



For Lease: Industrial

2550-2562 STANFIELD ROAD MISSISSAUGA, ON



Lennard:

pureindustrial.ca

PROPERTY PROFILE

341,896 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.



Building Area
341,896 SF

Office Area
8,771 SF

Warehouse Area
333,125 SF

Land Area
16.57 acres



Lighting
LED lighting



Zoning
E2-131
(Contact Listing Agent for More Details)



Availability
Q1 2024



TMI
\$2.19 PSF

Management Fee

4% Of Base Rent
(Amounts above do not include this fee as it will vary depending on negotiated rates)



Asking Net Rent
Contact Listing Agent



Clear Height
17ft - 34ft



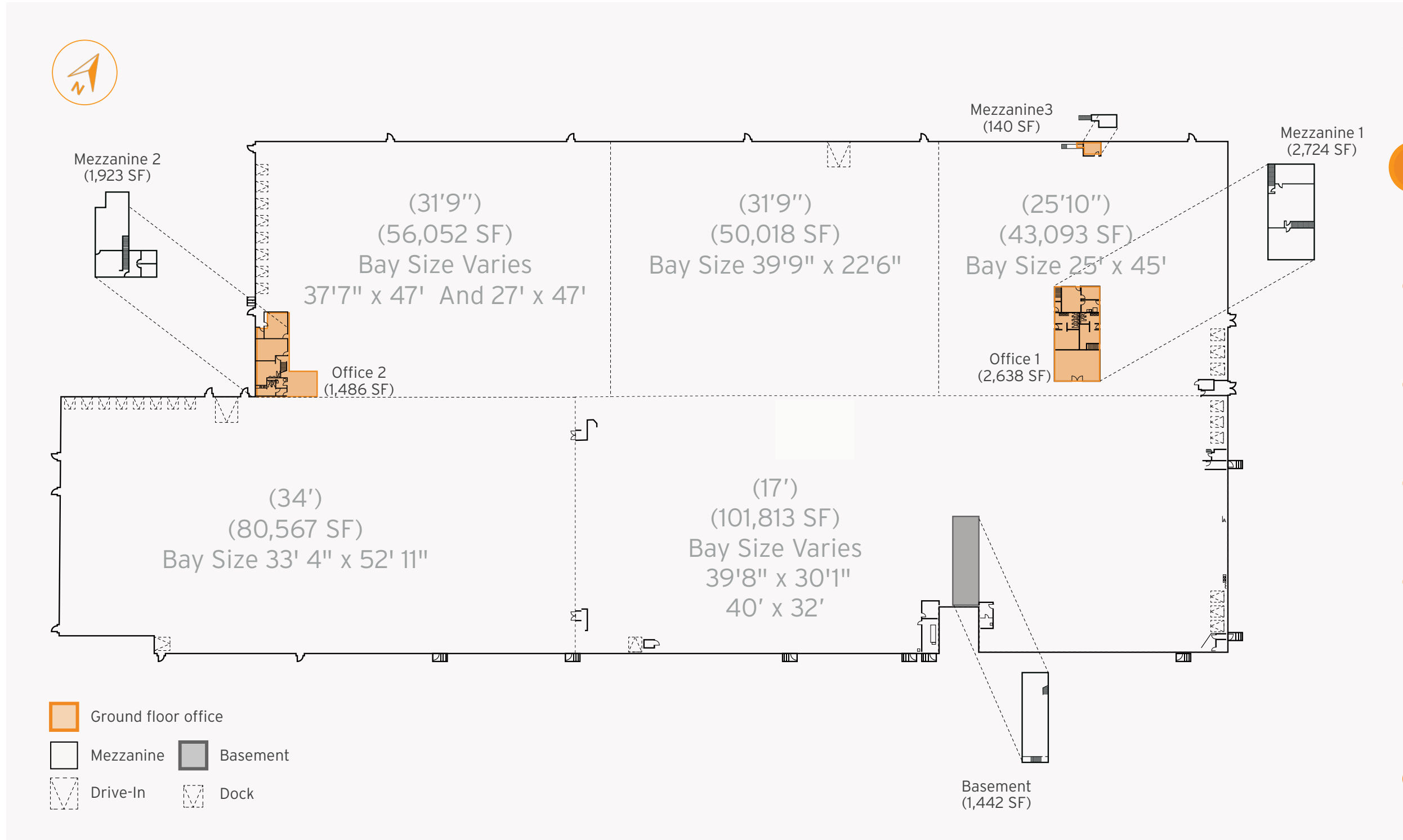
Shipping
25 Truck Level
3 Drive In



Power
6000A/ 600V Power
(Distribution details available upon request)



FLOOR PLAN



Construction Program

Landlord Investments to be completed at 2550 Stanfield by early 2024:

Walls, mezzanines, and offices are being demolished

Replacement of existing lighting with LED

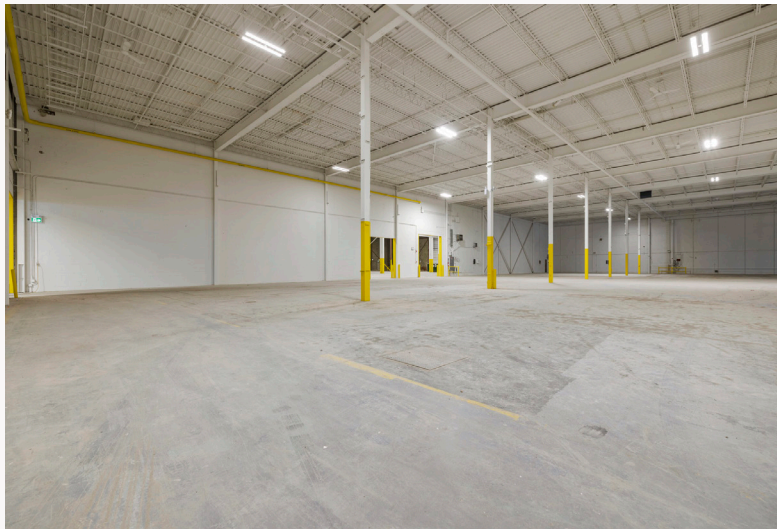
