

For Sale: Industrial

560 Hensall Circle

211,079 SF Freestanding User Opportunity in Mississauga

Discover the
Opportunities



Lennard:

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Property Profile

Property Address	560 Hensall Circle, Mississauga
Total Rentable Area	211,079 SF
Office Area	37,593 SF
Clear Height	26'
Shipping Doors	Currently 8 Truck-Level, 1 Drive-In, 1 Large Equipment door (Potential to add 17 Truck Level, and 1 Drive-In Door)
Power	2,500 A
Zoning	E2-131 - Employment
Lot Size	7.82 Ac
Year Built	1999
Highlights	<ul style="list-style-type: none">• Clean “higher-end” industrial office space• Excellent proximity to highway systems via Hurontario and Cawthra• Modern facility with 2 access points• Heavy power at 2,500 amps• Office/showroom/warehouse optionality• Potential to add front load shipping (17 TL and 1 DI)• Potential to secure shipping• High parking ratio



Asking Price
\$68,575,000

Taxes (2024)

\$268,958



Occupancy
**Tenant to vacate
March 1, 2026**

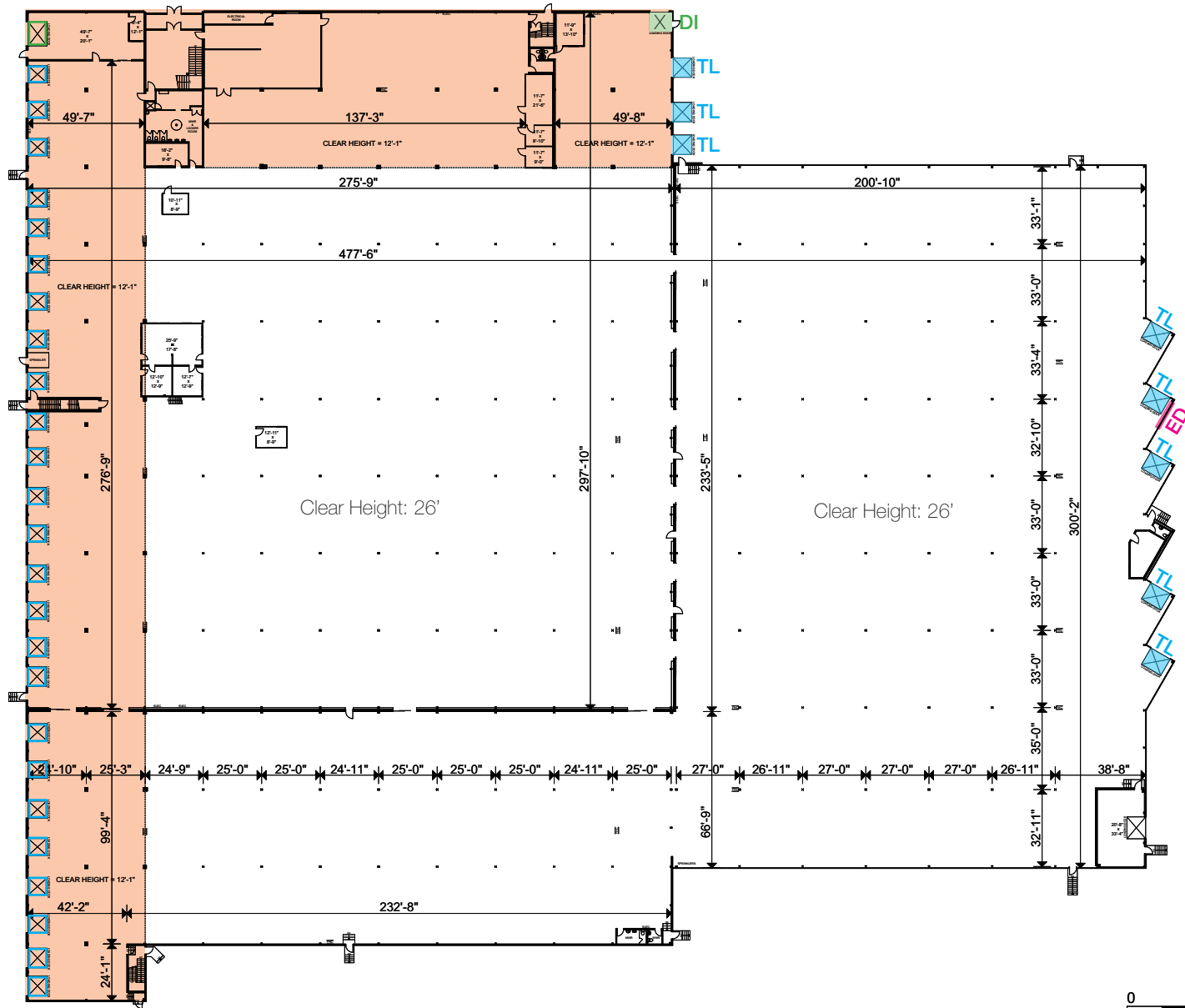










2,500 Amps Heavy
Power



Convenient Highway
Access

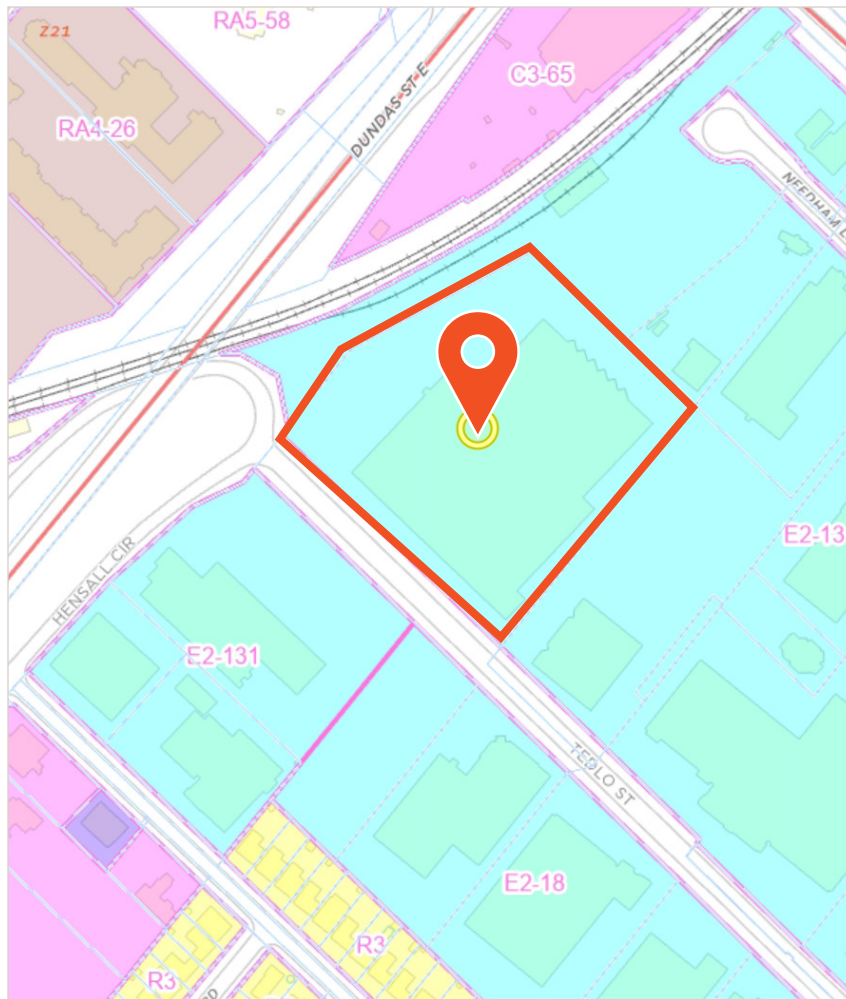
Floor Plan



	Office	37,593 SF
	Warehouse	173,486 SF
	Total Building Area	211,079 SF
	Truck Level Doors	8
	Drive-In Doors	1
	Equipment Doors	1
	Potential Truck Level Doors	17
	Potential Drive-In Doors	1

All information to be verified by the Buyer.

