



For Sublease: Industrial

2480 Stanfield Rd

77,410 SF Freestanding Industrial Building In Mississauga

Here is where your
business will *grow*.

Lennard:

209-1 Yorkdale Road, North York
905.752.2220

lennard.com

2480 Stanfield Road

Offering 77,410 SF of practical industrial space, this property is situated at the intersection of Stanfield Road and Dundas Street E in a desirable Mississauga industrial area. Its close proximity to major highways, such as the 401, 403, 427, and the QEW, combined with convenient transportation artery access, the property is strategically advantageous for efficient industrial uses.



Total Area

77,410 SF

Office

7,741 SF

Industrial

69,669 SF



Zoning

E2-134



Shipping Doors

2 Drive-In

5 Truck Level

Automatic Dock Levelers



Bay Size

40' x 40'



Clear Height

26'



Power

2400 Amps



Lease Expiry

April 30, 2031



Availability

Immediate



Asking Price

\$16.95 PSF



T.M.I (2024)

\$6.48 PSF



Listing Agent

Jonathan Gorenstein MBA, SIOR**

Partner

905.917.2044

jonathan@lennard.com

Michael Law*

Partner

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*Sales Representative **Broker

Property Highlights

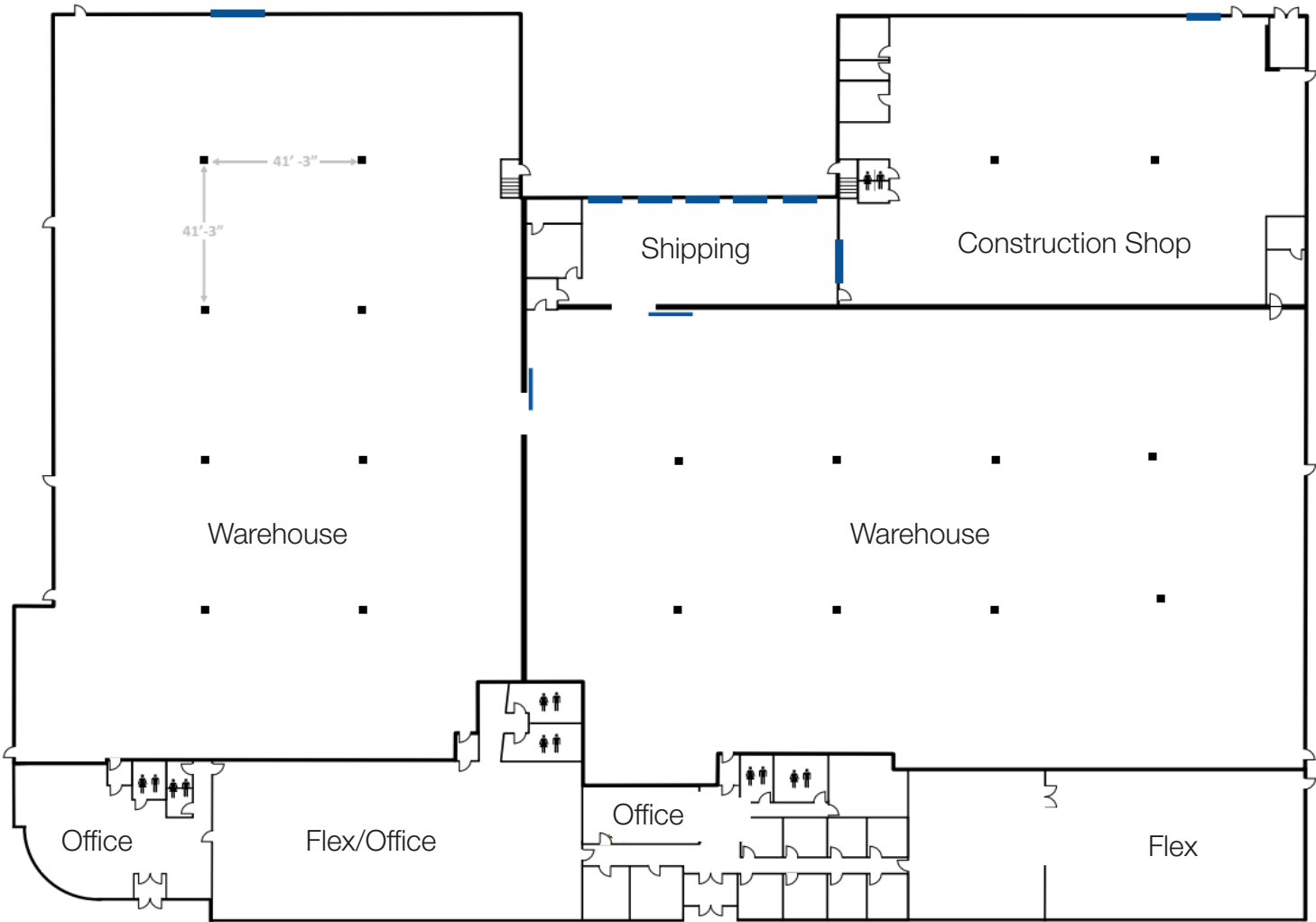
- Well-maintained functional industrial freestand
- Strong labor pool
- Quick access to Highway 427 and QEW via Dixie Road and Dundas Street
- Close to Dixie Go train Station
- +/- 110 Car parking stalls
- Potential for 6 truck level doors

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2480 Stanfield Road

Floor Plan



2480 Stanfield Road

Map of Location



2480 Stanfield Road



Zoning - E 2-134

Permitted Uses

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

Please confirm intended use is permitted by the City of Mississauga
<https://www.mississauga.ca/apps/zoningbylaw/#/show/p8,2957,2958>

2480 Stanfield Road

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.