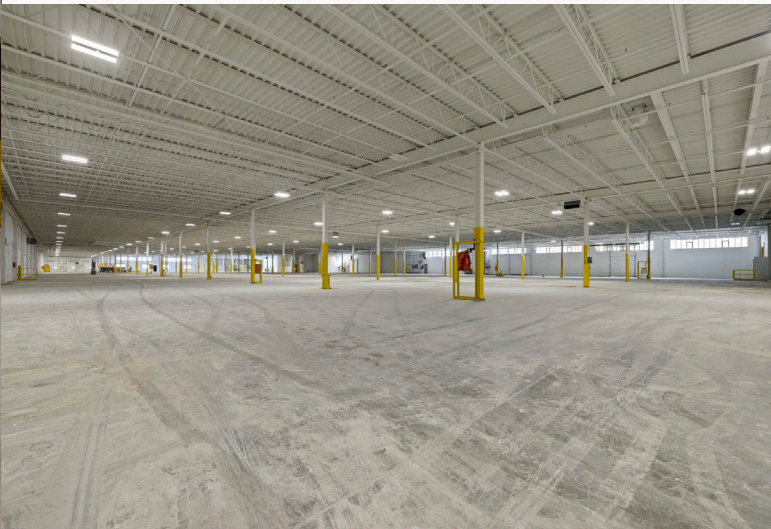
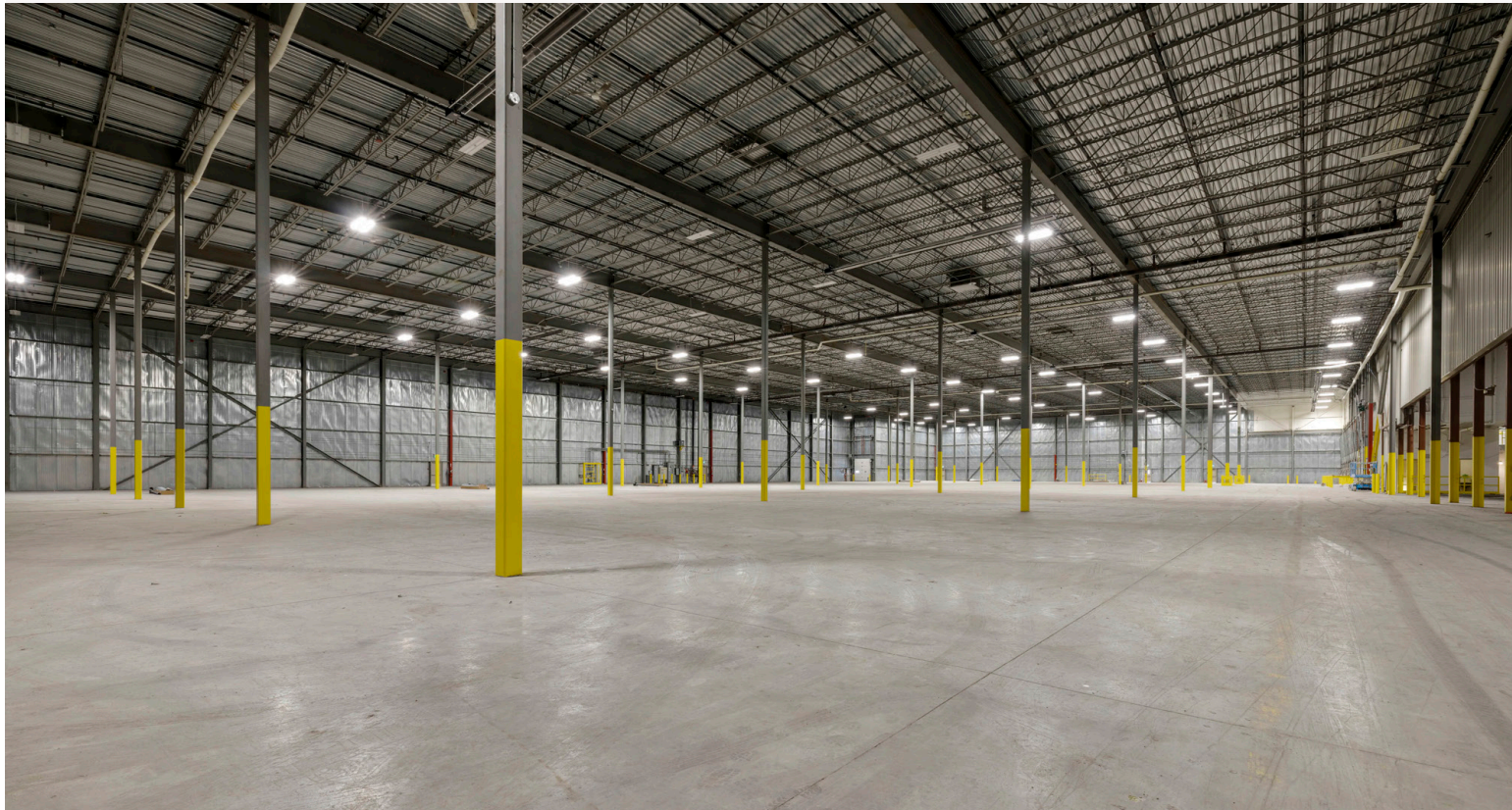
Refinishing of remaining offices, washrooms, and shipping offices

