

1352

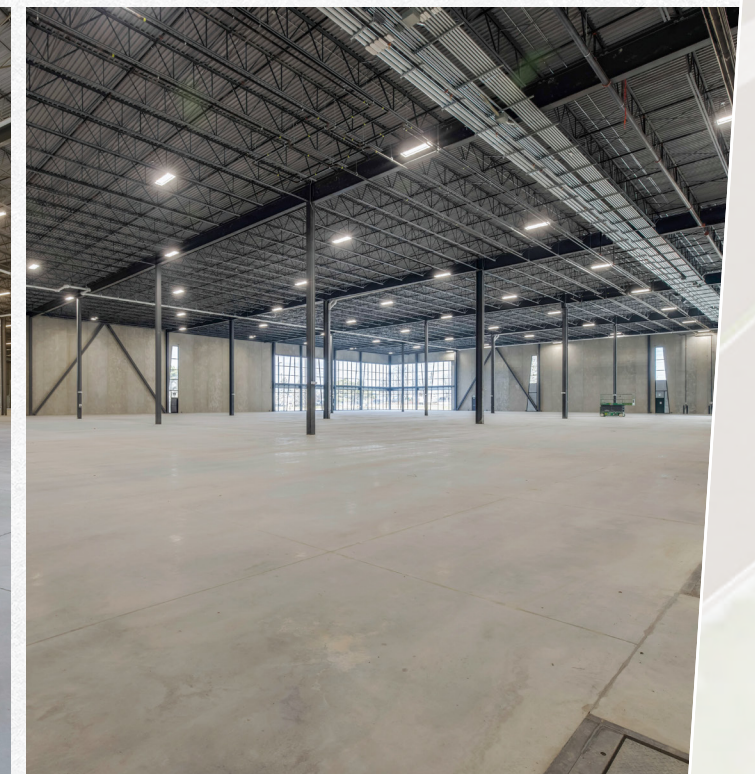
Tonolli  
Road

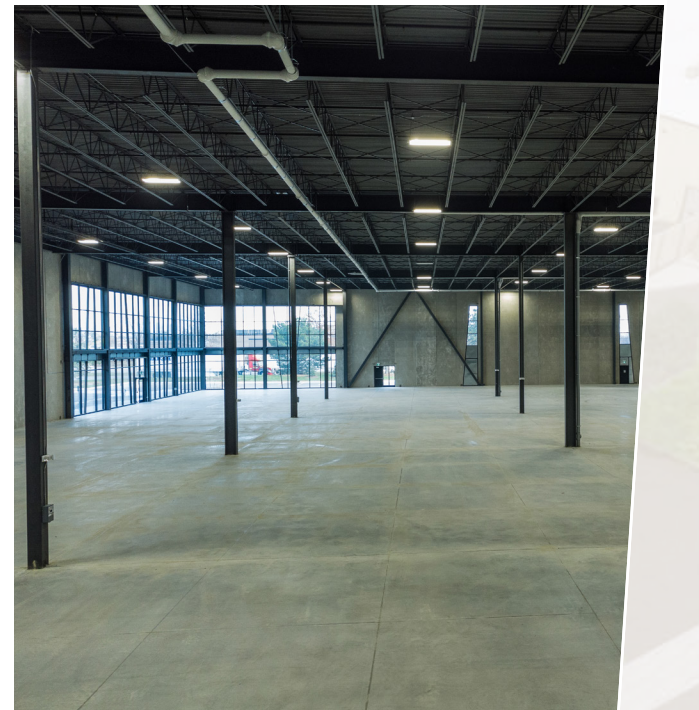
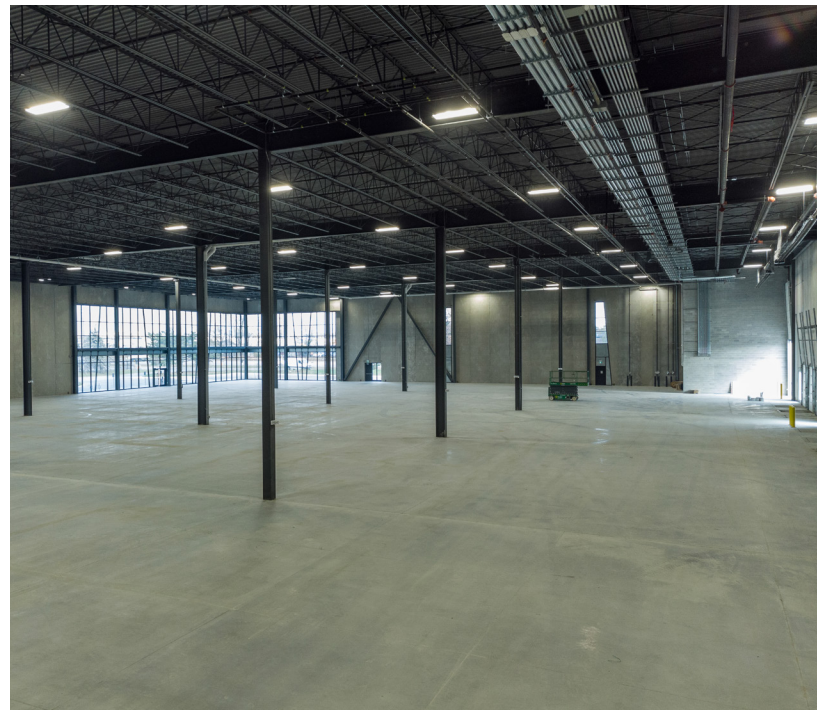
For Sublease