Zoning



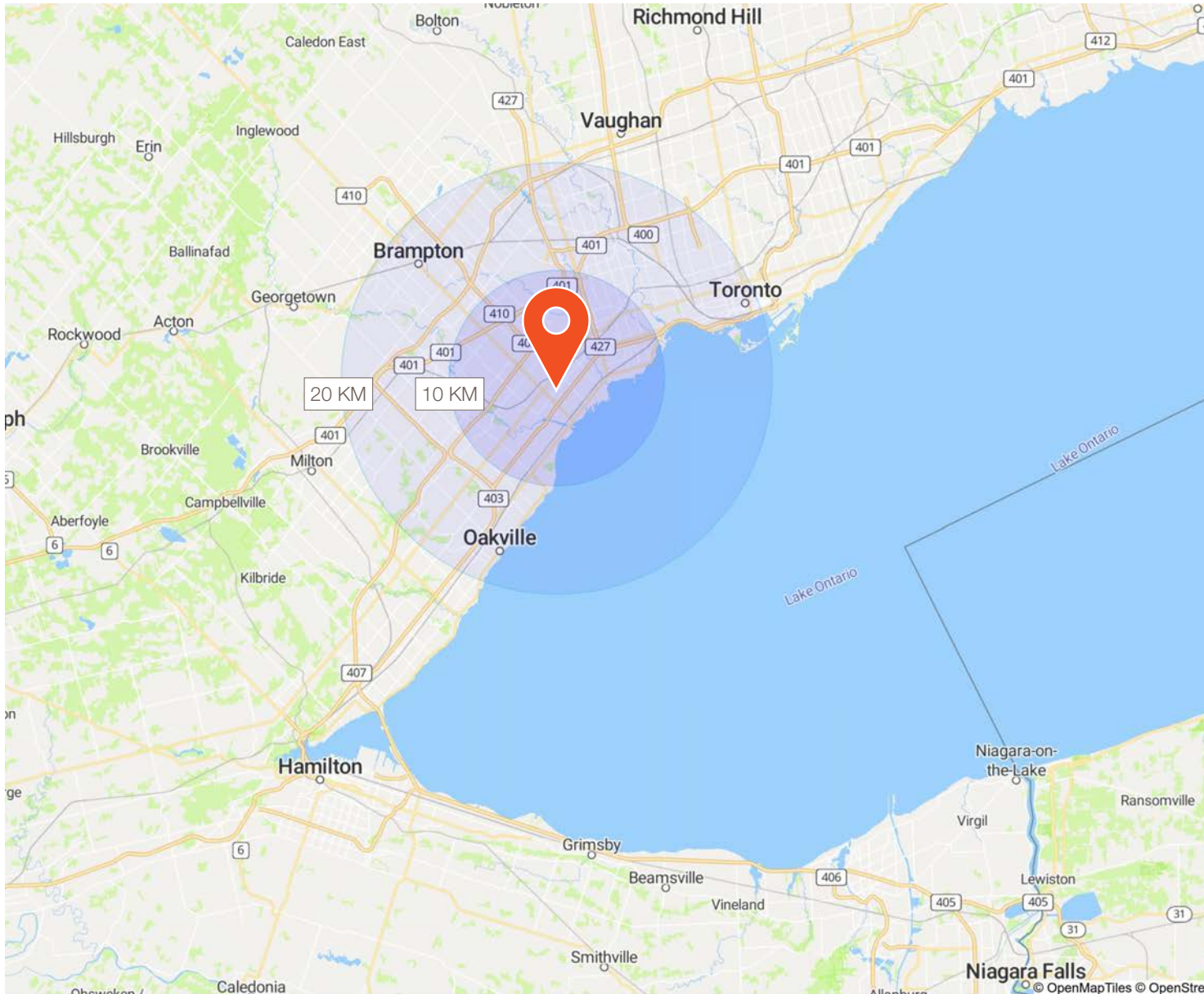
E2-131 - Employment Zone*

Employment Uses include:

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

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

Drive Times



Drive Times:

10

Mins to Hwys 403 & 427

12

Mins to Hwy 401

20

Mins to Toronto Pearson
International Airport

35

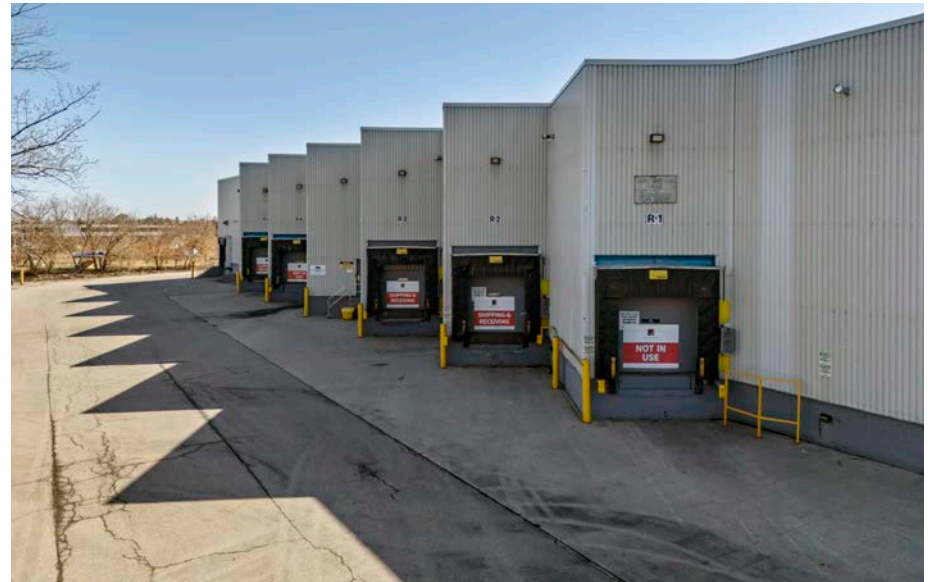
Mins to Downtown Toronto

1 hr 20 mins
to U.S. border

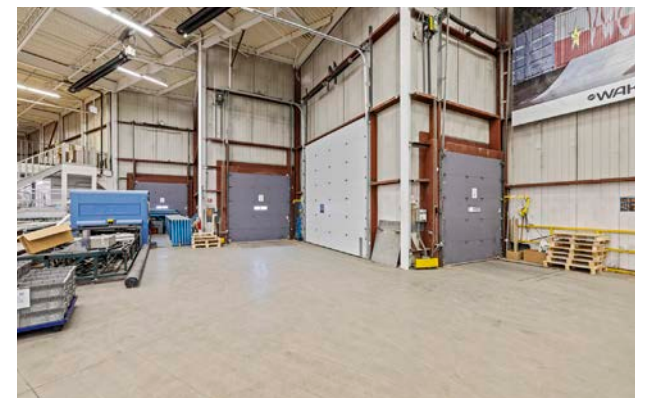
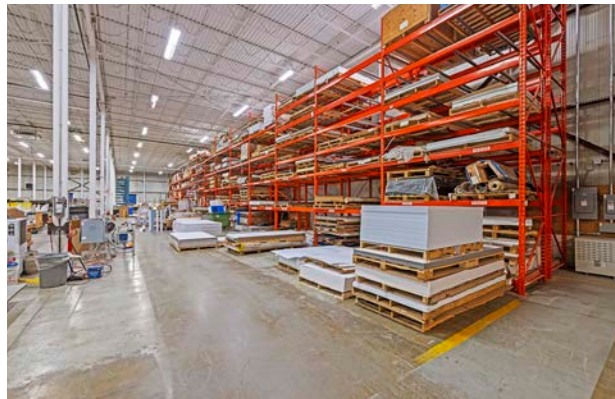
Site Photos



