

For Sale: Industrial

# 560 Hensall Circle

211,079 SF Freestanding User Opportunity in Mississauga

Discover the  
*Opportunities*



**Lennard:**

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# Property Profile

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



Asking Price  
**\$68,575,000**

Taxes (2025)  
**TBC**



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

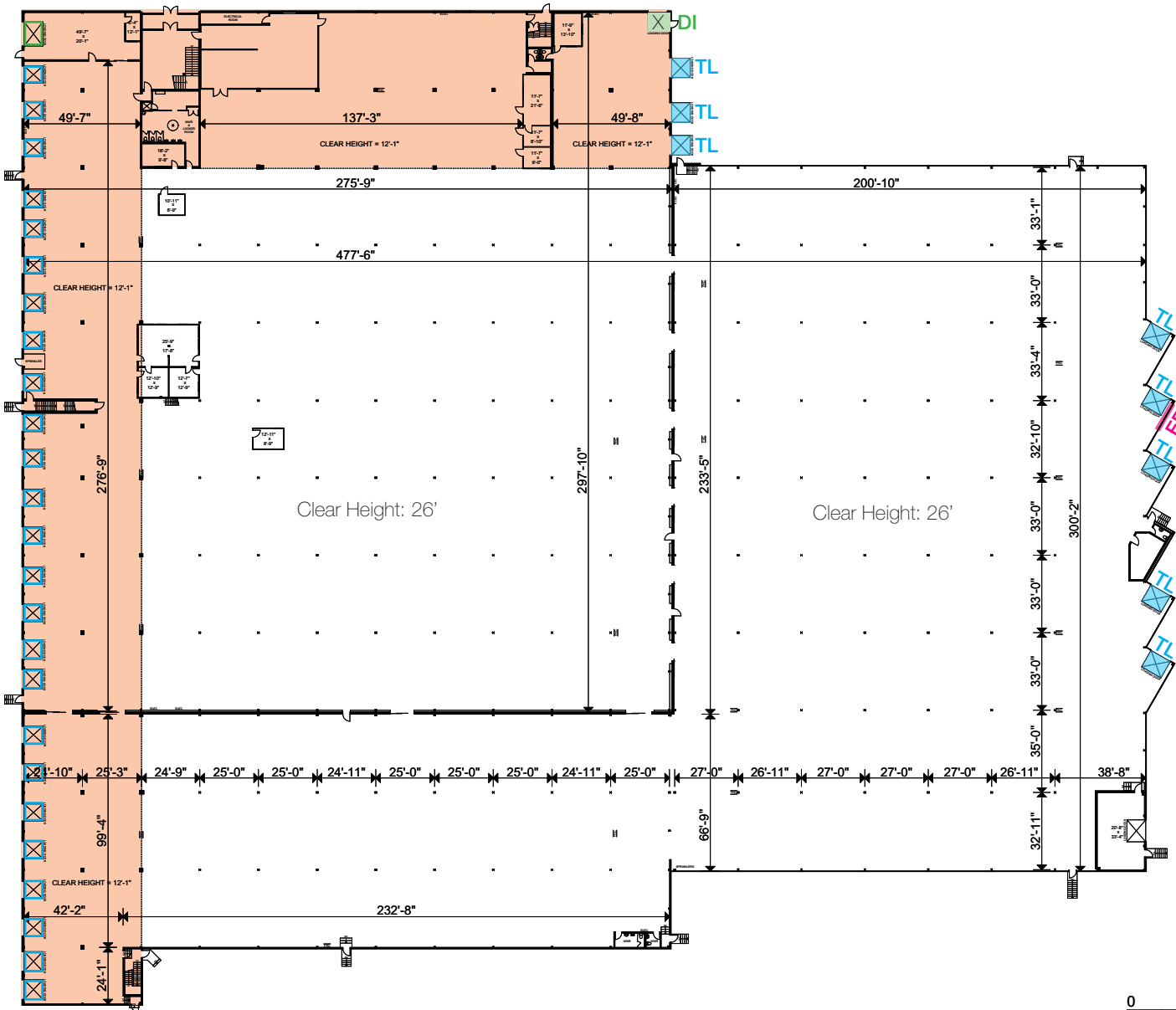










**2,500 Amps Heavy  
Power**

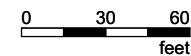