Construction of new universal washroom

Six dock doors at front of building to be made usable

Miscellaneous exterior repairs and repainting front façade

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

6000A/ 600V Power (2 x 3000A 3-phase transformers distributed throughout the building)



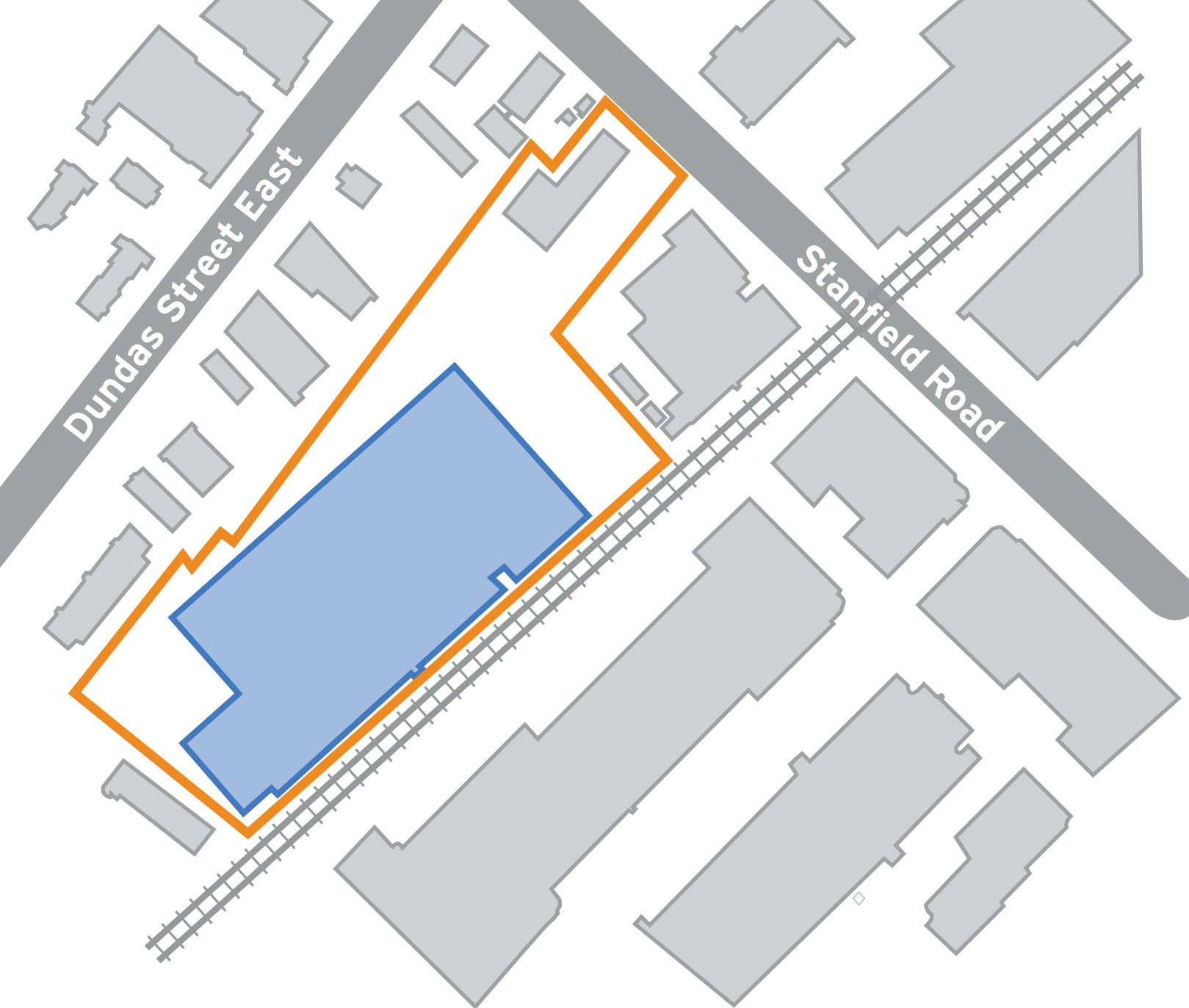
Trailer Parking

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