Exterior Photos



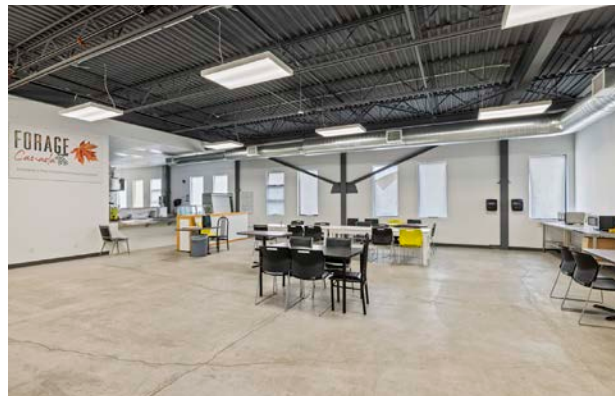
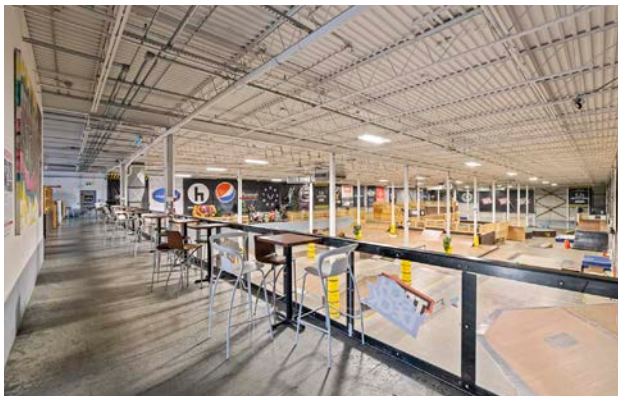
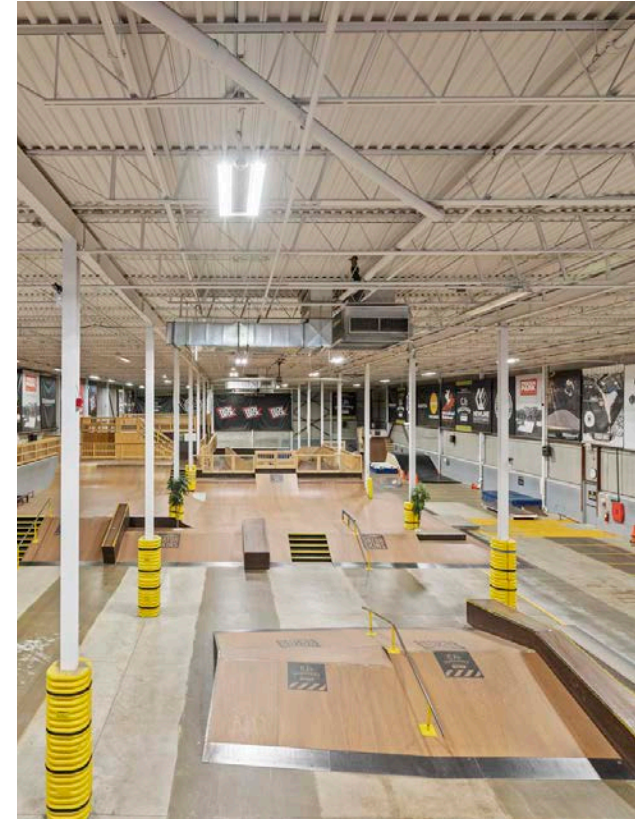
Interior Photos



Interior Photos



Interior Photos



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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.