**Convenient Highway  
Access**

# Floor Plan

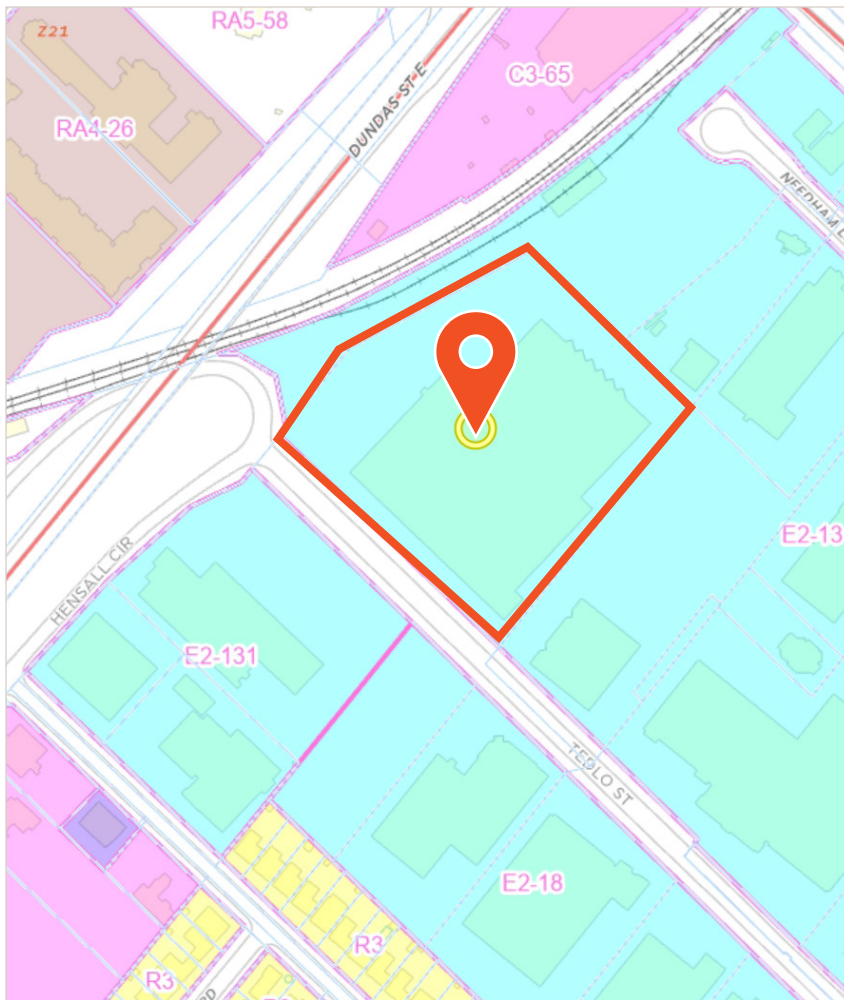


|  |                             |            |
|--|-----------------------------|------------|
|   | Office                      | 37,593 SF  |
|   | Warehouse                   | 173,486 SF |
|   | Total Building Area         | 211,079 SF |
|   | Truck Level Doors           | 8          |
|   | Drive-In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



All information to be verified by the Buyer.