Highway QEW & Dixie Go Station
3 Mins



Highway 427
7 Mins



Highway 403
8 Mins



Highway 401
12 Mins

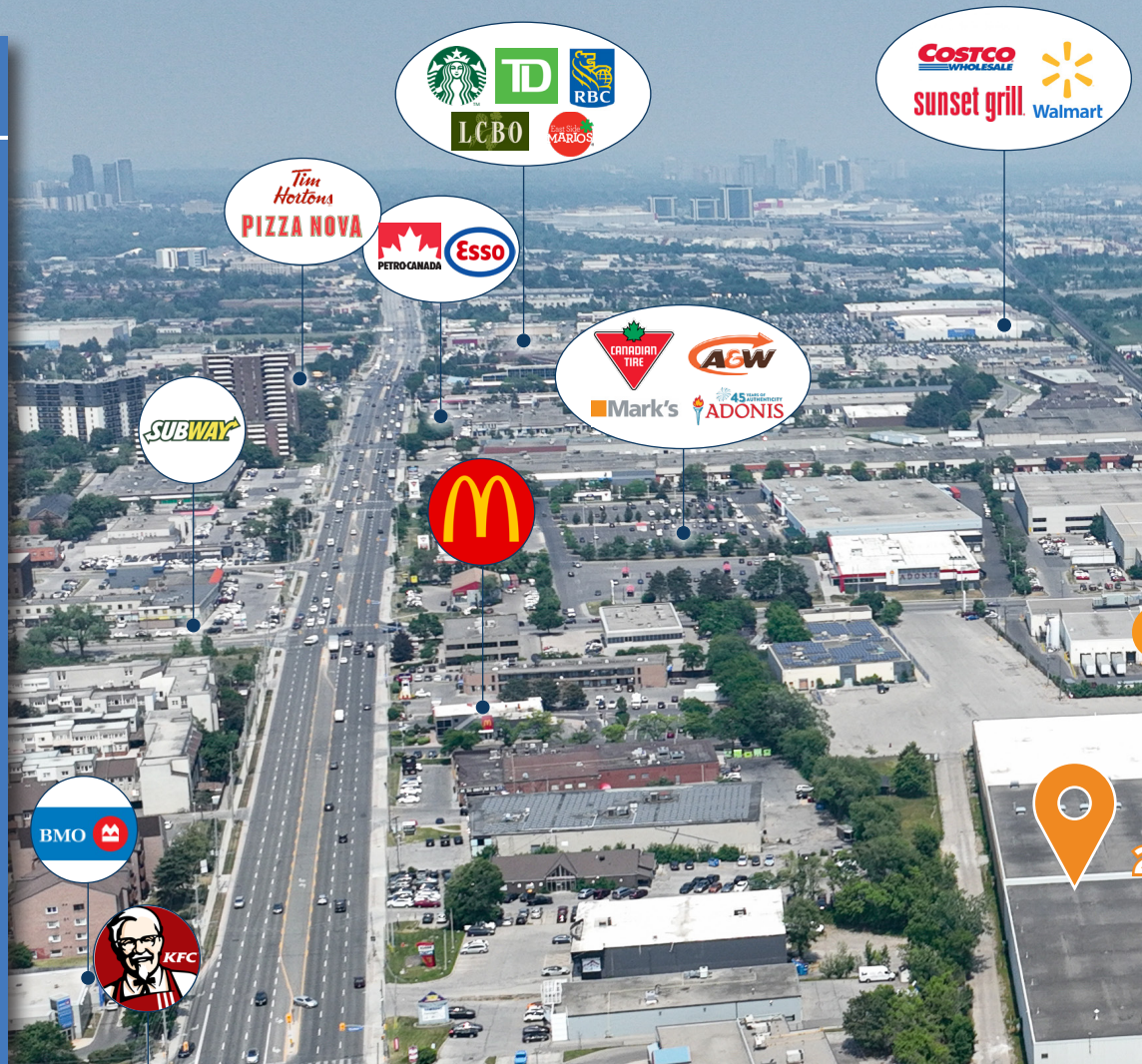
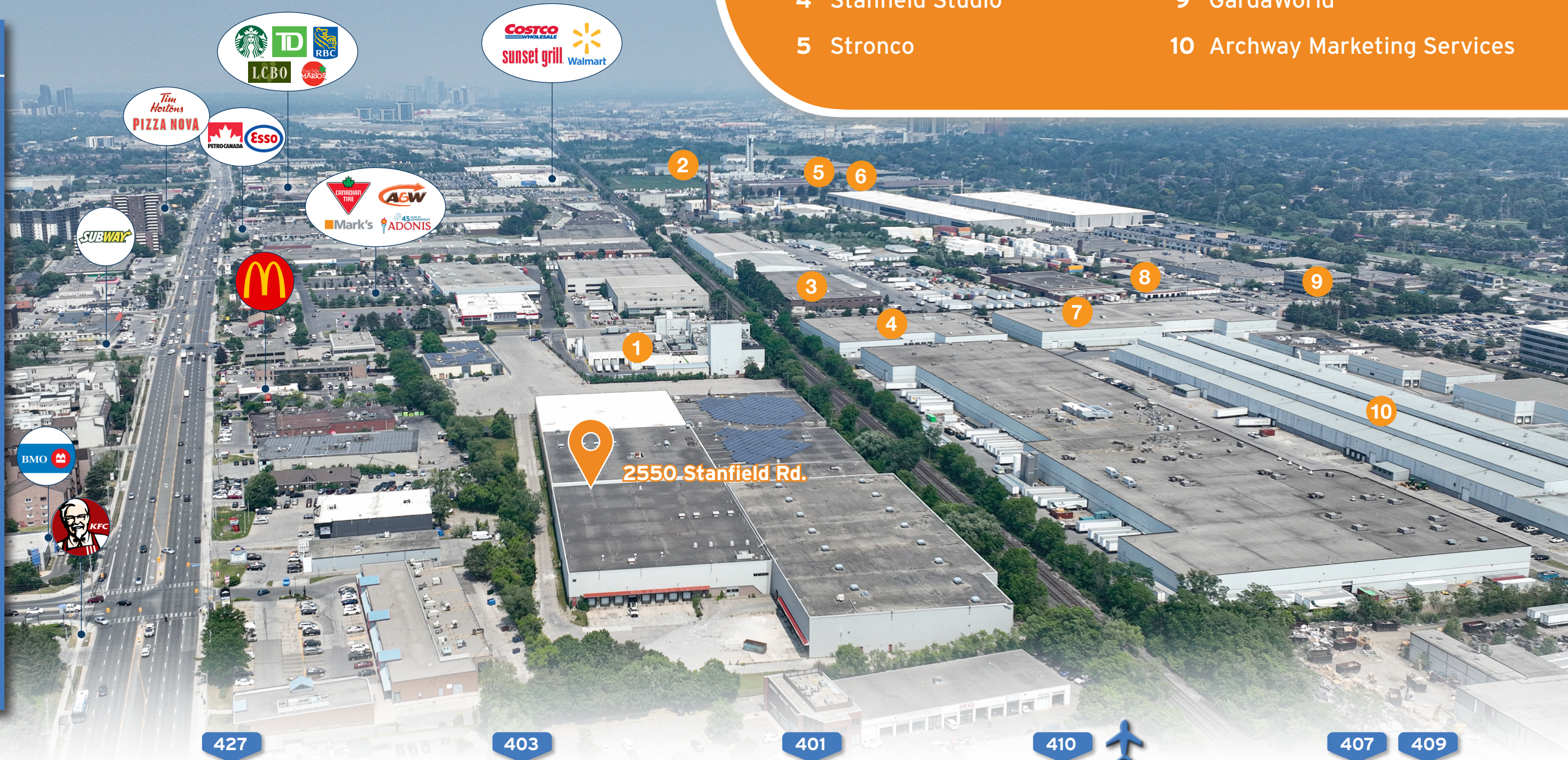


