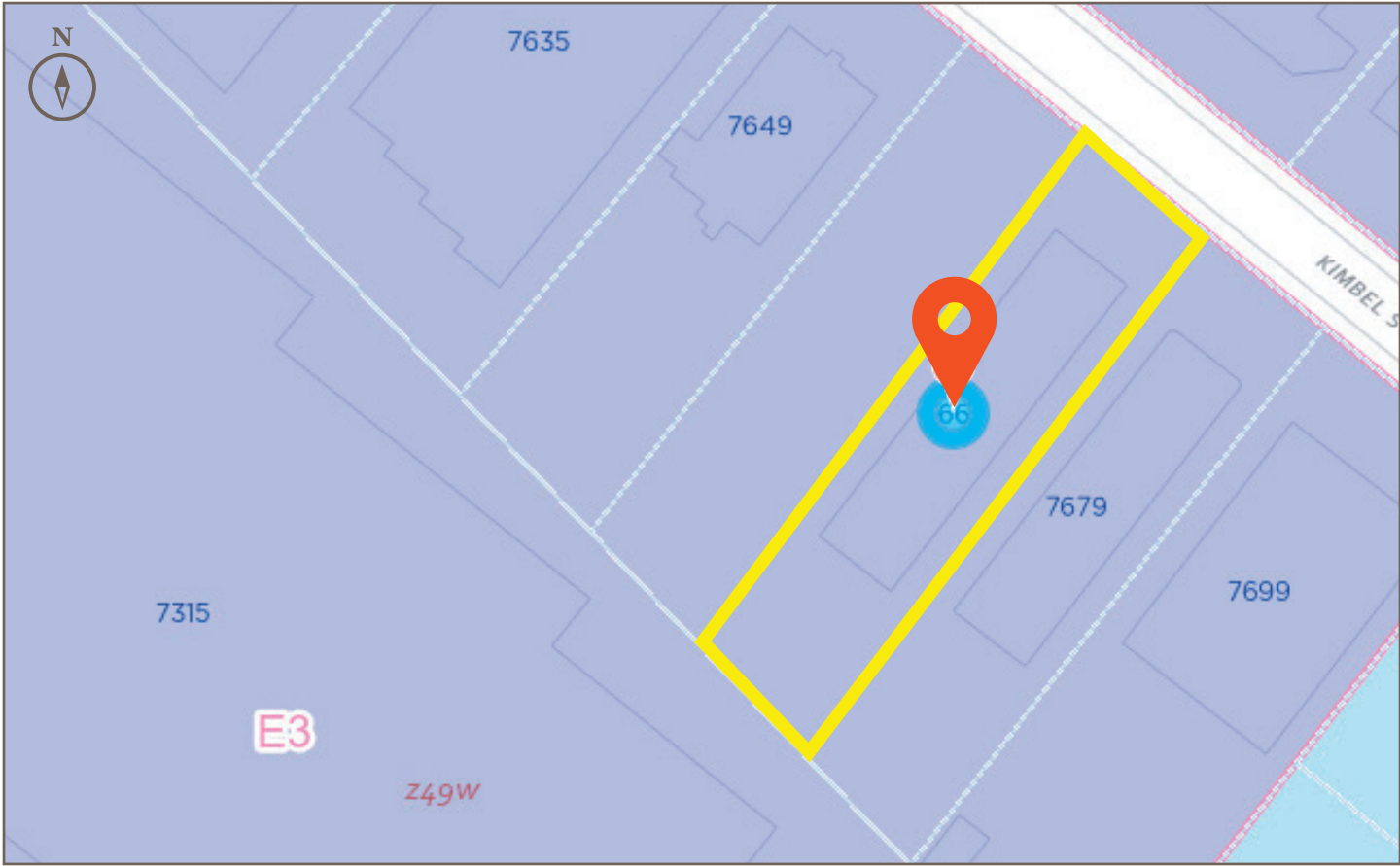
*Sales Representative **Broker

Property Highlights

- Offering very rare 25' clear height and full clear span with no interior columns.
- A 110' shipping apron allows for excellent truck access.
- Major capital upgrades include a new roof completed in 2016 with warranty and a new HVAC system installed in 2022.
- Easy access to transportation routes, including Highways 407 and 410.



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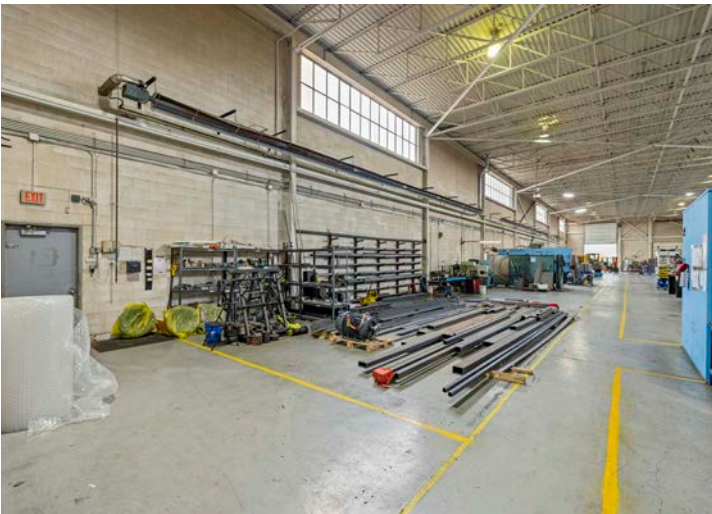
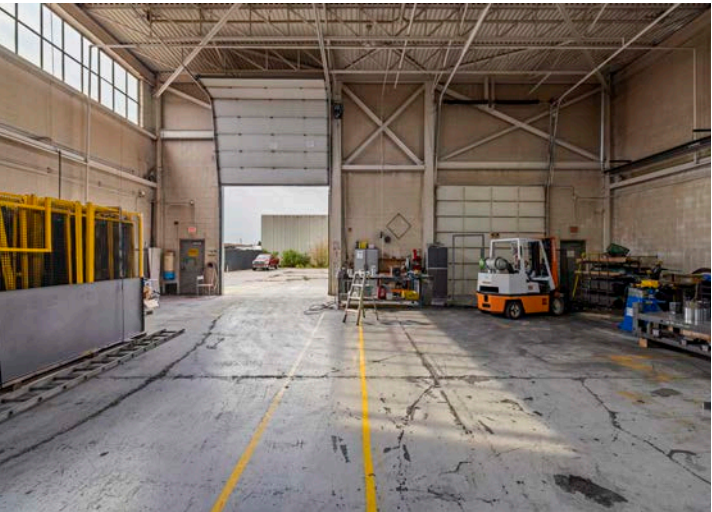


Zoning Summary **Employment Zone 3 (E3)**

Permitted Uses

- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Power Generating Facility
- Outdoor Storage/Outdoor Display
- Self Storage Facility
- Contractor Service Shop
- Contractor's Yard
- Vehicle Pound Facility
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Body Repair Facility
- Motor Vehicle Body Repair Facility - Commercial Motor Vehicle
- Motor Vehicle Repair Facility - Commercial Motor Vehicle
- Motor Vehicle Repair Facility - Restricted Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Commercial Motor Vehicle
- Motor Vehicle Wash Facility - Restricted Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/ Convention Centre
- Night Club
- Overnight Accommodation
- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment

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