**Lennard:**

# Property Overview

Address	1352 Tonolli Road
Location	Brand new building in Mississauga (Dixie & Queensway)
Zoning	E2-131
Total Area	Approximately 20,000 SF
Ceiling Height	36'
Shipping	3 truck level doors, 1 drive-in
Total Building Power	3000 amps per building/600 volts (3 phase 4 wire)
Sprinklers	ESFR
Lighting	New LED with motion sensors
Timing	June 1, 2024
T.M.I.	\$4.11 (2023 Estimate)
Asking Rate	Call to discuss
Term	Up to 5 years
Parking	Ample





### Video Showcase

To get a better idea of the site and its surroundings, take a look at this video!





# Excellence in Sustainability

Demolition materials are being reused on site or have been recycled, diverting waste from the landfill.



Targeted to achieve LEED® Certified status upon completion.



Building envelope designed to Canada Green Building Council Zero Carbon design standard.



Stormwater is collected on site and reused for irrigation and allowed to filter back into the soil.



EV charging stations provided to support the continued pivot to electric, low-carbon vehicles.

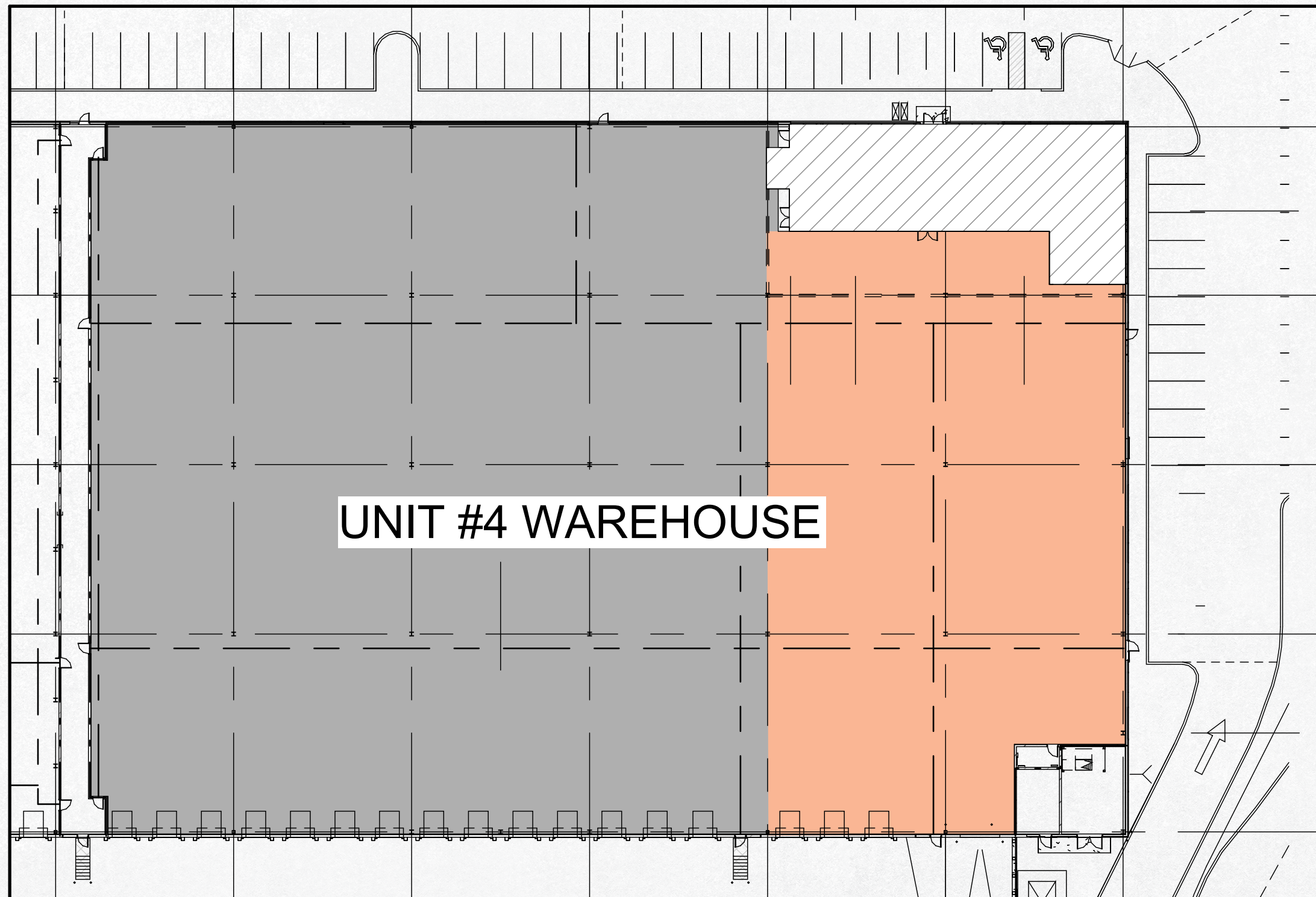


Designed to accommodate future options for a carbon free building.



# Floor Plan

● Sublease Area



# Amenities

## Restaurants

- 1 Starbucks
- 2 Sunset Grill
- 3 Chuck's Roadhouse Bar & Grill
- 4 Harvey's
- 5 Swiss Chalet
- 6 Quik Chik
- 7 Tim Hortons
- 8 McDonald's
- 9 KFC
- 10 Select Sandwich

## Shopping & Services

- 1 Cloverdale Mall
- 2 The Brick
- 3 TD Canada Trust
- 4 RBC
- 5 Sherway Gardens Mall
- 6 Bulk Barn
- 7 Costco
- 8 Walmart
- 9 FedEx
- 10 Canadian Tire
- 11 Public Storage
- 12 Dixie Outlet Mall
- 13 Petro-Canada