Highway 410 & Toronto Pearson Airport
14 Mins



Highway 407 & 409
15 Mins

- 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



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. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

- **PURE** logistics
- **PURE** connection to customers
- **PURE** distribution
- **PURE** Industrial Properties

ABOUT LENNARD

The Team



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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:

Lennard is an **all services shop**, able to meet unique challenges.

- Owners & Investors
- Landlords & Tenants
- Land Development

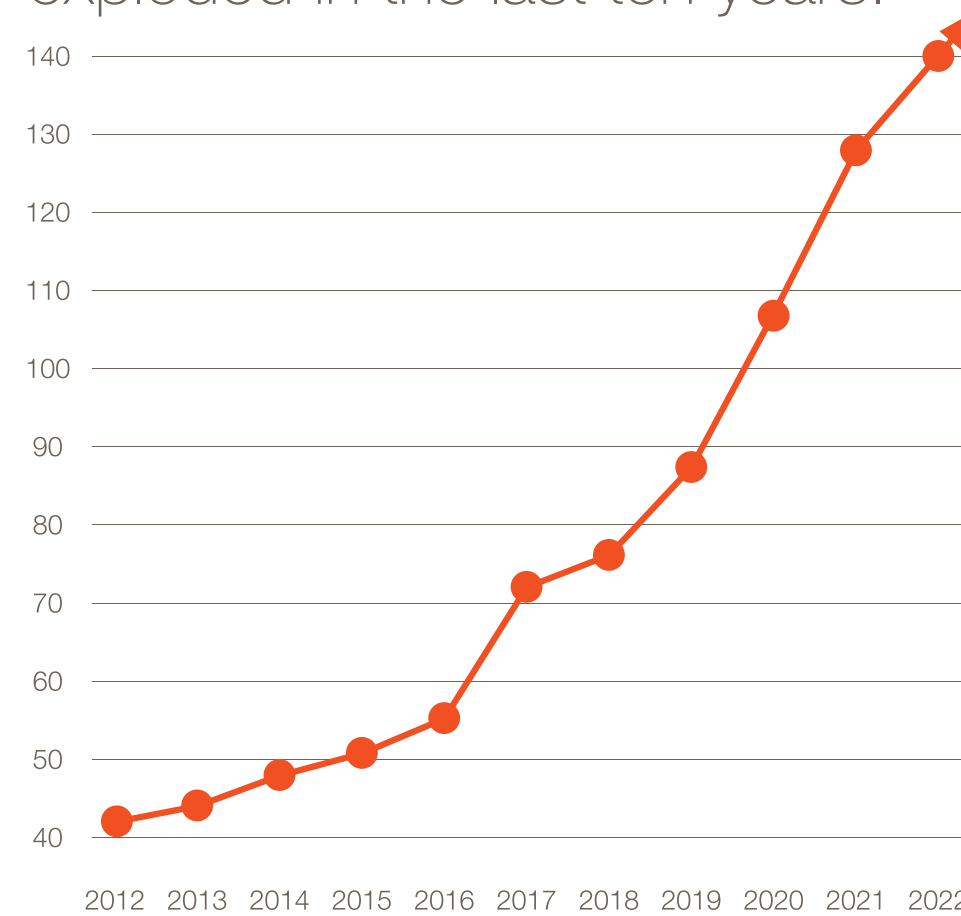
Lennard agents specialize in a wide variety of **asset classes**:

- 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.





PURE INDUSTRIAL

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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.