



Here is where
your business
will *grow*.

For Sublease: Industrial

2495-2501 Stanfield Road

131,189 SF Industrial Sublease Opportunity in Mississauga

Lennard: 209-1 Yorkdale Road, North York
905.752.2220

lennard.com

2495-2501 Stanfield Road



	2495 Stanfield Road	2501 Stanfield Road	2495-2501 Stanfield Road
Total Area	17,265 SF	114,124 SF	131,389 SF
Office Area	washrooms	20%	16%
Clear Height	28'	16'	16'-28'
Shipping Doors	4 Truck-level	10 Truck-level, 1 Drive-In	14 Truck-level, 1 Drive-In
Bay Size	39' x 36'	34' x 34'	



Zoning

E2-134 Employment



Possession

June 1, 2025

Lease Term Expiry

August 31, 2026



Gross Rent

\$12.24 PSF

Asking Net Rent

\$8.00 PSF

T.M.I (2025)

\$4.24 PSF



Listing Agents

Jonathan Gorenstein**, MBA, SIOR

Partner

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Michael Law*

Partner

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*Sales Representative **Broker

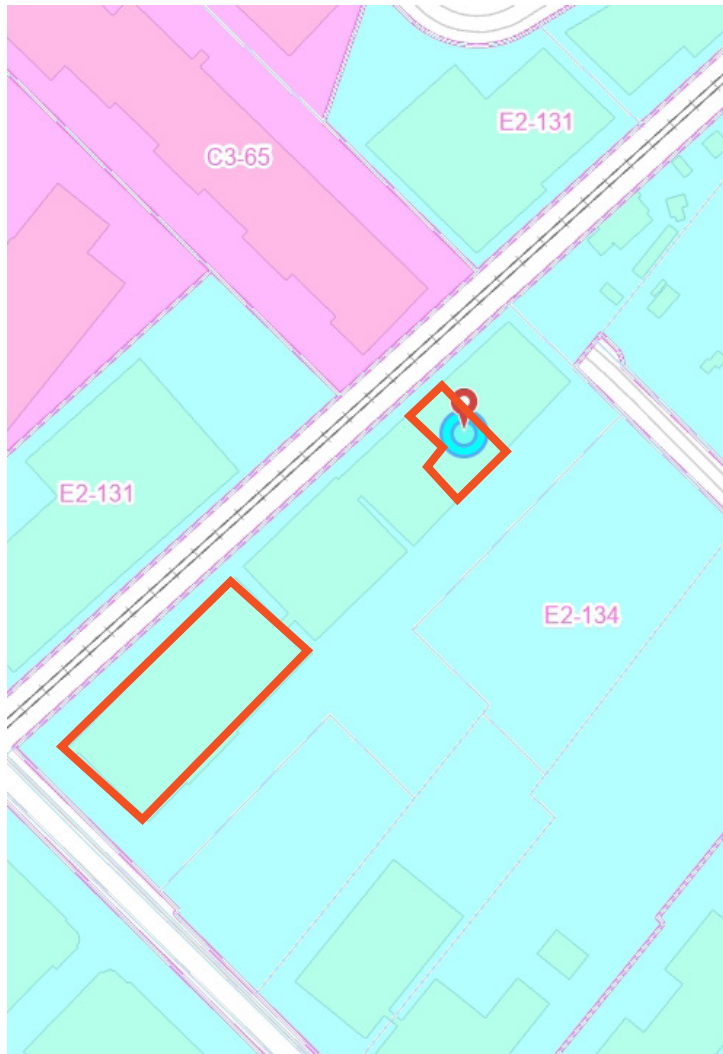
2495-2501 Stanfield Road

Location Map



2495-2501 Stanfield Road

Zoning - E2-134 Employment Zone



E2-134 - Employment Zone*

Employment Uses include:

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

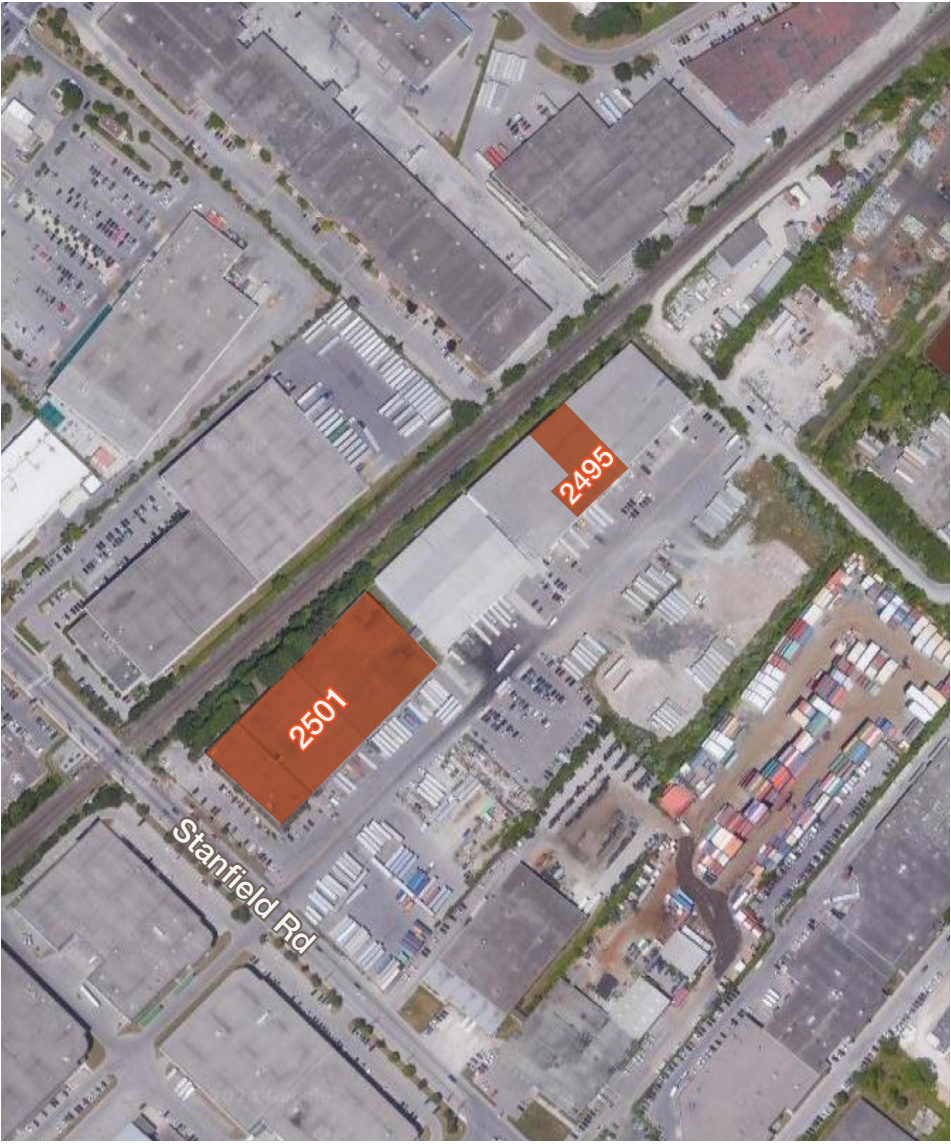
*Please see City of Mississauga Zoning By-Law for complete list of permitted uses and exceptions.

**With conditions

2495-2501 Stanfield Road



Exterior and Aerial Photos



Lennard:

2495-2501 Stanfield Road

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.