# Zoning



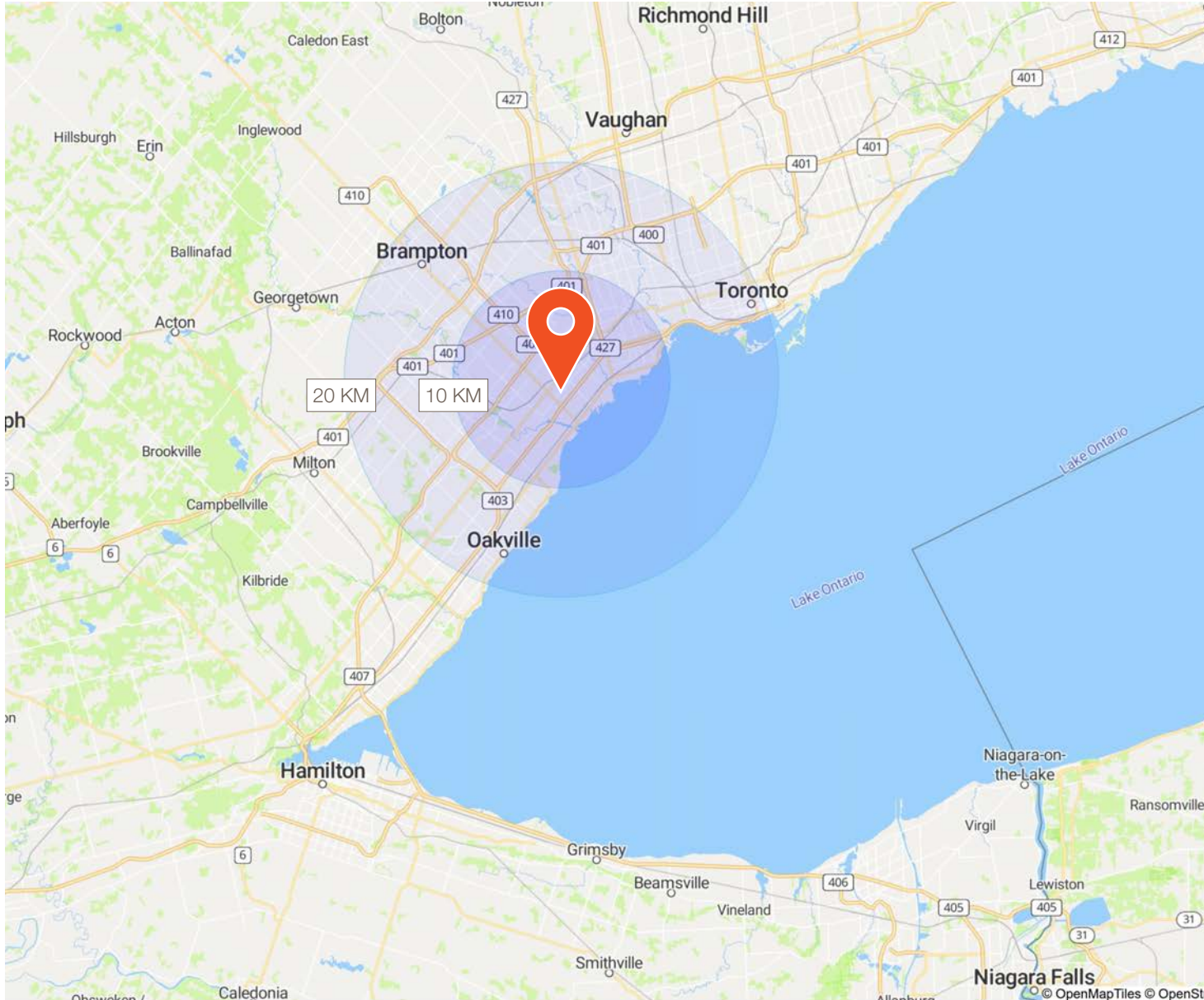
## E2-131 - Employment Zone\*

Employment Uses include:

|  |   |
|--|---|
| Office:  | Gas Bar <sup>(1) (2) (3)</sup>  |
| 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 / Convention Centre                            |
| Manufacturing Facility                                   | Night Club (1) (3)  |
| Science and Technology Facility                          | Overnight Accommodation   |
| Truck Terminal   | Other:  |
| Warehouse/Distribution                                   | Adult Video Store (1)   |
| Wholesaling Facility                                     | Adult Entertainment Establishment (1)   |
| Waste Processing Station <sup>(1)</sup>                  | Animal Boarding Establishment (1)   |
| Waste Transfer Station <sup>(1)</sup>                    | Active Recreational Use   |
| Composting Facility <sup>(1)</sup>                       | Body-Rub Establishment (1)  |
| Self-Storage Facility                                    | Truck Fuel Dispensing Facility  |
| Contractor Service Shop                                  | Entertainment Establishment   |
| Medicinal Product Manufacturing Facility <sup>(14)</sup> | Recreational Establishment  |
| Medicinal Product Manufacturing Facility - Restricted    | Private Club  |
| Plant-Based Manufacturing Facility                       | Repair Establishment  |
| Commercial   | Parking Lot   |
| Restaurant   | University/College  |
| Convenience Restaurant                                   | Courier/Messenger Service   |
| Take-Out Restaurant                                      |   |
| 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



## **Lennard:**

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