## Activities

- 1 Fuzion Fitness
- 2 Planet Fitness
- 3 Up The Bloc
- 4 Birdies Indoor Golf

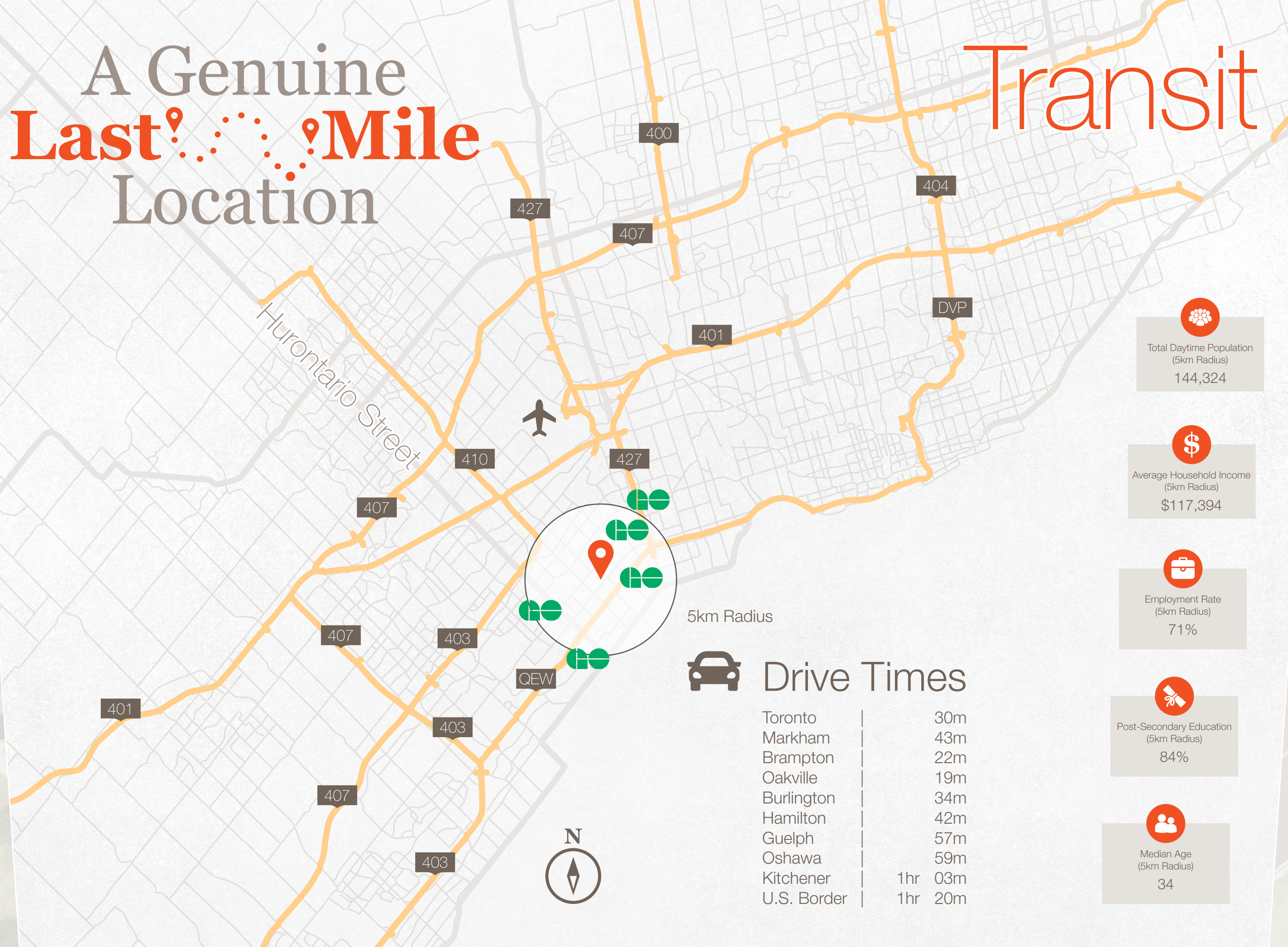
## GO Stations


- 1 Dixie GO
- 2 Long Branch GO





# A Genuine Last Mile Location


# Transit




  
 Total Daytime Population  
 (5km Radius)  
 144,324

  
 Average Household Income  
 (5km Radius)  
 \$117,394

  
 Employment Rate  
 (5km Radius)  
 71%

  
 Post-Secondary Education  
 (5km Radius)  
 84%

  
 Median Age  
 (5km Radius)  
 34

5km Radius



## Drive Times

Toronto	30m
Markham	43m
Brampton	22m
Oakville	19m
Burlington	34m
Hamilton	42m
Guelph	57m
Oshawa	59m
Kitchener	1hr 03m
U.S. Border	1hr 20m



# Mississauga

## Prime Location and Connectivity

Mississauga offers a prime location with exceptional connectivity. Nestled west of Toronto, the city provides easy access to major highways, including the 401, 403, 407, and 410, ensuring seamless connections to local and international markets. Pearson International Airport is at your service, simplifying global trade.

## Diverse Industrial Zones

Mississauga's industrial landscape accommodates businesses of all sizes and sectors. Whether one is involved in manufacturing, logistics, or distribution, the city's sublease properties are equipped with top-notch features, including loading docks, high ceilings, and ample storage space.

## Business-Friendly Environment

Mississauga prides itself on being business-friendly. The municipality offers support for economic growth with streamlined permitting processes and dedicated economic development services. The city is home to a skilled and diverse workforce, prepared to contribute to the success of businesses.

## Sustainability and Amenities

Many of Mississauga's industrial properties prioritize sustainability, featuring energy-efficient lighting and eco-friendly construction practices. Beyond work, one can enjoy a vibrant lifestyle, including beautiful parks, diverse dining options, and numerous entertainment opportunities.

## Your Path to Success

For those ready to elevate their industrial operations, Mississauga presents sublease opportunities that cater to specific needs. Local experts are available to guide individuals or businesses through the journey of finding their ideal property. Join Mississauga in a city where success, sustainability, and vibrant living seamlessly converge.







# Lennard:

William J. Dempsey, SIOR

Partner, Broker

416.649.5940

[wdempsey@lennard.com](mailto:wdempsey@lennard.com)

200-55 University Avenue, Toronto

416.649.5920

[lennard.com](http://lennard.com)

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